

From: [Katherine Brophy](#)
To: [Vaughn, Jessica L](#); [Plan Commission Comments](#); [Traffic](#); [Marybeth Wilk](#)
Subject: Re: Development at East Washington and Seventh Streets
Date: Monday, July 14, 2025 8:40:56 PM

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Hello again.

I would like to provide an update on this project.

I see that the project was approved, and the grand promises the developer made to have *all* of the units affordable have been broken long before ground has.

Also, I do not see that the plans were changed to make the driveway access on East Washington Avenue. There is *no* way the driveway can be on 7th. The other day I was trying to turn left onto North Street from East Mifflin, and the traffic (including a city bus) was backed up past Mifflin half-way to Dayton. This made it tricky to see and to safely make a turn. The added pressure from all of the extra traffic on 7th Street to Mifflin to North would make this area so congested. The problem was made much, much worse when right turn on red was prohibited from North St onto E. Washington Ave.

I would like to know if traffic engineering actually studied traffic flow when deciding this area could withstand all of those extra vehicles, or just said "eh-I'm sure it will be fine"

I know everyone wishes people in Madison drove less, but the reality is there are many places that are still not accessible by bus, or that would require an hour or more each way. The other sad reality is that many people simply do not wish to give up their cars for most trips.

The last update is there have been signs all over 7th street mentioning no parking and no through traffic, but no notice has been given to the residents of this area.

If the design has already been changed, great, but there has been no communication about anything related to this project at all.

I would appreciate a response that addresses my concerns.

Katherine Brophy

On Mon, Nov 4, 2024 at 9:35 AM Vaughn, Jessica L <JV Vaughn@cityofmadison.com> wrote:

Good morning, Katherine!

Thank you for your email. Your comments will be shared with both the Urban Design Commission, as well as the Plan Commission. Please note that the Plan Commission will be taking this item up this evening, at their November 4 meeting. A link to that meeting agenda is provided below, which also includes information on how to access the virtual meeting.

<https://madison.legistar.com/View.ashx?M=A&ID=1132530&GUID=A9DEF934-2300-494B-86D1-F015229E941C>

If you have any questions, please do not hesitate to contact me.

Best,

Jessica



Jessica Vaughn, AICP (she/her)

Urban Design Commission Secretary – Planning Division

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From: Katherine Brophy <brophykf15@gmail.com>

Sent: Friday, November 1, 2024 1:23 PM

To: Vaughn, Jessica L <JVaughn@cityofmadison.com>

Subject: Development at East Washington and Seventh Streets

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Good afternoon. Ms. Vaughn.

I understand that this comment is after the October 23rd meeting, but unfortunately I was out of the country and unable to attend.

I wish to express my extreme opposition to this development for many reasons. The two most pressing are:

1. The number of units and, by extension, the number of new residents is too high for the given area. It is a small, residential area, and I do not understand the calculus that makes it possible to go from 4 single family homes (sometimes occupied, sometimes vacant) and one vacant business to 76 housing units. Even when the business was operating the level of traffic and noise was not anywhere near the level that this many new residents would bring. (And to counter any arguments about the developments across the street, that was a very

large vacant area with train tracks and businesses bordering it as well as an outlet for traffic) Again, this is a small residential area with a church and an elementary school within 2 blocks of the proposed development.

2. Seventh Street is not physically equipped to handle the influx of 100+ new residents and the accompanying traffic. As stated above, there is an elementary school and a church within two blocks of the development, and especially during the pickup/dropoff hours at the school, it can barely handle the traffic flow as it is. This would also prevent the Greek church from holding their annual Greek Fest because they close down Seventh street between East Washington and Mifflin streets. It is the longest running ethnic festival in Madison and well liked and anticipated by the neighborhood every year.

When **many** neighbors asked at the initial informational meeting about the development why the driveway could not be put on East Washington, we were told it was "not possible". This is ludicrous since **every building on East Washington has a driveway on the main road**. In order to head East, drivers will have to turn on to the overly burdened Seventh, Mifflin and Dayton streets and go blocks out of the way. If it is "not possible" to have the driveway on East Washington, it is simply "not possible" to have such a large development at that spot.

I understand Madison needs more affordable housing, and I would not be opposed to a **much smaller**, appropriately sized development, but more thought needs to go into these plans. Why has nothing been done in the Oscar Meyer area that has been vacant for a decade?

Katherine Brophy

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