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Cc: [Plan Commission Comments](#)
Subject: 1233 Regent Street (Legistar 79017 & 79017)
Date: Saturday, August 26, 2023 6:19:02 PM

Dear Plan Commissioners,

Thank you for the opportunity to comment on items 15 and 16 on your agenda for Monday's August 28 meeting.

1233 Regent Street – demolition of Jensen's Auto Body and conditional use to construct a five-story, 50-unit mixed income, mixed use apartment building.

This is simple and straightforward. While the 2008 Regent Street and South Campus Plan stipulated four stories along much of the south side of Regent Street, a great deal has changed in the ensuing 15 years. To wit, there's widespread consensus that we are in a housing crisis, the details of which are made manifest in the recently released Draft Housing Snapshot Report. I need not go into the details only that our dramatic need for more housing necessitates considerable deference to today's realities rather than perspectives that were determinative a decade and a half ago.

It's worth noting that both neighborhood associations, Greenbush and Vilas, recognize this new reality. Not long ago a proposal like this would have faced considerable opposition – recall the hubbub over Hotel Red. Yet, to date, not a single resident in either neighborhood has reached out to me to oppose this project.

Wisconsin Housing Preservation Corporation will use their non-profit status to provide permanent tranches of affordability. The mixed income approach WHPC has woven into this project – some market rate units, some workforce units, some at 50 or 60% AMI – is greatly needed. Nurses who work at the UW Health Clinics, Meriter and St. Mary's could qualify. Teachers who work at Franklin School could as well. And the same for our city's first responders.

I ask you to unanimously support this project.

Sincerely,

Tag Evers

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