

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 <jeff.vercauteren@huschblackwell.com>

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 stepback 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

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