

From: [Robert Richardson](#)
To: [Plan Commission Comments](#)
Cc: [Alisha Mir-Marwood](#); [Don Beauchamp](#); [Ned Brickman](#); dkasdorf@goodwillscwi.org
Subject: Proposed Conditional Use for 4506-4514 Verona Rd
Date: Monday, May 19, 2025 4:52:44 PM
Attachments: [PastedGraphic-1.png](#)

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Hello,

My name is Bob Richardson, and I am the owner of the building at 4546 Verona Rd. My wife, Jennifer, and I purchased the long-vacant building in May 2022 and remodeled it. We opened for business on August 1, 2022, and currently have 104 antique dealers of all ages who earn supplemental income by selling used vintage and antique items.

The proposed Apartment for 4506-4514 Verona Rd. has raised some concerns that we hope the Plan Commission can address.

Firstly, the proposed number of parking spots included in the project is concerning. With the current scope being proposed, there is only enough parking for 54.8% of the total bedrooms. In fact, there is not enough parking to provide at least a single spot for each unit being proposed.

The location of the building at the intersection of two of the busiest highways in Dane County exacerbates this issue. Public transportation options are limited to a single bus route, requiring residents to cross over to the northeast corner of the interchange to catch a bus to campus, downtown, or the Isthmus.

Hammersley Road was recently reduced in size by 50% and lacks on-street parking, which is the same as the area surrounding the proposed building.

As a small business, we and Nakoma Plaza are responsible for all maintenance and upkeep of the lot, which serves Atomic Antiques, Goodwill, and Planet Fitness. We frequently have Parking Enforcement officers ticket vehicles parking in our lot that are not doing business at any of the three locations. This includes semi-trucks and trailers, campers, construction trailers, and passenger vehicles. Even individuals panhandling at the intersection stoplights park there.

If the structure is completed as proposed, we have serious concerns about the issue of residents and visitors parking in our lot due to the lack of spaces in the current proposal.

Another concern is the management of runoff and its potential impact. Currently, there are concerns about flooding at the University Bookstore warehouse due to runoff from the former Feilers location and the service station. I trust that appropriate measures, such as stormwater mitigation plans, are being implemented to address these issues.

From a quality of life standpoint, the proximity to one of the most congested interchanges in south-central Wisconsin, coupled with the absence of essential neighborhood amenities such as grocery stores and public transportation, raises concerns regarding the suitability of this project for residential living in the proposed location.

Thank you for your time and dedication to the Plan Commission.

Sincerely,
Bob



Bob Richardson

Owner

4546 Verona Rd

☐ 608.345.6423 cell

☐ 608.621.4503 desk

☐ bob@atomicofmadison.com

☐ www.atomicofmadison.com



From: [Ryan Timmel](#)
To: [Plan Commission Comments](#)
Subject: #87879
Date: Monday, May 19, 2025 12:35:10 PM

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To whom it may concern,

I am expressing my strong opposition to file #87879, about developing an apartment building on the Verona Road frontage road. I have several concerns regarding this proposal. Firstly, as an Orchard Hills resident, I know 1st that the existing infrastructure in this area is insufficient to support such a development. There is inadequate access to safe pedestrian areas, and traffic speeds are a significant concern, as many drivers do not adhere to the posted speed limits. Additionally, the lack of sidewalks poses substantial risks for pedestrians. The area also lacks access to public green spaces, such as parks or playgrounds for children, and the proposed site does not seem to have enough space to accommodate these essential features since it is being developed in a commercial zone. This area already faces heavy traffic congestion, and adding 93 new housing units will only exacerbate the situation. As a resident of the Orchard Ridge neighborhood, I witness daily road congestion, especially at the beltline ramps and at key intersections like Raymond Road, the roundabout near Atticus Way accessing Verona Road, and Freeport at Reetz Road

Furthermore, the area experiences significant noise pollution from both the beltline and Verona Road, along with vehicle emissions, which could pose health issues for future residents. I am also concerned that there wouldn't be enough space for trees or sound barriers without obstructing sight lines for drivers on the frontage road, which already sees considerable traffic due to vehicles entering and exiting the parking lots of Home Depot and other nearby businesses. Lastly, I worry that the influx of new residents could strain municipal services, including police, fire departments, trash collection, and water/sewer systems. Thank you for considering my concerns. I urge you to reconsider moving forward with this development proposal.

From: dianelbarrett@tds.net
To: [Plan Commission Comments](#)
Cc: senhesselbein@legis.wisconsin.gov; Rep.subeck@legis.wisconsin.gov
Subject: 4506 Verona Rd development project - Agenda #87879
Date: Monday, May 19, 2025 10:47:41 AM

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I would like to attend the zoom meeting scheduled for tonight, May 19 2025. Please send me the zoom link. I would also like to submit my comments for this project. I do not wish to speak at the meeting tonight but did want to send my comments.

I was to express my opposition to this project. I do not think location is appropriate for a housing complex. I do not think sufficient evaluations have been done regarding increased traffic on the frontage road as well as the noise pollution the residents will need to endure. Verona Rd is a main artery into and out of Madison. The location of this proposed site will have traffic noise all day and night with no sound barriers. I also feel it a horrible idea to place an apartment building basically in a parking lot. Although there are a few grocery stores with a few blocks, they are small and will require residents without transportation to cross over the beltline or Verona roads at an extremely busy intersection. I also am not sure which school district this location would be in but if it is Orchard Ridge Elementary, I do not believe they have bussing. And I believe Toki and Memorial buses pick up on Raymond Rd which is quite a distance. I am also worried about the increased traffic on both Reetz Rd and Hammersley Rd. Reetz Rd has only sidewalks on a short bit of the road and has a lot of people that walk and bike on it.

I know Madison is in need of affordable housing, but I strongly believe this site is not appropriate and this project should not go forward.

Sincerely,
Diane Barrett
Orchard Ridge resident

From: [Sarah Timmel](#)
To: [Plan Commission Comments](#)
Subject: Verona Road residential development project
Date: Monday, May 19, 2025 12:35:14 PM

You don't often get email from sarah.timmel77@gmail.com. [Learn why this is important](#)

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Hello,

I am writing regarding file #87879, the development of an apartment building on the Verona Road frontage road. I am very strongly opposed to this development for several reasons.

There is a significant amount of noise in that area from the beltline and Verona Road, as well as vehicle emissions that may be detrimental to residents living there. I do not believe there would be enough room to place trees or other sound barriers without also blocking sight lines for drivers on the frontage road, which sees a lot of traffic going in and out of the parking lots for the businesses already established in the same area.

Additionally, as this area is already inundated with traffic, adding a residential building will only increase this. As a neighborhood resident, I see daily that there is a large amount of road congestion not only for the beltline ramps but also near frontage road entrance and exit points. Adding a large number of apartments will not only add to the congestion but would also increase the number of cars driving into the residential neighborhoods seeking alternate routes.

I do not believe the infrastructure of this area supports this development. First, there is inadequate access in the area to safe areas for pedestrians. I am concerned about traffic speed, as many in the area do not follow posted speed limits, and the lack of sidewalks in many areas puts pedestrians at risk. Second, there does not seem to be enough parking for the residents, even assuming each unit only has one vehicle, which would strain the public parking areas for the businesses already located there. Third, there is also inadequate access to public green spaces, such as parks or play areas for children, and there does not appear to be enough space to provide that as it will be built in a commercial space.

Furthermore, another concern would be whether municipal services, such as police, firefighters, trash pickup, and water/sewer, would be strained due to the influx of new residents. There could be interruptions or delays to response times as well as potential property tax implications in order to pay for more personnel, vehicles, etc., which could put a strain on homeowners who are already paying for budget shortfalls and other area improvements.

Thank you for considering my concerns.

From: [C.R](#)
To: [Punt, Colin](#); [Plan Commission Comments](#); [Figueroa Cole, Yannette](#)
Subject: Oppose 5 story Apt Building corner of Beltline/Verona Rd
Date: Friday, May 16, 2025 2:55:25 PM

Some people who received this message don't often get email from clroderi@gmail.com. [Learn why this is important](#)

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Hello,

I attended the virtual neighborhood meeting regarding the "affordable" 5-story Apt Bldg proposed for the curve of Beltline/ Verona Rd Frontage Rd, where Nakoma Plaza car repair shop and former restaurant is located 4506, 4514 Verona Rd, but did not comment at that time.

This is NOT a good idea for so many reasons, many brought forth at that meeting. I especially agreed with Mary Mullen and Debbie (?Schmidt)'s comments, as well as the other's who voiced against it. Reasons to avoid this are similar to those put forward when the Verona Road Project was gearing up for phase 1.

What else has been proposed for this site?

I am not aware of any canvassing for suggestions, if that could happen. We used to have a larger grocery store, a Walgreens, St. Vinnies and more Restaurant options, these were great because neighbors would find each other and build community in our interactions. I think something that promotes this kind of activity would be better suited in this space.

Building an apt building would force low income people to accept affordable housing that is located in an unsafe traffic zone and it will negatively impact their health and safety.

There is basically no green space, how are kids supposed to play outside?

There are minimal grocery options and lack of safe walking to the ones that do exist.

The noise and pollution is a huge concern. I recall from the Verona Rd project, that there are valid studies showing how traffic pollution and noise negatively impact health and cause more lung and anxiety problems.

This area is zoned commercial, it makes no sense to put apartments there and make people live essentially in a parking lot.

I am very concerned residents, especially children, would not use the designated walk space and dart out in the verona road traffic to get across Verona Rd vs using the tunnel, this is an accident waiting to happen; also the west walkway that leads under the beltline where cars go right or left on Verona Rd, cars just roll thru there and are busy watching for traffic, not pedestrians.

My neighborhood was not given much time for input on this before the planning commission meeting, so I hope you can still oppose it as it seems very poorly thought out.

Did anyone think about what impact would fall on these residents if the Verona Road Project Phase 3 occurs?

I hope you reconsider and do NOT build apartments in this space.

ALSO they will be TOO TALL for that space and appear out of sync with the rest of the environment.

Thank you for your time and consideration,
Connie Roderick
4313 Crawford Dr
Madison WI 53711

From: [Jo-Ameritech](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 87879 / 4506-4514 Verona Rd
Date: Sunday, May 18, 2025 9:50:26 AM

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I live about 2 blocks away from the intersection of Raymond and Verona Roads. We've lived here for about 40 years. I can tell you with 100% certainty that ever since Verona Road was reconstructed, the traffic noise is UNBEARABLE. It goes on for 24 hours a day all year long — sirens, motorcycles, booming bass cars, racing cars, loud mufflers, and the worst of the worst - engine breaking trucks. We can never have the windows open. Even with the windows closed, the noise has woken me up at night. My point being — you might think it will be ok to build an apartment building next to Verona Road, and I'm sure you will find 92 families to occupy the apartments, but I GUARANTEE YOU that you are going to have 92 apartments filled with VERY PISSED OFF PEOPLE.

From: [Kathryn Haas](#)
To: [Plan Commission Comments](#)
Subject: Verona Rd. Apartments #87879
Date: Sunday, May 18, 2025 9:57:35 AM
Attachments: [ce2dd33a-7a28-11ed-bbcf-032e1181320a.png](#)

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Reading this mornings State Journals (Sunday) opinion page sums up my exact feelings about the proposed apartment complex on Vernona Rd. in front of Home Depot.

Living a few blocks from that exact area has increased our noise levels so much that we can no longer leave windows open at night and even are woken up by the traffic on Verona Rd. with the windows shut.

This is certainly not a place to put any type of housing.

Please read the attached opinion piece “Proposed Development Not Fit For Families”

They could not have said it better.

Kathryn Haas
4926 Paul Ave.
Madison

WISCONSIN STATE  JOURNAL

Madison ignores its current residents to focus on
future ones | John Fons
[madison.com](#)

From: [Valerie Schend](#)
To: [Plan Commission Comments](#)
Subject: Verona Road Development
Date: Sunday, May 18, 2025 5:02:22 PM

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For public information purposes:

Earlier this year out City Council had the option for a far more suitable site for income-assisted housing.

Madison Ice was in default for a \$1.6 million dollar loan. At that point the city could have taken recreational properties over and repurposed the land. Instead, it is likely there will eventually be a transfer of the loan to a forgivable loan. This would have been a safer and healthier site for housing compared to the current proposed site.

The Verona Road - Beltline intersection has both noise, safety and air quality issues as well as limited access to green space.

Since the city was already working with Lincoln Ave developers, and there were many comments from citizens suggesting using the area for housing, I am not sure why this was not then considered an option.

Val Schend
4913 Paul Ave
Madison
608-274-3785

"When inspiration calls, listen carefully. wi

From: [Valerie Schend](#)
To: [Plan Commission Comments](#)
Subject: Verona Road Development
Date: Sunday, May 18, 2025 8:32:12 PM
Attachments: [ORNA Verona Road Traffic Study Petition.pdf](#)

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We the undersigned hereby request a traffic study to be completed on Verona Frontage Road, Service Road, Hammersley Road and Reetz Road before approval is granted for the 4514 & 4506 Verona Road development.

Val Schend
Orchard Ridge Neighborhood Association - Secretary
4913 Paul Ave
608-274-3785

"When inspiration calls, listen carefully."

Timestamp	Name	Address	I hereby request a traffic study to be completed on	Electronic Signature
5/15/2025 8:15:30	Guy Plunkett III	1613 Gilbert Rd, Madisor	YES	Guy Plunkett III
5/15/2025 8:18:17	Sean Mortenson	5401 Whitcomb Dr	YES	Sean Mortenson
5/15/2025 8:20:45	Julie Freyholt	1917 Reetz Rd	YES	Julie Freyholt
5/15/2025 8:22:44	Mary Brand	4902 Paul Ave	YES	Mary Beand
5/15/2025 9:01:16	Brent Midelfort	5310 Hammersley Road	YES	Brent Midelfort
5/15/2025 9:15:36	Keith Anderson	1111 Woodland Way	YES	Keith P. Anderson
5/15/2025 9:28:16	Frances Ginocchio	5601 Barton Road	YES	Frances Ginocchio
5/15/2025 9:28:27	Jan Ogden	5221 Hammersley Road,	YES	Jan Ogden
5/15/2025 9:40:22	Tammy Fox	5122 Raymond Rd, Madi	YES	Tammy Fox
5/15/2025 9:40:58	Lori Conner	4930 Paul Avenue	YES	Lori Conner
5/15/2025 9:54:38	Frederick Ginocchio	5601 Barton Rd	YES	Frederick Ginocchio
5/15/2025 10:56:33	Nora Cops	41 Black oak Circle Madi	YES	Nora Cops
5/15/2025 12:51:05	Virginia Ann Homb	5 Courtland Circle	YES	Virginia Ann Homb
5/15/2025 13:14:15	Karen and Gordy Barthol	1501 Lewon Drive, Madis	YES	Karen and Gordy Barthol
5/15/2025 15:08:42	Jamie Rayshel	7 Courtland Cir	YES	Jamie Rayshel
5/15/2025 15:08:54	Kathryn Haas	4926 Paul Ave.	YES	Kathryn Haas
5/15/2025 15:09:38	Karen Rayshel	7 Courtland Cir	YES	Karen Rayshel
5/15/2025 15:43:55	shirley bremer	9 Flad Circle	YES	shirley bremer
5/15/2025 15:47:33	Valerie Schend	4913 Paul Ave Madison \	YES	Valerie Schend
5/15/2025 15:56:35	Diane Harrington	5210 Whitcomb Drive, M	YES	Diane B Harrington
5/15/2025 16:04:55	Peg Breuer Beckman anc	1213 Loruth Terr, Madisc	YES	Peg Breuer Beckman and

Timestamp	Name	Address	I hereby request a traffic study to be completed on	Electronic Signature
5/15/2025 16:24:13	sarah johnston-rodriguez	3 Fraust Circle	YES	sarah johnston-rodriguez
5/15/2025 16:41:38	Eileen Regan	1205 Loruth Terrace	YES	Eileen Regan
5/15/2025 21:14:45	Terrell Smith	1725 Wicklow Way, Madi	YES	Terrell Smith
5/16/2025 7:02:55	Mary E Kleppe	1722 Wicklow Way	YES	Mary E Kleppe
5/16/2025 8:37:54	Brian Hanneman	4901 Altem Cir	YES	Brian Hanneman
5/16/2025 14:03:46	Jacob Hale	5301 Tolman Terr, Madis	YES	Jacob Hale
5/18/2025 12:20:10	Chris McCoy	5209 Barton Rd Madison	YES	Chris McCoy
5/18/2025 12:23:51	James J McCoy	5209 Barton Road, Madi	YES	James J McCoy

From: [Lori Conner](#)
To: [Plan Commission Comments](#)
Cc: [Lori Conner](#)
Subject: Written public comment for Public Hearing on Redevelopment Proposal for 4506-4514 Verona Road File number 87879
Date: Sunday, May 18, 2025 3:30:24 PM

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

I am registering my disapproval for the proposed apartment building in the heart of a very dense Commercial zone in my Orchard Ridge neighborhood, for which the developer is applying for a variance to accommodate Housing.

I hope that every individual who will be voting on rezoning will visit the proposed redevelopment site to see for yourself how inappropriate it is for residential use.

The location is at the city's largest traffic exchange where 180,000 vehicles pass through 24/7 including speeders, loud motorcycles and automobiles, and many semis with air brakes. Very inhospitable decibel-wise, as well as air-quality wise, especially for residents that are developing children, elderly, and pregnant women. There is much research available on how these things are a danger to those people.

The developer points to an occupied apartment building called The Derby it built just across the belt linen from this proposed location, which received 18 police calls in March, and 20 police calls in April (per Madison Police).

The egress/ingress is on a blind corner and dangerous for anyone in a vehicle, let alone children or elderly. The entire location is actually inhospitable.

The city seems to think that being on a bus line and near the bike path makes the site "accessible" and "pedestrian friendly." In reality there are multiple un-homed people sleeping in the pedestrian tunnel literally across the street, a lack of sidewalks on two sides, and extremely high traffic and noise volume. Wishful thinking does not make this area pedestrian-friendly.

There is only a small outdoor area in the proposal. There is NO green space near the area, unless you call three-foot by 10-foot patches surrounded by heavy traffic green space. No trees, just parking and asphalt.

The building as proposed has fewer parking stalls than it does apartments, and some of the apartments have three bedrooms. In an already-congested area — where will these additional vehicles and visitors be able to park?

The developer is requesting a rezoning variance for residential or mixed-use, yet there is only one very small (300+ sq. ft.) area of "commercial" space on the drawings.

This project (pardon the pun) reminds one of the failed circa-1960s/1970s inner city projects. This is Madison, Wisconsin — let's show our strength, compassion and pride and build affordable housing that is actually healthy, sustainable and suitable. The location for this building is sure to be a pressure cooker for any resident within, and I for one am not proud of our city for entertaining this project in this location. Just because a developer comes along with affordable housing funding does not mean it's in the city's residents' best interest.

Again, I hope that you will visit this proposed redevelopment site before voting on rezoning to see how inappropriate it is for residential use. You will see the lack of amenities, walkability, and the safety risks of dense traffic, low walkability and poor accessibility to kinder walking spaces, high-decibel traffic noise, and poor air quality.

I also hope you will each watch the May 8th Zoom neighborhood meeting with eye-opening comments made by qualified and well-educated individuals. (These are the people who made their comments within the two-hour meeting time limit of the neighborhood meeting format.) Every speaker voiced multiple serious concerns with this project with one exception: the owner of one of the sites to be demolished, who has signed a purchase contract with the developer. Thank you Alder Figueroa for coordinating that Neighborhood Meeting.

Thank you,
Lori Conner

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Cc: [Martinez-Rutherford, Dina Nina](#)
Subject: Yes to more affordable housing (87879)
Date: Sunday, May 18, 2025 10:38:54 PM

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Dear Plan Commission,

This site has a lot going for it. There is a safe crossing of Verona Rd, and two safe crossings of the Beltline in easy reach, and a bike path down Hammersley. It has access to bus routes H and D2. There are lots of commercial amenities nearby.

Plus, housing that we don't allow on infill sites like this will instead end up on farmland, in auto-oriented and hard-to-service locations like Bear Claw Way (approved at the last meeting), or outside city limits entirely.

The staff report presents these as the reasons that standards of approval that are in doubt:

1. Alignment of the project with the city's plans

Creation of much-needed housing, particularly affordable housing, is very much in line with the city's plans, and there are other examples where this has been done in areas previously zoned as commercial or industrial.

The contraindicating plans are ancient neighborhood plans, from the Bush I and Bush II administrations. They are not particularly relevant to today, and we should not expect the applicant to put their project on hold until the current Southwest Area Plan is completed. And I encourage you to ask planning staff about what members of the public recommended for this area, on the commenting map.

I especially want to repudiate the assertion that the site of a failed auto services business needs to be preserved as the site for future auto-oriented businesses. We need to be prioritizing sustainable transport. And we need to be un-segregating commercial and residential uses. This project could be workforce housing for the very people who work in the nearby businesses.

2. Lack of parks / cost of parks

The nearest park, Britta Park, is mainly just an open space. The next nearest, De Volis, is much the same. But these are already the closest park for many people today. Why was the lack of amenities at these parks not a problem before? Why have these people been deprioritized? It seems like the basic nature of these parks is being used not only to discriminate against these existing residents, but now also to exclude additional future residents from the area.

This is a nonsense argument anyway, because Madison already has a requirement for the developer to pay into the parks system, so that the parks system can then address these gap areas.

(There are other parks nearby, by the way, such as Zook Park to the north.)

3. Demands on police services

The staff report notes that MPD would expect an increased call volume because of the additional residents. So what? Yes, there's some expected call volume associated with human beings, and perhaps if Madison would just kindly empty out of human beings, the call volume would go to zero, but we cannot accept that as a reason to stop creating much-needed housing.

4. Proximity of highways / pollution

I too (like others who have written in) am sitting in a single-unit house, a quarter mile from a highway. I hear that highway all the time, and if I were relocating, somewhere closer to a highway would be pretty far down my list of options. But I'm saying this from a place of privilege. A situation where I could decide to relocate, or not to. A situation where I might have options to pick from, if I did.

Where were these "concerns" when we approved The Canyons? Or the shelter off 51? (Which one, you might wonder...) Town Center Condos? I could go on.

How can you identify these problems of the status quo, and then advocate in favor of that status quo--for keeping this site an auto-oriented commercial use? It's utterly insincere! It's pure concern-trolling.

The city needs to get serious about preventing WisDOT's future Beltline expansions, and in the longer term, freeways like it need to be capped in urban areas--or downgraded to stoplight-controlled boulevards. Besides, projects around the world--Paris, Seoul, etc.--have shown that you really can just tear down a freeway without replacement, and make your city better in the process. Our neighbors in Milwaukee are on this path already, with the 794.

If the city doesn't want residential development in areas of air and/or noise pollution, then we need to set some measurable standards. Not this arbitrary case-by-case "vibes-based" thing we're doing here. This is just going to get the city sued, and rightfully so.

Summary recommendation

For the reasons above, I believe that the Commission can find the standards of approval met, and I encourage you to approve this project accordingly.

My wish for this project would be more ground-floor commercial space. 324 sq ft seems rather small. If there were wrap-around commercial spaces, this building could connect better with the properties around it, and become a template for further redevelopment of the adjacent parking lots.

However, regardless of the immediate outcome, I hope that this property can be put to some more intensive, beneficial use, whatever that might be.

Thank you,

Nick Davies
3717 Richard St

From: [Lisa Wing](#)
To: [Plan Commission Comments](#)
Subject: Proposed 5 story apartment at Verona rd/Beltline
Date: Monday, May 19, 2025 9:13:07 AM

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I am strongly opposed to using this site for the proposed purpose. This is a horrible location to force people, who have few choices, to live. It's very congested. The traffic that passes through this larger intersection of Verona and Beltline creates its own problems of both noise and emissions pollution. The smaller frontage rd is already very busy and adding a 93 unit apt complex with further add to that traffic issue.

How is building an apt in virtually a parking lot of a very busy strip mall, humane in any way? There is no green space. No place for kids to play. An incredibly dangerous intersection to cross. The tunnel is not user friendly. I live on Hammersley Rd and I bike and walk the area. I have never felt safe using the tunnel as there are frequently people sleeping there.

Only an out of town developer looking to make money off the Mayors desire to meet her damn numbers goal of affordable housing units would propose to build here. No reputable developer would see this as a viable option. Just because the mayor has campaign promises to fulfill doesn't mean we should keep throwing up these buildings in these completely undesirable locations. Listen to the residents. Listen to the Police and Fire Departments who have already said they do not have the personnel to handle more of these buildings which, due to very poor management and oversight, have their own set of problems which then fall on the shoulders of these services to respond to. It's a disservice to the residents in the building, the users of the surrounding businesses and the residents of the surrounding community.

Lisa Wing
Sent from my iPhone

From: [Jason Fowler](#)
To: [Plan Commission Comments](#)
Subject: Cond Use - 4506-4514 Verona Rd 87879
Date: Monday, May 19, 2025 9:13:04 AM

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Hello-

My name is Jason Fowler, I reside on Hammersley Rd in the Orchard Ridge neighborhood. I would like to submit public comments for the May 19th Plan Commission meeting in regards to the potential redevelopment of 4506-4514 Verona Rd.

Back in February of 2024 the Community Development Division Director, Jim O'Keefe, stated that the city was not encouraging any 100% affordable housing projects. Due to Tree Lane and Rethke.

While affordable housing is a real problem, don't we need to slow down to see if the developments were are allowing to be built are working for the city?

The Derby is a great example of what Lincoln Avenue Communities is proposing to this site. The Derby is located at 4685 Atticus Way and has been open for a few months. In March there were 19 calls for police assistance, and there were 17 calls in April. If this new building experiences similar calls, we will see the police resources stretched ever more than they already are.

We consistently see individuals cross Verona Rd midblock. There is a perception that the underpass is not safe. We have seen the unhoused sleeping in there from time to time. Having security cameras that are not monitored does not improve safety.

There are 93 units, but those 93 units consist of 166 bedrooms. For those that won't be commuting on foot, the proposed driveway right in the center of the curve, it is not an ideal spot for that amount of traffic.

At the very least a new traffic study needs to be done. The city is using numbers from a 2019 traffic study.

With having 2- and 3-bedroom units we must anticipate that there will be more families living in the building. There is no greenspace for children to play and the only walkable park with any improvements is a 15 min walk.

This isn't a case of NIMBY, this has to do with putting vulnerable people in a dangerous and unhealthy location. For this reason, I oppose this development.

Thank you,

Jason Fowler