

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

April 23, 2021

Janine Glaeser
Urban Design Commission
City of Madison

Re: 145-151 W. Wilson Street & 309-321 S. Henry Street

Dear Ms. Glaeser and Urban Design Commissioners:

The development team for the proposed apartments at the corner of West Wilson and South Henry streets first brought their proposal to the Bassett District neighborhood meeting last September. The district formed a neighborhood steering committee which subsequently met four times with the developers to discuss their plans and provide feedback. Alder Michael Verveer also hosted a neighborhood meeting on this proposal in December for the same purposes.

During our steering committee meetings as well as at the larger neighborhood meeting there was a consensus that the proposed use is appropriate for the site and that the design of the building will be a positive addition to the neighborhood. The neighborhood very much appreciates the developers' commitment to preserving the existing terrace trees adjacent to the project. The inclusion of usable balconies for all units is a feature that will enhance the livability for tenants of the proposed building and the cafe proposed for the first floor will be a

welcome amenity for the neighborhood. The neighborhood also appreciates the sustainability aspects included in the proposed design and encourages the developers to further pursue the use of solar panels and appliances with a lower carbon footprint.

While the neighborhood steering committee is generally in favor of this proposal, members have expressed concerns regarding some aspects of the design. The design of the podium and the landscaping around the building, particularly on the Henry St. facade, will have a significant impact on the streetscape and the pedestrian experience and we encourage the developers to continue to enhance both the podium design and their landscaping plan to improve the overall appearance of the property. Similarly, the addition of 200+ cars to the traffic flow on the dead end of South Henry, along with the expected increase in delivery vehicles, trash and recycling trucks, and taxis at this location, raises safety concerns regarding what is an already complicated and confusing six-way intersection at Wilson/Henry/Hamilton, particularly for pedestrians. With the addition of the already approved east-bound cycle track through this intersection, we encourage the city's Traffic Engineering staff to seriously consider the impact of all of these proposed changes on that intersection.

The developers have planned an interior delivery/loading area for large trucks that needs to be adequately sized to accommodate large trucks. City staff have requested that a pick-up/drop-off zone be located on Henry St. next to the building but the current design of the first floor public spaces seems to make the monitoring of that zone difficult for those waiting inside. The exterior of the building includes a great deal of glass, which has raised concerns regarding bird safety, reflectivity, and overall appearance, the latter a point noted by several commissioners during the informational presentation to the Urban Design Commission.

Overall, the neighborhood is supportive of this proposal and feels it will be a positive addition to the Bassett neighborhood. We thank the Urban

Design Commission for their consideration of the design aspects of this proposal.

For the Bassett Neighborhood Steering Committee,

Jonathan Cooper, Steering Committee Chair and
Chair, Bassett District of Capitol Neighborhoods, Inc.

Robert Block-Brown

Jacqueline Freidel

Tom Hiller

Meghan Kelly

Robert Lewin

Ron Luskin

Anne Monks

Peter Ostlind

Kathryn Pensack

Stephen Smith