

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: Proposed Development at 2103 Sherman Ave
Date: Tuesday, December 23, 2025 2:36:02 PM

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From: SK Johnson <lucijo218@gmail.com>
Sent: Monday, December 22, 2025 6:25 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: Proposed Development at 2103 Sherman Ave

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I listened to the zoom meeting last Monday about this development. I have a few follow up comments and questions. I would like to submit these for the public record. Please let me know if there is a different email or method to submit this feedback.

First, I support development of this space. It is an underused parking lot, and Madison needs more housing.

Here are my comments.

1) I think the size should be approximate to McKenzie Place, on the other side of Banzo, and fit the neighborhood better. This is not East Washington Ave or campus. It is a neighborhood & housing should match/fit the area. McKenzie Place is 4 stories & approximately 60 units.

2) I agree with the comments made at the meeting about traffic flow.

a) two intersections in this area are problematic: Sherman/Warner/Harbort & the other at Fordem/Sherman. I walk my dogs many times a day around this spots and always have to pay very close attention to traffic at these areas.

b) related to this, the traffic flow of the new apartment should move cars to Fordem, not Sherman, similar to McKenzie Place. Fordem is a busier road for vehicles & has less pedestrians. Sherman has more foot traffic. There will already be increased traffic on Sherman Ave with the large new apartments at Tenney park. Any development on this spot should be intentionally designed to move traffic away from Sherman & not add to it.

Which leads to my questions:

- 1) where on the city website will or are the proposed apartment plans posted?
- 2) if this is not the correct method, how can I submit these comments into public record for consideration by the planning council?

Thank you.

Sarah