

Wells, Chris

From: Stouder, Heather
Sent: Friday, November 16, 2018 5:41 PM
To: Wells, Chris; Glaeser, Janine
Cc: Firchow, Kevin; Cleveland, Julie
Subject: Fw: 222 Charter Street development - UDC item #52856

Janine and Chris-
Please add to the UDC and PC materials for this proposal.
Thanks!
Heather

From: Craig Stanley <[REDACTED]>
Sent: Friday, November 16, 2018 4:11:30 PM
To: Stouder, Heather
Subject: 222 Charter Street development - UDC item #52856

Heather,

Regarding item #52856 on the Urban Design Commission agenda for Wednesday the 21st.

I am unable to attend the meeting so I am submitting the following:

I'd like to express my support of the project and it rezone request. As a Vilas Neighborhood resident I believe this project will benefit the long term goals of the city and the Vilas neighborhood for student housing being relocated closer to campus and great opportunity for home ownership in the Vilas Neighborhood. Additional benefit include greater bike connectivity and great density and sustainability. Finally, I personally find the design appropriate attractive. The various use of materials and scale that fit within the urban context of the university neighborhood.

Please note I am currently also on the Vilas Neighborhood Association as a general member of the council (also past president). While the VNA also made a general supportive statement which was pass along to Dist. 13 Alder, the comments above do not represent the VNA council and only represent my personal view.

Respectively submitted by:

Craig Stanley
[REDACTED] Vilas Ave
Madison

Wells, Chris

From: Stouder, Heather
Sent: Wednesday, November 28, 2018 5:12 PM
To: Wells, Chris
Subject: Fw: 222 N. Charter St

From: Zellers, Ledell
Sent: Wednesday, November 28, 2018 5:06:12 PM
To: Orrantia, Leslie
Cc: Stouder, Heather; KIP MCMAHAN; GARY A BROWN
Subject: Re: 222 N. Charter St

Hi Heather,

Please also share this with other members of the Plan Commission. Thanks for your input Leslie.

Best,
Ledell

Alder Ledell Zellers
608 417 9521

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On Nov 28, 2018, at 4:33 PM, Orrantia, Leslie <[REDACTED]> wrote:

Alder Zellers -

Unfortunately, while I was hoping to join Monday's Plan Commission meeting to speak against the proposed 222 N. Charter St. development, I'm unable to do so due to a sensitive commitment that requires my participation. Therefore, I too would like to add a few critical concerns to those Gary has outlined in the below email regarding the proposal.

(1) As Gary mentions, the proposed project does not respect the area neighborhood plan and City planning guidelines. Because of the small parcel size, if these criterion were fully followed, 50% of the building would not be able to be built. **The proposed development is too large for the small parcel.** This is easily seen in some of the design concerns, including those Gary outlines below such as an unsafe bike path.

(2) **Our campus always seeks to be a good neighbor.** The City's Joint Campus Area Committee (which requested the Urban Design Commission vote against this proposal) is an example of our intentional relationships with neighborhood leadership to ensure that our developments are strategic, thoughtful, and responsive to the best of our ability to the needs and desires of *all* of our community members. On principle, **I'm concerned about the precedence this developer will be setting if his proposed development is approved.** Given a great deal of time and energy invested into the neighborhood planning process, it would be a shame to disregard it, and more importantly, could establish an opportunity for developers to do so again in the future. It also undermines the good neighbor efforts that the university employs with our City and neighborhood partners.

(3) While the proposed development would add density and student housing, **affordability is not a consideration of the developer**. He spoke to this at the most recent Joint Campus Area Committee meeting in response to my concerns about an increasing student population needing to work more jobs to pay rent and/or having lengthier commutes from areas like Fitchburg to circumvent paying exorbitant rents. He shared that should students pair up, two to a room, in two-bedroom units, they would be paying an "affordable" \$500/month in rent (\$2K/mo. for a two bedroom). We have continued our commitment to grow affordability and accessibility to our state residents. Even this fall, more than 18% of our incoming student body qualified for Bucky's Tuition Promise, requiring household AGI income of \$56K (the state's median income) or less. Developments like this push our students into outlying communities and/or burden them with unreasonable costs, both leading to major issues of mental/emotional health and wellbeing, financial burden, as well as academic issues such as retention and completion.

(4) Further, the **campus has included the site in our Campus Master Plan which has been approved by the City of Madison**. Because the full parcel is a triangle, development on this site would impede our capacity to build what's necessary for our campus in the future.

(5) Finally, as our campus has grown over the years, we've been very intentional in efforts to absorb downtown property out of respect for our campus area neighborhoods. That said, if and where we are unable to grow to include the properties that have been identified and approved within our Campus Master Plan, we will no doubt struggle with developments that advance the future of our institution, perhaps requiring us to grow into the surrounding communities, no doubt impacting our relationship with our neighbors.

Of course, it's worth noting that our campus has made numerous offers to purchase the property over the years, though the developer is not basing his ask on the appraisal, but rather that which a future development on the site could generate, thereby exceeding our legal capacity to meet his financial request.

As always, please don't hesitate to let me know if you or other members of the Plan Commission have any questions or concerns.

Hope you're well and thanks in advance for your willingness to hear our concerns.

Leslie

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Leslie Orrantia (O-ron-tee-uh)

Director of Community Relations

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500 Lincoln Drive

Madison, WI 53706

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The time is always right to do what is right. - MLK, Jr.

Wells, Chris

From: Arntsen, Allen

Sent: Sunday, November 11, 2018 1:30 PM

To: Stouder, Heather <hstouder@cityofmadison.com>

Cc: Wood, Zach <district8@cityofmadison.com>; Vercauteren, Jeff <[REDACTED]>

Subject: 222 N. Charter

This email conveys to the Plan Commission my support for the rezoning request for 222 N. Charter street. While this is not in the 13th district, I understand that Alder Wood supports the request and I reiterate my support for his position. This project, which proposes to add 43 units and approximately 100 beds of student housing is supportive of the goals of the Vilas and Greenbush neighborhoods, which are in the 13th district, of encouraging UW students to live in higher density buildings closer to campus. This has the benefit of freeing up the houses in the Vilas and Greenbush neighborhoods for conversion back into owner occupied residences, which is a goal of and benefit to those neighborhoods. It also relieves transportation and parking pressures as students can walk most places they're going, thereby reducing traffic and the need for the residents to own cars.

Another benefit of this proposal is that allows a bike path along the railroad tracks south of Johnson street, which can connect the Southwest trail with the campus and Campus Drive bike network. This site is a critical pinch point for that proposed path, and the owner has made significant design alterations to allow the path within the building footprint.

These benefits outweigh the setback and setback concerns that caused this project to be rejected when previously considered by the Plan Commission and Council. In addition, the building includes design features to open up the pedestrian experience and activate the ground level.

I plan to support this request when it comes before the Common Council, hopefully with a positive recommendation from the Plan Commission.

Allen Arntsen
DISTRICT 13 ALDER
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Wells, Chris

From: Stouder, Heather
Sent: Wednesday, November 28, 2018 8:44 AM
To: Wells, Chris
Subject: FW: 222 N. Charter St

From: Zellers, Ledell
Sent: Tuesday, November 27, 2018 6:01 PM
To: Stouder, Heather <hstouder@cityofmadison.com>
Cc: Orrantia, Leslie <[REDACTED]>; KIP MCMAHAN <[REDACTED]>; GARY A BROWN <[REDACTED]>
Subject: Re: 222 N. Charter St

Hi Heather,

Please see below and share with other members of Plan Commission in case they didn't get it.

Best,
Ledell

Alder Ledell Zellers
608 417 9521

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

From: GARY A BROWN
Sent: Tuesday, November 27, 2018 5:33 PM
To: Zellers, Ledell
Cc: Orrantia, Leslie; KIP MCMAHAN
Subject: 222 N. Charter St

Hi, Ledell.... As you may know, the proposed 12-story apartment building at 222 N. Charter St. is coming back for Plan Commission review again on Monday, Dec. 3. The project was placed on file without prejudice last spring and we had hoped that the project was not going to move forward. The developer has resubmitted the exact same drawings for the same building that was turned down last spring saying he just got a "bad vote" at the Plan Commission because they didn't tell their story well enough. The project was re-approved for final design at the UDC last week. I'm hoping we can count on your support to help stop this bad project. Over 50% of the building is within the neighborhood plan setbacks and step-backs. The plans call for creating a bike path to no-where and an unsafe condition if the bike path actually were to be extended over university property (requiring us to remove a building and lose parking). This is just too much building for a small site and doesn't respect the approved and adopted neighborhood plan.

I'd be happy to discuss further if you would like additional information. My understanding is that the city's Planning staff are maintaining their position on the project, one that does not support approval.

Thanks,
Gary

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Gary A. Brown, PLA, FASLA

Director, Campus Planning & Landscape Architecture
Director, Lakeshore Nautre Preserve
Facilities Planning & Management
University of Wisconsin-Madison
30 N. Mills Street, 4th Floorm Madison, WI 53715-1211

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