

April 25, 2006

Karl Madsen and Mike Fisher
Great Dane Development
2249 Pinehurst Drive
P.O. Box 620800
Middleton, WI 53562-0800

Dear Mr. Madsen and Mr. Fisher,

The Tenney-Lapham Neighborhood Association council wishes to extend our gratitude for this chance to provide input on your proposed development at 627 E. Mifflin Street. The council endorsed your development plan at our April 5, 2006 meeting. We based this endorsement on the plan that was presented to the neighborhood at a public meeting held March 27, 2006 at Fyfe's Bistro. We very much appreciate that this development plan conforms to our recently updated neighborhood plan.

Plan aspects favored by the neighborhood:

- Owner occupancy
- Townhouses with private entryways on East Mifflin
- Diversity of floor plans
- Lower building massing on East Mifflin graduating toward higher massing on the block interior.
- Distinctive, quality architecture with interesting details

The council expressed a desire that a portion of the townhouses along Mifflin Street include a 3 bedroom layout. These townhouses, each with individual entry, could attract more families to the area – an important neighborhood goal.

One council member was concerned that we don't know what the back (south face) of the building will look like. Upon completion, the south facing portion of the building will be quite visible from East Washington Avenue, and it is hoped that some attention will be paid to design detail on that side of the building.

The Tenney-Lapham neighborhood strongly encourages the use of green, environmentally sensitive design and construction. Given our proximity to the lakes, technologies that reduce storm water run off such as green roofs and rain garden landscaping are desired. In addition, outdoor lighting should be sensitive to dark sky initiatives.

In conclusion, we thank you for your sensitivity to our neighborhood, and please keep us informed and involved as the plan winds its way through the city application process. We have set up a web page in order to keep our residents up to date on the progress of this development. That address is <http://eastmifflin.com/627> .

Regards,

David Waugh
Tenney Lapham Neighborhood Association

CC: Cheryl Wittke, President, Tenney-Lapham Neighborhood Association
Brenda Konkell, Alder, Second District