

I request that the UDC carefully review two aspects of the 1202 South Park Street building.

The first is the Park Street setback, which is minimal, approximately 10 feet from the street curb to the building. While the adjoining buildings also have minimal setback, those are smaller, older buildings that are likely to be redeveloped. The more recently approved Wingra Clinic and the Peloton, which are better comparisons, have, respectively, 20 and 13.5 foot setbacks from the building to the street curb. This dimension is important because Park street, which is due for reconstruction, carries numerous transportation functions, including transit, bike, car, and pedestrian. There needs to be enough space to permit each of these uses for a well functioning and welcoming commercial district. It seems that the Park Street setback should be increased to at least the 13.5 feet required of the Peloton so as to reduce the likelihood that this building is an impediment to the proper reconstruction of Park Street when that occurs.

The second is the High Street façade. High Street currently is a dead end street running parallel to Park Street, between this site and the SSM/Dean Clinic property. SSM is starting the process of master planning its property, and this includes using High Street as one of the streets serving the new clinic, which will likely be on Park Street south of this property. There is a lot of blank wall space on the High Street façade of the 1202 building, which looks unwelcoming and foreboding. Hopefully this can be leavened with windows or other treatments to make it less intimidating.

Thank you for considering these issues.

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