

From: [Nicholas Davies](#)
To: [Urban Design Comments](#)
Subject: Yes to Odana / Medical Cir (89886)
Date: Sunday, March 1, 2026 12:31:38 AM

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Dear UDC,

This project has already gone through a long and involved process, and I'm eager to see this additional housing actually get created, in an area with walkable groceries, fitness, childcare, transit, and more.

The idea that an apartment building shouldn't be allowed within sight of a playground is ridiculous. Many apartment buildings include playgrounds on site! Besides, the plans show the entire parking lot between the Montessori building and the apartment building--not looming directly over it.

Regarding traffic/parking concerns, I don't see how you can have it both ways. The less parking is included, the less traffic in and out of the site. If anything, I wish less of the site were devoted to parking. And if the parking lane didn't connect through to both streets, it would be a much calmer, safer environment for pedestrians and families.

But those are topics for Plan Commission. The buildings look fine. They look good. Let's keep this moving along, shall we?

Thank you,

Nick Davies
3717 Richard St

From: whitmusfamily@tds.net
To: [Urban Design Comments](#)
Subject: 5555 Odana Road Apartment Complex Project Comments - File #89886
Date: Sunday, March 1, 2026 7:06:21 PM

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Greetings: Thank you for this opportunity to offer thoughts for your consideration with File #89886, 5555 Odana Road, Apartment Complex project. I am a member of Supreme Health Club (28 years). This business has been a key part of west Madison and is one of the very last surviving vibrant racquetball-focused health clubs in the city. The nearest health club with a similar level of racquetball programming is Prairie Athletic in Sun Prairie. My comments today will be less about Supreme and more about key points I ask for your serious consideration pertinent to this development project. These points relate to the project's proximity to very young children, shared or general parking spaces, and Odana Road/Whitney Way expected traffic volume jumps and related management.

Proximity to Young Children: The proposed project will be located adjacent to West Side Swim which is very active during the summer months and can very routinely have young children in the area (loading, unloading, finding parent's cars, running around playing, etc.). There is also a Montessori School just south of Supreme that similarly adds young children to the neighborhood. Lastly, YMCA is also in pretty close proximity just to the south of this proposed development. All three of these organizations can have and attract young kids at their facilities. Please carefully consider how traffic volume and patterns, plus quality of tenants in this densely populated proposed apartment structures might have for creating new or amplifying risks for these young lives. How is the developer and property management company (assumed) going to monitor and guarantee quality of tenants so as not to house tenants that pose a potential danger to these young people? How will traffic be sufficiently managed to minimize vehicle vs. pedestrian accidents? Will patrons to these businesses have access to sufficient parking spots?

General Parking Spaces: A few years ago, a new apartment complex was approved and built on space west of Supreme that prior hosted a drive-up bank branch. I have witnessed with the arrival of this one apartment building, the surface lot at the complex can be filled with vehicles and then there is overflow of vehicles utilizing the Supreme parking lot immediately south of this apartment complex. I have witnessed tenants speeding through the Supreme parking lot to get to these spots. There is also routinely a couple of business (vent cleaning) trucks/vans using this space for parking. I mention this consideration from the point that any planned common or generally available parking spots noted by this project should be discounted to a fraction of what's being stated as available. Anticipated parking pressure may come to the area from tenants either not paying for underground parking (if required), having visitors or guests (short or long-term visits), or having multiple tenants in a single apartment (shared living arrangement). These factors, potentially in any combination, can eat up any "common"

or “available” surface lot spaces. The end result will likely be the creation of a parking spaces crunch for adjacent businesses and West Side Swim. Lastly, the elevated traffic these two apartment buildings will create, likely will impact the overall area and create a concern for young people darting around the parking lot.

Odana Road/Whitney Way Traffic: Over the years, I have personally witnessed an increase of traffic and near collisions while trying to access Supreme from Odana Road. This danger was boasted with the City of Madison dropping a four-lane roadway on Odana to two lanes (adding a center left turn lane). Plus, there has been extensive commercial development in the Science Drive area and other spaces north of Supreme between Odana and Mineral Point roads. Traffic engineers are well aware of close head-on collisions that nearly happened to me over the years (I reported and they monitored with traffic cameras). Please seriously investigate and consider what affect these two new apartment buildings will have on traffic in this area of town. With continued dense growth in this area, I seriously doubt it is going to get any better. Will the proposed roadway/access between Odana and Medical Circle through this project be a diversion for traffic to get around traffic back-ups in the area? How might this put all the young people in the area at risk, particularly during the summer months? What is currently a very busy corridor, subject to back-ups, impatient drivers, and near traffic wreck misses, there should be a very clear understanding how the City of Madison is going to safely and prudently handle the anticipated influx of traffic generated by this project so traffic can safely flow and keep folks moving along their way through the Odana and Whitney way corridor.

Thank you in advance for taking time to read and consider these comments. In some way, maybe they will help to elevate the quality and completeness of the assessment and evaluation needed with this project.

Respectfully,

Wade W. Whitmus

Supreme Club member/Frequent visitor to commercial area

From: [Todd Dale](#)
To: [Urban Design Comments](#)
Subject: Public Comment: March 4th UDC Meeting – Agenda Item #2 - 5555 Odana Rd/5534 Medical Cir (Montessori Children's House)
Date: Sunday, March 1, 2026 3:55:43 PM

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Dear Members of the Urban Design Commission,

My name is Todd Dale, and I am a parent at Montessori Children's House, located at 5530 Medical Circle. I am writing to provide public comment regarding the proposed development on Medical Circle currently scheduled for discussion at the March 4th meeting.

While I support the need for increased housing and investment in our neighborhood, I have significant concerns regarding the design and construction of this project due to its immediate proximity to a nonprofit preschool. My family has had a wonderful experience at Montessori Children's House, and I want to ensure that my two-year-old son—who will follow in his older sister's footsteps by starting at the school later this year—can enjoy the same safe and private learning environment.

Specifically, I am requesting that the Commission consider the following three requirements for this project to ensure a "win-win" for the developer and the community:

1. **Increased Setback:** Please require an increased setback for the Odana Road building along the playground edge. This should be consistent with existing neighboring setbacks, as trees alone are insufficient to screen a six-story building from a playground at such close range.
2. **Balcony Reorientation:** Please require that residential balconies be removed or reoriented so they do not face or overlook the preschool playground. Direct lines of sight from residential units into a space where young children play create significant privacy and safety concerns for families.
3. **Comprehensive Construction Protections:** Given the risks of demolition and excavation, please require a strict construction plan that includes secure fencing, controlled access, and the separation of heavy machinery from family drop-off routes. Furthermore, there must be a defined contingency plan—including potential relocation support—if safe operation of the school cannot be maintained during the most disruptive phases of construction.

Our community values both progress and the protection of essential childcare services. I believe these reasonable adjustments will allow the project to succeed while preserving the viability and safety of a school that so many Madison families rely on.

Thank you for your time and for considering these concerns.

Sincerely,

Todd Dale

5530 Medical Circle Neighbor & Montessori Children's House Parent