

From: [James Cherry](#)
To: [Furman, Keith](#)
Subject: Comments on proposed development at 5533 University Ave
Date: Tuesday, August 10, 2021 6:17:16 PM

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Hello Keith,

Thank you for the virtual neighborhood meeting last week on August 4th regarding the proposed development at 5533 University Avenue (the old Brennan's Market).

I am hoping to make a few comments to the Urban Design Commission with regards to this proposed property. Would it be best for me to try and make comments at the meeting or have you represent me? Feel free to email/call any time.

Here are my concerns:

- Mixed use percentage: the newly proposed commercial space is about half of the previous amount. I would love to see that higher to try and get some neighborhood businesses in there. The developer wasn't able to comment on local commercial tenant occupancy or propose a plan to encourage suitable leases. It makes me wonder if this business model is going to succeed and this just becomes an apartment building with an unrented commercial space.

-Appearance: While subjective, the appearance and close position to University Ave is nothing like what one can see in either direction from that intersection. We have come to enjoy the open feel this area has and a large building placed on the corner does not seem to be tailored in any way to this area. It does not appear to fit here, or on the other far extreme, offer some architectural or structural significance. It will dramatically change the look and feel of the area. It would be nice to see the aesthetics try to fit in some way!

-Parking/traffic: This topic was discussed heavily in the Aug. 4th call. I do believe it is of concern. Insufficient parking is likely to cause a burden on the neighborhood, likely north of U. Ave. Much of this area has relatively narrow streets, no sidewalks, and no curbs. Having many children in the area means the boundary of where children play and cars park is not clear without sidewalks/curbs. This makes me quite worried! Overflow parking will find their way onto our streets in an area that does not seem intended for this.

I appreciate your listening ear, Keith. Let me know how I can help.

Thank you!

James Cherry
616-633-0731

From: [Faith Fitzpatrick](#)
To: [Urban Design Comments](#)
Subject: 5535 University Avenue - Alteration to a Previously Approved Mixed-Use Development Located in Urban Design District (UDD) No. 6. 19th Ald. Dist.written comments
Date: Wednesday, August 11, 2021 5:21:05 PM

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Hi, below are my comments and concerns related to the updated plan for 5535 University Avenue.

My name is Faith Fitzpatrick and I live at 5156 Spring Court.

1) Parking and traffic on Capital Ave -- I have concerns about this but know that other residents that live closer are affected even moreso by this.

2) Landscaping, specifically the lack of canopy trees along the street sides. There is a lack of trees represented in the designs, and adding more canopy trees would be a bonus for the developer in that it would make the street facing apartments more desirable and at the same time help with regulating temperatures for pedestrians and those waiting for the bus, intercept rainfall and use excess runoff, reduce noise for the apartment dwellers and the neighbors across the street (we get much bounce off traffic noise now, including sirens, from the university row buildings), improve air quality, and help the city meet its goals of almost doubling the canopy tree coverage in this area. It is worthy to note that the residential properties located on University Ave across the street have evergreen trees (white pines) growing near the street. City engineering has forbidden evergreen trees in terraces because they supposedly don't grow well in highly salted areas. This unit is also in the groundwater recharge zone for well #14. Instead of giving a nod to oversalting, the evergreens could be used as a sentinel to the amount of urban pollution that the locals are getting in their air and drinking water. Having evergreens one block away is testament of the current ability for them to grow.

3) application of pesticides, stormwater management -- given that this is in the groundwater recharge zone for well #14, I am surprised that the developer wouldn't want to advertise the extra efforts they are taking for protecting our drinking water and preventing cancer by stating that natural landscaping will be used that doesn't require pesticides and that alternatives to road salt applications will be used, such as parking covered by solar panel grid that would also provide shade. I don't see anything innovative about the landscaping or stormwater. It is the bare bones. Why not highlight going the extra mile -- people will pay extra for that. Especially having green and shade and no environmental footprint.

Thank you. I would be glad to meet and discuss more.

Respectfully,

Faith Fitzpatrick
5156 Spring Court
Madison WI

From: [Faith Fitzpatrick](#)
To: [Urban Design Comments](#)
Subject: Re: 5535 University Avenue - Alteration to a Previously Approved Mixed-Use Development Located in Urban Design District (UDD) No. 6. 19th Ald. Dist.written comments
Date: Wednesday, August 11, 2021 5:48:50 PM

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RE: trees along the terrace -- just noticing in the landscape designs presented at the urban design commission-- the street side units of this building will have a lake view. I'm not sure if it would be the third and fourth stories only? But regardless the canopy trees could be planted to frame the views from the windows and the balconies. Also, I would have someone look at the lake views relative to those heavy columns on the corners. Lots of beautiful views to take advantage of. Faith Fitzpatrick

On Wed, Aug 11, 2021 at 5:20 PM Faith Fitzpatrick <fafitzpa@gmail.com> wrote:

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