

## Bailey, Heather

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**From:** Larry Nesper <lnesper@wisc.edu>  
**Sent:** Monday, March 6, 2023 4:19 PM  
**To:** PLLCApplications  
**Subject:** Re: Item #6, 1617 Sherman, Sherman Terrace Neighborhood Association

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

Dear members of the Commission,

While we remain unconvinced of the appropriateness of a five-story project that ignores the city's alleged commitment to affordable housing in a mostly three-story or less neighborhood, we applaud the efforts of the developers and design teams to at least preserve **some** of the current green space along the perimeter of the project. However, approximation images included in their proposal include many trees and intervening brush that we've been told repeatedly will be removed. While a dozen older growth treetops might help, the current understory provides a much thicker buffer than a handful of tree trunks – as you can see in the same images. This is a wild space frequently used by neighbors. Kids play here and you can find the bike trails they've created over the natural roll of the land. These are effectively swales that already provide protection of the riparian zone.

This space also supports local wildlife – from varieties of bird species, such as owls and orioles, to a family of urban foxes, and, over the years, even the itinerant deer or two. A mother deer took shelter in the narrow strip between Sherman Terrace and the proposed project site as recently as last summer, to the delight of residents. With climate change challenges we are all facing right now, it would be unwise to remove **any** older trees and even those plants that are often maligned as invasive (unlike the nonnative grasses of modern lawns). Abundant studies and literature in the last decade have argued that in an urban setting such as this, even these species we generally remove from public forests, nevertheless can play an important role in soil retention, flood mitigation, wildlife habitat, noise reduction, mental health, protective shade and cooling.

Any sudden removal will have negative effects on the land and yards on all sides which has come to depend on the positives. These wild spaces should remain wild and should be increased beyond the 30 feet currently proposed, to perhaps 50 feet or at current widths throughout.

Tenney Park and the Yahara Parkway deserve as much protection as we can offer.

Current images in the proposal show an observer standing looking back over the river to the edge of the property where, thanks to that proximity, the trees (and the current thick understory) might provide some preservation of the setting, but throughout the rest of park, from the photogenic 1929 A.G. Zimmerman Bridge,

for example, the new construction will be quite prominent – even more so with the removal of even half of the current woodlands there.

John Olin and the Park and Pleasure Drive Association were cognizant of the importance of this parkway more than a century ago. It would be a shame to destroy that vision with a private project for a privileged few at the expense of the thousands of park users, for generations to come. There will be more necessary infill throughout Madison and more opportunities in many places to address our need for equity and affordable housing, but the prospect of new parks, particularly parks as culturally and socially important to this forward-thinking city as Tenney, are highly unlikely.

So, tread lightly here that you don't besmirch one of Madison's jewels for the benefit of a project for the privileged few who can afford it.

*Larry Nesper*

for the Sherman Terrace Neighborhood Association

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## Bailey, Heather

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**From:** Fruhling, William  
**Sent:** Monday, March 6, 2023 7:38 AM  
**To:** Firchow, Kevin; Vaughn, Jessica L; Bailey, Heather  
**Subject:** FW: 1617 Sherman Avenue  
**Attachments:** 74227 - 04 - 2023 03 01 1617 Sherman Ave UDC meeting final.pdf

Forwarding this because I noticed Heather B's and the UDC email addresses were spelled incorrectly so guessing Heather and Jess probably didn't see this. I'll leave it up to you all if/how to respond. Thanks.



**William A. Fruhling, AICP** *[he/him/his]*  
Principal Planner  
Neighborhood Planning, Preservation + Design Section

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**From:** Cheryl Elkinton <[cherylanne100@outlook.com](mailto:cherylanne100@outlook.com)>  
**Sent:** Monday, March 6, 2023 4:10 AM  
**To:** Fruhling, William <[WFruhling@cityofmadison.com](mailto:WFruhling@cityofmadison.com)>; [hbaily@cityofmadiosn.com](mailto:hbaily@cityofmadiosn.com); [tylerlark@gmail.com](mailto:tylerlark@gmail.com);  
[UDCAapplication@cityofmadiosn.com](mailto:UDCAapplication@cityofmadiosn.com)  
**Subject:** 1617 Sherman Avenue

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

To Whom it May Concern:

I noticed when looking at the Urban Design Commission that the current plan for this property will not fit the landscape. It will change the view of the park and present dangers.

There man also be defects with the deed. The boundary lines on the maps information and the pictures that go with the it are not the same as in the Dane County Access website.

If you scroll down all the way through all of the pictures from the Urban Design Commission paperwork, entitled Timeline, attached, you will see the trees will be affected that support the edge of the river.

There are sidewalks planned.(Did I see a road?)

I read so far that the placement of the buffer was an advisory issue. Plantings are described as that they will be subplanted, as part of the buffer. There's no guarantees there.

30 feet from the edge of the property, if that can be defined, is not near enough to ensure that it will not change the landscape adversely. If you compare it to the W. Wilson building project pictured, you will find that the landscape—the groundspace itself, is more stable compared to the Sherman Avenue location.

The buildings will not safely fit a space of this size: Remember the amount of space being designed for parking must be subtracted from the total amount of actual property, and then define what it is allowable as number of units.

I thought the city had a rule about leaving grassy areas. That might have been a State Law(?) But I look at the Ab erg Avenue recent development, and it is obvious that it was overbuilt.

Of greatest concern is not only how it will affect the panoramic view of the park (see picture of view from Tenny Park parking lot), but the potential damage due to the marshy condition of that area and that part of the landscape. It is obvious that a thinning of the trees will affect the condition of the river itself, which could lead into some severe property damage after that point.

Also, I noted that the opportunity of demolition to this property for re-use has come up and has been through the city processes. I am not clear, as to if this is from the same project, or one that was given up on. In any case, I think that attempting to make more use out of that property than it can hold is a relentless waste of the public's time and money.

I am willing to apply for it to be nominated as a historical property.. I am willing to take it on as a designee, even if temporarily. I have been involving myself with a plan for Madison to go free/24 hour buses, and if that plan can come through they may be able to make use of the ample parking that is presently available. That they will most likely need.

It will take some time for me to catch up with the reading involved to apply for landmark status. Would a Landmark Trust hold onto it with a designee attached? I can also try to make contact with the Neighborhood association, look for a foundation to help, possibly a government grant that can apply for use of the building.

I strongly recommend that the wildlife area that is there be left alone. There isn't much left, after all of the buildings that have been built there in the last 30 years. Wildlife itself is all we have to regain/maintain our environmental health.

I could not find a consistent owner corporation—The information on the city's website isn't complete. There may be defects with the deed. Even if it were bought right out, the chances of a successful project like this in that location are nil.

Thank you for your attention to this matter.

Sincerely,

Cheryl Elkinton  
President/CEO  
Vegan Haven Central, Inc

2504 Calypso Rd. No. 3  
Madison, WI  
(608)419-4483

Sent from [Mail](#) for Windows

# The 1617 Sherman Design: Overly Large and Visually Intrusive

Thomas Reps  
1010 Sherman Avenue

# “Development Adjacent to a Landmark”

- Staff report mentions only the Yahara River Parkway
  - Madison Landmark #126
  - Yahara River Parkway adjoins Tenney Park (Madison Landmark #125)
- Tenney Park and the Yahara River Parkway are a *single* entity on the National Register of Historic Places
  - Listed as “Tenney Park/Yahara River Parkway”
  - “The two parks are nominated together because they form a visually-unified, continuous, recreational area”
- Be broad-minded in your interpretation of the ordinance

# Three points

- Your decision is important:
  - Approvals of bad plans have permanent consequences
- There can be good plans
- What does a less-intrusive approach look like?



# Approvals of bad plans have permanent consequences



700 & 800 Block  
of E. Gorham Street

# Approvals of bad plans have permanent consequences



# There can be good plans (adaptive reuse)



Nichols Station  
427 E. Gorham St.



Lincoln School Apartments  
720 E. Gorham St.

# There can be good plans (new construction)



City Row Apartments  
614 E. Johnson St.

# What does a less-intrusive approach look like?

- 3-Story City Row Type
- 4-story Complex



PRELIMINARY  
NOT FOR CONSTRUCTION

1617 SHERMAN AVE  
VERMILION  
1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

| DATE       | REVISIONS               |
|------------|-------------------------|
| 07/18/2022 | 1.00 - LAYOUTS COMPLETE |
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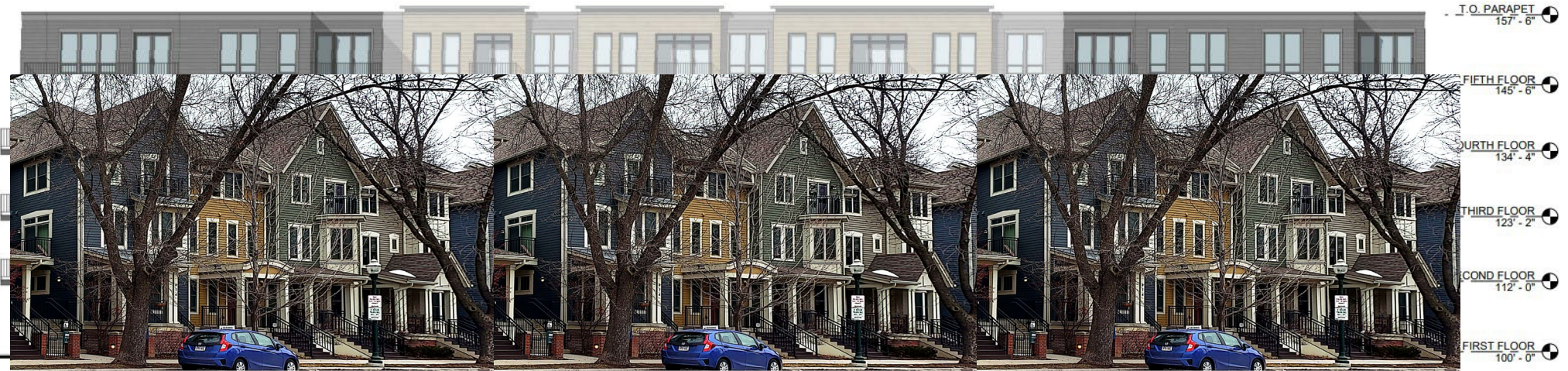
**EXISTING TREE  
LOCATIONS AND  
HEIGHTS**

# What does a less-intrusive approach look like?



2 BUILDING C SOUTH ELEVATION  
A200 3/32" = 1'-0"

# What does a less-intrusive approach look like?



2  
A200

BUILDING C SOUTH ELEVATION

3/32" = 1'-0"

# O.C. Simonds



“The true function of a park is to afford a refuge to the dwellers in cities where they may escape from the sights and sounds and associations of the city ...”

[Landscape Gardening, p. 326]