

From: [Todd Streicher](#)
To: [Rylee Wedekind](#); [Plan Commission Comments](#)
Cc: [Rylee Wedekind](#); [Scott Singer](#); [Eric Mansfield](#)
Subject: Re: April 7 Planning Commission Agenda Item #87471
Date: Monday, April 7, 2025 2:52:16 PM
Attachments: [image001.png](#)
[image002\[32\].png](#)
[image003\[36\].png](#)
[image004\[68\].png](#)

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Dear Madison Planning Commission,

I share Rylee Wedekind's concerns and interest in understanding the impact of this development plan.

In addition, I question how this plan helps the economic development of the area and adjacent communities and fits with vision of the Oscar Mayer Special Area Plan.

Regards,



Todd Streicher
President



A Service-Disabled Veteran-Owned Small Business

Office: 608-512-1010

Mobile: 608-577-5722

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From: Rylee Wedekind <rwedekind@gmail.com>

Date: Monday, April 7, 2025 at 9:21 AM

To: pccomments@cityofmadison.com <pccomments@cityofmadison.com>

Cc: Todd Streicher <tstreicher@cybernines.com>, Rylee Wedekind <rwedekind@cybernines.com>, Scott Singer <ssinger@cybernines.com>, Eric Mansfield <emansfield@cybernines.com>

Subject: April 7 Planning Commission Agenda Item #87471

Dear Members of the Planning Commission,

I am writing as a next door property owner(2200 Pennsylvania Ave and one of four owners as CC'ed to this email) to share my concerns regarding the proposed private parking lot currently under review for a conditional use permit at 2230 Pennsylvania Avenue.

While I support thoughtful commercial development in our area, I believe the scale and impact of this particular proposal warrant close scrutiny. Specifically, I have concerns in the following areas:

1. **Access and Egress:** I would like to better understand how traffic and buses will enter and exit the lot, particularly whether there are plans for turn lanes, signage, or other controls to ensure safety and avoid backups into the street. This section of Pennsylvania Avenue is currently one-way, which means any vehicles wishing to head north would first need to exit the lot heading south before making a U-turn at the next available intersection. This configuration may contribute to traffic circulation challenges and should be carefully considered in the planning process. Similarly, traffic coming from the south will have similar access issues.
2. **Stormwater and Flooding Concerns:** While I understand that a water mitigation plan may be in place, I remain very concerned about the potential for stormwater runoff onto my property. This part of the neighborhood is consistently the first to flood during heavy rains, and adding a large expanse of asphalt will only increase impervious surface area. I respectfully request that the city require robust, well-engineered containment systems to ensure no water flows onto adjacent properties—particularly those like mine that are already vulnerable.
3. **Use of Existing Infrastructure:** Just a few blocks away, there is an existing vacant lot with hundreds of parking spaces at the old Oscar's Mayers Plant. Before new development moves forward, I encourage the Commission to consider whether this underutilized space could serve the same purpose—possibly as a Park-and-Ride—without the need for additional paving and associated impacts.
4. **Partnership with UW:** If this parking lot is intended for private use in partnership with the University of Wisconsin, are there any contracts or long-term guarantees in place to ensure that use? What happens if UW decides to pursue other parking or transportation options? Without clarity on this point, it's unclear whether this private lot would become a public lot, sit unused, or be repurposed in a way that creates additional impacts on the neighborhood.

I appreciate your attention to these concerns and ask that they be considered before any decision is made on the permit. Transparency around the traffic and stormwater plans would go a long way in reassuring neighbors like me that the development won't negatively affect nearby properties. I want to emphasize that I support growth and progress in our neighborhood when it's done with transparency, forethought, and

respect for existing residents and infrastructure.

Thank you for your time and service.

Sincerely,

Rylee Wedekind

Member of the HoneyComb HideOut LLC
[2200 Pennsylvania Avenue](#)
[Madison, WI 53704](#)

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