

**From:** [NOELLE LYNNE MARIE SMITH](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Meeting Comments for #69793; Plan Commission 4/11/22, 5:30pm  
**Date:** Monday, April 11, 2022 2:18:39 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

I have several reasons for opposing the construction of this private school.

One, I am a resident of the apartment complex directly behind where this school is intended to be built. The construction will lead to months of noise and air pollution, which will affect the physical and mental health of tenants in the apartments and homeowners in the neighboring areas (especially those of us working from home during the ongoing health crisis). This isn't even mentioning the impact the school will have on traffic once built; S High Point will be busier than ever at 8:00am, when those with commutes are attempting to drive past drop-off lines and school buses.

Two, it will require small-scale deforestation. As an environmentalist, I do not see the necessity of this. The plantlife is gorgeous, and it is well known that the destruction of natural environments removes animals from their homes and increases the carbon emissions of the city from which plantlife is removed. There are already schools in Madison; if anything, we should be focused on increasing funding to pre-existing schools, which leads me to my next point:

Tuition for this private school is listed on their site as \$12,000 annually. They say this is competitive, yet the average tuition for private schooling in Madison is \$4,501 annually (according to [privateschoolreview.com](#)).

Regardless of how it compares to other private schools, this is an exclusive school and will not benefit the community at large as they claim it will; it will only benefit those wealthy enough to send their children to a costly private institution.

In my opinion, we should be focusing on improving the public educational system, so all children in Madison can gain a fair and worthwhile education. We should not be approving the building of private educational institutions when teachers are being underpaid and many Madison students are going without necessary educational resources.

In short, the building of this school will lead to noise and air pollution that is unjustified when considering the potential for improving pre-existing schools in Madison.

Thank you,

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Noelle Smith

University of Wisconsin-Madison  
Research Specialist  
Phi Kappa Phi

**From:** [Terry Monson](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** April 11, 2022 Plan Commission Agenda Items 7-9  
**Date:** Monday, April 11, 2022 1:28:52 PM  
**Attachments:** [Province Hill.pdf](#)

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Re: 70480, 69793 & 69801

Dear Madison Plan Commission,

I am the owner of Province Hill Apartments, located to the east of the proposed project (see attached map). I am not in opposition; however, I do have concerns that I would like to address.

I am very concerned with how close the proposed school building is to be positioned to the lot line, especially on the north-west end where it is only 13 feet from the line. This is also where the trash dumpsters are to be located, which are to be positioned nearly at the property line. This is extremely close to our residential building, 7626 Mid Town Road. This is concerning from a noise, odor, and aesthetic standpoint.

I am also concerned about tree preservation. Will an arborist be consulted for advisement on how to protect trees during construction? I would like to see as many trees saved as possible to maintain a noise and visual buffer. I am also concerned about potential loss of trees on Province Hill side of the lot line from construction vehicles driving over the root zone and crown. An arborist can also advise on how to minimize this.

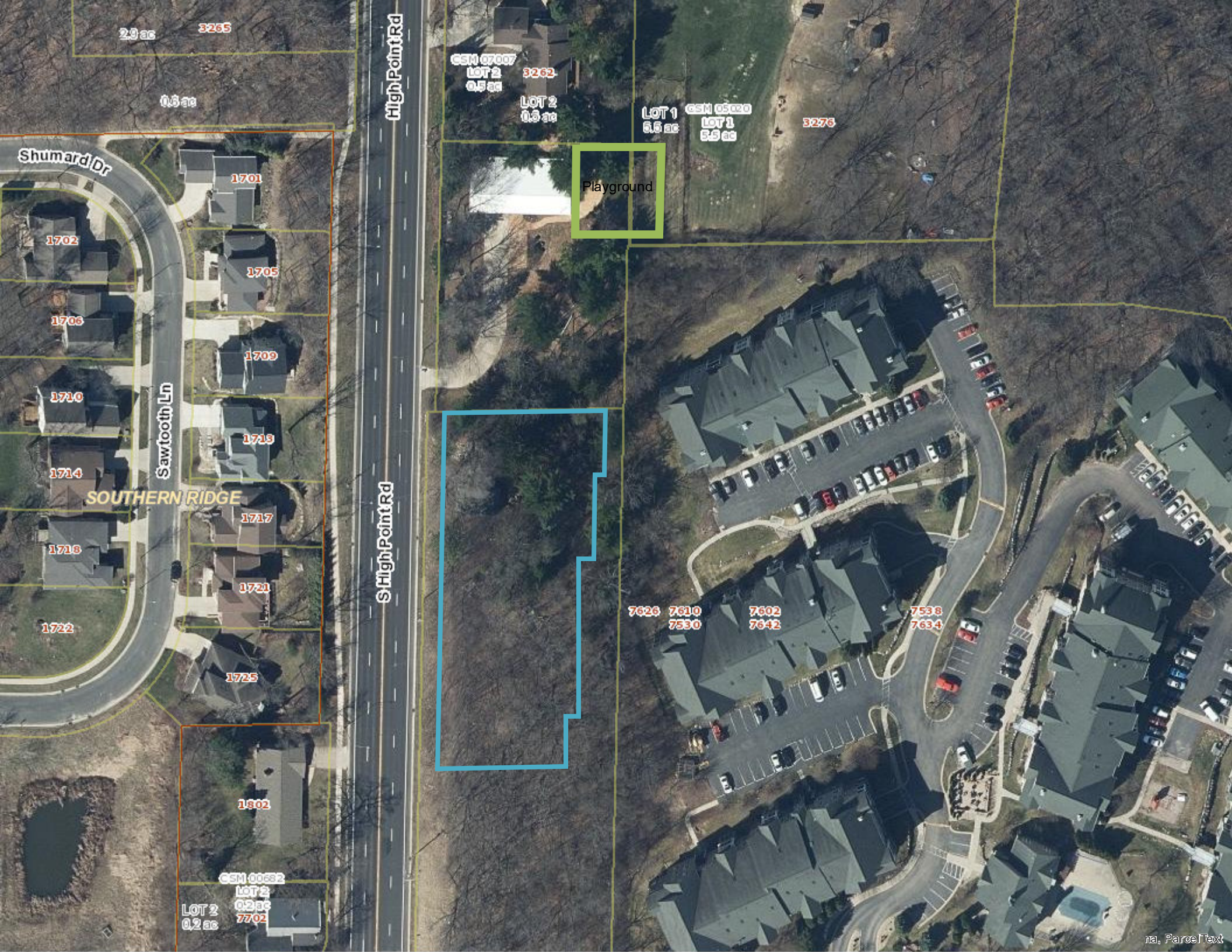
I have additional concerns regarding the relative bland appearance of the back, or east facing façade, of the building that will directly face Province Hill, as well as construction noise, but perhaps these are concerns to address at a later phase in the process.

Thank you for your consideration.

Sincerely,

Terry A. Monson  
Province Hill, LLC  
414 D'Onofrio Drive, Suite 100  
Madison, WI 53719  
608-833-1127





2.9 ac 3265

0.8 ac

CSM 07007  
LOT 2  
0.5 ac

3262  
LOT 2  
0.8 ac

LOT 1  
6.6 ac

CSM 05020  
LOT 1  
5.9 ac

3276

Shumard Dr

1701

1702

1705

1706

1709

1710

1713

1714

SOUTHERN RIDGE

1716

1717

1722

1721

1725

1802

CSM 00632  
LOT 2  
0.2 ac  
7702

High Point Rd

High Point Rd

Sawtooth Ln

Playground

7626  
7610  
7630

7602  
7642

7538  
7634



**From:** [Allison Vogel](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Public Comment  
**Date:** Saturday, April 9, 2022 7:49:22 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

My name is Allison Vogel. I am writing to register my opposition to the potential rezoning on S. High Point Road. Thank you.

Sincerely,  
Allison Vogel  
Madison resident, 53719