

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: District 10: 4506 Verona Road-Development Proposal - Meeting
Date: Monday, April 28, 2025 8:19:19 AM
Attachments: [image.png](#)

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From: Sonia Dubielzig Haeckel <sdubielzig@gmail.com>
Date: April 25, 2025 at 5:50:31 PM CDT
To: "Figueroa Cole, Yannette" <district10@cityofmadison.com>
Subject: Re: District 10: 4506 Verona Road-Development Proposal - Meeting

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Hello alder!

I can't figure out who to email with questions, but here are my concerns. Please forward on to the plan commission regarding 4506 Verona Road:

1) I wish the City had a plan for the redevelopment of the whole Home Depot area and outlots including the Nakoma Auto. The area has been significantly impacted by the design of the USH 151/Beltline interchange. I was hoping that the Southwest Area Plan would result in a conceptual map of the area that would reroute the frontage road **through** the Home Depot parking lot, resulting in a more walkable, connected area. The City of Madison could then give up the land along the frontage road to any developers.

Here's a rough sketch of what I'm trying to say (red lines are roads, and orange lines reflect what the future parcels could be)

I worry that approving the development as proposed would start a chain of redevelopment that would prevent his area from being re-developed in this way.



Perhaps this should also get forwarded onto the Southwest Area Plan team. In one of the planning meetings last fall, I did comment on the need for special attention on addressing parcel configuration in this whole interchange area, due to the way it has been drastically altered over the years by WisDOT highway expansion projects. When I asked this, Ms. Puerta said that the scope of the Southwest Area Plan would not include any conceptual designs for the area. I'd like to reiterate that request again.

2) If this development is approved, please provide sidewalk connections from the to subway/home depot/goodwill.

3) Unrelated to this development: Kudos to the Madison staff for making sure that Atticus Way will connect to Red Arrow Trail. I really appreciate the responsiveness and thoughtfulness of the City staff, and it's just fantastic for the Allied Dunn's Marsh neighborhood that we now have that additional connection.

Sonia Haeckel