

**From:** [Jane Vander Meer](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Thursday, March 19, 2026 8:14:28 AM

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- Exclusive Gammon Road Access: I formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive will be turned into a thoroughfare, destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Court or Drive either by visitors or residents. Any project that increases density beyond current zoning or seeks use of an “escalator clause” should be limited to exclusive access through Gammon Road.
- Scale and Neighborhood Fit: Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four to five story building. I request that the height "step down" to 1- 2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- Density Reduction: The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. I request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Dear Mayor Rhodes-Conway-

I am writing to express my strong opposition to the proposed construction of a new apartment complex at 117 N. Gammon Road.

I was at the neighborhood meeting last week regarding the Gammon Road project and I am grateful that our Mayor and Alder took the time to meet with

more than 100 of us.

I live at 301 Acadia which is right across the street from the Acadia Court cul de sac.

My husband and I bought our house over 23 years ago, and have raised our 3 kids here. We have loved our neighbors, our local public schools, and our Madison community. Our kids biked and walked to school, and my husband and I bike to work. We love Madison and are grateful for your leadership and commitment to keeping our neighborhoods healthy and safe for everyone.

I admire your goal to increase affordable housing in Madison, and we support new development. This is personal for us as two of our three adult kids are trying to buy a home in the Madison area and are finding it unaffordable. This Gammon project is more high end expensive rentals, which does not help achieve the goal of affordable housing, and likely creates fewer ownership opportunities.

My biggest concern with this project is having increased car traffic on Acadia. I was encouraged to hear your commitment to **not allow traffic onto Acadia** and also to assure that the project is a reasonable size. I also agree with you that the "escalator clause" should not be used for this project. I am not opposed to growth of responsible development. However, I strongly believe that any new construction in this location should be consistent in scale, design, and density with the surrounding single family homes. While I don't think this particular piece of land is appropriate for apartments, I understand that it may be inevitable in some form. But if this project moves forward, I strongly request that the traffic access opens to Gammon and not Acadia Court. This is a family neighborhood--kids are walking to and from school, learning to ride bikes, old and young people walk their dogs and push strollers, and the toddlers from the day care center on Gammon and Colony often walk up and down Acadia. These are the things we love about a Madison walkable neighborhood, and increased traffic from so many new cars would threaten this.

If traffic is open to Acadia Court, most of the cars from these apartments would exit the neighborhood from Acadia to Colony onto Gammon, or from Acadia to Everglade onto Old Sauk Road which are both already very busy. On Saturdays and Sundays, and some weekdays, there is very heavy parking on both sides of Everglade and even onto Acadia because of Thomas Aquinas Church parking, and the traffic is reduced to one lane. The same thing occurs on Colony when there are high school sports at the Memorial High School fields in spring and fall. People park on both sides of Colony and Acadia, which is also then reduced to one lane. We can't tolerate another hundred cars onto our street and exiting the neighborhood at Colony and Everglade.

Our neighborhood largely opposed the development of Old Sauk Trail Apartments currently being built on Old Sauk Road partly because of increased traffic and safety concerns. Even though the project size was reduced and compromises were made by Stone House Developers, there will still be **172 designated parking spaces** at this development, and many of those cars will drive through Parkwood Hills. Our neighborhood cannot handle another large project with more car traffic.

I am a nurse and a mother and a wife, I vote and volunteer and donate money. I have worked hard to give my family a stable and safe life and have taught my kids to be responsible citizens. I respectfully ask that you oppose this project and explore development options that better align with the established nature of our neighborhood.  
Thank you for your time and consideration,

Sincerely,  
Jane Vander Meer

**From:** [Jason Iverson](#)  
**To:** [Mayor](#)  
**Cc:** [kajanus26@gmail.com](mailto:kajanus26@gmail.com); [Guequierre, John](#); [Plan Commission Comments](#)  
**Subject:** Re: Parkwood Hills meeting March 9th followup  
**Date:** Tuesday, March 17, 2026 12:24:57 PM  
**Attachments:** [205 Gammon Rd - Concept Site Plans rev01.pdf](#)

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Some people who received this message don't often get email from [jason@r4gcommercial.com](mailto:jason@r4gcommercial.com). [Learn why this is important](#)

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Hi Again,

As promised in my email below, a site plan the entire community can get behind and would actually help address the missing middle everyone loves to talk about but we can never have because of high land prices because large rental complexes are always the norm and the only people who win are the developers.

A plan like this can appeal to everyone. Let's find a way to benefit everyone, instead of just one group of people who don't even live in our city.

Obviously, we do not have controlling interest in the vacant lots. But that does not mean something cannot be figured out.

Thanks

Jason

Have a great day!

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Jason J. Iverson | *Realtor*® | Phone: 608.628.6605  
Owner - Realty 4 Good | Entrust Consulting  
AHWD, C2EX, Earth Advantage Broker certified  
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**From:** Jason Iverson <[Jason@r4gcommercial.com](mailto:Jason@r4gcommercial.com)>

**Date:** Wednesday, March 11, 2026 at 10:34 AM

**To:** [mayor@cityofmadison.com](mailto:mayor@cityofmadison.com) <[mayor@cityofmadison.com](mailto:mayor@cityofmadison.com)>

**Cc:** [kajanus26@gmail.com](mailto:kajanus26@gmail.com) <[kajanus26@gmail.com](mailto:kajanus26@gmail.com)>, [district19@cityofmadison.com](mailto:district19@cityofmadison.com) <[district19@cityofmadison.com](mailto:district19@cityofmadison.com)>, [pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)

<pccomments@cityofmadison.com>

**Subject:** Parkwood Hills meeting March 9th followup

Greetings, Mayor Rhodes and Alder Guequierre,

I have copied my amazing partner and wife Katherine Novak-Janus (Kasia) on this email, as well as Planning Committee comments email.

I wanted to thank you both for taking the time to come to the community meeting Monday night, I am sure you knew you were walking into a hornets nest and that certainly played out, but credit to you for coming out and listening to your constituents, it means a lot to the community and myself and Kasia personally as we have much at stake here.

Also, thank you for your service to the city of Madison, like every city, town or village there are always challenges and not every request or demand can be met, I know you are doing your best and as I instilled into my kids from a very early age. Give it your best effort no matter what you are doing, take pride in your work.

Some background on myself and Kasia.

We as a couple are incredibly driven by community, serving others, providing insight, opportunities and trying to make the world a better place in general and we both believe that there are always solutions to complicated problems (I personally spend most of my work life solving complex problems, first as a farm kid in Livingston WI, then as the owner of IT firms and now as a Realtor, consultant and developer).

I have developed two infill projects. While neither made me money and I suffered significant losses, that has some to do with the current environment (Covid, high interest rates, supply chain and more) and much to do with the character of the development industry and thusly some of the GC's we used and to be frank my business partner was a major reason both failed financially, but he is also very much the reason both got built and are unique developments (he also built The Barracuda, a 19 unit condo complex).

1. Luminous Live Work Condos, this is at 216 South Hamilton St, and we developed 4 Live work condos on what was an old single-family home that was converted into commercial use in the 60's. We converted a single ownership situation into a 4-ownership situation, and the spaces are very unique.
2. BESA Monona, this is 6501 Bridge Rd, this was the former Monona Family Garden restaurant, we turned that restaurant into 16 live/work condos, 1 commercial condo and 29 apartments. We planned to use Geothermal to heat and cool the entire property but could not get the performance. This site has zero surface parking (no runoff and great site lines) and a very intentional communal feel to it.

These are 2 examples of projects that were built (albeit no money was made by the developer) and serve the community needs at a high level. These are great projects for the communities they are in; unique things can be done when people are

motivated.

I was also on Linette Rhodes Housing committee and approved by you to be on that committee Mayor Rhodes. I resigned when these projects started as I no longer had the time. But I still chat with Linette a lot, she's great people this city is lucky to have her devotion and commitment.

I am now a commercial and residential Realtor, and one that loves to find unique projects to work on, any given day you can find me trying to get The former Brink Lounge reopened as a new dance venue, to assisting a client in opening a boutique laundry mat, to helping Stoughton Center for the arts buy a new space, something she thought was impossible, but with my help she was able to get it done, I am currently listing and plan to find a buyer for the former Lodgic building, I help dozens of people buy or sell homes in our market every year. I like to have my hands in many things, and in particular things that make our community a great place to live.

I am very passionate about this, I took MIT classes that focused on building better cities/communities, I am frustrated by most the projects in Madison, not because I don't want development, but because I think it can be done better, and not just for the developer as the primary beneficiary. The main reason we should be developing is for the people who live in our communities, and just providing amenities is not enough, that in my mind just makes it more tolerable. We need to start giving people what they need and ask for.

The how in all of that is the difficult part. But I believe that when communities come together and are motivated to do things right, wonderful things can happen and to be frank I think, there a huge opportunity to do something very special on Gammon Rd. More on that later.

You may have seen or heard Kasia in the news, here's a CNN article and PBS special about her family's loss and focus on community and what it can do and mean for those who live in them. She's also interviewed with Sarah Carlson and a done a few other interviews but has shunned with a passion any of the sensationalism of her family's tragic losses in 1982.

PBS documentary - <https://www.pbs.org/video/the-janus-family-tragedy-hvidws/>  
CNN - <https://edition.cnn.com/interactive/2022/09/us/tylenol-murders-cnnphotos/>

The reason I share all of this is we are incredibly community focused, I've served on many boards, including Dane Buy Local (and I only visit locally owned establishments), Madison Parks Foundation, and several others. Kasia currently serves on several boards that are soul focused on serving the needs of communities. We live and breathe community and community support.

The first question I ask people like William Butcher is what are you doing for the community you are developing in, most of these developers don't even live in the communities they change so dramatically, how can we expect them to care about anything but money? How is this not one of the barometers of development? What

are you doing for your community?

Here Kasia and I are trying to do great things in our community now being faced with a development that would literally destroy our home value and costing us severely financially and emotionally while when we ask William how he would feel in our shoes his answer is "I don't have to think about it, I live in the country, not my problem, why would you live where this can happen, I sure wouldn't" I'm paraphrasing but that was the gist of his response. Why then are we letting these people like William have so much control over how our city gets built?

I am sure at the meeting you felt the heat in the room and I was frankly one of those heated people, and the reason for me isn't NIMBYism, it's because I believe in doing development right and providing people opportunity, any high end rental complex IS NOT providing opportunity for anyone other than the developer, and the city pays the price as taxes don't roll in for years and in other ways. Our tax payers and our citizens deserve something better, and this site can be a great example of providing that, this could be a signature win for both of you, the city, and the citizens of our great city, but not if it's going to just be another run of the mill apartment complex, that serves nobody but a few wealthy people who don't live here.

With all this in mind, I've included a few thoughts and while I don't have a design I like in hand yet, an alternative plan that the entire community would get behind and provide you with the "win" you were seeking Monday night Mayor. I've discussed the idea with Curt Brink and others in our community and even showed some the first design and it's all been met with YES; we would support that 100%.

I assure you, if we can find a way to do something better that fits the community and provides opportunity for 20-30 family's instead of 1 developer every single person in that room Monday night will get behind it, every single one of them, and the entire city of Madison could hold it up as a crown jewel achievement. But we can't do it without you, city staff, neighbors, and some good old fashioned hard work.

I know one of our neighbors invited you walk the properties and I would like to seriously extend that invitation and an invitation to explore our incredible home, visit us, hear our passion for the right kind of development in our great city and feel what can be. We would love to host you and walk these amazing parcels with you. We openly welcome all into our home, and this invitation extends to both you as Mayor and Alder and also to city staff.

Once I have a design in hand that I think everyone can get behind I will send onto you as well. And while I know that William has rights to buy and try to develop these properties, that does not mean green lighting his project is the right thing.. As you mentioned he's the front man, this would be a Stonefield development in the end, at least that's what my resources tell me.

We have an opportunity to benefit the people who live here (and very significantly Kasia and I) people who want to live here and build their own wealth vs. the people who own the land currently (Grams lives in FI full time) (The Malueg

children live in Chicago and NYC), and a developer that “would never live in the city”. There are so many reasons to say yes to something that everyone will support and so many reasons to say no to what’s currently proposed and I have not even touched on the topic of zoning, traffic, water control, pollution, transfer of wealth, unsightliness, etc.

One might argue that the current owners have the right to get max dollar for the properties they own, and while that’s true, only allowing a huge development sets that high value for land like this, otherwise the comps are there for a market price for the land which would allow for a small and great project. When is it ever the city or communities' responsibility to ensure that a seller of land gets top dollar? These two owners that engulf us, getting top dollar for their land would destroy our homes value, who’s going to take care of our losses. My estimation as a realtor is we will likely lose half the value of our home. That’s not insignificant it’s a huge amount of money. And that does not include the emotional loss we will sustain. And again, where’s the communal benefit? That’s a very serious question, just providing housing isn’t the benefit everyone seems to think it is.

Conversely, with a proper development, our homes value will be stable, and we can be very proud that we were not NIMBY’s but instead advocated/participated in and for some really great home inventory in our city and community literally IN OUR BACK YARD and we can build for everyone’s benefit.

There is research out there and going on about the current housing development trends and associated depression, isolationism, disconnect from the environment etc. Healthy communities need more than just a space, they need healthy spaces.

<https://pmc.ncbi.nlm.nih.gov/articles/PMC8391501/>

I’m sure I’m telling you things you are already aware of, and I just want to show that I’m always diving into such things.

I have not confirmed but I am told that there are currently 2 luxury complexes like the one proposed sitting 40% occupied because that market is saturated and not affordable or even that desirable. And I’ve seen that research is showing that the high-end rental market is over 7% vacancy already, so if we keep adding inventory for a product people are not asking for, why are we doing that?

Let’s build something together, something great, something that benefits many vs 2-3 people whose only interest is money.

Thank you again for serving our community and your time, We very much appreciate it!

Thanks  
Jason

Have a great day!

**BOOK TIME WITH JASON**



Jason J. Iverson | *Realtor*<sup>®</sup> | Phone: 608.628.6605

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**From:** [Scott Mast](#)  
**To:** [Plan Commission Comments](#); [Bonnie Mast](#)  
**Subject:** 117 N Gammon Proposed Apartments  
**Date:** Tuesday, March 17, 2026 9:34:40 AM

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Dear City,

My wife and I attended a Parkwood Neighborhood meeting on March 9, 2026 at John Muir School. Alder Guequierre and Mayor Rhodes-Conway were also in attendance.

We want to express our objection to the 117 N Gammon Apartment project. I understand that this project is a long way away from being approved, but wanted to vote our objection.

We've driven to the area and looked at the "proposed" entrance on Acadia Court and it just doesn't make sense to us. This area is 100% residential and an apartment complex doesn't fit. A 96 unit complex would mean at least 96 cars and traffic to an area that has not ever seen traffic.....that area of Parkwood Hills was built in the early 70's. The entrance from Gammon Road ( another option) is not good, Gammon is a very busy/narrow road that doesn't need more traffic.

Thank you for the opportunity to voice our objection to this project.

Sincerely,

Scott and Bonnie Mast  
6629 Gettysburg Drive  
Madison, WI 53705.....residents since 1984



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**From:** [Eileen Goode](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Tuesday, March 17, 2026 9:23:03 AM

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Dear Alder Guequierre:

I am a resident of 21 Southwick Circle and am writing regarding the proposed high-density development at 117 N Gammon Road. While I recognize the city's need for housing, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted. My concerns are pedestrian and youth safety (close to 3 schools where kids bike/walk at a high rate) along with density that isn't logical for the neighborhood.

I urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- <!--[if !supportLists]-->● <!--[endif]-->Exclusive Gammon Road Access: I formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive will be turned into a thoroughfare, destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Court or Drive either by visitors or residents. Any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access through Gammon Road.
- <!--[if !supportLists]-->● <!--[endif]-->Scale and Neighborhood Fit: Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four to five story building. I request that the height "step down" to 1- 2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- <!--[if !supportLists]-->● <!--[endif]-->Density Reduction: The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. I request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,

Eileen Goode

21 Southwick Circle Madison WI 53717

\*\*\*\*\*  
Eileen Goode  
eileen@ecg812.com

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**From:** [Bob Taylor](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Re: Gammon Rd 117/213 Apartment Complex Project  
**Date:** Saturday, March 14, 2026 2:04:53 PM

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> On Mar 11, 2026, at 10:18 AM, Bob Taylor <rtaylor01@charter.net> wrote:

>

> I live at 210 Everglade Drive in Madison. I am very concerned about the apartment complex being discussed for 117 Gammon Rd and 213 Acadia Court. The proposed project is inconsistent with smart growth for our city.

>

> Safety

> Within two blocks of the project is

> A large daycare

> A community center

> A middle school

> A high school

> An elementary school

> Athletic fields that draw large numbers of kids/parents

> A community pool

>

> A large apartment complex will worsen the safety of children walking/biking in a neighborhood already with too much traffic.

>

> Parking

> While some residents might use underground parking, many and their guests will have no choice but to use Acadia and Acadia court. We don't want an on street parking solution.

>

> Entrance/exit

> While Gammon Rd is far preferential to Acadia Court, it presents problems on a street overburdened with traffic and hills that obstruct visibility. If Acadia court becomes the back entrance it will be used heavily.

>

> Topography

> The site is very hilly meaning buildings will overpower properties on Acadia and some on Everglade dr.

>

> Solution

> I'm not against housing development and feel Madison needs to focus on what many have called the missing middle. That would appeal to young families with kids who don't want to raise them in an apartment. Given the price of housing that means townhouses that efficiently use land. Rather than a 90 unit apartment, why not 8-10 townhouses?

> The traffic issues decline and a need is met. This could also serve as a template for future west side development.

>

> Bob Taylor

> 210 Everglade dr

> RTaylor01@charter.net

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**From:** [Natalie Smith](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** medical cr/odana rd development plan commission march 16 no.91512  
**Date:** Friday, March 13, 2026 5:53:12 PM  
**Attachments:** [Exhibit A Bldg Examples & Medical Cr.pdf](#)

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## **To the Plan Commission:**

I submit these comments as a planning and development consultant with no affiliation on one side or another. Having reviewed the proposal for Medical Circle and Odana Road, it is my professional opinion that the applicable approval standards have not been met, and this application should not be approved as submitted. The deficiencies are not minor — they involve mass and scale incompatibility, unanalyzed traffic impacts, and direct, foreseeable harm to a licensed childcare facility operating immediately adjacent to the site. Each of these independently warrants either denial or a requirement to redesign and resubmit.

### **I. The Approval Standards Are Not Met**

Under §28.183, the Commission must affirmatively find that surrounding uses, values, and enjoyment will not be substantially impaired. That finding cannot be made here. Building A's height, mass, and proximity to the adjacent school playground are not comparable to the examples cited by staff. Staff's analysis failed to account for the topography, which materially amplifies the encroachment — see Exhibit A. The building form standards under Subchapter 28K exist precisely to prevent incompatible development of this kind. The existing Medical Circle zoning designation was established specifically to protect dedicated business uses; approving this as submitted undermines that intent.

### **II. Traffic Impacts Have Not Been Adequately Studied**

Placing 227 units at two already-problematic intersections — Odana at Whitney and Whitney at Medical Circle — without a comprehensive traffic study is inadequate due diligence. Staff's own report acknowledges this proposal will create a cut-through route around a school playground and parking area. A pedestrian was recently struck at Whitney and Odana. No analysis has been performed on the interaction between vehicle volumes and school drop-off and pick-up times, which directly overlap with peak traffic hours. This gap creates both a public safety deficiency and meaningful liability exposure for the City and the developer alike.

### **III. The Proposal Threatens a Licensed Child Care Facility**

Under Wisconsin Admin. Code DCF 251, child care operators are required to provide outdoor play space free of hazards and maintain sight-and-sound supervision of children at all times. Construction involving two levels of underground excavation within 51-60 feet of the playground will make compliance with these licensing requirements functionally impossible for the duration of all heavy demolition and construction due to air quality concerns, and noise impacts. This is not a speculative concern; it is a documented, concrete threat to an operating licensed facility serving families who depend on it.

Additionally, Building A's scale and orientation would allow occupants on upper-floor

balconies to look directly down into the playground above the treeline even of mature trees. Staff's comparable examples (again refer to Exhibit A) do not present the same combined conditions of height, proximity, and topographic amplification. The Commission has explicit authority under the height approval standards to consider impact on surrounding properties including height, mass, orientation, and shadows — and should exercise it here.

#### **IV. Consistency with the Comprehensive Plan and City Values**

The City's Comprehensive Plan includes explicit commitments to protecting small businesses and community institutions. Approving a development that foreseeably displaces a 60-year-old institution — without requiring any mitigation — is facially inconsistent with those stated policies. Importantly, no party in this proceeding is asking the Commission to reject affordable housing. The request is straightforward: apply the standards you are legally required to apply, and require the developer to meet them.

#### **Recommended Path Forward**

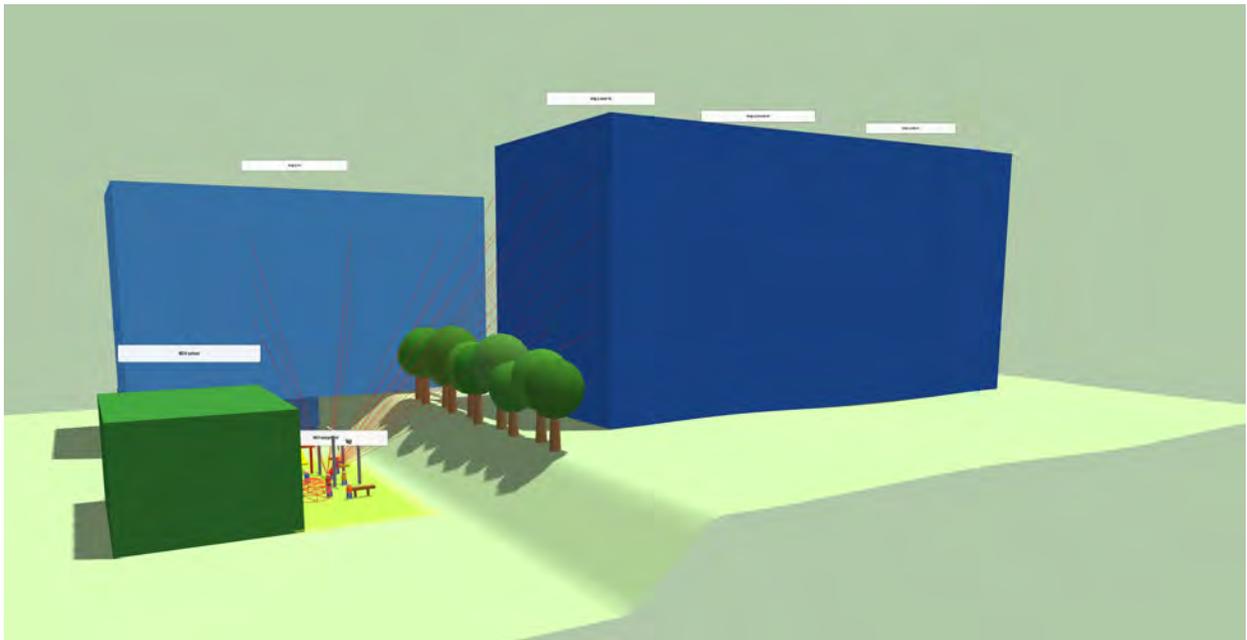
The Commission should require the developer to: (1) increase the setback of Building A; and (2) complete a traffic study that includes school-hour impacts; and (3) negotiate a construction mitigation plan with the school — or fund temporary relocation — prior to approval. These are reasonable, proportionate conditions. The Commission has both the authority and the obligation to impose them.

**This is not a choice between affordable housing and responsible development. It is a straightforward application of the standards this Commission exists to enforce.**

## Exhibit A:

I examined the examples the city staff has provided to assess the assertion that this happens all over in the same way and shouldn't be a concern to the school. What I found was that it is actually quite different here, because of the context of the site- which has been left out when it should not have been. Building A has mass, scale and proximity issue that imposes into the schools property, view and privacy in a way the other buildings given as examples, do not.

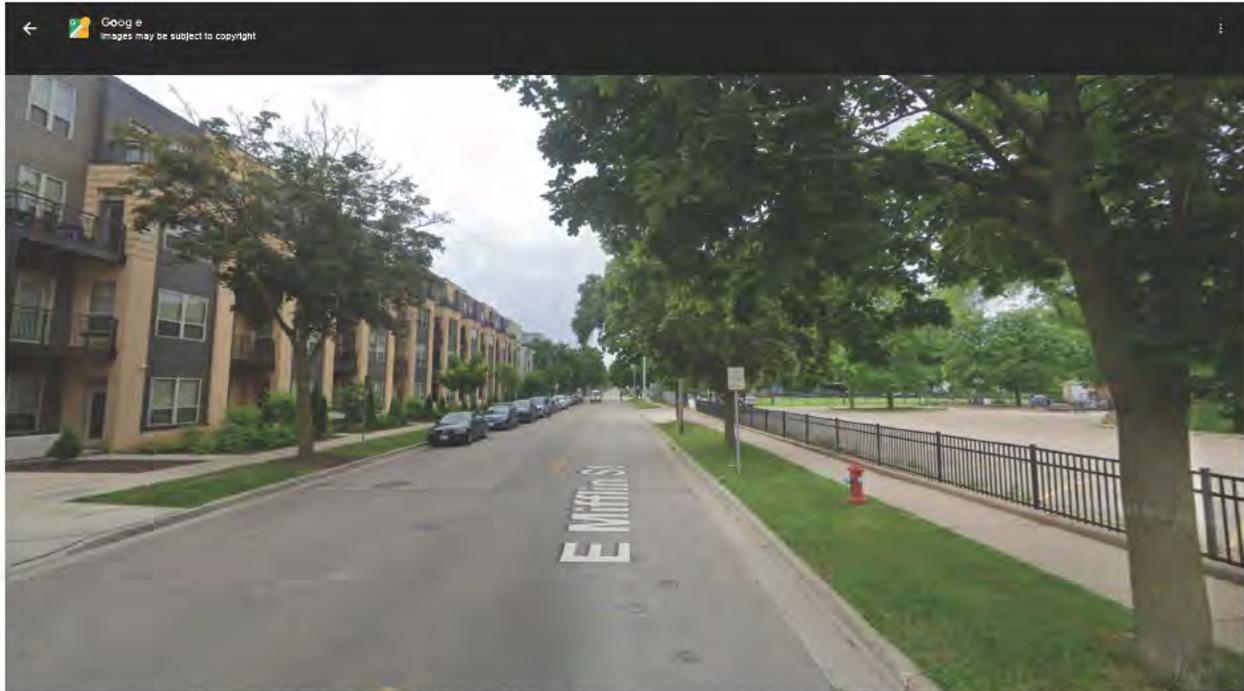
Here is the developers plan with a building and playground drawn on to represent the school, and then put into a very simplistic 3d rendering:



Here are staff comment examples with my response in red and some photos from google of these sites:

- \_Red Caboose Child Care Center (2346 Winnebago St) is located on the first floor of a four-story mixed-use building and the playground is located between the two wings of the L-shaped building with the upper floor residential units overlooking playground. **Red Caboose was a partner in this development, which is 4 stories (not 6) and it is not nearly as imposing. In addition, because this was a partnership with red caboose it is not comparable to a neighboring use. It was designed for residents to have childcare where they live so in fact, it is more akin to an apartment complex overlooking a playground for residents onsite. It should not serve as an example in this situation.**

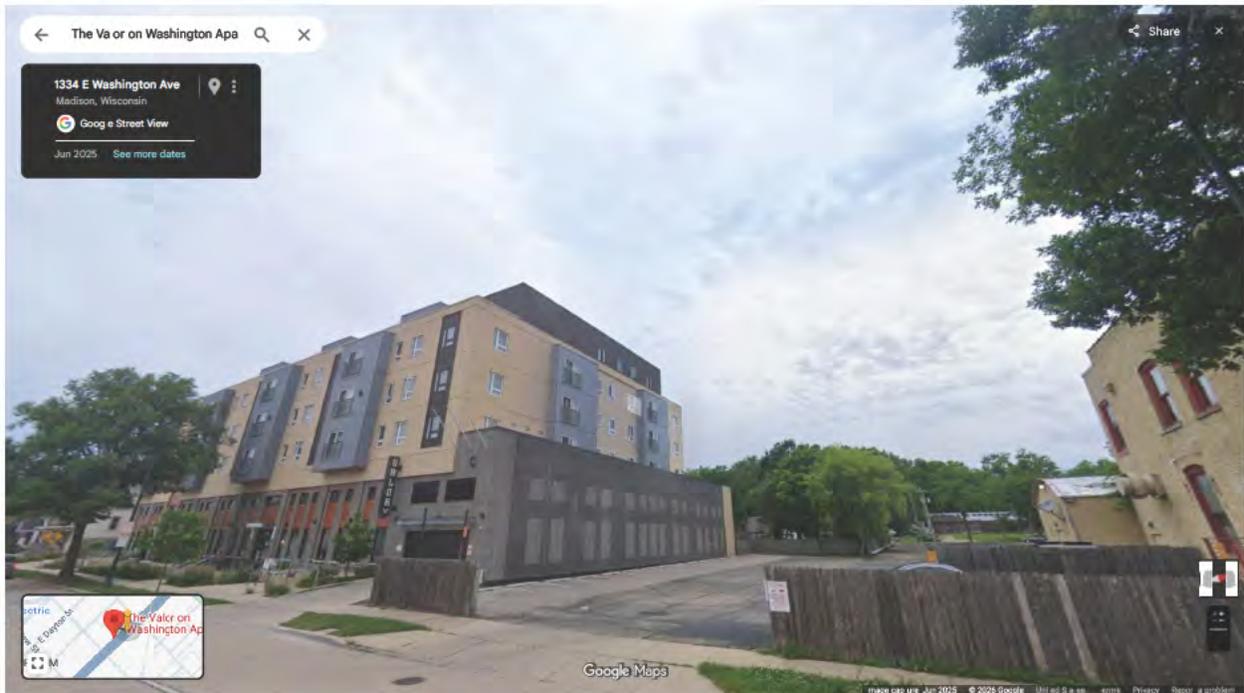
- \_The Lapham Elementary School (1045 E Dayton St) playfield is **80 feet from the four-story** Breese Apartments building and **275 feet from the 11-story** mixed-use Lyric building beyond. The school building itself is 100 feet from the three-story portion of the Arden mixed-use building and 275 feet from the same building's 11-story residential tower. **Again, 80 feet and 4 stories and 275 feet from 11 stories I cannot neither are as close or as large and represent the same imposition. The image below is the closer building with 4 stories, it is across the street on the same grade and the top story is set back.**



- \_The Hawthorne Elementary School (3344 Concord Ave) playground is **170 feet from a five-story** apartment building in the adjacent four-building Rise complex. The Plan Commission approved a conditional use alteration to waive district boundary screening requirements between the school and the mixed-use Rise complex in February 2026. **170 feet away from a 5 story building. It was hard to get a direct google photo where this was even in close enough proximity to see adequately, but I put a square around where the elementary school is. The proximity and size is not the same.**

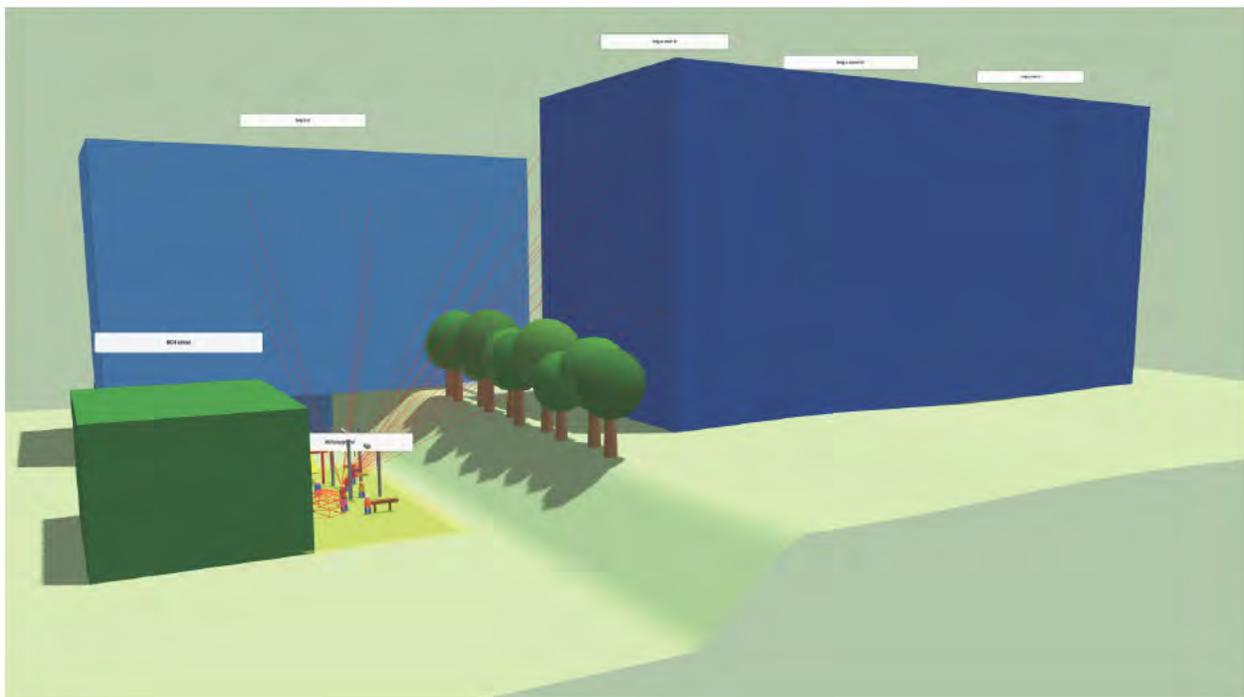


- The Valor, a six-story mixed-use building is located only 20 feet from the playground of Tenney Preschool & Childcare (1321 E Mifflin St). During the review process for that proposal, the neighborhood association suggested locating outdoor smoking areas at least 25 feet from the childcare center, providing adequate fencing and landscaping on borders with the center, and directing rooftop HVAC systems and parking exhaust systems away from the center. **Though the closest example, this is located on the isthmus, where density and tall buildings in very close proximity to one another are expected by parents looking for childcare in the area. This does not adequately support the surrounding uses in the medical circle area. In addition, even in this example the top floors are set back to minimize the scale and sightlines from top floors the building, only appears to be on one side of the playground and is on the same grade. The fact that the neighborhood association had to ask for smoking to be at least 25 feet away and HVAC system exhaust venting away from small kids, is a failure to consider the impact on kids and this is exactly why things like Urban Design and Plan Commission should exist.**



Staff comments: “For reference, Building A is a minimum of 51 feet and Building B is a minimum of 87 feet from the respective lot lines between the subject site and Montessori school property”.

Here is our 3d rendering again, on Medical circle and Odana. The situation is more comparable to having a 8-9 story building over a playground.



**From:** [Tim Gomez](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Gammon road development  
**Date:** Friday, March 13, 2026 4:09:53 PM

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Madison city housing board,

I am writing to express my concern about a proposed condominium development near Parkwood Hills off Gammon Rd. I appreciate the mayor's goal to increase affordable housing options in Madison. However, this planned development is mostly likely not to build affordable housing. This site is one of the highest points in Madison, and thus highly likely will be targeting high priced housing. The mayor should encourage these developers to target sites for truly affordable housing.

Tim Gomez  
6430 Shenandoah Way  
Madison

**From:** [Ann Wilson](#)  
**To:** [Mayor](#)  
**Cc:** [Plan Commission Comments](#); [district19@cityofmadison.co](mailto:district19@cityofmadison.co)  
**Subject:** Thank you follow up.  
**Date:** Thursday, March 12, 2026 9:17:43 AM

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You don't often get email from [aewilson235@gmail.com](mailto:aewilson235@gmail.com). [Learn why this is important](#)

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Dear Mayor Rhodes-Conway,

I thank you so much for attending our neighborhood board meeting this week and sharing your time to discuss the proposed development on Gammon Rd. I also thank you for your commitment to: keep access for any development on Gammon Rd, oppose the size of the project and sharing your concerns that the escalator clause is flawed and subjective.

I would like to share why I moved to Parkwood Hills 28 years ago and why I am still here today and plan on staying as long as I can. When we moved to Madison we had lived previously in larger cities and found ourselves on busy streets and corner lots and wanted a safe and quiet street, in fact that was our number one requirement in house hunting. While we found houses we liked better we prioritized location over everything and I'm glad we did!

Our children had an idyllic childhood in Parkwood Hills. Summers saw a roving group of kids eating lunch at one house, playing in the yard at another and feeling love from 6 other mothers. My children now in their 20's are frustrated at the "missing middle" and feeling like homeownership is out of the question. They are the apartment dwellers who want more housing options. We all are pro development and in-fill housing proponents. What I am opposed to is in-fill housing that doesn't fit seamlessly into a neighborhood and negatively affects the current residents who have invested in their neighborhood. Contrast this proposal to all of the new apartment buildings being constructed between Odana and Mineral Point, downtown Middleton, E. Wash Ave etc. Those make sense; they are on bus lines, close to shops and restaurants. The Gammon Rd project is none of this and will not attract carless residents.

The neighbors around the court have all expected some sort of development, but never a large apartment complex that will overshadow the backyards on Acadia dr, the traffic and parking issues that will come along with that size and the precedent it will set as future lots along Gammon go on the market. Again, I am so glad you are committed to keeping traffic off Acadia Ct, but what about excess parking? I don't know any apartment complex that offers free on site parking and if this one doesn't it opens up the potential for Acadia Ct and Acadia Drive to become a de facto parking lot.

You mentioned something about creative ways to provide for this missing middle. We are all open, interested and exploring those options. Last fall I read about the Cottage Court idea, has this gotten off the ground? Are there resources available from the city for exploring this? I would appreciate any direction you can provide.

I'll speak for the neighborhood in saying that we want to work with the city, your office, the planning department and our Alder to come up with something we can all live with. I know tensions ran a little high at the meeting, not personally directed at you, but the process and the

sense that we really don't have any say in the matter. I do hope we can continue to have open and constructive dialogue. Madison is my home and I want to be proud to say I am part of this community and my voice matters.

Respectfully,  
Ann Wilson  
209 Acadia Dr.

**From:** [Guequierre, John](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: [District 19] Apartment complex at 117 Gammon Road  
**Date:** Wednesday, March 11, 2026 1:36:37 PM

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**From:** noreply <noreply@cityofmadison.com>  
**Sent:** Tuesday, March 10, 2026 8:39 AM  
**To:** Guequierre, John <district19@cityofmadison.com>  
**Subject:** [District 19] Apartment complex at 117 Gammon Road

Recipient: District 19: John P. Guequierre

Tuesday, March 10, 2026 – 8:38am

David Smidt

202 Saratoga Circle

Madison, Wisconsin. 53705 No, do not contact me. District 19 Apartment complex at 117 Gammon Road My wife and I attended the Parkwood meeting last night where you emphatically stated that there would be no access to Acadia Court for the 117 Gammon Road apartment complex. I applaud you for that as the additional traffic using Acadia, Shiloh and Blue Ridge as a shortcut to reach Old Sauk Road would completely change the character of a quiet family neighborhood that includes many young families with children.

We would also like to register our opposition to a large apartment complex dropped in the middle of a residential neighborhood. We believe more housing is needed in Madison but not at the expense of ruining single family neighborhoods. It is our understanding that the city is looking for ways to increase "home ownership" which we are very much in favor of.

**From:** [Guy Wilson](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 117 N Gammon Proposal  
**Date:** Wednesday, March 11, 2026 11:36:35 AM

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Hello,

I am writing to you to provide my comments about the proposed 117 N Gammon Development. Although we do not have plans to review we do know some information and have been discussing this project with our alderman and the mayor. The following are my comments:

**DEVELOPMENT:**

I live on Acadia Dr just east of the proposed development. I understand that the property per the West Side Plan has a proposed escalation clause to allow it to go from low density up to low-medium density. I think this is a great idea for certain streets and areas where walking to stores is achievable - however this area does not have any such facilities nor I do not see any in the future. I do think the city needs to work on getting more entry level owner occupied housing. This area would be perfect to provide small close together houses, cabins, or townhomes up to two levels. This would be a great neighborhood experience and would connect into our existing neighborhood very well. I am confused as to why the escalation clause is used on the east side of Gammon and not the west side. In my mind that tells me this is not a good future built up for a large residential area and the escalation clause is not an appropriate process.

There are many locations where apartments are going up around town that I am in favor of like Westgate mall, Whitney way/Old Middleton, Odana, Packers/Commercial etc. These are all located in perfect areas.

**TRAFFIC AND SAFETY:**

I understand that street access to the apartment building could be either Acadia Ct or Gammon. At our neighborhood meeting on March 09 at John Muir school the mayor stated that the only way this project proceeds is for all traffic to use Gammon Rd. This is great news. If this project were to proceed then I would very strongly support only a Gammon entrance for ALL traffic.

Also, there is a lot of traffic at Colony and Gammon and in the recent past added a traffic light at this intersection. Additionally during baseball season all fans for the baseball games park on Colony making this a one way street and already without the apartment building makes this street treacherous. I would think that the only way this project could move forward would be for the Gammon road upgrade to one lane in each direction with sidewalks to be completed prior to the apartment building being occupied.

Therefore, I propose that the escalation clause not be used at this location and the zoning stay at the low residential level which is ideal for small entry level houses on this site. The second less favorable option would be an apartment building with access onto Gammon Rd only with a lower height on the Acadia Side and higher height on the Gammon side.

Thank you for your consideration  
Guy Wilson

**From:** [Guequierre, John](#)  
**To:** [Linda Taylor](#)  
**Cc:** [Plan Commission Comments](#)  
**Subject:** RE: Proposed Gammon Road development  
**Date:** Wednesday, March 11, 2026 11:21:35 AM

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Linda,

Thank you! I'm adding your comments to the official Plan Commission file so that all commissioners will be able to see it if and when this comes before the Commission.



**John Guequierre (he/him/his)**

**District 19 Alder**

City of Madison ● Office of the Common Council  
Room 505, City-County Building  
210 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53703  
Tel 608 571 3530

**Email** [district19@cityofmadison.com](mailto:district19@cityofmadison.com)

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**From:** Linda Taylor <lindataylormadison@gmail.com>  
**Sent:** Wednesday, March 11, 2026 10:25 AM  
**To:** Guequierre, John <district19@cityofmadison.com>  
**Subject:** Proposed Gammon Road development

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John -

I was among the more than 100 Parkwood Hills residents who attended Monday's meeting at John Muir. As were most in attendance, I was encouraged to hear both you and the mayor express concerns regarding the potential Gammon Road development, especially as it affects Acadia Court, Acadia Drive and the surrounding neighborhood. Clearly having traffic enter and exit from Acadia would cause safety and congestion issues. Clearly having a three-story building on an already high piece of property backing up to Acadia would be overwhelming. Potentially having a reasonably-sized project approved for the location and then being subject to changes through the escalator

clause would make limitations imposed on a potential builder meaningless. Your agreement to these concerns was encouraging. Thank you.

As this project makes its way through the city planning process I can only hope that the conditions discussed will prevail. I will be following this process with interest and concern.

Again, thank you for taking the time to listen to us, both at Monday's meeting and at the neighborhood meeting last week. We raised our family in this neighborhood and want to see it continue to be a safe environment for those who are doing the same now.

Linda Taylor  
210 Everglade Dr, Madison

**From:** [Linda Taylor](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Proposed apartment complex at 117 Gammon Rd.  
**Date:** Wednesday, March 11, 2026 10:48:17 AM

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As a 40-year resident of Parkwood Hills I am concerned about the proposed apartment complex being discussed for 117 Gammon Road and the surrounding properties. In preliminary documents the development is discussed as a three-story building with access to Acadia Drive through an extension of Acadia Court. This property is high. Existing houses on Acadia Drive would be dwarfed by such a complex. Acadia Drive is a neighborhood street used by residents, including many children, to reach city parks, schools and a nearby daycare facility and churches. The increase in traffic would be a major safety issue.

At a neighborhood meeting Monday evening both the mayor and our alder echoed these concerns. Exiting the complex onto Gammon Road would eliminate much of the traffic on Acadia, although overflow parking there would be a problem. Limiting the height of the complex on the Acadia side to one story would help with the size concerns. They also proposed eliminating the escalator clause as it currently exists.

As this project makes its way through the city planning process I sincerely hope that these thoughts will be considered carefully.

Thank you.

Linda Taylor  
210 Everglade Dr, Madison

**From:** [Jason Iverson](#)  
**To:** [Mayor](#)  
**Cc:** [kajanus26@gmail.com](mailto:kajanus26@gmail.com); [Guequierre, John](#); [Plan Commission Comments](#)  
**Subject:** Parkwood Hills meeting March 9th followup  
**Date:** Wednesday, March 11, 2026 10:34:59 AM

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Greetings, Mayor Rhodes and Alder Guequierre,

I have copied my amazing partner and wife Katherine Novak-Janus (Kasia) on this email, as well as Planning Committee comments email.

I wanted to thank you both for taking the time to come to the community meeting Monday night, I am sure you knew you were walking into a hornets nest and that certainly played out, but credit to you for coming out and listening to your constituents, it means a lot to the community and myself and Kasia personally as we have much at stake here.

Also, thank you for your service to the city of Madison, like every city, town or village there are always challenges and not every request or demand can be met, I know you are doing your best and as I instilled into my kids from a very early age. Give it your best effort no matter what you are doing, take pride in your work.

Some background on myself and Kasia.

We as a couple are incredibly driven by community, serving others, providing insight, opportunities and trying to make the world a better place in general and we both believe that there are always solutions to complicated problems (I personally spend most of my work life solving complex problems, first as a farm kid in Livingston WI, then as the owner of IT firms and now as a Realtor, consultant and developer).

I have developed two infill projects. While neither made me money and I suffered significant losses, that has some to do with the current environment (Covid, high interest rates, supply chain and more) and much to do with the character of the development industry and thusly some of the GC's we used and to be frank my business partner was a major reason both failed financially, but he is also very much the reason both got built and are unique developments (he also built The Barracuda, a 19 unit condo complex).

1. Luminous Live Work Condos, this is at 216 South Hamilton St, and we developed 4 Live work condos on what was an old single-family home that was converted into commercial use in the 60's. We converted a single ownership situation into a 4-ownership situation, and the spaces are very unique.
2. BESA Monona, this is 6501 Bridge Rd, this was the former Monona Family Garden restaurant, we turned that restaurant into 16 live/work condos, 1 commercial condo and 29 apartments. We planned to use Geothermal to heat and cool the entire property but could not get the performance. This site has zero surface parking (no runoff and great site lines) and a very intentional

communal feel to it.

These are 2 examples of projects that were built (albeit no money was made by the developer) and serve the community needs at a high level. These are great projects for the communities they are in; unique things can be done when people are motivated.

I was also on Linette Rhodes Housing committee and approved by you to be on that committee Mayor Rhodes. I resigned when these projects started as I no longer had the time. But I still chat with Linette a lot, she's great people this city is lucky to have her devotion and commitment.

I am now a commercial and residential Realtor, and one that loves to find unique projects to work on, any given day you can find me trying to get The former Brink Lounge reopened as a new dance venue, to assisting a client in opening a boutique laundry mat, to helping Stoughton Center for the arts buy a new space, something she thought was impossible, but with my help she was able to get it done, I am currently listing and plan to find a buyer for the former Lodgic building, I help dozens of people buy or sell homes in our market every year. I like to have my hands in many things, and in particular things that make our community a great place to live.

I am very passionate about this, I took MIT classes that focused on building better cities/communities, I am frustrated by most the projects in Madison, not because I don't want development, but because I think it can be done better, and not just for the developer as the primary beneficiary. The main reason we should be developing is for the people who live in our communities, and just providing amenities is not enough, that in my mind just makes it more tolerable. We need to start giving people what they need and ask for.

The how in all of that is the difficult part. But I believe that when communities come together and are motivated to do things right, wonderful things can happen and to be frank I think, there a huge opportunity to do something very special on Gammon Rd. More on that later.

You may have seen or heard Kasia in the news, here's a CNN article and PBS special about her family's loss and focus on community and what it can do and mean for those who live in them. She's also interviewed with Sarah Carlson and a done a few other interviews but has shunned with a passion any of the sensationalism of her family's tragic losses in 1982.

PBS documentary - <https://www.pbs.org/video/the-janus-family-tragedy-hvidws/>  
CNN - <https://edition.cnn.com/interactive/2022/09/us/tylenol-murders-cnnphotos/>

The reason I share all of this is we are incredibly community focused, I've served on many boards, including Dane Buy Local (and I only visit locally owned establishments), Madison Parks Foundation, and several others. Kasia currently serves on several boards that are soul focused on serving the needs of communities. We live and breathe community and community support.

The first question I ask people like William Butcher is what are you doing for the community you are developing in, most of these developers don't even live in the communities they change so dramatically, how can we expect them to care about anything but money? How is this not one of the barometers of development? What are you doing for your community?

Here Kasia and I are trying to do great things in our community now being faced with a development that would literally destroy our home value and costing us severely financially and emotionally while when we ask William how he would feel in our shoes his answer is "I don't have to think about it, I live in the country, not my problem, why would you live where this can happen, I sure wouldn't" I'm paraphrasing but that was the gist of his response. Why then are we letting these people like William have so much control over how our city gets built?

I am sure at the meeting you felt the heat in the room and I was frankly one of those heated people, and the reason for me isn't NIMBYism, it's because I believe in doing development right and providing people opportunity, any high end rental complex IS NOT providing opportunity for anyone other than the developer, and the city pays the price as taxes don't roll in for years and in other ways. Our tax payers and our citizens deserve something better, and this site can be a great example of providing that, this could be a signature win for both of you, the city, and the citizens of our great city, but not if it's going to just be another run of the mill apartment complex, that serves nobody but a few wealthy people who don't live here.

With all this in mind, I've included a few thoughts and while I don't have a design I like in hand yet, an alternative plan that the entire community would get behind and provide you with the "win" you were seeking Monday night Mayor. I've discussed the idea with Curt Brink and others in our community and even showed some the first design and it's all been met with YES; we would support that 100%.

I assure you, if we can find a way to do something better that fits the community and provides opportunity for 20-30 family's instead of 1 developer every single person in that room Monday night will get behind it, every single one of them, and the entire city of Madison could hold it up as a crown jewel achievement. But we can't do it without you, city staff, neighbors, and some good old fashioned hard work.

I know one of our neighbors invited you walk the properties and I would like to seriously extend that invitation and an invitation to explore our incredible home, visit us, hear our passion for the right kind of development in our great city and feel what can be. We would love to host you and walk these amazing parcels with you. We openly welcome all into our home, and this invitation extends to both you as Mayor and Alder and also to city staff.

Once I have a design in hand that I think everyone can get behind I will send onto you as well. And while I know that William has rights to buy and try to develop these properties, that does not mean green lighting his project is the right thing.. As you mentioned he's the front man, this would be a Stonefield development in the end, at least that's what my resources tell me.

We have an opportunity to benefit the people who live here (and very significantly Kasia and I) people who want to live here and build their own wealth vs. the people who own the land currently (Grams lives in FI full time) (The Malueg children live in Chicago and NYC), and a developer that “would never live in the city”.

There are so many reasons to say yes to something that everyone will support and so many reasons to say no to what’s currently proposed and I have not even touched on the topic of zoning, traffic, water control, pollution, transfer of wealth, unsightliness, etc.

One might argue that the current owners have the right to get max dollar for the properties they own, and while that’s true, only allowing a huge development sets that high value for land like this, otherwise the comps are there for a market price for the land which would allow for a small and great project. When is it ever the city or communities' responsibility to ensure that a seller of land gets top dollar? These two owners that engulf us, getting top dollar for their land would destroy our homes value, who’s going to take care of our losses. My estimation as a realtor is we will likely lose half the value of our home. That’s not insignificant it’s a huge amount of money. And that does not include the emotional loss we will sustain. And again, where’s the communal benefit? That’s a very serious question, just providing housing isn’t the benefit everyone seems to think it is.

Conversely, with a proper development, our homes value will be stable, and we can be very proud that we were not NIMBY’s but instead advocated/participated in and for some really great home inventory in our city and community literally IN OUR BACK YARD and we can build for everyone’s benefit.

There is research out there and going on about the current housing development trends and associated depression, isolationism, disconnect from the environment etc.

Healthy communities need more than just a space, they need healthy spaces.

<https://pmc.ncbi.nlm.nih.gov/articles/PMC8391501/>

I’m sure I’m telling you things you are already aware of, and I just want to show that I’m always diving into such things.

I have not confirmed but I am told that there are currently 2 luxury complexes like the one proposed sitting 40% occupied because that market is saturated and not affordable or even that desirable. And I’ve seen that research is showing that the high-end rental market is over 7% vacancy already, so if we keep adding inventory for a product people are not asking for, why are we doing that?

Let’s build something together, something great, something that benefits many vs 2-3 people whose only interest is money.

Thank you again for serving our community and your time, We very much appreciate it!

Thanks

Jason

Have a great day!

**BOOK TIME WITH JASON**



Jason J. Iverson | *Realtor*® | Phone: 608.628.6605

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**From:** [Bob Taylor](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Gammon Rd 117/213 Apartment Complex Project  
**Date:** Wednesday, March 11, 2026 10:18:43 AM

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I live at 210 Everglade Drive in Madison. I am very concerned about the apartment complex being discussed for 117 Gammon Rd and 213 Acadia Court. The proposed project is inconsistent with smart growth for our city.

#### Safety

Within two blocks of the project is

- A large daycare
- A community center
- A middle school
- A high school
- An elementary school
- Athletic fields that draw large numbers of kids/parents
- A community pool

A large apartment complex will worsen the safety of children walking/biking in a neighborhood already with too much traffic.

#### Parking

While some residents might use underground parking, many and their guests will have no choice but to use Acadia and Acadia court. We don't want an on street parking solution.

#### Entrance/exit

While Gammon Rd is far preferential to Acadia Court, it presents problems on a street overburdened with traffic and hills that obstruct visibility. If Acadia court becomes the back entrance it will be used heavily.

#### Topography

The site is very hilly meaning buildings will overpower properties on Acadia and some on Everglade dr.

#### Solution

I'm not against housing development and feel Madison needs to focus on what many have called the missing middle. That would appeal to young families with kids who don't want to raise them in an apartment. Given the price of housing that means townhouses that efficiently use land. Rather than a 90 unit apartment, why not 8-10 townhouses?

The traffic issues decline and a need is met. This could also serve as a template for future west side development.

Bob Taylor  
210 Everglade dr  
RTaylor01@charter.net



**From:** [Greg Smith](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#); [Acadia United](#)  
**Subject:** Public comment: 117 N. Gammon opposition to Acadia Court access  
**Date:** Tuesday, March 10, 2026 11:37:33 AM

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Hello,

We have resided at 310 Acadia since 1983. Our children and generations of children since have walked along Acadia to each of the three nearby local public schools. Especially since our retirement we have seen literally parades of children walking and biking to and from their school along our sidewalks every school day. Ever since the daycare center was built on Colony, we also have had several large groups of preschoolers walking along the sidewalk past our house going for exercise walks with the daycare staff. As a pediatrician I studied and advocated for child safety, and there is significant potential for pedestrian accidents involving these children.. We have read estimates that traffic on the street will increase by five fold if the apartment project is built with access to Acadia through Acadia Court. This raises serious and significant safety issues. There is a blind curve at the top of Acadia and fairly steep slope to the street after that which increase speeds even as cars simply coast down the street toward the intersection at Acadia Court.If this apartment complex is indeed built,, I plead with you not to allow access from Acadia Court onto Acadia Drive.

There is a second major concern with this project. It would be built on top of a rise in the meadow at one of the highest points on the far west side. This is not near our home but the proposed height of 3 stories would tower over many affected single-family homes further down on our street. Please restrict this project to one or at most two stories on the side of the building facing Acadia Drive.

Thank you for your consideration. Please include these comments in the project file and share with the plan commission as well as city staff.

Greg and Bobbi Smith  
310 Acadia Dr.

Sent from my iPhone

**From:** [Guequierre, John](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: 117 N gammon Project  
**Date:** Monday, March 9, 2026 8:42:52 PM

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**From:** Guequierre, John  
**Sent:** Monday, March 9, 2026 8:41 PM  
**To:** 'nolaendres@gmail.com' <nolaendres@gmail.com>  
**Cc:** 'pccomments@cityofmadison.com' <pccomments@cityofmadison.com>  
**Subject:** FW: 117 N gammon Project

Hello, Nola,

I'm adding your email to the official record that will be seen by all of the Plan Commission members and supporting staff. At this point the developer has not submitted an application for permits. Planning staff and I have told them that their original idea of routing vehicular traffic to Acadia Court is not acceptable, and the developer has advised us that they are reworking the design to provide for vehicular entry and exit on Gammon only.



**John Guequierre (he/him/his)**

**District 19 Alder**

City of Madison ● Office of the Common Council  
Room 505, City-County Building  
210 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53703

**Tel** 608 571 3530

**Email** [district19@cityofmadison.com](mailto:district19@cityofmadison.com)

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**From:** Nola Endres <[nolaendres@gmail.com](mailto:nolaendres@gmail.com)>  
**Sent:** Monday, March 9, 2026 6:44 PM  
**To:** Guequierre, John <[district19@cityofmadison.com](mailto:district19@cityofmadison.com)>  
**Subject:** 117 N gammon Project

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I would like to express my thoughts on the 117 N Gammon Project. The proposed 95 unit

apartment complex is being built in a quiet area of our neighborhood. With the proposed entrance and exit via Acadia this would increase traffic on a now quiet street where children run and play. With apartment residents leaving Acadia would increase the flow of traffic in and out of the neighborhood, Many children in the neighborhood walk to school so potential safety concerns.

Please consider the possible safety concerns for the neighborhood children and do not allow the entrance/exit to be on Acadia.

Thanks,

Nola Endres

**From:** [Nola Endres](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 117N Gammon Project  
**Date:** Monday, March 9, 2026 6:43:14 PM

---

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I would like to express my thoughts on the 117 N Gammon Project. The proposed 95 unit apartment complex is being built in a quiet area of our neighborhood. With the proposed entrance and exit via Acadia this would increase traffic on a now quiet street where children run and play. With apartment residents leaving Acadia would increase the flow of traffic in and out of the neighborhood, Many children in the neighborhood walk to school so potential safety concerns.

Please consider the possible safety concerns for the neighborhood children and do not allow the entrance/exit to be on Acadia.

Thanks,  
Nola Endres

**From:** [Guequierre, John](#)  
**To:** [Lindsay Marks](#)  
**Cc:** [Plan Commission Comments](#)  
**Subject:** RE: 117 N gammon development  
**Date:** Monday, March 9, 2026 11:29:57 AM

---

Hello, Lindsay,

I've added your comment to the Plan Commission public records to make sure that all commissioners (and eventually all alders) are aware of the neighborhood concerns.



**John Guequierre (he/him/his)**

**District 19 Alder**

City of Madison ● Office of the Common Council  
Room 505, City-County Building  
210 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53703  
Tel 608 571 3530

**Email** [district19@cityofmadison.com](mailto:district19@cityofmadison.com)

**Sign-up for my blog** [District 19 Blog | Common Council | City of Madison, WI](#)

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**From:** Lindsay Marks <lhaskins25@gmail.com>  
**Sent:** Friday, March 6, 2026 12:17 PM  
**To:** Guequierre, John <district19@cityofmadison.com>  
**Subject:** 117 N gammon development

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Alder Guequierre,

I have become aware that someone has the intent to put a nearly 100 unit apartment building in the middle of a residential area. This residential area is my lovely neighborhood. We have MANY people who walk children to school at both Muir Elementary, my childrens' school, and Here we Grow, the daycare that my children recently attended.

This neighborhood is a quiet, close-knit community. Acadia drive has many families with young children who enjoy the quiet street riding bikes and playing games. Acadia ends at two busy thoroughfare type streets - Colony and Everglade. Traffic at these two

minimally controlled intersections is very busy and has many pedestrians already. Turning left from Acadia on to Colony is nearly impossible with poor visibility from parked cars at most times of day, especially the before and after work/school rush. Turning left on to Everglade is also a two-way stop currently and is dangerous as you cannot see traffic coming up the hill from the left. This proposed development will not be near a major bus line, so the assumption is that everyone there will own cars. Adding this many cars to already congested and dangerous intersections that experience this level of pedestrian traffic will be completely detrimental to the safety of the people in the neighborhood.

On top of these safety concerns, plopping a monstrosity of a unit this size in the middle of nothing but single-family homes is just ludicrous that they would even consider such a re-zone. It is currently a beautiful greenspace, something in very short supply.

I hope you will fight for reconsideration of this development and if they insist on adding rental units, please bring it down to scale with the surrounding neighborhood. And I don't mean the kind of "scale" that involves turning 100 into 85. Please consider all the families you will impact with this decision.

Regards,  
Lindsay Marks

**From:** [Jim G](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Monday, March 9, 2026 9:22:32 AM

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To the Madison Plan Commission, Mr. Parks, and Alder Guequierre:

We are 20 year residents at 309 Acadia Drive and are writing regarding the proposed high-density development at 117 N Gammon Road. Our neighbors and we benefit from living on a quiet residential street. A location that has been safe for children to play, walk and bike.

Acadia Drive is designed as a low-volume residential street and not as a higher-volume connector. The street width and the tight bend at the north end (with reduced driver visibility) do not support higher traffic volume. While we recognize the city's need for housing, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted.

We urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- **Exclusive Gammon Road Access:** We formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive will be turned into a thoroughfare, destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Court or Drive either by visitors or residents. Any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access through Gammon Road.
- **Scale and Neighborhood Fit:** Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four to five story building. We request that the height "step down" to 1- 2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- **Density Reduction:** The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. We request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,

Jim and Jill Gessler  
309 Acadia Drive

**From:** [Brittany Collier](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 117 N Gammon Project  
**Date:** Monday, March 9, 2026 9:57:27 AM

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You don't often get email from brittany.collier1@gmail.com. [Learn why this is important](#)

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Dear Madison Planning Commission,

My name is Brittany Collier, and I live at 202 Acadia Dr in Madison. As a resident of the Parkwood Hills neighborhood, I am writing to respectfully share several concerns regarding the proposed development at 117 N. Gammon.

My family and I relocated to Madison from Philadelphia, PA in July 2025 and chose to purchase a home in Parkwood Hills because it appeared to be a quiet, family-oriented area where we could put down roots and raise our two young children. One of the qualities that drew us to the neighborhood was how safe and walkable it felt. Our daughter walks to school each day, and both of our children regularly ride their bikes around the neighborhood—something that was not possible when we lived in Philadelphia.

My primary concern with the proposal relates to traffic safety, particularly the potential for an entry or exit point onto Acadia Court. Acadia Court is a small residential street, and directing traffic from a large residential development onto it would significantly change the character and traffic patterns of our block. Acadia Court functions as a quiet residential street rather than a collector road, and it does not seem well suited to accommodate additional traffic generated by a development of this scale. Currently, children in the neighborhood are able to safely walk or bike to each other's homes, the nearby park, the neighborhood pool, and school. Increased traffic associated with a development of this size would introduce new safety concerns and would make many families, including mine, far less comfortable allowing children to move around the neighborhood as they currently do. Having the entry/exit on to Gammon could potentially ameliorate some of these concerns.

I am also concerned about the density and scale of the proposed project. My understanding is that the development could include approximately 96 residential units. When we decided to purchase our home, we carefully considered not only the property itself but also the surrounding zoning and character of the area, which we understood was not intended for high-density development. Because the proposed site sits on a hill almost directly behind our home, a building of this size could be quite visually imposing for those of us living nearby. It could also negatively impact drainage conditions.

I recognize the city's ongoing efforts to expand housing supply and support thoughtful growth. However, in this case, adjusting zoning to allow a high-density project at this site does not appear consistent with the existing scale and character of the surrounding neighborhood. I would respectfully encourage the Commission to carefully consider whether a lower-density or differently designed project could better fit the scale of the neighborhood while still contributing to the city's broader housing goals.

Thank you for your time and for your careful consideration of these concerns.

Sincerely,

Brittany Collier  
502-767-8278

**From:** [Gianna Andreula](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 117 N Gammon Project  
**Date:** Sunday, March 8, 2026 3:01:21 PM

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Hello,

We are residents of Parkwood Hills and we would like to raise concern regarding the increase and influx of traffic that will come to our neighborhood if we have access to a 96 unit apartment building via Acadia court. Additionally the towering multi-story building will be looming over single family homes and not blend in with the neighborhood. We have a community full of pedestrians, bike riders, and so many other active community members we fear for their safety with these increasing numbers.

Thank you,  
Gianna Brockel

**From:** [Brandon Shelley](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Sunday, March 8, 2026 6:17:44 PM

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Dear the Madison Plan Commission, Mr. Parks, and Alder Guequierre:

I am a resident of Acadia Drive and have lived in this community since 2018 with my wife and children who attend both Muir Elementary and Gillespie Middle School. I am writing regarding the proposed high-density development at 117 N Gammon Road. While I recognize the city's need for housing, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted. I urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- **Exclusive Gammon Road Access:** Granting vehicular access to the development via Acadia Court would transform the residential cul-de-sac and the connecting street, Acadia Drive, into a thoroughfare. Many children use Acadia Drive to walk and bike to school. The Here We Grow daycare also uses this street to bring children to Everglade Park. Furthermore, any access via Acadia Court will likely cause visitors and residents of the development to park on Acadia Court and Acadia Drive, hindering proper traffic management and safety. This is frequently seen on Everglade Dr. during mass at St. Thomas Aquinas and is a known safety hazard in our neighborhood. Any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access through Gammon Road.

I formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a large development would generate.

- **Neighborhood Harmony:** A mid-to-large scale building is a significant change for a site currently occupied by a single-family home. I believe the key to a successful project is scaling and setbacks. Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four- or five-story building. I request that the height "step down" to a maximum of 2 stories on the side facing the neighborhood residences to maintain consistency with our SR-C1 neighborhood. The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. I request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,  
Brandon Shelley  
313 Acadia Drive  
Madison, WI 53717

**From:** [Barb Olsen](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project - Opposition to Acadia Ct. Access, Video Attached  
**Date:** Sunday, March 8, 2026 2:34:37 PM  
**Attachments:** [IMG\\_2721.mov](#)

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Madison Plan Commission, Mr. Parks, and Alder Guequierre:

We are long-time residents (since Aug. '77) of our home at 6805 Colony Drive. We chose this location for its proximity to all three schools, as have many other families in our neighborhood, so there is much related pedestrian and vehicle traffic on Colony which backs up to the Middle and High Schools. Our home is close to the intersection of Colony and Acadia. A few years ago, *Here We Are Learning Center* was built at the intersection of Gammon and Colony. It provides daycare for families with infants, toddlers and preschoolers. These very young children are often seen crossing the intersection of Colony and Acadia to access the schools' athletic fields behind our home, when weather permits. This video was taken from within our home on Friday, March 5th. It's not the best video, but time was short, and we wanted to make you aware of how dangerous it would become for these very young children to have traffic routed from this high-density proposed development onto Acadia.

We join our neighbors in recognizing the city's need for housing. However, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted, and we urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- **Exclusive Gammon Road Access:** We formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive, will be turned into a thoroughfare, destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Court or Drive either by visitors or residents. Any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access through Gammon Road.
- **Scale and Neighborhood Fit:** Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four to five story building. We request that the height "step down" to 1- 2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- **Density Reduction:** The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. We request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,

Barb and John Olsen

6805 Colony Drive, Madison, WI 53717

**From:** [Diane Sorensen](#)  
**To:** [Guequierre, John](#); [Plan Commission Comments](#)  
**Subject:** 117 N. Gammon Road Proposal  
**Date:** Saturday, March 7, 2026 4:55:09 PM

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Dear Alder Guequierre and Plan Commission Members,

I join with other Parkwood Hills residents urging you to review the current proposal for 117 N. Gammon Road with an eye to the unique setting relating to the proposal. My understanding is that the current proposal is for a 3 story 96 unit apartment building that would use Acadia Court for entrance and exit.

I do not live on Acadia Drive, but I know it well as I walk there often. As you know, Acadia Drive is a beautiful little side street with single family homes, shade trees and very little traffic. It is not an arterial street. It does not have a bus line running its course. Acadia Court is not a through street or an actual court surrounded by housing - it runs between two homes and stops at the hill that sits between Acadia Drive and Gammon Road. Together Acadia Drive and Acadia Court are the center of a lovely, quiet residential street. If the City passes the current proposal, it will change Acadia Drive forever and not in a good way.

First, this quiet residential street will become heavily trafficked, not only with tenants' vehicles, but also with delivery, service and visitors' vehicles. I'm sure that the City's Transportation Department will have reservations about flooding this street with all of these vehicles. I understand that you are extremely concerned about this element of the plan and I commend you for your careful consideration.

The second very obvious issue is that the apartment's height would be magnified by the fact that it will be built on a hill. A 3 story building topping a hill will tower over all of the other housing. It cannot meet the standard in the Comprehensive Plan of "seamlessly integrating" into the neighborhood.

Finally, the scale of the project is unlike any of the nearby homes - single family homes line Acadia Drive and all nearby streets. Because of the hill, it's difficult to know what type of development would fit, but it's clearly not a 96 unit apartment building.

My neighbors tell me that they feel that you and the Planning Department are hearing their concerns and representing them to the city and the developer. Your concern is appreciated.

Sincerely,  
Diane Sorensen  
606 San Juan Trail  
Madison, Wi 53705

**From:** [tipandskip1](mailto:tipandskip1)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Saturday, March 7, 2026 11:41:07 AM

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Some people who received this message don't often get email from tipandskip1@charter.net. [Learn why this is important](#)

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To the Madison Plan Commission, Mr. Parks, and Alder Guequierre:

I am a resident on North Yellowstone Dr and am writing regarding the proposed high-density development at 117 N Gammon Road. While I recognize the city's need for housing, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted.

I urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- **Exclusive Gammon Road Access:** I formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive will be turned into a thoroughfare, destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Court or Drive either by visitors or residents. Any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access through Gammon Road.
- Without exclusive Gammon Road access, there is most importantly a danger to children in the area attending the Here We Grow Learning Center and John Muir Grade School. If you look at a map of the area, you can see how the new apartment residents leaving via Acadia Drive will get to the major streets of Gammon and Mineral Point and Old Sauk. They will go south to Colony and then turn west past the childcare center or east past John Muir. That is considerable traffic near children after the terrible accident on Park St with the death of a young boy.
- Without exclusive Gammon Road access if they want to go north to get to Everglade and then to Old Sauk, they will join the crush of traffic which will result from the new apartment building on Old Sauk.
- **Scale and Neighborhood Fit:** Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four to five story building. I request that the height "step down" to 1- 2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- **Density Reduction:** The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. I request the City favor a

smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,

Arthur De Smet

**From:** [j.temprano@icloud.com](mailto:j.temprano@icloud.com)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#)  
**Subject:** Proposed Development at 117 Gammon Road  
**Date:** Friday, March 6, 2026 9:29:13 PM

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This project proposal would be in direct conflict with the guidelines of the West Area planning focus from September 2024:

### Avoid over-developing and losing neighborhood character.

The Parkwood Neighborhood is one of the hidden gem neighborhoods of Madison. Allowing a development such as this would be tragic and significantly change the feel and charm of the neighborhood. The majority of the people that live in this community are very active in the community and support public schools, and many public initiatives. It would be a shame to lose those families to Middleton or Verona with such a myopic approach.

Best,

John Temprano

**From:** [Lindsay Marks](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 117 n gammon development  
**Date:** Friday, March 6, 2026 12:14:48 PM

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To whom it may concern on the planning commission:

I have become aware that someone has the intent to put a nearly 100 unit apartment building in the middle of a residential area. This residential area is my lovely neighborhood. We have MANY people who walk children to school at both Muir Elementary, my childrens' school, and Here we Grow, the daycare that my children recently attended.

This neighborhood is a quiet, close-knit community. Acadia drive has many families with young children who enjoy the quiet street riding bikes and playing games. Acadia ends at two busy thoroughfare type streets - Colony and Everglade. Traffic at these two minimally controlled intersections is very busy and has many pedestrians already. Turning left from Acadia on to Colony is nearly impossible with poor visibility from parked cars at most times of day, especially the before and after work/school rush. Turning left on to Everglade is also a two-way stop currently and is dangerous as you cannot see traffic coming up the hill from the left. This proposed development will not be near a major bus line, so the assumption is that everyone there will own cars. Adding this many cars to already congested and dangerous intersections that experience this level of pedestrian traffic will be completely detrimental to the safety of the people in the neighborhood.

On top of these safety concerns, plopping a monstrosity of a unit this size in the middle of nothing but single-family homes is just ludicrous that you would even consider such a re-zone. It is currently a beautiful greenspace, something in very short supply.

I hope you reconsider this development and if you insist on adding rental units, please bring it down to scale with the surrounding neighborhood. And I don't mean the kind of "scale" that involves turning 100 into 85. Please consider all the families you will impact with this decision.

Regards,  
Lindsay Marks

**From:** [Benjamin Collier](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** 117 N. Gammon Project  
**Date:** Thursday, March 5, 2026 9:25:01 PM

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Dear Madison Plan Commission,

My name is Ben Collier, and I live at 202 Acadia Dr, Madison. I am writing to express my concerns about aspects of the proposed development project at 117 N. Gammon.

As background, my family and I moved to Madison from Philadelphia, PA a few months ago, July 2025. We chose to purchase a home in Parkwood Hills because it seemed like a quiet place to raise our two young kids. My daughter walks to school each day and both kids have loved being able to bike in the neighborhood, which had not been possible when we lived in Philadelphia.

My primary concern about the proposal is one of traffic safety regarding the potential of having entry/exit for the project onto Acadia Court. Entry/exit of a large building onto our little street would dramatically change our block, making it less safe for our kids and others. It would be a big loss to our community where kids can safely walk to each other's houses, the nearby park, neighborhood pool, and to school. I would feel much less comfortable letting my kids do this if the current proposal goes through given the traffic implications.

My second concern is about the potential of the high-density aspect of the proposal. My understanding is that the development would include something like 96 units. In deciding to buy our house, we looked not only at the home but also the area around it and understood that it was not zoned for high-density. The proposed development would be on a hill almost directly behind our house, and I am concerned that it would be quite imposing on us and our block. I am sympathetic to the city's need to expand housing but adjusting zoning for high density in this instance does not seem like a good fit given the nature of the site. I think an alternative project that was more cohesive with the surroundings could contribute to the neighborhood as it grows while also helping address the larger goals of the city.

Thank you for considering my concerns.

Regards,  
Ben Collier  
859-420-8226

**From:** [Katherine Galanos](#)  
**To:** [Plan Commission Comments](#)  
**Date:** Thursday, March 5, 2026 12:49:31 PM

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officials of the City Planning Office,

I am writing to you today to voice my concerns with the proposed apartment development project slated for [117 North Gammon Road](#). While I acknowledge the realities of the growth of the city and the necessity to increase housing to meet this need, as a longtime Madison resident I kindly ask you to consider the following points before authorizing approval for this project.

I am an original resident of the Parkwood Hills neighborhood. My husband and I built our home on Acadia Drive in 1977, back when farms abutted our neighborhood to the north and the beltline could be seen from my backyard to the south. We raised our family here and although my husband passed away in 2002, I have remained and had the joy to watch generations of families come, grow, and move on making room for the cycle to continue.

The proposed project at [117 North Gammon Road](#) poses a safety risk to our neighborhood. The planned access point from Acadia Court will greatly increase traffic, endangering pedestrians, bicyclists, and especially children walking to the three nearby schools. I have concerns that a street designed for the houses built on it almost fifty years ago can safely handle the volume of traffic this project will most certainly bring to the area. I kindly ask that any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access at Gammon Road.

Secondly, the scale of the project will dwarf the original design plan of a neighborhood of single family homes by placing a three story apartment building on the highest point behind Acadie Court. I kindly ask you to consider a smaller scale building that better blends in with the character of the neighborhood.

Lastly, the proposed 96 unit capacity will drastically alter the nature of a long-standing quiet suburban residential area. The noise pollution will overpower the area given the magnitude of the proposed population increase. I kindly ask you to consider a smaller-scale project that favors safety and character over maximizing population.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Thank you for taking the time to read my concerns.

Sincerely,  
Katherine Galanos

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**From:** [Katrin Talbot](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Thursday, March 5, 2026 4:00:01 PM

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To the Madison Plan Commission, Mr. Parks, and Alder Guequierre:

I have been a resident of Everglade Drive for almost thirty years and am writing regarding the proposed high-density development at 117 N Gammon Road. While I recognize the city's need for housing, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted.

This is not a case of Not-In-My-Backyard. This is a case of citizen safety. Three schools and two churches are in proximity to this proposed development. The traffic at the beginning and end of each school day is very intense at either Colony and Gammon, Everglade and Old Sauk, and Old Sauk and Gammon. So many kids also walk and ride their bikes to and from school and there are bus stops. Increasing the traffic by three to five times the number of cars would be potentially disastrous. The streets during high school and middle school games on the playing fields are overpacked with pedestrians crossing mid-street. All three of our daughters walked to school and we were always worried about the street crossing at Colony and Everglade. A vehicular-bicycle accident or a vehicular-pedestrian accident in this case would be predictable and preventable. Please consider this crucial issue. Why would developers thoughtlessly plop a development down in such a dangerous and disruptive location is beyond us. Greed has blindfolds, I guess. This proposed location is not the place for a 90+ unit building, considering the traffic issues along this very small amount of acreage

I urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- **Exclusive Gammon Road Access:** I formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive will be turned into a thoroughfare, destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Court or Drive either by visitors or residents. Any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access through Gammon Road.
- **Scale and Neighborhood Fit:** Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four to five story building. I request that the height "step down" to 1- 2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- **Density Reduction:** The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. I request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,

Katrin Talbot

109 Everglade Drive

*Katrin Talbot*

[\*ktalbot21@gmail.com\*](mailto:ktalbot21@gmail.com)

[\*www.katrintalbot.com\*](http://www.katrintalbot.com)

*“Tell me, what is it you plan to do  
with your one **wild** and precious life?”*

*--Mary Oliver*

**From:** [Jen Takahashi](#)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#)  
**Subject:** 117 N Gammon Project  
**Date:** Thursday, March 5, 2026 1:02:36 PM

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You don't often get email from [jbaintakahashi@gmail.com](mailto:jbaintakahashi@gmail.com). [Learn why this is important](#)

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To the Madison Planning Commission and Alder John Guequierre,

I live at 205 Acadia Drive, and I'm writing to you regarding the proposed high-density project at 117 N Gammon Road. My family is quite concerned about the impacts of this project, in particular significant safety and scale/neighborhood fit concerns. We do not believe a project of this size and scope is appropriate for the neighborhood.

I support:

- Exclusive Gammon Road access - I live across the street from the proposed site and my elementary school aged kids travel around the neighborhood to visit friends, swim at the neighborhood pool, and more. A huge (4-fold or more!), increase in traffic is inappropriate for our quiet neighborhood.
- Scale and neighborhood fit - The proposed development site sits on a steep hill. It is 60 feet higher from the hill, down to Acadia Drive, meaning that the proposed 3-story structure will loom over existing single-family homes like a 4 to 5 story building. This is inappropriate for the neighborhood.
- Density reduction - The proposed 96 units are too dense for a site that borders on a quiet, suburban residential area. I do not support using the escalator clause to force in such a large development. I favor a smaller-scale project, targeting the "missing middle," opening up additional options for homeownership, not a high-priced apartment complex.

Please include these comments in the official project file, and share them with the Planning Commissioners and city staff.

Sincerely,  
Jen Takahashi  
205 Acadia Drive, Madison, WI 53717

**From:** [Allyson Garner Spencer](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Wednesday, March 4, 2026 4:39:58 PM

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To the Madison Plan Commission, Mr. Parks, and Alder Guequierre:

I am a resident of Shiloh Drive and am writing regarding the proposed high-density development at 117 N Gammon Road. While I recognize the city's need for housing, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted. My husband and I bought our home from my brother who raised his family in the "little blue house" as we all lovingly call it. Since we moved in 3 years ago, we've had two kids and feel lucky every day to live in this wonderful neighborhood. We fully support affordable housing AND believe in respecting the safety, beauty and DNA of neighborhoods.

I urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- **Exclusive Gammon Road Access:** I formally oppose any vehicular access via Acadia Court for residents and guests because of the significant traffic and parking a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive will be turned into a thoroughfare, destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Court or Drive either by visitors or residents. Any project that increases density beyond current zoning or seeks use of an "escalator clause" should be limited to exclusive access through Gammon Road.
- **Scale and Neighborhood Fit:** Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a four to five story building. I request that the height "step down" to 1-2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- **Density Reduction:** The proposed 96 units are too dense for a site that must transition into a quiet, suburban residential area. I request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,

Ally Garner

310 Shiloh Dr, Madison, WI 53705

**From:** [Mark Blumenfeld](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Guequierre, John](#)  
**Subject:** Public Comment: 117 N Gammon Project – Opposition to Acadia Ct Access  
**Date:** Wednesday, March 4, 2026 11:19:20 AM

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**To:**

**Cc:** [district19@cityofmadison.com](mailto:district19@cityofmadison.com)

To the Madison Plan Commission and Alder Guequierre:

I am a resident of Acadia Drive and am writing regarding the proposed high-density development at 117 N Gammon Road. I have lived in the neighborhood since 1991, and have raised three children here. I currently babysit my grandchildren at my home, and they play outside in our neighborhood when I have them. I am very concerned about their safety if we have higher traffic density.

I recognize the city's need for housing, the current conceptual site plan contains significant safety and compatibility flaws that must be addressed before any formal application is accepted.

I urge the Planning Commission to uphold the following requirements as mandatory conditions for this project:

- **Exclusive Gammon Road Access:** I formally oppose any vehicular access via Acadia Court for the estimated 450+ daily trips a 90+ unit building would generate. This residential cul-de-sac and its connecting street, Acadia Drive will be turned into a thoroughfare destroying one of the quietest streets in the neighborhood. Further, any access through Acadia Ct will encourage parking on Acadia Dr either by visitors or residents not having adequate free parking. I agree with the Planning Division's preliminary assessment that exclusive access to Gammon Road should be a "special condition" required for any density "escalator clause" approval.
- **Scale and Neighborhood Fit:** Because the development site sits at a significantly higher elevation than Acadia Drive, a 3-story structure will loom over existing single-family homes like a 4-story building. I request that the height "step down" to 1- 2 stories or less on the side facing our residences to maintain consistency with our SR-C1 neighborhood.
- **Density Reduction:** The proposed 96 units are too dense for a site that must transition

into a quiet, suburban residential area. I request the City favor a smaller-scale project that prioritizes safety and character over maximum density.

Please include these comments in the official project file and share them with the Plan Commissioners and City Staff.

Sincerely,

Mark Blumenfeld

109 Acadia Drive

**From:** [Peter Zarov](#)  
**To:** [Plan Commission Comments](#); [Parks, Timothy](#)  
**Subject:** 117 N. Gammon Road Proposal  
**Date:** Tuesday, March 3, 2026 4:02:43 PM  
**Attachments:** [image001.png](#)

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I am writing to register my concerns about the proposed project at 117 N. Gammon Road. I live at 206 Acadia, which directly abuts this property to the east. I have lived here for 23 years. As real estate attorney and title company owner, I have represented investors, developers, and Realtors. I typically support development and added housing inventory and have not objected to other, appropriate projects in and around our neighborhood. I strongly object to this project in its early conceptual form.

This project has already generated widespread and significant opposition within the neighborhood. There is near unanimous opposition to any opening of Acadia Court. Regardless of the location of ingress and egress to the property, there are also serious concerns about the size and scope of the project given the location and unique elevation of the property.

First, there are obvious traffic concerns. It is hard to imagine how a project of this scope could access a tiny cul-de-sac connected to a small, residential side street. Acadia Court was platted, first in Parkwood Hills and then extended in a CSM, as a cul-de-sac serving single family homes. It was never intended as the entry and exit for a large apartment building. Doing so would create untenable traffic and safety issues, not to mention fundamentally alter the character of the neighborhood. Limiting access to Gammon appears to be the only viable option.

Yet, a project of the size proposed by the developers also creates serious concerns, especially for residents of Acadia, Colony, and Gammon. The 1107 foot elevation, which peaks exactly at the property's ingress and egress to Gammon, creates unique problems. This property is one of the highest points on the West Side, on a steep peak that is 15-30 feet higher than the properties immediately to the east. Even a two-story building would sit substantially above the immediate neighbors. A three-story building would tower over them as if it were five to six stories. In addition, the traffic concerns would not only impact Gammon, but also Colony Drive, one of the primary entrances and exits to the Parkwood Hills neighborhood.

We would understand a project that would fit with current zoning height and density. The preliminary proposal is simply too large for the property, creates safety and traffic concerns, and is fundamentally out of character for the west side and Parkwood Hills. Finally, I feel strongly that Madison needs housing to address the "missing middle." I work with lenders, builders, and developers on ADUs, duplexes, small condos, and mixed-use housing. There is a growing glut of high-cost, large rental buildings that do not address the goal of increasing affordable housing and home ownership. Adding yet another such project on a property ill-suited for large development is inconsistent with those goals, the west side plan, and the

immediate neighborhood.

I hope we can work with neighbors, the developers, and the City to agree upon a reasonable use of the property. I am one of a large group of neighbors who strongly oppose the project in its current, early iteration.

Thanks,

*Peter Zarov*

President | Legal Counsel

Homestead Title Company, LLC

555 Zor Shrine Pl, Ste 120, Madison, WI 53719

Direct: 608.467.4190

Office: 608.467.4600

[www.homesteadtitle.net](http://www.homesteadtitle.net)



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**From:** [Guequierre, John](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: 117 N. Gammon Road Proposal  
**Date:** Sunday, February 22, 2026 3:45:01 PM  
**Attachments:** [image001.png](#)

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**From:** Peter Zarov <[peter@homesteadtitle.net](mailto:peter@homesteadtitle.net)>  
**Sent:** Friday, February 20, 2026 3:04 PM  
**To:** Guequierre, John <[district19@cityofmadison.com](mailto:district19@cityofmadison.com)>  
**Cc:** Sylla(Gmail) <[szarov.home@gmail.com](mailto:szarov.home@gmail.com)>  
**Subject:** 117 N. Gammon Road Proposal

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John,

I wanted to introduce myself and voice my early and strong opposition to the proposed development on Gammon Road.

We live at 206 Acadia, which directly abuts this property to the East. I am a real estate attorney and title company owner. I have represented investors, developers, and Realtors and typically support development and added housing inventory. I have not objected to other, appropriate projects in and around our neighboring. I strongly object to this project.

I understand from Jason Iverson and other neighbors that the developers' preliminary plans at the DAT meeting proposed a 96 unit, 3-story project with possible access onto Acadia Court. This certainly does not come close to compliance with current zoning and does not align with any revised zoning under the City's Comprehensive Plan and West Area Plan. It raises significant concerns among immediate neighbors and residents of Acadia, Everglade, Shiloh, and Colony.

First, there are obvious traffic concerns. It is hard to imagine how a project of this scope could empty out onto a tiny cul de sac connected to a small side street. It would create untenable traffic and safety issues, not to mention drastically change the character of the neighborhood. It is also hard to see how the entrance would work on Gammon, given the 1107 foot elevation which peaks exactly at the property's ingress and egress to Gammon. That is already a dangerous stretch that many in the neighborhood avoid. I assume that is why they have proposed Acadia Court for access?

The elevation adds additional concerns. A three-story building is already out of character for much of the west side and certainly our neighborhood. This building would sit on one of the highest points in Madison, on a peak that is 15-30 feet higher than the properties to the East. It would tower over the neighborhood as if it were 5-6 stories. While that may not factor heavily into zoning and permitting, the drainage certainly will. Our properties already have significant drainage issues from the elevation to our west and this project could exacerbate those issues.

We would understand a project that would fit with current zoning height and density. The

preliminary proposal seems wildly out of character for the west side and Parkwood Hills and would negatively impact traffic, safety, and character of the neighborhood.

I am reluctantly taking on a lot of the neighbor's questions and concerns, as an immediate neighbor and a real estate attorney. Please keep me informed and let me know if there is any other information you can provide.

Thanks,

*Peter Zarov*

President | Legal Counsel

Homestead Title Company, LLC

555 Zor Shrine Pl, Ste 120, Madison, WI 53719

Direct: 608.467.4190

Office: 608.467.4600

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