



Board of Regents

1660 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706
(608)262-2324
email: board@uwsa.edu
website: <http://www.uwsa.edu>

April 30, 2012

To Whom it May Concern:

Late in 2010, the Board of Regents of the University of Wisconsin System acquired the Columbia St. Mary’s property (2015-2025 East Newport Avenue), now called the Northwest Quadrant (“NWQ”), for the benefit of the University of Wisconsin-Milwaukee (UWM). For nearly a century, the Columbia St. Mary’s campus provided health care and social services to a broad segment of the Milwaukee community. The Board’s unqualified intention to maintain the property as an integral part of UWM means that it will continue to contribute to the welfare of the Milwaukee community, as well as the citizens of the State of Wisconsin.

Shortly after the acquisition of NWQ, UWM filed an application with the City of Milwaukee to change the property’s zoning from detailed planned development (health care operations) to institutional use. The application has been delayed for some time. At this point, approximately \$87 million dollars in campus projects are being held pending approval of the zoning change. In order not to delay these projects, we will need a decision from the City on zoning in May of 2012. We write now to provide support for the zoning change application.

The current planned development zoning for the NWQ parcel was tailored to the needs of Columbia St. Mary’s specialized health care operations and does not provide for university uses. UWM is, therefore, requesting a change to institutional zoning (as defined by the City of Milwaukee), the same classification applicable to all other UWM property on the Kenwood campus. Although improvements to the property will likely be incremental over many years, such a zoning change will accommodate the University’s needs as they evolve over time. Without this change, UWM will be extremely limited in its use of the property, as it has been the case to date, and this will not serve the welfare of the citizens of Milwaukee and the State of Wisconsin.

We assure you that the Board and UWM take their responsibility for stewardship of university lands very seriously and continue to strive for the highest and best uses of all real estate within our ownership or control. In fact, the State of Wisconsin has invested almost a billion dollars in the UWM campus, and we believe that UWM’s use and development of the

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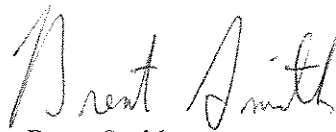
NWQ will bring more direct investment in the public good at that site than any other owner could offer. We are and will continue to be sensitive to the concerns of neighbors in zoning and land use matters, and the Board's and UWM's use and development of NWQ will be consistent with those principles.

The Board looks forward to working with you to make the NWQ property an asset to the University and the City alike, and one of which both will be proud.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Spector". The signature is fluid and cursive, with a large, stylized initial "M".

Michael J. Spector
Regent President

A handwritten signature in black ink, appearing to read "Brent Smith". The signature is cursive and somewhat stylized, with a large initial "B".

Brent Smith
Regent Vice President