

From: [Mary Cramer](#)
To: [Plan Commission Comments](#)
Subject: Nakoma Auto and Nearby Business Replacement Concerns on Hammersley Road
Date: Wednesday, May 14, 2025 6:31:04 AM

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Dear Madison Planning Commission, my name is Mary Claire Cramer and I am a lifelong resident of the Orchard Ridge neighborhood on Madison's southwest side. My understanding is there is a plan in place to raze two properties on Hammersley Road, one being Nakoma Auto, and replace them with multi-unit housing including low, middle and high income rentals. I am expressing my concern and opposition to this plan for the following reasons:

- The property is at one of the noisiest and busy intersections in Madison. There is constant traffic and noise between the Beltline Hwy 12/14, Verona Road Hwy 18/151 and Midvale Boulevard. All three roads meet at the same intersection. This is not a suitable space for housing.
- If the intention is to provide housing for families with children, there will not be suitable green space for children to play or exercise. This includes the amount of space needed, traffic and noise issues.
- Hammersley Road runs parallel to Verona Road Hwy 18/151 for several blocks, also with traffic and noise issues.
- There will be little to no noise barrier from any of the roads to lessen the impact to residents.
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- Adding a building containing many residents will add to the already congested and noisy area of the city.
- Much of the traffic on all roads - Verona Road, Hammersley Road, Beltline - is traveling at speeds higher than those posted as well as constant running of red lights at two intersections.
- With a mix of income rentals proposed, potential high and middle income renters will not be interested in the property thus leaving the entire property to potentially be low income only. There are already low income housing units across Verona Road Hwy 18/151 in the Allied Drive neighborhood.
- What is the impact to existing businesses considered (Gino's, Home Depot, Goodwill)? Will there be a positive impact with additional foot traffic or a negative impact resulting in businesses relocating? The area has been revitalized with the addition of Home Depot.

Please reconsider what is the suitable use of this property going forward and discontinue pursuit of additional housing. Providing housing at a less than desirable residential location is a disservice to area residents, nearby businesses and to the city of Madison. Thank you for your consideration. I can be reached at this email address with any questions.

Mary Claire Cramer