

From: [Wendy Benson](#)
To: [Plan Commission Comments](#)
Subject: 2926 Atwood
Date: Monday, December 15, 2025 3:25:49 PM

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Planning Commission,

I'm concerned about parking required for the 3900 ft.² of retail included in the redevelopment of this area.

Street parking is already limited in the neighborhood and parking is currently a challenge. I don't see information in the plans that indicates public parking is being improved with this project and that concerns me both for the neighborhood and for potential businesses occupying that retail space.

What consideration has been given to this issue?

I contacted my alder and have not heard back from her.

Thank you,
Wendy Benson
2802 Lakeland Ave

From: [Planning](#)
To: [Plan Commission Comments](#)
Cc: [Parks, Timothy](#)
Subject: FW: Atwood-Fair Oaks Building Development
Date: Monday, December 15, 2025 8:14:34 AM

From: Christy Charles <cmcharles80@yahoo.com>
Sent: Saturday, December 13, 2025 6:47 AM
To: Planning <planning@cityofmadison.com>
Subject: Atwood-Fair Oaks Building Development

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Hello,

My name is Christy Charles, and I am a resident of the Atwood-Fair Oaks-Milwaukee area.

I read about the plan for the Birrenkott building in the State Journal.

First, I am growing tired of the apartment buildings springing up all over the neighborhood . I hate to say it, but they are just everywhere you look, and I get the housing crisis, but sheesh it gets old. I moved here from Chicago in 2002, and if I wanted to live in a Chicago neighborhood, I would have stayed there. But I've always liked the Madison vibe, and it seems like we are moving away that. I'm sorry if I sound old and NIMBY, but that's how I feel, and I'm guessing many residents are thinking wow, another one? Plus, if it's just apartments, this really won't affect affordability of real estate. Also, is it going to be mixed income housing or just upscale rentals? It seems like an upscale-type of location.

Second, I am concerned about the traffic changes that will inevitably occur at the Atwood-Fair Oaks intersection.

As a parent of former Lowell students, I can say that crossing that intersection during the morning rush was terrifying. We only had so much time, and because the light was so short, cars would drive right up to the crosswalk while we were trying to cross. I talked with the traffic department about this, and their solution was to add a walk with a bit longer of a delay, but it was still very stressful, also I imagine for the drivers who had places to be at a very short light at a very busy time in the morning. Not a good

combination for safety, or at least not having to worry while shepherding your children across the street during rush hour. It was hard to keep crossing guards there because it was so stressful.

My question is this—how is traffic engineering going to account for the additional 31 units of residential and additional business traffic? I would like to see something safer than what we've had if we are going to do this new project.

Just some thoughts from a person who has lived in this neighborhood for nearly 20 years.

Thanks for your time,
Christy Charles

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