

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

February 13, 2012

Mr. Brad Murphy
City of Madison
Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: 636 W. Wilson St. & 633/639 W. Doty St.
Bassett District Steering Committee Review

Dear Mr. Murphy,

The Bassett District of Capitol Neighborhoods has established a steering committee to work with the developer of the 640 West Apartments proposal. The steering committee met with the development team on several occasions and there has also been a presentation to the larger neighborhood attended by 35+ people.

Overall residents of the neighborhood are supportive of the proposed use of this site for a residential building. The proposed apartment building appears to be a good use of a somewhat challenging site. There is general consensus that the scale of the proposed 5-story building is appropriate for the site.

The overall design of the proposed building is good functionally and is also visually appealing. Plans for auto and bike parking appear to be adequate and the bike work area is a welcomed amenity. The neighborhood has consistently urged that proposals include at least one bike stall for each bedroom. Given the location of this proposed development next to the Southwest Commuter Bike Path, we are pleased that this proposal exceeds this number of bike stalls.

The front entry area and loading zone present some challenges and we have encouraged the developer to soften the paved loading area with pattern and color. We also would like to see the two overhead garage doors designed so that they are not the dominant feature of the W. Wilson St. end of the building.

Thank you for your consideration,

Jonathan Cooper, for the 640 West Apartments Steering Committee
Bassett District, Capitol Neighborhoods