

November 1, 2018

Betty Thompson
4202 Kenwood St.
Madison, WI 53704

Re: 222 N. Charter St. Development

Zach Wood
Aldersperson – District #8
661 Mendota Court #304
Madison, WI 53703

Dear Alder Wood:

I am the neighborhood representative for the South Campus Property Owners Association. I have been involved with the Regent Street-South campus neighborhood for many years. My involvement predates the 2008 neighborhood plan adoption. The primary goal of the neighborhood plan was to turn the Greenbush and Vilas neighborhood back to single family homes. We will accomplish that goal much sooner if the city of Madison allows high-quality dense student housing north of Regent Street.

In the last 15 years, there have only been 2 new high density student housing project in the 12 story district north of Regent Street. Unfortunately both projects did not reach 12 stories but, fortunately both were built without setback and without step back to maximize density close to campus. 210 N. Charter was built without setback or step back on W. Dayton St., N. Charter St. or on the railroad right-of-way. The new project built at the corner of W. Dayton St. and North Brook Street in about 2012, 4 years after the Neighborhood plan was adopted was built lot line to lot line with no setback or step back as I believe the plan envisioned for this 12 story area. The more high-quality dense student housing built north of Regent Street, the faster we will accomplish the true neighborhood plan goal of moving student housing out of the Greenbush and Vilas neighborhood and into the area north of Regent Street.

I have met with Jim Stoppie to review his 12 story development plan for 222 N. Charter St. I believe the 222 plan meets and exceeds the type of construction envisioned by the Regent Street-South Campus Neighborhood plan. This development would encourage residents currently living in the Greenbush and Vilas neighborhood to relocate north of Regent Street. The plan provides 12 story high density student housing very close to campus eliminating the need for students to have vehicles. The plan further maximizes utilization of land with very modest setback and no step back as envisioned in the plan. The 222 plan also allows for the completion of the much needed bicycle path from the Southwest path to Orchard Street so both bicycle and pedestrian users can cross Johnson Street and University Avenue safely.

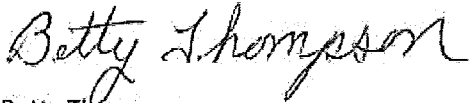
Density is important in Madison and extremely important in the campus community. I believe the 222 N. Charter concept and the plan presented is ideal for this location based on its close proximity to the University of Wisconsin campus and the neighborhoods desire to provide high density student housing close to the University of Wisconsin Madison campus.

The construction of new student housing in the downtown area near West Gorham, West Johnson and University Avenue has consolidated student housing on the east side of campus. The 1000 block of East

Gorham and East Johnson used to be all student housing. Today it is returning to single-family homes and housing for people who work downtown and do not have vehicles. The construction of more high density quality student housing in the area north of Regent Street will do the same thing for the Vilas and Greenbush neighborhood.

I would urge urban design, Plan Commission and the City Council to support this project.

Sincerely,

A handwritten signature in cursive script that reads "Betty Thompson".

Betty Thompson
South Campus Property Owners Association Representative

Cc: James Stopple