

**From:** [ulrike dieterle](#)  
**To:** [All Alders](#)  
**Cc:** [Mike Pomraning](#); [ulrike dieterle](#)  
**Subject:** Tonight's Council Meeting - Item 88325 733 abd 737 North Meadow Lane Zoning Change  
**Date:** Tuesday, June 17, 2025 2:29:16 PM

---

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

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I urge alders to vote NO on item 88325 to change zoning for addresses 733 and 737 Meadow Lane. The original apartment complex did not include these lots on Meadow Lane. In the redesign, developers have chosen to not only double the size of the units and the building, but have located the entrance/exit to underground parking on Meadow Lane, off of University. This redesign will result in an unhealthy amount of traffic being funneled down Meadow and Healthier Crest and on into the residential neighborhood of Sunset Village. The original design with approx. 70 units would have been enough for the neighborhood to process. To double the amount of traffic and to shoot it down currently quiet narrow streets is dangerous, unhealthy and unwise.

I would suggest the developers use the two lots to create a cool green space filled with trees and plantings where residents of the new building and the neighborhood can socialize, rest and rejuvenate. This green space will somewhat mitigate the heat that is generated by the large building developers intend to erect and the loss of mature trees. Or continue to use the two houses on these lots as rental property for people who would rather have a house with a yard, a driveway and a bit of elbow room. Let's be creative! Let's do something that adds character and benefits the entire neighborhood, not just developers pockets.

Please vote NO, NO, NO. Put yourself into the shoes of your neighbors.

Ulrike Dieterle  
323 N Blackhawk Ave, 53705

**From:** [Natalie Evans](#)  
**To:** [All Alders](#)  
**Subject:** Common Council meeting - Agenda item #11  
**Date:** Tuesday, June 17, 2025 1:04:00 PM

---

Some people who received this message don't often get email from evansnatalie15@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am writing in support of the planned apartment building on Meadow Lane & University Avenue. Increasing (affordable) housing density in Madison is important.

I live on Heather Crest. I primarily walk and bike, and have three small children. I worry about the impact of an anticipated 168 additional vehicles daily through our neighborhood.

Please plan traffic remediation measures in the neighborhood *before* there are issues. We already see vehicles speeding on Heather Crest west towards Hilldale/Midvale, and adding parking access to a new development from Meadow Lane will only increase this issue.

If this specific developer is required to spend \$10,000 on traffic issues, and developers are only required to spend proportionately to their impact on traffic on the neighborhood, \$10,000 does not seem like enough of an investment for up to 168 additional vehicles.

Thank you for your consideration on this issue. Our neighborhood is looking forward to welcoming new neighbors safely.

--

Natalie Evans

**From:** [Signe Holtz](#)  
**To:** [All Alders](#)  
**Subject:** Comments on 3535-3553 University Avenue and 733-737 N Meadow Lane Rezoning  
**Date:** Sunday, June 15, 2025 3:41:24 PM  
**Attachments:** [Apartment building comments.docx](#)

---

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

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Attached are our comments re: this rezoning application. We are NOT in favor of this proposal at this time. Further work on traffic and noise is needed.

## Comments on 3535-3553 University Avenue and 733-737 N. Meadow Lane Rezoning Application

We are very close neighbors to this proposed project and have the following concerns.

1. Our primary concern is the traffic situation. Having the entrance to the parking lot on a small residential street just a short block from a major intersection is a recipe for a large increase in traffic on that small residential street and for a greatly increased probability of accidents. There is no way for a car to exit the facility and go south or west or north without driving on residential streets. One would have to turn left onto North Meadow and then turn right onto Heather Crest; or one would have to turn right, then right again onto University Avenue, then right again onto Blackhawk and then right onto Lucia Crest or continue on to Regent. Or one would do a U-turn at Blackhawk to get onto University Avenue going west, an intersection that has already been tagged as needing safety improvements.

Our residential streets in this little neighborhood already have a lot of vehicles trying to take shortcuts to get to Midvale or University. I cannot tell you how many cars drive down Bruce Court every day in search of University Avenue, only to use the cul-de-sac to turn around and, being irked that the street did not go to University Avenue, speed their way back up the hill looking for a way out of the neighborhood.

We want our little streets to be safe for all of us—little kids, elderly, dog walkers, speed walkers, strollers, and runners—and we believe that our city is a better and safer place when these small neighborhoods are protected and free from commuters looking for a quick way to get where they're going.

We have heard, but do not know, that there has not been a predictive model done on the traffic patterns and numbers from an additional 166 potential vehicles from this apartment. Yes, I believe that some residents will take the bus. But what if they work at Epic (which the developer said at one meeting was the type of resident they thought would live here) or a company to the west? What if they want to visit their mother who lives in New Glarus? They can't take the bus. Until a study is done and there is a recommendation on potential ways to ameliorate this increase in traffic and inherent confluence of traffic at University and Midvale, we do not support this application. (For example, one potential solution could be to make North Meadow a cul-de-sac and then figure out a way for drivers, after getting onto University Avenue, to do a safe U-turn to allow them to get to the intersection of University Avenue and Midvale.)

2. We also have a concern for the pool and party area on the rooftop and the potential noise issues, in particular at night. It appears that this area will be just about the same height, or perhaps a bit lower, than the second floor of our house. In the summer, we like to sleep with the windows open (helps to save on AC energy use). However, our windows face to the north and west and will be in line with noise from the rooftop. (It's bad enough that the lights from the hotel at Hilldale illuminate our second floor—tell the hotel to get rid of them.) We are very concerned about the noise and lights from this area. There are no bedrooms in our house that face to the south so moving to a different bedroom is not an option for us. (And while I understand that there are those who would call us NIMBYs, please understand that this will literally be in “our backyard.”)

The developers seem to be willing to work with neighbors so we encourage the city to deal with the traffic pattern and the party/pool area. In our opinion, the City of Madison not only needs to have more housing (although one wonders what the true carrying capacity is for the city), but it also needs to look at the smaller scale—the little cohesive neighborhoods that provide housing for families--and ensure that these small neighborhoods continue to be safe and secure and healthy places for current and future residents.

Signe Holtz and Ronald Halvorson

Bruce Court

P.S. We want to reiterate our support for absolutely no connection between Bruce Court and the development or between Bruce Court and University Avenue.

(I have lived in this house since 1988! I'd like to stay here. SH)

**From:** [noreply](#)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Apartment at University Ave & Meadow Lane  
**Date:** Tuesday, June 17, 2025 11:55:33 AM

---

Recipient: All Alders:

Tuesday, June 17, 2025 – 11:50am

Mary Kateada  
3529 Lucia Crest  
Madison, Wisconsin. 53705 Yes, by email. [marykateada@gmail.com](mailto:marykateada@gmail.com) All Alders Apartment at University Ave & Meadow Lane Monday, June 16, 2025

Satya Rhodes-Conway, Mayor (hard copy mailed 6/16/25)  
Regina Vidaver, Alder, District 5 (hard copy mailed 6/16/25)  
All City Council Members

Dear Council,

It's our understanding that there has been recent change in the plan for the nearby apartment building on University Avenue - that with the acquisition of 2 properties at the corner of Meadow Lane and University Ave, the developer has doubled the # of rental units to be available and they've added another garage access - onto Meadow Lane.

Questions: Is that added Meadow Lane parking access necessary? Can it be an emergency exit ONLY?

Concern: Increased traffic on Meadow Lane AND on Lucia Crest, to get to that Meadow Lane parking access.

We envision:

- 1) Folk coming home from the University or the downtown area during peak traffic hours and rather than attempting to cross University to enter the garage, they'll take to turning onto Blackhawk (which offers a left turn lane off University), then right onto Lucia Crest and finally right onto Meadow Lane.
- 2) Folk coming home via Midvale (EPIC employees for example), rather than dealing with the University Ave/Midvale intersection, they'll turn right onto Heather Crest and left onto Meadow Lane.

We are concerned about more and faster traffic on two fairly quiet neighborhood streets. Young families populate these streets and children regularly cross them to play with friends. It's part of the charm of the hood and we want to know the city is doing everything possible to keep the children safe and the charm in tact.

That said, seems to us asking the developer to put down \$10,000 for possible Traffic Calming Improvements is a bit short-sighted - both in cost and measure. Both should be a given in the plan, and they need to be slated for both Meadow Lane AND Lucia Crest.

And just what are these possible Traffic Calming Improvements and will they truly be effective for both streets? (Currently there's not isn't even a Stop Sign at the corner of Lucia

Crest and Meadow Lane.)

We are sending this letter to the Mayor, as well as copy to the whole of the council. If there's to be any more public comment, please let us know. We'll be grateful for the opportunity to speak.

Recap: Is that second parking garage access on Meadow Lane necessary? Could it be an emergency exit only? And what traffic calming improvements are part of the deal?

Mary Kateada & Frank Schneeberger  
3529 Lucia Crest  
Madison  
(608)442-0054

**From:** [chris lowe](#)  
**To:** [All Alders](#)  
**Subject:** Agenda item 88325  
**Date:** Tuesday, June 17, 2025 3:04:14 PM

---

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I'm voicing my opposition to the expansion of the proposed development at University and Meadow.

I live on the corner of Blackhawk and Bluff. I don't expect Meadow/Heather Crest will see the same volume or speed I do but it absolutely will feel the increase in traffic and create safety concerns.

Between Regent and Bluff, Blackhawk is treated like a drag strip and the stop sign at Blackhawk/Bluff is mostly ignored. I regularly witness reckless driving including vehicles passing and twice, a motorcycle using the sidewalk to get ahead of car traffic. No joke. My fear is that drivers utilizing a Meadow/Heather Crest route won't obey posted speed limits and traffic signage like the many drivers using Regent/Blackhawk/Bluff to bypass Midvale/University. They're just passing through. It's simply a convenient route, they have zero stake in the neighborhood and consideration for those living there. The common council and traffic engineering must take this seriously and plan traffic calming measures if this project is ultimately approved. Ten thousand dollars from the developer isn't going to do it. My alder, Regina Vidavar raised the issue of unsafe driving and blatant disregard for traffic signage in our district during her most recent campaign

"**Vidaver:** The most important issue facing my district is unsafe driving affecting our neighborhoods. We have too many people driving too fast, ignoring stop signs and red lights, and endangering pedestrians, cyclists and those using mobility devices. I am working collaboratively with traffic engineering to put safety first in our neighborhoods as roads are reconstructed and as I receive feedback on opportunities for improvement from my neighbors."

Let this remind council members that you are elected to serve the best interests of your constituents. You're there to represent us. In this case, I don't feel like that promise is being met.

Best Regards,  
Chris Lowe  
225 North Blackhawk Ave



**From:** [Joseph Peters](#)  
**To:** [All Alders](#)  
**Subject:** Re: Agenda item #11 for the June 17 Common Council Hearing  
**Date:** Tuesday, June 17, 2025 3:05:50 PM

---

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

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To whom it may concern,

I am writing to you in opposition to rezoning of the property located at 733 and 737 North Meadow Lane, and the planned subsequent development at University Avenue and Meadow Lane. Please note that many in our neighborhood are in favor of more housing, even in our neighborhood but are opposed to this development.

I recognize your time is valuable so I will list my concerns in the hope that you will give them due attention.

1. Though not excited, we saw the previous development plan as a good compromise. We felt that the number of floors was excessive but were generally in favor of the plan. Even with the original plan our concerns for traffic safety were serious.

2. The new development would greatly add to the traffic burden on Meadow Lane, Lucia Crest and Heather Crest Drives.

Except for W University Ave, Lucia Crest and Heather Crest are the only points of access to the corner of Meadow LN and University Ave. This includes proposed businesses. (see attached)

3. All three streets have already seen an increase in traffic over the past years. The intersection and Lucia Crest and Meadow LN was in need of traffic calming measures well before the planned development. It's a T intersection with no signage. They meet at the top of a hill where neither street is visible until you reach the very top. I have witnessed many near misses at this intersection. There have also been collisions with parked cars as speeding drivers fail to see them in time as they clear the top of the hill. (see attached).

4. The new development plan is simply too large for our neighborhood. Whereas the original plan was a decent blend between neighborhood and development, the new plan, which now includes first floor commercial opportunities and a new alley behind Bruce Court would set a precedent that is unwelcome to nearly all residents of the neighborhood.

It also goes against the spirit of the Hoyt Park Neighborhood plan. This plan does foresee development but not at the scale proposed.

[https://www.cityofmadison.com/dpced/planning/documents/Hoyt\\_Neighborhood\\_Plan2014.pdf](https://www.cityofmadison.com/dpced/planning/documents/Hoyt_Neighborhood_Plan2014.pdf)

5. Some consideration should be made for the neighborhood in general. The proximity to Lucia Crest Park makes this neighborhood ideal for families. Children as young as five frequently walk to the park unsupervised and utilize all of the nearby streets. In the past this was never a concern, but with the new heavier traffic and speeding/inattentive drivers I feel like it is increasingly unsafe for children short of some traffic mitigation. The new

development would add to the volume of traffic.

The developer set aside only \$10,000 to help with traffic mitigation.

6. There is currently no plan by the city or developer to help maintain Lucia Crest park, assuming it will see increased foot traffic. I'm certain the parks division could give a detailed outline of current park use which has increased greatly in the past few years.

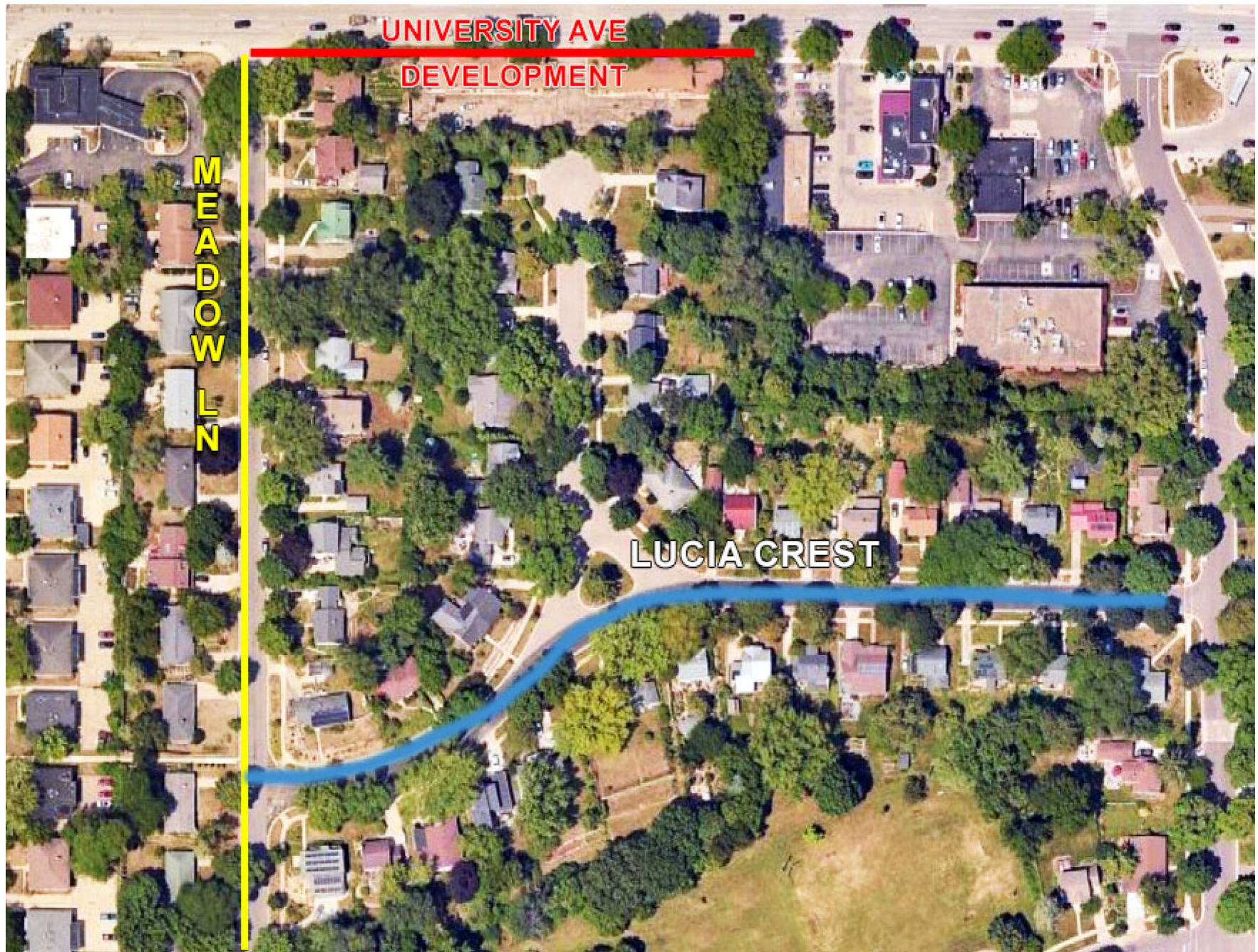
In closing, I and other neighbors feel that the planned development and Meadow LN and University is too large and would place undue burden on the neighborhood. I hope this email reaches you in time for the hearing and that you give it some thought.

Thank You!

Joe Peters  
717 N Meadow LN

**Joe Peters**  
608.231.9160 home  
608.556.2807 mobile





**From:** [Mike Pomraning](#)  
**To:** [All Alders](#)  
**Cc:** [Mike Pomraning](#)  
**Subject:** 6/17/25 Common Council agenda item #11  
**Date:** Tuesday, June 17, 2025 2:47:46 PM

---

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

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Council,

Please direct City staff to apply the same careful consideration to *traffic impacts* that they've given to other parts of the proposed University Ave. and N. Meadow Ln. 146-unit, 168-parking-stall development. Neither the long term impacts of the arrival of so many new neighbors, nor the temporary disruptions of construction, have been adequately addressed.

At a recent Plan Commission meeting, we all heard directly from the City's traffic engineer that the impacts hadn't been considered and that there is literally no plan — merely a small sum (\$10,000) to be deposited by the developer for future, as of yet unspecified traffic calming on N. Meadow Ln. only. We've heard nothing at all about plans to keep the disruption of our small streets to a minimum during construction.

This is insufficient. This project's traffic impacts did *not* get the scrutiny they deserved when the originally approved project doubled in size in January from a 71-unit project. This expansion was noticed by postcard to those within a few hundred feet of the now 1+ acre site, and rather unfortunately blogged by our Alder as "a slightly [sic] larger development."

Like most of my neighbors in Sunset Village I am in *favor* of high density housing projects, and want to see this one done safely for our children, our park goers, our pedestrians, our cyclists, and our new neighbors. A study of the traffic impacts before and after construction, as well as a plan for minimizing construction disruption, would be an excellent place to start.

-Mike

20+ year Sunset Villager, residing on N. Meadow Ln.