

**From:** BROWN, Gary [mailto:GBROWN@fpm.wisc.edu]  
**Sent:** Monday, January 04, 2010 10:43 AM  
**To:** bark design  
**Cc:** ROSE, Doug; Martin, Al; Eagon, Bryon; gebhardtdevelopment@tds.net; randallpark; FISH, Alan; STEELE, Dorothy; CRIM, DAWN BRYANT; Parks, Timothy  
**Subject:** RE: Potential Projects- South Campus neighborhood

Hi, Christopher... thank you for your correspondence on the planned student housing project with Mr. Gebhardt. The university has been in conversation with the developer over the past several months and assume you are suggesting a project on the north side of the 1200 block of Spring Street. I would note that these parcels are currently shown in the 2005 Campus Master Plan as development for a future academic building (see attached). As we have noted to Mr. Gebhardt in our prior meetings, housing development on this site would not be consistent with our long range campus plan. However, our plans to acquire and develop university facilities within this block are at minimum 15 years out into the future. The university has no immediate plans to acquire or develop these parcels and would not object to the existing housing stock being redeveloped to meet current needs.

Also, on the Campus Master Plan, we show the triangular parcel on the south side of the 1200 block of Spring Street (I believe the address is 45 N. Orchard Street) would remain as private property for housing (shown as a gray box on the plan).

I would note too that the City adopted Regent Street South Campus Neighborhood Plan shows the north side of Spring Street in this area as "academic/research" and the south triangle parcel as future open space for the neighborhood. Again, this is a long range plan which the university supports.

In summary, the university neither supports nor objects to the proposed housing development in the 1200 block of Spring Street with the understanding that this development is meant to meet short term needs for student housing and that in the long run, these parcels will be acquired by the university to support our long range future academic and research needs.

If you have any questions or need further clarification, please let me know,

Thanks,

Gary

<<south-west-campus.jpg>>

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**From:** bark design [<mailto:chris@bark-design.com>]  
**Sent:** Wednesday, December 30, 2009 12:10 AM  
**To:** BROWN, Gary  
**Subject:** Potential Projects- South Campus neighborhood

Mr. Brown-

My name is Christopher Gosch and I am working for Otto Gebhardt as the Project Architect for the proposed redevelopments in the South Campus neighborhood on Spring and Orchard Streets.

We are very excited to begin the approval process on these projects, and as we assemble our first UDC submittal, the issue will most certainly be raised as to how the UW views these projects in the scope of the University's short and long term goals.

Based on previous conversations and meetings with UW staff and Mr. Gebhardt, I am confirming that the UW finds these projects to be consistent with planning goals for this area.

We are looking for a letter or other type of confirmation to include in our first UDC meeting on Wednesday, 06 January, 2010.

In addition, we will submit an electronic version of our submittal package to you for your records.

I believe we are all in agreement that this is a fantastic opportunity to reshape a distressed neighborhood and with the acquisition of 1115 Spring by UW and Mr. Gebhardt's continuing efforts to acquire Frank Gribble's property, the pieces are starting to align in a way where positive change can be made to benefit the University and community as a whole.

Please feel free to contact myself or Mr. Gebhardt with any questions, thoughts, or concerns.

Respectfully,

Christopher Gosch, AIA, NCARB  
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