

----- Forwarded message -----

From: **Jan Schur** <[schurs1016@gmail.com](mailto:schurs1016@gmail.com)>

Date: Mon, Apr 13, 2020 at 11:32 AM

Subject: Crooks CUP

To: <[cpunt@cityofmadison.com](mailto:cpunt@cityofmadison.com)>

Hi Colin,

I am sending this to you and ask that you forward it to whoever is evaluating the Crooks CUP.

I live at 1016 Sherman Av. next door to the subject property. I have lived here for 46 years and am almost 80 years old. I am the only resident.

I am confident that this project violates 4 of the 16 standards that must be met in order to be approved by the Plan Commission.

Standard #1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.

Standard #3. The uses, values and enjoyment of the other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

Standard #5. Adequate utilities, access roads, drainage, parking supply are being provided.

Standard #9. When applying...the Commission shall find that the project creates an environment of sustained aesthetic desirability with the existing or intended character of the area..the Commission may require that the applicant submit plans to the Urban Design Commission.

This project fails to meet these standards as follows:

1. The general architecture of the building does not relate to the principal house or adjacent buildings or create an environment of sustained aesthetic desirability. (Condition 9).

Sherman Ave is located in a Wisconsin Historic District. This should be considered as the character of the area. **The garage/ house is not behind the original house but placed on the neighboring lot line (1022 Sherman) It will be seen from sidewalk on Sherman Ave.**

2. The 54 foot deck ( not related to the principal house) is a source of potential noise. By being on the second floor the noise will carry easily to neighboring homes. The deck seems to be unrelated to the suggested need for this 1 bedroom home. (conditions 1,3 and 9.)

3. The location on the neighbor' s lot line blocks the sightlines to the lake of 1022 and 1016. (condition 3).

4. The new building provides one parking space in the garage for the existing principal building but does not provide a parking space for the ADU (conditions 3 and 5). Sherman Avenue parking is very scarce. It is restricted to one side of the street.

5. The stated purpose of the ADU is to provide short term housing for family members. It can, however, be rented for 1 month or longer.(conditions 1 and 3)

Thanks you for considering my objections. I hope that you will not recommend approval of this conditional use.

Please call me at [REDACTED] if you have questios.

Jan Schur

**From:** [Bailey, Heather](#)  
**To:** "Jan Schur"  
**Cc:** [Prusak, Sydney](#)  
**Subject:** RE: Crooks ADU  
**Date:** Friday, April 17, 2020 8:54:59 AM  
**Attachments:** [image002.png](#)

---

Jan,

I understand your concerns. However, the only historic designation associated with this property is the 1988 National Register designation, which is honorary in nature and does not provide property protections. Only local historic designation comes with property protections with required adherence to design standards. As it stands, the proposed accessory structure would be unlikely to endanger the National Register designation for the historic district.



**Heather L. Bailey, Ph.D.**

Preservation Planner  
Neighborhood Planning, Preservation + Design Section

---

Department of Planning + Community + Economic Development  
Planning Division  
215 Martin Luther King, Jr. Blvd.; Suite 017  
PO Box 2985  
Madison WI 53701-2985

Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

***The 2020 Census is here! As we practice social distancing, take the opportunity to complete the census now from the comfort of your own home. You can fill it out online at [my2020census.gov](https://my2020census.gov), by [phone](#), or by [mail](#).***



**From:** Jan Schur <[schurs1016@gmail.com](mailto:schurs1016@gmail.com)>  
**Sent:** Wednesday, April 15, 2020 10:22 AM  
**To:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**Subject:** Crooks ADU

Dear Heather ,

My name is Jan Schur and I live at 1016 Sherman Ave, next door to the subject property. I have lived here for 46 years and am almost 80 years old. I am widowed and live alone.

Your comments to Ald. Heck about the ADU seem to relate only to the 1988 historic designation. The fact that it is a "non discript design and located at the rear of the property meet the description for style and placement and is therefore acceptable".

I wish that your comments had focused on a more contemporary view. It would be nice to require the AUD which is actually a garage and an attached living unit with a bedroom, bath, kitchen, livingroom and 54' deck to be held to the higher standard of the existing conditions of

Sherman Av. Meeting those standards seem to me to be required in Standard 9 of the PC standards of approval.

The designation of a historic district has motivated many owners to build garages that reflect their love of the surrounding area and historic homes.

On a recent walk on the lake side I counted 33 homes. 6 have no garages and 24 have garages the match or properly reflect the principal house. Most are attached and many are quite beautiful. Many have been built since 1988.

I would wish that the Crooks would have looked to these standards. The new building is not located "in the back" of the principle house. It is, instead, on the side and built on the neighbors lot line. As situated it can clearly be seen from the Sherman Ave. sidewalk.

Thank you for your time. I wish that we could walk the street together so that you could see the beauty that I see on my daily walks.

Regards,

Jan

Please feel free to call me at [REDACTED] if you have questions. Or maybe for that walk and I could give you some history and information about my street.

I may send you a picture of 1020 Sherman Av. It is a beautiful house.