

From: [Scanlon, Amy](#)
To: [Scanlon, Amy](#)
Subject: FW: 3414 Monroe St. - DMNA Zoning Committee Comments
Date: Tuesday, March 03, 2015 11:25:40 AM

From: Perry Sandstrom [REDACTED]
Sent: Monday, March 02, 2015 6:30 PM
To: Dailey, Lucas
Cc: Lynn Pitman; Julia Cattani Billingham; Zachary Madden; Subeck, Lisa; jimesother@gmail.com; stuartlevitan@sbcglobal.com; Scanlon, Amy; [REDACTED]; [REDACTED] Rummel, Marsha; jason@c21affiliated.com; [REDACTED] Coon, Scott F.; Brian Schneider; Holly Gibbs; Schmidt, Christopher
Subject: Re: 3414 Monroe St. - DMNA Zoning Committee Comments

Lucas,

The young people I was talking about are the ones I have never seen before who came and left together, not the guy who owns the house on Glenway. I think one of them awkwardly applauded the idea of four-story buildings replacing the trees along Monroe St, which I found amusing, if not a little sickening. Whatever your definition of "neighborhood" I stand by my observations about the significant differences between the extensive commercial area near your house and the isolated "node" associated with the proposed project. They are miles apart both in distance and makeup, even without the inclusion of one of Madison's earliest businesses. The five buildings near my house that constitute the "commercial node" do not have an alley access for deliveries, for example, and they are not part of a extensive commercial district that is walking distance from campus like that which exists near your house. There are other significant differences involving aesthetics, ecological and transportation issues that it would be negligent to paper over. I believe these differences are important when evaluating the appropriateness of a commercial development in what is essentially a residential area, especially when comparing the proposed project to existing commercial buildings that were recently constructed in a completely different context. If you haven't done so, please take a walk among the oaks on the streets near the Arbor House. Thanks for reading and your earlier response.

-Perry