

April 10, 2019

c/o Colin Punt, Planner
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

To Plan Commissioners and Others To Whom It May Concern:

We are writing on behalf of the Bassett Neighborhood Steering Committee for the apartment building proposed at 616–632 West Wilson Street. We encourage your support of the project. At our final Steering Committee meeting all members of the Committee affirmed their support for the project.

The Development Team was very accessible and open to suggestions. The team met with the Bassett District of Capitol Neighborhoods and Alder Verveer hosted a public meeting. On behalf of the Steering Committee, I met with the Development Team to offer focused input received at the Alder meeting.

Our key issues are follows:

- We wanted the development to be consistent with the need for density in our fast-growing residential living area and be complementary to other recent development in the Bedford Street corridor.
- We asked that the development have attractive living space for its residents to include access to the out of doors and have communal space to be enjoyed by all residents in the complex.
- Given the increase of residents in the area, we wanted there to be sufficient parking within the development so as not to put significantly higher demand on street parking in the neighborhood.
- We requested the project allow for generous setbacks and attractive landscaping.
- We recommended that elements of energy efficiency and sustainability be incorporated into the design of the project (e.g. LED lighting, energy star appliances, high efficiency HVAC equipment). The Development Team has added these measures."

The project specifications you will be reviewing for your approval include the following:

- A 58-unit apartment building and 57 parking spots, about one for each unit with ample bike parking.
- There will be an exercise room on first floor and a fifth-floor rooftop communal space for use by tenants with both indoor and outdoor. The outdoor space contains a gas grill for use by all.

- To activate space and connect with the out of doors there are three first floor units with outdoor patio space for tenants plus a common area with a gas grill at the back of the building.
- Balconies will be sufficiently large to allow for a couple of persons to sit together outdoors as well.

The Development Team has indicated that they believe the project can be successfully completed while meeting fire access requirements without the removal of either of the existing mature street trees. Doing so would retain a valuable asset for the surrounding area and the Neighborhood Steering Committee supports their effort to retain those trees.

We'd appreciate approval of this project now before you.

Sincerely yours,

Bassett Street Neighborhood Steering Committee

Ronald S. Luskin
Jonathan Cooper
Jacqueline Freidel
Michael Herring
Samantha Negrin