

From: [ML](#)
To: [Plan Commission Comments](#)
Subject: Planning commission - 91459
Date: Monday, March 16, 2026 11:04:33 AM
Attachments: [image.png](#)
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Once demolition is approved, the consequences to this community cannot be undone. Please give the school — and these children — the time and protection they deserve.

Madison needs housing. But good planning should never place years of demolition and construction so closely to a preschool and its playground. Development can happen here — but it must be designed so it does not harm the youngest members of our community.

A six-story, 200-unit building with a multi-year construction timeline located roughly 50 feet from the preschool playground and surrounding it by two sides **raises serious compatibility concerns.** This is a **sensitive land use that requires additional protection** in planning decisions.

This preschool has a 60+ year legacy and has invested in this location for over 30+ years. It is the only American Montessori Society–verified school in the Madison area, and one of only 3 in Wisconsin. See picture 1 below representing this special community school.

I do *not* see how the commission can make the required finding that this proposal will not negatively affect the use, enjoyment, or value of the adjacent property — in this case, a preschool serving children ages two to six. **There is clear incompatible adjacent use involving a sensitive population,** including:

- Proximity of demolition and construction to the playground
- Incompatibility of childcare with ongoing construction activity
- A 200-unit residential building surrounding a non-affiliated school
- Balconies overlooking children’s outdoor play areas
- Noise and air quality impacts during and after construction

After thoughtful consideration, I propose that the developers **volunteer to withdraw** the project after community feedback or that it be **rejected outright by the planning commission** after community feedback.

At minimum, I urge the commission for a **referral** of this proposal back to staff and the developer to redesign the project so it is compatible with the preschool use on the site.

Criteria for redesign:

- Redesign maintaining the original footprint of the buildings, including adjustments to height and scale. Limit of a maximum 5 stories, not to exceed the height of the neighboring apartment complex Urbana. Increased setbacks starting at the 3rd floor. See picture 2.
- For Building A on Medical Circle, a design that revitalizes the Marshall Erdman building and respects the character of Medical Circle. Also consider re-use of building including consultation with historical society, and architects and developers familiar with mid century buildings and Marshall Erdman. **The history of Madison matters.** See picture 3 below.
- A realistic construction timeline with clear start date, duration, and workable construction hours aligned with preschool operations. **July or August 2026 is not a realistic option with a neighboring preschool.**
- A demolition dust mitigation plan
- Construction hour limits to minimize disruption
- Air quality monitoring throughout construction
- Playground protection barriers and other safety mitigation measures

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Please give this school — and these children — the time and protection they deserve.

Picture 1:



Picture 2:

Red box is from the developer on the original proposal. Redesign plan should keep Building A on original footprint and Building B on original footprint. MCH is circled in green.





Picture 3: Picture of a proposed development rendering shared by another MCH family member that mirrors the likeness of Medical Circle buildings and famed architect Marshall Erdman



From: [Lisa K](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission March 16 comment
Date: Sunday, March 15, 2026 3:41:14 PM

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Hello,

I oppose agenda item 10 and 11 on the March 16 meeting.

My son attends Montessori Children's House. The Odana Rd building is a six story building that is proposed to be built too close to the school playground. The proximity combined with height creates fundamental safety and privacy problems that cannot be solved by simply moving balconies, making berms, or planting trees. Montessori Children's House has been the best childcare center and preschool/kindergarten in Madison for over 60 years. Please do not compromise the future of this community gem by allowing another boring apartment building to be built too close to this school.

- The building's height combined with its closeness means windows—not just balconies—will have direct sightlines into our playground where young children should play freely and safely. This is inappropriate and presents a liability and danger in its placement next to an early childhood setting.
- The existing neighboring apartment complex behind our school (on Odana Rd) is set back further from the playground. The proposed new building should match that existing setback standard.
- Direct visual access from residential units into our playground compromises the safe, protected environment families trust us to provide for children ages 18 months to 6 years.

Thank you for wisely planning the future of our city.

Lisa Kissing Kucek