

# NEIGHBORHOOD PETITION: 117 N. GAMMON RD. PROPOSAL

Submitted by Acadia United Neighborhood Group

Date: March 23, 2026

To: Madison Plan Commission ([pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com))

Cc: Tim Parks, Senior Planner; Mayor Satya Rhodes-Conway; Alder John Guequierre

---

## EXECUTIVE SUMMARY

Attached is a formal petition from **177** residents and neighbors of the Parkwood Hills community regarding the proposed 96-unit development with an “escalator clause” at 117 N. Gammon Road. This document represents a unified neighborhood stance that any project at this site must meet specific **Conditional Use Standards** to ensure it is not detrimental to public health, safety, or general welfare.

## MANDATORY CONDITIONS FOR APPROVAL

The neighborhood formally requests that the following requirements be established as **mandatory conditions** for any future permit or rezoning approval:

1. **MANDATORY GAMMON ROAD ACCESS:** All primary vehicular and service traffic must be routed exclusively to Gammon Road. We believe the "**Special Conditions**" required to grant an **Escalator Clause** demand that vehicular access be restricted to Gammon Road and not routed through the Acadia Court.
2. **APPROPRIATE SCALE AND HEIGHT:** The building must include a significant ‘step-down’ in height (to 1 or 2 stories) on the eastern side facing existing single-family homes to mitigate the impact of the site’s high elevation.
3. **PROTECTION AGAINST PARKING OVERFLOW:** To preserve the character and safety of our local streets, the developer must provide **sufficient on-site parking** for all residents and guests. We request a condition that prevents residential parking overflow from turning Acadia Court, Acadia Drive, and surrounding streets into a de-facto parking lot for the complex.
4. **PRESERVATION OF NEIGHBORHOOD SAFETY:** The project scale must be sized to ensure the safety of established **daycare drop-off zones and school walking routes**. We agree with the Planning Division’s recommendation that a **smaller-scale project** is necessary to maintain the safety of this residential area.

## **DOCUMENT CONTENTS**

- Verified signature packets (Numbered 1–7), collected at the March 9 Parkwood Hills Community Association annual meeting and extensive neighborhood door-to-door canvassing.

We look forward to these four mandatory conditions for approval being formally addressed in the Staff Report to the Plan Commission.

**Respectfully submitted,**

***The Acadia United Neighborhood Group***

Ann Wilson, Bob Taylor, Brandon Shelley, Charles Cowles, Jennifer Takahashi, Joe Splinter, Mark Blumenfeld, Peter Zarov

**acadiaunited@gmail.com    [www.acadiaunited.org](http://www.acadiaunited.org)**