

From: [Chris McCoy](#)
To: [Plan Commission Comments](#)
Subject: Fwd: Grocery Pix
Date: Friday, June 6, 2025 1:10:21 PM

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I am aware that some people are concerned about the traffic implications of this project, and there are many; I am focused on the human implications for those who may be stuck living in this project: First, noise pollution (I live a half mile from the Beltline, and sometimes, I need to close *my* windows). Second, air pollution, obviously a health concern. Finally, the difficulty of crossing the streets due to the roundabout.

There is no realistic green space or play space for children. It is not safe for them to play in a parking lot, and no matter what the advocates say, that is where they are going to end up.

Finally, the food shopping is limited. During the neighborhood meeting on this project, citizens described the limited food shopping in this area. Those seeking the project's approval suggested that project residents could shop at Luna or Santa Maria. I went to review these for myself. The staff at both stores were very, very nice. That said, although Santa Maria is bigger, both stores have limited offerings. Both are focused on the Latino market, and label many of their products in Spanish. This might well present difficulties for residents with other ethnic tastes. Prices were relatively higher than one would find in the larger Madison groceries. As an example (pictures attached), one avocado at Luna's was \$3.89. At Woodman's, an organic avocado is 79 cents and a Hass avocado is 89 cents. Price differences of these amounts could clearly be a challenge for those residents on tight budgets.

No one would live in this proposed development unless they had to.

Chris McCoy, 5209 Barton Road, Madison, WI 53711

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

From: **Chris McCoy** <cmadmccoy@gmail.com>
Date: Fri, Jun 6, 2025 at 12:47 PM
Subject: Grocery Pix
To: Chris McCoy <cmadmccoy@gmail.com>

.89

HASS AVOCADOS

EACH

WEEKLY SPECIAL

1.99

1.99

4.99 5.99

4.99 4.49

5.99 4.99

8.99



.79

**ORGANIC
AVOCADOS**



1 94987 10000000

EACH

**WICOMM'S
LOW PRICES**
EVERY DAY EVERY PRICE



AGUACATE
avocado

Don's Groceries
FRESH PRODUCE



From: [Jeremy Cesarec](#)
To: [Plan Commission Comments](#); [Mayer, Davy](#)
Subject: Support for Verona Road Project (Legistar 87879)
Date: Friday, June 6, 2025 9:05:29 AM

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

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Hello,

I am a District 6 resident / home owner who supports increasing the housing stock in Madison.

I support the conditional use request for Verona Road Project ([Legistar 87879](#)) as I believe that while it may not be a perfect location for a new affordable housing project, it would be a wasted opportunity to not allow for much-needed affordable housing to be built in Madison.

I urge you to support this endeavor.

Be well,
Jeremy Cesarec
408 Sidney St, Madison, WI 53703