

From: don.jones1318@gmail.com
To: [Plan Commission Comments; Parks, Timothy](#)
Subject: Fwd: Agenda item 6 March 13, 2023 PC meeting: incorrect/mis-labeled photo included in Demolition Photos.pdf (File # 75711)
Date: Monday, March 13, 2023 3:38:33 PM

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

Begin forwarded message:

In fact, McKenzie Place is 0.5 miles north of the 1617 Sherman Ave project!

Don Jones
1640 Sherman Ave

From: Espenshade Jean <jeemail@chorus.net>
Date: March 13, 2023 at 13:24:26 CDT
To: Donald Jones <don.jones1318@gmail.com>
Cc: Tim M Jones <jonestm@mac.com>
Subject: Fwd: Agenda item 6 March 13, 2023 PC meeting: incorrect/mis-labeled photo included in Demolition Photos.pdf (File # 75711)

Begin forwarded message:

From: Espenshade Jean <jeemail@chorus.net>
Subject: Agenda item 6 March 13, 2023 PC meeting: incorrect/mis-labeled photo included in Demolition Photos.pdf (File # 75711)
Date: March 13, 2023 at 11:43:02 AM CDT
To: pccomments@cityofmadison.com
Cc: "Parks, Timothy" <tparks@cityofmadison.com>

Context photos. Potter Lawson lists 1640-1646 as McKenzie Place. That is incorrect.

These are the homes immediately across the street from the proposed new road entrance to the 1601-1617 property development, 1630 and 1634 Sherman Ave:



1634 Sherman Ave is the single family dwelling immediately adjacent to Filene Park.

McKenzie Place is not visible from this point on Sherman Ave. It is down the street a couple of blocks at the intersection of Sherman, North Sherman and Fordem Avenues.

Jean Espenshade

1640 Sherman Ave

<https://madison.legistar.com/View.ashx?M=F&ID=11591028&GUID=5EEF06A2-FDE5-45A4-9FF6-4CBA4A4B3FC9>

From: [A](#)
To: [Plan Commission Comments](#)
Subject: 3.13.23 Plan Commission Agenda Items 6-9
Date: Monday, March 13, 2023 2:50:59 PM

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

Good afternoon,

Please consider my comments in opposition for the Plan Commission meeting on 3/13/23 for agenda items 6-9.

We continually hear that there is a shortage of low/medium income housing options in Madison. This building project seems to directly oppose the goal of making housing more affordable, making fewer and fewer people able to afford living in Madison.

I just wanted to share how this could directly impact me. My name is AR and I moved into the Sherman Terrace Neighborhood approximately 2 1/2 years ago. I loved the location, the quiet streets, being so close to Lake Mendota and Tenney Park, the convenience of the bike and walking paths, and the charm of our older buildings. I am one few renters in the Sherman Terrace Community. Since I moved here, my rent has increased every year. My monthly check in 2023 is \$2,262.50 due to medical concerns. My monthly rent is \$1,000.00. In addition to my monthly rent, I have to also pay for heating, electricity, and A/C in the summer months. Every month, approximately 50% of my monthly income is spent on housing. I can barely afford my apartment as it is currently. If rates increase further because of this new apartment complex, you will be making my current neighborhood and home too expensive for me to continue living here. I am certain that other people might have similar concerns or situations, I am just one voice being bold enough to say: please do not build these apartment complexes. Please be consistent with your words and work to make housing more affordable and safe for all. This proposal is not the answer to our housing concerns.

Unfortunately, after receiveing more information about the size of these proposed buildings and the amount of residents that they would bring to our neighborhood, I am even more concerned and opposed. This will completely change our neighborhood for the worse. Please take a moment to consider the amount of new residents that this will bring in, the increase in traffic in our small neighborhood with only two-lane roads, and the impact that this project with have on the flora and fauna of Tenney Park and our surrounding neighborhood. Logistically, I do not think think our neighborhood is able to accommodate this influx of residents. Please consider the impact that this project will have on our environment as well.

Thank you for your time and for considering my request.

AR

Resident in the Sherman Terrace Condominium Association

From: [Mary Spoerke](#)
To: [Plan Commission Comments](#)
Subject: opposition to 1617 Sherman - Vermillion development
Date: Monday, March 13, 2023 1:34:19 PM

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

I am writing in opposition to the development proposed for 1617 Sherman Avenue. I have written my opposition to this development to the Urban Design Committee and also referenced my opposition to it when supporting landmark status for the Filene House currently located on that property.

As a resident of the east side of Madison and specifically Marston Avenue, I feel a development of this size (331 apartments and 5 townhouses) is completely oversized for the lot size and the character of the neighborhood. We have discussed with various committees the adverse effects this would have on current residents due to increased traffic and noise, the deleterious effects on wildlife and migrating birds in the area, access to emergency vehicles onto Sherman Avenue, to list only a few.

While Madison has a growing need for increased housing, this development is rental only with no affordable housing and no pathway to first-time home ownership. It is strictly rental for individuals with large-enough incomes to afford the high prices of these units. Where is the commitment to community, schools, green space and overall quality of life when people do not have a vested interest in home ownership and creating a viable, livable community. Many of us moved into housing on the eastside when it was not the most desirable place to live in Madison. Yes, houses were more affordable until recently but we also were committed to creating a strong community where we raised our children, supported their schools and helped small businesses thrive.

Part of creating that community was preserving what is lovely here and that includes our historic Tenney Park and Yahara River Parkway. A high rise building plunked on the edge of the park will do nothing to enhance the beauty of the party and its skyline.

Madison is at a critical crossroads in meeting an anticipated need for housing in decades to come yet preserving what makes our city a desirable place to live. So many box-like apartments have gone up in the past year, it's hard to even recognize certain portions of streets.

We owe it to future generations to preserve what is lovely and that includes Tenney Park. A development of this size will completely overpower the park and destroy the beauty that so many Madison residents enjoy. I invite members of this commission to consider closely what long-term effects this development will have on Madison and vote either to scale it down to a reasonable size that fits with the neighborhood or completely halt it. You have the power to continue the legacy of preserving and enhancing Madison's charm or you can choose to turn it into another box city.

From: [Espenshade Jean](#)
To: [Plan Commission Comments](#)
Cc: [Parks, Timothy](#)
Subject: Agenda item 6 March 13, 2023 PC meeting: incorrect/mis-labeled photo included in Demolition Photos.pdf (File # 75711)
Date: Monday, March 13, 2023 11:43:11 AM

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

Context photos. Potter Lawson lists 1640-1646 as McKenzie Place. That is incorrect.

These are the homes immediately across the street from the proposed new road entrance to the 1601-1617 property development, 1630 and 1634 Sherman Ave:



1634 Sherman Ave is the single family dwelling immediately adjacent to Filene Park.

McKenzie Place is not visible from this point on Sherman Ave. It is down the street a couple of blocks at the intersection of Sherman, North Sherman and Fordem Avenues.

Jean Espenshade

1640 Sherman Ave

<https://madison.legistar.com/View.ashx?M=F&ID=11591028&GUID=5EEF06A2-FDE5-45A4-9FF6-4CBA4A4B3FC9>

From: [Douglas Buege](#)
To: [Plan Commission Comments](#)
Subject: 75712--Public Comments
Date: Monday, March 13, 2023 10:36:55 AM

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

Members of the Commission:

I urge you to reject the Conditional Use permit for 1601-1617 Sherman Avenue on the grounds that the proposed development does not offer any affordable housing options--neither rent-to-own or rent-controlled units. It's luxury housing that will pay off investors, not serve the working people of Madison, WI.

Thank you,
Douglas Buege

--

Dr. Douglas J. Buege
15 Sherman Terrace, #1
Madison WI 53704

(608) 441-9833 djbuege@gmail.com

From: [Michelle Rondon](#)
To: [Plan Commission Comments](#)
Subject: re: 1601-1617 Sherman Terrace
Date: Monday, March 13, 2023 10:33:56 AM

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

Hello

My name is Michelle Rondon and I live in Sherman Terrace Condominiums. I support reasonable redevelopment in the city of Madison to meet current and future residents' needs, but I do not support the current plan to redevelop the 1617 Sherman Avenue location.

I wish to comment on the Plan Commission's agenda items for this evening's (March 13, 2023) meeting. Specifically:

Item 6: I am opposed to the demolition of the Filene House. Distinctive and unique buildings are what gives a neighborhood and a city their unique character, something that is important to the quality of life in Madison. Removing buildings with character and history and replacing them with bland featureless apartments is detrimental to city life. Creative reuse is a better option. The Madison Landmarks Commission was supportive of maintaining the building.

Items 7 and 8: I strongly oppose the rezoning and the proposed development in its current form. The Sherman Terrace Condominiums occupies roughly the same acreage as the proposed site, and has about 216 units. The proposed development contains about 350 units (number does change depending on which version of development is the most current). My reasons focus on density and safety (A), environmental impact (B), and socioeconomic considerations (C).

A. This proposed development is entirely too dense for the neighborhood. The number of cars owned and used by residents of the new development would significantly impact traffic in the neighborhood. Sherman Avenue itself lies between parking for Tenney Park and Lake Mendota, and park visitors often park their cars and then cross the road each day. Having hundreds more cars on that road would be a danger to these park visitors. Additionally, mass transportation is not being supported in this area. Specifically, the city of Madison bus route redesign has decreased bus service along this corridor (Sherman Avenue) thus meaning that more residents would drive. There is very little parking for residents and even less for visitors.

B. The site is directly adjacent to Tenney Park and the greenspace in the site is in effect part of the park. The pocket woodland supports wildlife such as foxes and owls, and I have personally seen and/or heard both several times. I have also seen bald eagles, deer, sandhill cranes, and many other bird species along the river corridor. Urban green spaces are vital to a city's health and once destroyed are difficult to recreate. Increased construction, traffic and residents would negatively impact the park and its natural inhabitants. We need to make spaces for nature to coexist with us and we need to protect existing natural spaces. This greenspace may not look like a natural oasis, but it is and it is a valuable one, however small.

C. Housing development should directly address affordability. Madison has a housing crisis, but in particular an affordable housing crisis. New development should be explicitly focused on affordable rental spaces and affordable home ownership. As an owner in one of the more affordable condominiums in the city, I strongly feel that home ownership opportunities should

not be restricted to just the affluent.

While I oppose the current plan, I do support redevelopment at a smaller scale. This would take into account the following considerations.

1. Protect all of the existing greenspace. The border space between Sherman Terrace and the proposed development is an important privacy barrier and should be maintained. The pocket woodland area by the park is important for wildlife habitat and effectively supports the Tenney Park and Yahara River ecosystem. It should be maintained.

B. Scale the development to be appropriate to the neighborhood. Although there are taller buildings and more apartments in the East Johnson Street and Fordem Avenue area, this site faces Sherman Avenue, Tenney Park, the Yahara River, and Lake Mendota and has a much different focus. It is a walkable neighborhood, especially with the park nearby. The number of units on the site should be comparable to the number of units in Sherman Terrace, and not vastly exceed that number.

C. Provide affordable housing and pathways to home ownership. The development plans have changed since the initial proposal, but initially they lacked any consideration for low-income residents. This should be a consideration, especially for a site in/near downtown. Madison also desperately needs more affordable condominiums.

D. Improve mass transit and bicycle transit. The influx of hundreds of residents will bring many cars to the area. Combined with proposed development further north (Hartmeyer area - 550 units) there is going to be tremendous traffic congestion. Mass transport and bicycle transportation in this area (and the Northside in general) has been sorely neglected by the city and we have even had our bus routes decreased in favor of the rapid system that is built for suburbanites.

Thank you ,
Michelle Rondon

From: [B.E. Smith](#)
To: [Plan Commission Comments](#)
Cc: [Vedder, Barbara](#)
Subject: 1617 Sherman Ave. - losing bus service
Date: Friday, March 10, 2023 12:52:47 PM

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

Greetings,

Please send the plan for 1617 Sherman Ave. back to committee for more work. We are rushing this project.

My objections are: (1) loss of trees, (2) mismatch in density/transportation plans, and (3) lack of affordability.

(1)

Conservation of as many large trees as possible is important. The new design does conserve some trees on the Yahara River side, but on the other two edges (not counting Sherman Ave.), many large trees will be lost. Keeping trees is important for aesthetics, reducing the "heat island" effect, improving drainage, and encouraging wildlife.

(2)

A less dense development on this spot would be better. The five story height is aesthetically negative - a lower height would blend in better.

We are all adjusting to the new BRT route and TOD. We need more time to understand how this plan will relate to those dramatic changes. This location is not on the BRT lines but is in the TOD. The fast bus service of the BRT will be a significant walk from this location (to E. Washington). The urgency of developing this site immediately is not clear to me when high density developments are not yet planned for many areas adjacent to the BRT.

It is a big mistake to cut bus service and drop a very dense new development on the same spot at the same time.

Bus service on Sherman Avenue is being drastically reduced in June, from today's hourly service both ways, to peak hour one-way service only. This new development would add about 330 new households and 400 new cars to the address (1.2 parking spots per housing unit). Residents will be discouraged from riding the bus because buses will be further away, out of sight, and bus riders will need to walk through private parking lots, stepping carefully to avoid cars, to get to and from the bus stop. Promoting bus ridership first would suggest keeping the bus on Sherman Ave., and putting most of the new parking needed by these residents a few blocks away on Fordem (where the bus stop is) or elsewhere, rather than at 1617 Sherman. This would introduce an equitable approach toward new drivers and bus riders from this location.

If this site was redeveloped for commercial use, parking could have been potentially be more readily shared between residential (night parking) and working period (day parking) uses. But the conversion to residential intensifies the "bedroom community" aspect of the neighborhood, and competition for the same resources. A mixed-use development here would have preserved at least some employment in the neighborhood which would have been positive in that respect.

This design is saddling the neighborhood with the negatives of high density housing without the gain we should be getting from reduced per-household use of cars, or more business services available in a walkable distance. The plans should include much more aggressive measures to reduce car traffic, including arrangements for shared vehicles, carpooling, and other steps. I am glad the surface parking was reduced but troubled to see there is any at all. Building new surface parking is unfortunate because it is an eyesore and a drainage problem. It also makes the asphalt width of the street larger than necessary, because parking is added on both sides.

There are concerns about the high level of car traffic that will be entering Sherman Ave. Already, I often see families crossing Sherman Ave. to use both sides of Tenney Park. I have witnessed some near-misses as small children must be reminded to look for cars.

The new road planned through the property is confusing to me but maybe I will understand it later. Initially, it could be a narrow alley for slow movement of cars, with room to pave more widely later as necessary. Parking should not be added to this street. Aesthetically, wide streets are counter to "human scale" development.

Building decisions will expose us to climate risks in other ways. Fossil fuels will be phased out in the future, and we are trying not to invest in new fossil fuel infrastructure where possible. We are getting a lot of details in the news these days on natural gas cooking stoves as an example. It is important that planned natural gas use in this development be reconsidered. Has the developer considered cold climate heat pumps instead for space heating? If not, why not?

The other "green" aspects of this development are OK but not really cutting edge. We can expect more. LED lighting, occupancy sensors, and ENERGY STAR appliances are not anything special in new residential construction. Cool roof technology should be considered as an alternative to green roofs. There might be a bigger gain in terms of energy conservation.

(3)

Lack of affordability in this development is a concern. This development is likely to unbalance the area with more high income households and fewer ordinary income households.

I lived in Sherman Terrace for about 20 years and am still a renter a few blocks away. During my time living adjacent to 1617 Sherman Ave., I gave up my car and relied solely on the bus. This site is ideal for a car-light existence but we are not doing enough to promote this lifestyle in this current development plan. I support more density in the neighborhood.

Sincerely,
Barbara Smith
456 N. Few St.
Madison WI 53703

From: [Kevin Luecke](#)
To: [Plan Commission Comments](#); [All Alders](#)
Subject: Filene House Redevelopment
Date: Friday, March 10, 2023 9:31:39 AM

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

Members of the Plan Commission and Common Council,

I am writing to express my strong support for the current proposal to redevelop the property at 1617 Sherman Avenue. As a longtime resident of the Tenney Lapham neighborhood, I have been a strong supporter of all efforts to bring increased housing to my neighborhood and the central areas of the city.

As you know, we are facing a housing crisis locally and a climate crisis globally. We have an urgent need to construct large amounts of housing in areas that are well suited for people to walk, bike, and take transit for their daily travel. This project location is ideal for dense housing development. While I wish that the project included substantially more housing units and substantially fewer automobile parking spaces, I believe that this project meets many of the City's goals for housing and sustainability and should be approved.

Please support this project as it comes before your committee or the council.

Thank you,
Kevin Luecke
121 N. Ingersoll St.

--

Kevin Luecke
kluecke1@gmail.com

From: [Gray McCord](#)
To: [Plan Commission Comments](#)
Cc: [Diane Ingulli](#)
Subject: 1601-1617 Sherman Avenue rezoning 3/13/23 meeting
Date: Thursday, March 9, 2023 9:52:34 AM

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

I want to voice my opposition to building 311 apartments in this location. I am a homeowner in Sherman Terrace Condominiums. While building high-density housing is a noble idea, doing so in a location without the infrastructure to support the additional people is folly. Specifically the combination of the additional vehicle traffic on Sherman Avenue resulting from more than 300 new apartments and the fact that bus service at this location is planned to be discontinued will be an absolute nightmare. Sherman Avenue in this area is a 2-lane road that will not be able to handle the additional traffic and parking without impacting the rest of the neighborhood. Regardless of “no-parking” signs, I fully expect that overflow from those apartments will spill into Tenney Park, the locks and neighboring complexes, like Sherman Terrace. Additionally, adding 5-story buildings next to the park and Sherman Terrace will restrict sunlight to neighboring units and having such large buildings in this area totally violate the architecture of the surrounding area.

This proposal must NOT be approved.

Gray McCord
Sherman Terrace Unit 34

Sherman Terrace Neighborhood Association

March 8, 2023

Dear Members of the Plan Commission,

Sherman Terrace is the immediate neighbor of the proposed development at 1617 Sherman Avenue. As a neighborhood association we desire to inform you of our concerns and recommendations regarding that property and the Vermilion proposal.

The members of the Sherman Terrace Neighborhood Association support the City of Madison's interest in developing more housing by infilling. Furthermore, we share the City's interest in greater shared prosperity, building generational wealth, and the development of affordable housing insofar as we, ourselves, represent affordable owner-occupied as well as rental housing. We would heartily endorse a proposal for affordable, owner-occupied housing. The current proposal, however, falls short of the laudable goals and the neighborhood priorities in the 2016 Emerson East-Eken Park-Yahara River Neighborhood Plan. Since that report, many City officials' have repeatedly expressed need for affordable rental properties. With the views of Tenney Park, the Capitol and Lake Mendota being touted, these units will command luxury rates. Rental rates in the area will increase as a result. We would prefer that the City of Madison invest in developing the location so that a socially and economically diverse group of Madisonians can purchase homes in which they can raise families, build equity, and become economically sound while being active members of our community.

This preference registered, we are most concerned about the scale of the proposed development for this neighborhood. The proposal envisions a density that is far greater than anything nearby. Furthermore, it exceeds Medium Residential Density, 16-40 units/acre, that was recommended in the 2016 Emerson East-Eken Park-Yahara River Neighborhood Plan for this property.¹ This Plan was adopted by the City Common Council as a supplement to the City of Madison Comprehensive Plan with the expectation that implementation "will continue to take place over the next 10 to 15 years." Neither of the Conceptual Site plans for this property outlined in this plan exceeded 200 units yet Vermilion's current proposal has 331 units. It also exceeds the recommendation in the 1998 Yahara River Parkway Master Plan. "New residential construction should create housing types and densities that are consistent with the existing housing adjacent to each redevelopment site. Each housing development should have an affordable housing component."

The Yahara River Parkway Plan recommended 16-25 dwelling units/acre with selected areas higher at 26-40 for this site.² The preferred density of 16-40 units/acre in the 2016 plan reflects concords with this earlier recommendation and represents recognition of the larger context. The proposed development is sited on a largely residential two-lane street and is adjacent to Tenney Park. Other developments in the city of this scale are serviced by four and six lane arterial streets. The preferred Medium Density reflects a concern about more traffic on Sherman Avenue

¹ The 2016 Emerson East-Eken Park-Yahara River Neighborhood Plan p 25: "Medium Density is the preferred land use." Medium Density is defined on p. 77

² Yahara River Parkway Plan, 1998, p. 66.

especially the segment that passes through Tenney Park. Furthermore, insofar as grocery stores, pharmacies, coffee shops, restaurants and other services are not within easy walking distance and the Transit Network Redesign cuts back on bus service to Sherman Avenue, residents at 1617 will need to use their cars with great frequency. The increase in traffic compromises both the safety and the recreational value of the park for pedestrians, bicyclists, and users of the boat landing that is immediately across the street from 1617 Sherman.

Therefore, we do not support upzoning to Traditional Residential-Urban 2 and recommend instead Traditional Urban-Varied 2, consistent with the zoning designation for Sherman Terrace with its 217 units on 9 acres and consistent with both scenarios envisioned for the redevelopment of this property in the 2016 Emerson East-Eken Park-Yahara River Neighborhood Plan and the earlier Yahara River Parkway Master Plan.

The proposed project calls for the demolition of Filene House, currently occupied by Care Wisconsin. On January 9, 2023, the Landmarks Commission voted unanimously to recommend to the Common Council that the building be granted landmark status because the building housed the Credit Union National Association during the critical years of 1950-1979. The Common Council did not reject that recommendation but filed it without prejudice. It recognized that CUNA played an important role in burnishing the reputation of Madison both in the United States and the world as was so well articulated by John Rolling in the nomination filed with the Landmarks Commission. We endorse recognition and the preservation and adaptive reuse of this building.

The building's unassuming architecture is not only concordant with the democratic economic values that credit unions represent and advance, it is pleasing to the eye and has become a landmark for the residents of this neighborhood. Thirty-four seven-foot by seven-foot windows reflect the trees and the sky. The lawn and the trees in front of the building form a gateway into Tenney Park in conjunction with Filene Park immediately across Sherman Avenue.

The larger trees on this lot are of great value to us, our neighbors, and visitors to this neighborhood. We fervently hope that they can be preserved. In addition, the woodlot on the property is both a habitat for birds and small mammals and forms a backdrop for Tenney Park. We note that the first site plan option suggested for this property's redevelopment in the 2016 Neighborhood Plan called for the retention and/or modification of this building. We endorse this recommendation because it is far more consistent with the character of this neighborhood than the current proposal.

While the Sherman Terrace Neighborhood Association has appreciated the Vermilion development team's efforts to respond to neighborhood concerns, we encourage further review of all aspects of the plan before deciding on any destruction or development of the property at 1601-1617 Sherman Avenue.

Sincerely,

Larry Nesper
Dan Wiltrout
Monique Isham
Kevin Revolinski
Melissa Coons

Ed Jordan
Crystal Martin
Douglas Buege
Karen Miskimen
Thistle Pettersen

Bronwyn Shiffer
Michael A. Cook
Nick Hanke
Blake Walter
Kathryn Martin

Nina Sparr
Ann Shade
Keely Mruk
Robert Schneiker
Kevin Mullen
Nathan Brelsford
Donna Janquardt
Jerry Pero
Laura Jacoba Epstein
Christine Knecht
Colm & Jane McCarthy
Kristina Klehr
Andrea Olmanson
K. Everett Fischer
Gale and Regina Kirking
Mark Freeman
Jack Symes
Lorraine Rondon
Lee A Sippola
Michael Kuharski
Gillian Shaw
Jaime Hernandez-Mijangos
Vikki Kratz
Nereida Quiñones
Allison Radke

From: Cheryl Elkinton <cheryllanne100@outlook.com>
Sent: Monday, March 6, 2023 4:10 AM
To: Fruhling, William <WFruhling@cityofmadison.com>; hbaily@cityofmadiosn.com;
tylerlark@gmail.com; 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