

From: [MM Ptackova](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission - August 25, 2025 #89078 #88777
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Re: Items 10 & 11 on tonight's agenda (89078 & 88777):

Although I am generally supportive of sensible housing infill, I have reservations about the planned development at East Washington and Fair Oaks. Therefore, I am **OPPOSED** to this development **AS CURRENTLY PROPOSED**.

My concerns are the following:

Primarily, I am concerned about the increase in traffic in the already-dangerous, high-speed corridor of Fair Oaks Avenue. 177 new units added directly across from the just-built 245-unit Rise development is a traffic nightmare in the making. Until/unless the Madison Police Department starts to **REGULARLY ENFORCE** posted speed limits on Fair Oaks Ave (and East Washington Ave), the exponential increase in traffic will spell disaster for pedestrians, drivers, bicyclists, and homeowners.

Secondarily, I am concerned about the City's lack of planning for Hawthorne School's growth in student numbers that is inevitable when dwelling units in the area increase exponentially. In addition to Rise and the in-progress development at East Washington and Hwy 30 (258 new units), adding 177 units in this proposed development **AND** possibly 70 more new units at the proposed development at Commercial and Burke (70), will result in nearly 1,000 new housing units in this small area in the span of a couple years. Although not all of the units will be occupied by families, it is likely that a fair number of them will. In a meeting organized by Alder Latimer-Burris, a representative from the City scoffed at the idea that the increase in housing units would increase enrollment at Hawthorne School offering as an excuse that, "people aren't having kids anymore," ...!!!! I don't even know what kind of jackassery that is, but it **CERTAINLY** wasn't reassuring or convincing to me and my neighbors. Further, one of the concerns regarding school funding is that by removing current businesses to make way for this building, the City/County /State will be losing property tax revenue which is desperately needed to fund our local school. With a likely increase in enrollment and likely decrease in revenue sources, who will foot the bill for increased staffing at Hawthorne School? Me and my neighbors, likely. Soon enough, homeowners in the neighborhood will be applying to live in the new low-income units, as we'll no longer be able to afford ownership of our humble houses.

Finally, I am concerned about the lack of benefits this development (and others mentioned above) brings to our neighborhood. In higher-income neighborhoods, I've seen new developments that include positive retail spaces--coffee shops, restaurants, specialty shops, etc. This neighborhood desperately needs a nice little, locally-owned coffee shop/cafe (not a Starbucks!)--somewhere neighbors can meet, get to know each other, and build a safe, thriving neighborhood community together.

If this project was downscaled a bit and/or if planned automobile entrances could be moved

from Fair Oaks Ave, if neighbors could see evidence that staffing at Hawthorne Elementary will be scaled up as needed, and if the City and developers can show evidence that this new development will bring some economic/social benefits (coffee shop!!!) to our neighborhood, I will gladly reverse my current OPPOSITION to this project.

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