

From: [Phyllis Micke](#)
To: [Plan Commission Comments](#)
Subject: October 20, 2025 meeting comments
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We would like to express our opposition to the construction of the five-story mixed use building on 3222-3228 E. Washinton Avenue and 3229 Ridgeway Avenue due to the impact it will have on the traffic flow in this compact housing area with narrow unimproved streets. The large project nearing completion and slated for occupancy in May of 2026 (Aberg and E. Washington Avenue) and the change in not allowing outbound traffic on E. Washinton Avenue to turn left onto Melvin Court is already having a negative impact on the neighborhood. There is limited access to the site and few alternatives for traffic flow to the area. There is also traffic congestion in traffic entering E. Washington Avenue toward downtown at this intersection. To add the 91 unit building to the mix a block of way is a head shaker. This does not even to begin the address the issues with lack of on-street parking space.

We have been told the proposed development across from The Rise on E. Washington Avenue is also in the works. There is already a traffic backup in this area due to traffic entering and leaving the Madison College campus.

If only one of these projects goes forward however, please let it be the one across from The Rise, since there is already infrastructure (curb, gutter, sidewalks) in place and wider streets for traffic flow.

We have also heard a rumor that the 91 unit under your consideration might be for senior housing and that would be a better final option if that site does go through in our opinion.

Respectfully concerned long-time residents,

Martin and Phyllis Micke
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