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| **From:** | John Perkins |
| **To:** | Prusak, Sydney; pccomments@citymadison.com |
| **Cc:** | Evers, Tag; Karen Carlson |
| **Subject:** | Comments on apartment expansion plans for 1313 Regent St |
| **Date:** | Sunday, September 13, 2020 5:24:50 PM |

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Information regarding expansion plans for 1313 Regent St to add 3 floors of apartments above and behind the existing 1-story structure were provided to the Greenbush Neighborhood Council earlier this year. Information on the (virtual) neighborhood meeting held about the project was disseminated to the neighborhood via our neighborhood listserve, and a handful of Greenbush residents attended the Zoom presentation on the project.

The Greenbush Neighborhood Council received no concerns from neighbors regarding the size and layout of the building and associated parking. configuration. Council members similarly expressed no reasons to oppose the proposed expansion of the building on this parcel. We did appreciate that the developers provided a 4th floor step-back on the north and south sides of the building to make the building less imposing to pedestrian traffic on Regent St and to ease the transition to shorter housing stock south of the proposed development. We do feel the removal of existing advertising signs will improve aesthetics and visual clutter along that stretch of Regent St.

There were concerns about a potential beer garden application for this site raised during the neighborhood meeting, primarily from Vilas neighborhood residents. We do not have any comment on that component at this time as we do not see any mention of that in the current round of conditional use permits being applied for at this time. It is our understanding that such use is currently prohibited under existing city ordinances.

John Perkins
Greenbush Neighborhood Council
1322 Chandler St.