

PLEASE REVIEW
⇒ RETURN TO STAFF

August 17, 2015

CITY OF MADISON PLANNING DIV
215 MLK JR BLVD
PO BOX 2985
MADISON WI 53701-2985

Planning & Development Staff:

I am writing to express my **OPPOSITION** to the conditional use permit for the **2107-2249 Sherman Avenue Development, i.e. Mckenzie Place, LLC**, as proposed by property owner, **John Fish**.

Our Burrows Park neighborhood is presently zoned for mixed use properties with buildings not to exceed 3 stories and a maximum of 40-feet in height. I would like the zoning to remain as such, with no zoning variance or conditional use permit issued to allow a 5-story/57 ft. high, mixed-use building.

The "Emerson East - Eken Park Neighborhoods Plan" includes our Burrows Park neighborhood. The plan goals are to (1) ensure that rehabilitation and new construction in the neighborhood is consistent with the character and integrity of the neighborhood and (2) retain the architectural scale of the neighborhood to reflect the predominant one to two story height of buildings, with the exception of some areas along East Washington Avenue.

The McKenzie Place proposal with 5 stories does not take that goal into consideration, and it would be the only building of that size along the entire Fordem/Sherman/North Sherman Avenue route.

The idea of having approximately 13,000 square feet of retail space in a small area plagued with traffic problems is impractical. Building farther north towards the Sherman/Fordem/North Sherman intersection will create more problems as visibility for traffic heading North is already limited by Tony's Litho building which is only 2 stories high. Expanding that footprint would block more of the view to safely enter North Sherman. Piles of snow in the winter would make this extremely dangerous, and this is already an accident plagued intersection.

As far as the terrace is concerned, I can't imagine anyone wanting to sit out there on a chair with the traffic, the traffic noise and the traffic exhaust, especially with the city busses idling while waiting to turn North from Sherman Avenue.

Please vote NO and do not allow a development that is out of scope with the neighborhood and the neighborhood development plan. Limit the height of the building to 3 stories and under 40 ft. high as currently zoned.

Thank you.

Superior St.
John Fish

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Thank you.

Scott Capper
ERIE CT.

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Thank you.


Laura Jeske

Superior St. Madison, WI
53704

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Thank you.

Colleen MANN
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SUPERIOR ST.

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Gwen Hardie-Bauer
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Superior St.
Madison WI 53704

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J. Kresling
Superior St
Madison WI 53704

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Thank you.

Michelle Gonzalez
Superior St
Madison WI 53704



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Thank you.

Wm Chark
Eric et

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Thank you.

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Eric

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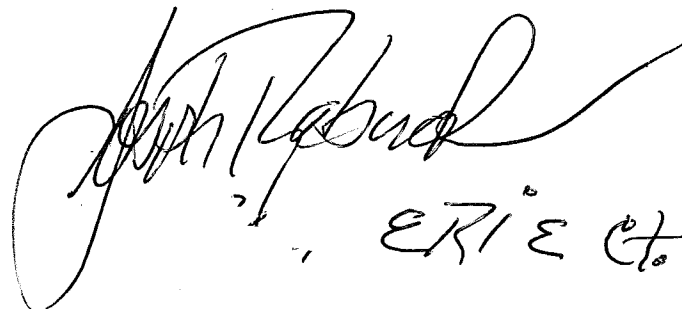
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Don Linday
NORTHFIELD
MADISON, WI 53704

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Nelson Lobos

Superior St.

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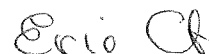
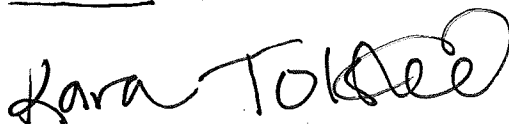
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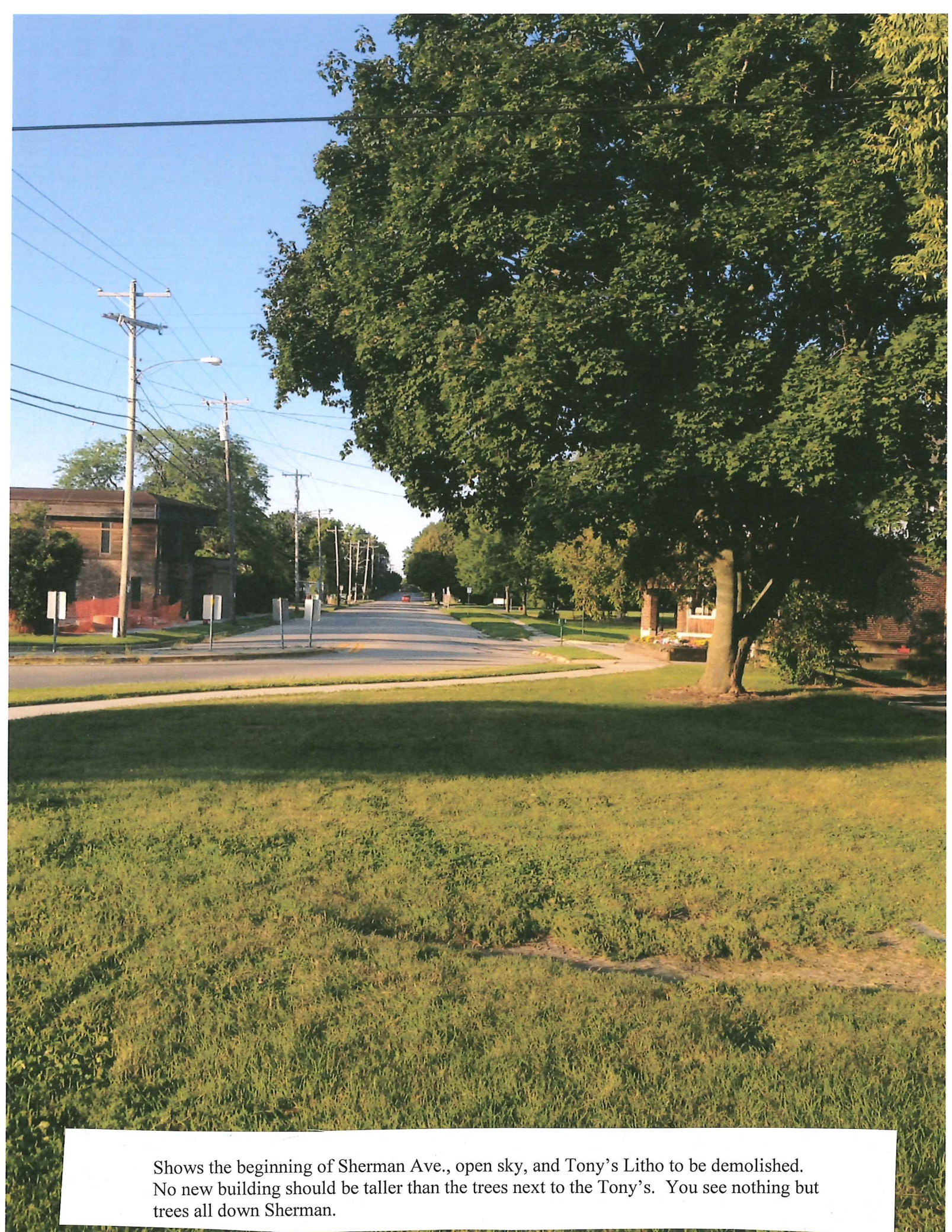


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#28



Taken from the corner of Erie and Fordem/North Sherman (name changes at this corner), showsthe tip of the triangle, open sky, the old clock shop across the street. There is no street parking along this street.



Shows the beginning of Sherman Ave., open sky, and Tony's Litho to be demolished. No new building should be taller than the trees next to the Tony's. You see nothing but trees all down Sherman.

As you walk down Sherman, straight across from the proposed development area, you see the sign of No Parking.





Standing in front of old Fish Insurance building you look straight into Burrows Park.



Walking straight down from Banzo Restaurant to Harbort Dr. you can see the single family homes covered by trees. This is the stretch of road that if there is no street parking available people might have to park. There are only some spaces on Fordem in front of Webcrafters which are always filled and a couple of spots in front of Banzo. It is obvious that this area is not a blighted area—only Fish's buildings.



More of Burrows Park. You can see part of the old shelter on the far right of the photo.



This shows the area of the Native American effigy mound.



This shows the shelter. And right near it, you can see another single family home. These homes surround the park.



This photo is taken from the effigy mound looking at the lake.