

From: [Karen Nielsen](#)
To: [Plan Commission Comments](#)
Subject: 6/10 Mtg: Agenda Item #25
Date: Monday, June 10, 2024 2:58:29 PM

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I am concerned about the size/scope of the new development on Old Sauk Road.

Traffic and safety along Old Sauk Road is of great concern. With no traffic lights along OSR between Gammon and Old Middleton Road, OSR will likely become a traffic thoroughfare, despite the fact OSR cannot be widened beyond 2 lanes. During the school year, children, parents and community members use the Crestwood School crossing; cyclists use OSR year round to commute or to access country roads west of Madison. The increased number and frequency of cars exposes all of these populations to a much higher likelihood of accidents.

In addition, the intersections of OSR and Gammon and OSR and Old Middleton will become more congested, resulting in bottlenecks and choke points, and introduce another location of concern for pedestrian, bicycle and vehicle safety.

The safety of all residents will be at risk, not only those of us living along OSR, but also residents in neighborhoods adjacent to OSR, as drivers seek 'shortcuts' through neighborhoods to access Mineral Point Road, Gammon Road, and the beltline and possibly seek additional parking on the streets.

Allowing the Stone House development to move forward could also open the possibility to future development on the St. Thomas Aquinas site, allowing as many as four (4), 5-story buildings with 91 units each-creating an even greater impact on the amount of cars and traffic on Old Sauk Road-one that would truly be unsustainable.

Karen Nielsen

From: [Travis Kraemer](#)
To: [Plan Commission Comments](#)
Subject: Support Agenda Item 82972
Date: Monday, June 10, 2024 2:55:39 PM

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Dear Plan Commission,

Madison rental prices have continued to climb and are up more than 6% from last year according to Zillow Observed Rent Index. This demonstrates that there is strong demand for housing and that we must continue to build more housing to avoid further price increases. Every neighborhood needs to contribute to increasing our housing supply to address the housing crisis Madison is facing. I recently spent a week in San Francisco and it's disturbing how much suffering the strong opposition to building housing has caused there. They may have preserved the form of their city, but as a result they have made it impossible for the average person working in San Francisco to afford living there and people who grew up there can't afford to stay there. I don't want to see us to force hard working Madison residents out and repeat the mistakes of the west coast. I support this development and would like to see broader rezoning to enable incremental development all throughout the city to create a larger variety of housing options and speed up the process of building more housing.

Sincerely,
Travis Kraemer

From: [Kathy Western](#)
To: [Plan Commission Comments](#)
Cc: wcole@axley.com; cnelson@axley.com
Subject: Amended, Tonight's Presentation : Old Sauk RD / Stone House
Date: Monday, June 10, 2024 2:38:12 PM

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Please File in Legistar: #82979, #82972, #82950, #83477;
I am opposed to all 4 being adopted.

We have lived on a small cul de sac of 11 homes with low/medium density backing up to the Pierstorf property for 30 years. Stone House's inappropriate super-sized rezoning change puts an urban high density massive build so close behind our fence, so close to our home that the 24/7 noise and lights would force us into living in a noisy 100% urban high density area, not an environment we would ever choose to live in and one never meant to be on this property when our small neighborhoods were created. This hardly seems fair. 24/7 noise, night-time lights, blocking of the sun, a total lack of privacy and an absence of natural greenery would negatively change the essence of our nature filled peaceful yard where I find joy most days and tranquility and strength during times of challenge; the yard where I happily spent my entire vacation-time for many years and where The National Wildlife Federation declared it a "Certified Wildlife Habitat." An obligation to give back to the earth by planting to make up for the loss of habitat displaced by our home wherever we lived has been a strong belief of mine, passed on to my children . This is in stark contrast to Stone House's scorched earth plan.

My husband and I have been renters at various times in our lives, but always surrounded by trees and other greenery. I feel privileged to have been born in WI because of its vast natural beauty and trees are a big part of that. SH will remove 100% of the hundreds of trees, home to many birds, leaving no natural green buffer to help shield us from the 24/7 noises from the access road right behind our fence filled with vehicles, people and dogs and noise from the pool and other outdoor recreation. Nor buffer us from night-time lights and vehicle headlights pointing directly into our bedroom windows and no trees to provide a visual buffer for privacy from the balconies of people towering over us. Removing all the trees is unfortunate and misguided on many levels. These issues greatly affect our quality of life and will curtail the use and enjoyment of our yard. Being surrounded by constant noise and lack of privacy is not what anyone who values being surrounded by the sounds of nature would want. These problems are preventable, caused by too big of a build on this small property.

Of major concern is SH's watershed plan. By necessity we already have two sump pumps about six feet underground that run frequently during storms, helping keep us water free. This hidden underground water runs freely through the sand like water through a sieve, flowing down from the elevated Old Sauk farm property, sitting above us. SH adding on to our current flood concerns with an ill conceived watershed plan is unthinkable and puts us at a greater risk of flooding.

These are preventable problems made worse by the high density rezoning. SH's plan is just too big and dense of a build for the property size.

Kathy Western
25 Saint Andrews Circle
Madison, WI

Sent from my iPad

From: [Bonnie Broderick](#)
To: [Plan Commission Comments](#)
Subject: Proposed Stone House Development on Old Sauk Road
Date: Monday, June 10, 2024 2:31:27 PM

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We are writing to express our concerns about the proposal to be discussed tonight at the Plan Commission Meeting.

Our understanding is that this very large development as currently proposed will consist of 60% efficiency or one bedroom units to be rented at market rate. Current rates are unaffordable for lower and middle income people; these units are too small for families, and will have 180 parking places. That will be a huge impact on 2 lane Old Sauk Road, which is already quite busy for both morning and evening commute times. Crestwood School is located just a few blocks away, and has no good parking for letting students cross over to the school. And you know how congested Old Middleton Road currently is! You want to add to that congestion? Really? How many of you on the Plan Commission live along these roads to be impacted? Or in adjoining neighborhoods. Do you know how many people bike to work using these roads?

We know there is a shortage of AFFORDABLE housing in the Madison area; how will these units address that shortage?

We would like to see this large project moved elsewhere or a much smaller project built there which will have WHEDA or other subsidized units so near a school.

Of course growth must be managed planfully by looking at the overall growth plans, impact on adjoining neighborhoods etc. We get that. The increase in traffic which will be the logical and likely result of such a large project is really intolerable for our neighborhood, which is right at the junction of Old Sauk and Old Middleton Roads.

We want you to improve this proposed project by thinking hard and long term about how these many units and resulting vehicles will impact the day to day lives of our nearby neighborhoods, roads and bike lanes.

Thank you for your consideration of these down to earth real time concerns.

Glen A Broderick
Bonnie H Broderick

From: [Olivia Williams](#)
To: [Plan Commission Comments](#)
Subject: Support affordable housing on tonight's agenda
Date: Monday, June 10, 2024 2:02:54 PM

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Hi Plan Commission,

There are several decisions tonight that will support affordable housing development and I urge you to support all of them:

I support item 8, for zoning changes that would support a new Tiny Home Village on Stoughton Road. This development is in my neighborhood, and I strongly support it. As a fellow affordable housing nonprofit, I applaud the work of Occupy Madison, and I see them as being very successful at achieving their mission. I support their work at this site, and believe the City's goal should be to support their work wherever Occupy Madison deems appropriate. One of the biggest hurdles of affordable housing development work is finding suitable and affordable sites for a project. To deny this request would mean OM has to go back to the drawing board for their next project. The site is a great location for this project and should be approved.

I also support items 9, 10, and 11 together as part of the effort to develop the Voit property. I would also support higher density (+1 to each of the zoning categories) at this site than what is proposed here, to match the need for more units in Madison. My organization, Madison Area Community Land Trust, has an option to purchase one of the lots that will be zoned and platted with these items. We plan to develop permanently-affordable condo units at this site. I have found the Starkweather Group pleasant and forthcoming to work with, and it will mean a lot to my organization to be able to move ahead with this project. I also live close to this site, and am excited to have more connecting bike paths, park space, commercial options, and new neighbors with the Starkweather Plat developed. I would like to see the Chicago Ave crossing as a bike-only bridge over the creek, and never a car bridge.

Finally, I support item 24 for the Stone House Development on Old Sauk Road. I would support it at a higher height as well.

Affordable housing is desperately needed in Madison, and approvals of these projects are essential to getting them off the ground.

Thank you for considering their approval,

Olivia

OLIVIA R. WILLIAMS (they/she/Dr.) | EXECUTIVE DIRECTOR



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 285-2691
OLIVIA@MACLT.ORG | MACLT.ORG
Office hours by appointment only

From: [Jane Boryc](#)
To: [Plan Commission Comments](#)
Subject: Opposition to Stone House Development
Date: Monday, June 10, 2024 2:01:40 PM

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I would like to register my vehement opposition, once again, to:

- 1)Item 23 #82950- the demolition permit for 6610-6706 Old Sauk Rd
- 2) Item 24-83477- changing zoning of property from SR-C1 District and SR-C3District to Tr-U2 District- This is a suburban area and should remain designated as such, not changing the zoning to an urban district to accommodate a development that is too large for the site and which relies on untested and unproven Stormwater mitigation measures that put the surrounding established residences at risk.
- 3) Item 25 - 82972 -oppose consideration of conditional use to allow construction of multi-family dwelling 3-story/138 unit with outdoor pool. This will present major nuisance and drainage and safety issues.
- 4)Item 26 -82979 -oppose approving certified Survey Map of property owned by Stone House Development, especially Traffic studies, original and revised stormwater management plans, failure to address environmental concerns.

Thank you.
Jane Boryc
841 Sauk Ridge Trail
Madison, WI
Sent from my iPad

From: [Robert Behnke](#)
To: [Plan Commission Comments](#)
Subject: Comment on Items 23-26
Date: Monday, June 10, 2024 1:58:17 PM

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Plan Commission meeting: Items 23-26.

Please approve. If we cannot build 3-story apartment buildings on vacant land on bus routes, we are an absolute failure of a city and continue to fail every working class family trying to be part of our booming region.

Thank you,
Robert Behnke

From: [Charles Gervasi](#)
To: [Plan Commission Comments](#)
Cc: [Melinda Gustafson Gervasi](#)
Subject: Support Rezoning for More Housing Construction
Date: Monday, June 10, 2024 1:52:41 PM

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

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I am writing to ask the Plan Commission to support the proposals for rezoning to allow more housing creation. Madison is growing with many new good jobs. Our biggest problem is not enough housing, which manifests in housing being expensive because demand exceeds supply. If we continue growing, our only choice is to build more housing or develop more of the surrounding farmland and have people commute in. There is value, though, to being in Madison and near its amenities.

I cannot go to the meeting tonight, but I urge the Commission to support the development of more housing, especially Agenda Item #24, which is nearest to my home. I have lived on Whitney Way for 14 years and am happy to see Whitney Way slowly being transformed from a road into an urban street. I also ask the Commission to support Items #8, #10, and #13. We need more housing in all areas of the city.

Respectfully Yours,

Charles J Gervasi

From: [sally.chisholm](#)
To: [Plan Commission Comments](#)
Subject: 6/10 Mtg: Agenda Item #25
Date: Monday, June 10, 2024 1:41:19 PM

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Dear Planning Committee,

The proposed rezoning of Old Sauk to allow the high density apartments is a short cut solution to a more difficult problem. The generic aesthetic of this building does not promise to preserve the special qualities of this residential area.

Sally Chisholm

Professor of Viola

From: [Susan Millar](#)
To: [Plan Commission Comments](#)
Cc: [Susan Millar](#)
Subject: In strong support of the proposed Stone House project on Old Sauk Road
Date: Monday, June 10, 2024 1:36:20 PM

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Plan Commissioners:

I thank you for your service, managing the complex situation such as the current Old Sauk project (Legistar numbers [82950](#), [83477](#), [82972](#), and [82979](#)).

I support the City staff's analysis of this project for three main reasons:

1. This project meets and helps to implement the guiding principles that, per extensive city staff study, have been shown to work well in other sections of Madison and in other cities undergoing rapid population increase.
2. This type of housing proposed for this project is essential if our city has any chance of achieving its goals for climate mitigation while simultaneously meeting the dire need for new housing.
3. As a retired home-owner who lives on the west side of Madison, I believe we on the west side need to join east side home-owners who already have adjusted to new apartment buildings in their neighborhoods, thus making way for younger people who need but cannot find housing in our city.

Respectfully yours,
Susan Millar
Regent Neighborhood home-owner

From: [Ann MacGuidwin](#)
To: [Plan Commission Comments](#)
Subject: file # 83477
Date: Monday, June 10, 2024 1:16:28 PM

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Dear Chairman Zellers:

I oppose the zoning of 6610-6706 Old Sauk Rd to TR-U2 zoning. Rather, I believe the property should be zoned to a suburban district, specifically SR-V2.

The staff report released last Friday contends the project does not have enough usable outdoor space to be zoned to anything but TR-U2.

I believe that's not so. 7,500 sq ft in the front courtyards, 8-9000 sq ft in the back courtyard and about the same in balconies and patios adds up to about 5000 sq ft less usable outdoor space than what's required for SR-V2.

As you know, ordinance 28.140 allows you to approve required landscaped areas as usable open space. The large grassy area to the west of the building established for storm water management fits this condition and, with it, usable outdoor space generously exceeds the amount required for SR-V2.

SR-V2 would require the project be pushed 10 ft farther back from the street but there is ample space to do that. So SR-V2 is possible.

SR-V2 is the right thing to do:

- 1.) It's consistent with the surrounding neighborhoods. Greenspace is critical to the perception of fit with surroundings.
- 2.) SR-V2 is most consistent with the Comprehensive Plan. SR-V2 is considered the "primary" district "appropriate" for both low-medium and medium density as compared to TR-U2 which is a high density district considered to be "secondary" and only "somewhat appropriate" for low-medium and medium density. Quotes are the city's own words and they speak for themselves (Tables 5 and 6
https://www.cityofmadison.com/dpced/planning/documents/GFLU_FAQ_2023.pdf)
- 3.) Third and most important is that zoning SR-V2 aligns suburban development with the city's Climate Forward initiative. Housing density can be increased in all districts by your approval, but zoning is the only way to regulate green space. You don't need initiatives to add trees and plants in the suburbs to address climate change—they're already there. Vegetation lowers temperature. Roots hold soil in place, reducing erosion and channeling runoff into the soil. Trees and plants encourage wildlife. The suburbs provide these ecosystem services to the benefit of the entire city. So use the suburbs to increase housing, but please zone and build to be climate forward.

Zoning this property to TR-U2 will imply that you sanction full throttle development with no regard for context. It will signal that you feel no environmental responsibility. Please - Zone this property as a suburban district and show that you do!

Ann MacGuidwin
106 Blue Ridge Pkwy

From: [Rick Coelho](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission: 6/10/2024
Date: Monday, June 10, 2024 1:11:45 PM

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I would like to register the following public comments on agenda items on tonight's Plan Commission agenda. I am a city of Madison resident residing at 1422 East Dayton Street, #20.

Agenda Item #24: I support this development. As someone whose plans for the future are quite literally on hold as a result of the cities housing crisis, placing too much emphasis on the relatively minor complaints of a few well-funded current economic winners casts the values of this city into question. We are facing a crisis and an all of the above approach is necessary to avoid Madison becoming San Francisco or New York when it comes to housing injustice and inequality.

People are coming. The only question is what this city will look like after they arrive.

Agenda Item#10 & #13: I am in support of both these developments that will bring additional housing online while also hitting other city goals of density and walk ability.

Thank you for your time and consideration of public input.

Rick Coelho

Cell: 603-978-5775

From: jawnorman@gmail.com
To: [Plan Commission Comments](#)
Subject: Reference: 6610-6706 Old Sauk Rd, 82950, 82972, 82979 and 83477
Date: Monday, June 10, 2024 1:06:24 PM

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Comments on Rezoning and Conditional Use for 6610-6706 Old Sauk Road for Plan Commission Meeting June 10, 2024

Dr. John M. Norman, jmnorman@wisc.edu

I am an Emeritus Professor of Soil Science from UW-Madison with experience in soil physics and hydrology.

I have studied the online stormwater plans, particularly the infiltration plan, which includes two large underground storage basins with infiltration through their floors into soils with very low natural infiltration rates.

This is a complicated project, and I believe that these structures are experimental and must be built and tested before the rest of the project is started. Even with successful initial tests, because basins are inaccessible, there is no assurance against eventual failure for the following reasons:

1. This site is over layered soils, with unpredictable water flow characteristics. The plan for the largest underground storage basin is to remove the soil below the floor, mix the layers and replace the soil; then build a 400-ton concrete and stone structure and then add more than 700 tons of crushed rock potentially compacting the underlying soil. Laboratory experiments I have done on mixed-texture soils show high variability and little predictability.
2. A well-known problem in soils is infiltration of water containing dissolved salt (sodium chloride) into soil. This is the salt that is used during winter on streets, walks, driveways, and parking lots. The sodium from this salt attaches to the soil and builds up until it disperses the soil reducing infiltration drastically forming what is called a SODIC soil, and it has occurred in Madison area. This dissolved salt goes right thru the filters on the underground basins and will come from the parking lot on top of the large basin, sidewalks, the driveway etc., which also drain into the large surface infiltration basin on the west side of the property along with salt-laden runoff from Old Sauk Road eventually causing the surface basin infiltration to continually decrease. To my knowledge, this is not discussed in the plan.
3. Infiltration basins for runoff must always deal with the possibility of

sediment sealing the soil surface and slowing infiltration. The underground storage basins address this with filters that are about 80% efficient that may be bypassed in large storms so sediment could get into the basins and slowly reduce an already low infiltration rate without any possibility of remediation.

I respectfully request that the Plan Commission defer action on the zoning change until the above issues are adequately resolved.

John M. Norman

From: [Ann MacGuidwin](#)
To: [Plan Commission Comments](#)
Subject: file # 82972
Date: Monday, June 10, 2024 12:56:39 PM

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I am not opposed to multi-family residential development on Old Sauk Rd, but I am opposed to the current request by Stone House Development to escalate from low-medium to medium residential density.

The staff report released last Friday evaluated the select conditions necessary to gain approval for this escalation. One condition in particular caught my attention:

"Natural features: Staff does not believe that there are any natural features on the site or on the surrounding properties that would suggest that the building should not be built as proposed."

They're forgotten a very important natural feature that is especially pertinent to this project - soil.

Soil, the skin of the earth is a matrix composed of minerals, air, water, and organic matter. There's tremendous variation in those components and their physical arrangement over a landscape and also with depth.

This property is very water sensitive due, in part, to natural soil features. Please look at the maps in the Strickers-Mendota watershed report. You'll see bright spots indicating flood risk for this address.

The developers have proposed elaborate technical solutions to keep water on the property. One fix they propose is to excavate, fluff, and return the soil that lies under heavy stormwater storage tanks. I refer you to the letters of Dr. John Norman that explain why this and other measures they propose have a high risk of failure.

The bottom line is that:

The best Stone House will do is to match the current volume of water discharged to other private lands for the 10-year storm.

As the land sits there today it's at risk of flooding. Post development, the property still floods and sends runoff water to neighboring properties - maybe even more water!

The proposed project is too big for this particular site. The characteristics of the site's natural soil feature is good reason to deny approval of escalation to medium residential density. This water sensitive site needs a project with less building and more greenspace.

Ann MacGuidwin
106 Blue Ridge Pkwy

From: [Ryan Brown](#)
To: [Plan Commission Comments](#)
Subject: opposition to items 82950, 83477, 82972
Date: Monday, June 10, 2024 12:47:42 PM

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Thank you for the opportunity to voice my opposition to the rezoning effort and planned construction on 6610-6706 Old Sauk Road per agenda items 82950, 83477, 82972. My family moved to the neighborhood in 2020 to attend Crestwood Elementary and enjoy the old growth trees around the Highland area. We also moved here to escape the suburbs with numerous apartment buildings. While I oppose the measure for many reasons including the added traffic near Crestwood Elementary, inevitable slow down of traffic for eastbound of people getting home, and negative aesthetics of apartments nestled in an older neighborhood, my main concern regards the sense of community. Driving along Old Sauk Rd today, numerous "no rezoning" signs are visible. The surrounding houses are seemingly united in opposing the rezoning effort. I know that my neighbors like me want to preserve our sense of community and embrace the 1950s vibe that comes from the age of our houses. Opposing this measure reflects on all of us, on how we value community and embrace our neighbors' opinions. This is about more than just poor urban planning on whether apartments should be built here, it is about preserving our sense of identity. Please vote No on rezoning 6610-6706 Old Sauk Road per agenda items 82950, 83477, 82972 and help preserve our neighborhood.

--

Ryan

From: [Judy Meyers](#)
To: [Plan Commission Comments](#)
Cc: [Mark Meyers](#)
Subject: Plan Commission Presentation--Stone House June 2024
Date: Monday, June 10, 2024 12:47:06 PM

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Please file in Legistar #82979, #82972, #82950 and #83477.

Hello,

I write to voice my strong opposition to the plans for the 138-unit Stone House Project which I think is too large for the site (6610-6706 Old Sauk Road). Though I am concerned about impacts such as increased vehicle traffic, additional noise, and the plans to reduce or eliminate the trees on this property, my main worry is that potential watershed and flooding issues have not been adequately addressed. An engineering review conducted by Prof. John Norman on May 24 recommended that this zoning change be postponed "until further detail becomes available regarding the proposed stormwater practices for this development."

I have lived on St. Andrew's Circle since 1988, and I know first-hand that the undeveloped land directly behind my home routinely floods when we have storms. I know many of my neighbors already worry about flooding, and this project will only worsen those concerns. The reality of global warming and climate change has increased the likelihood of more dramatic weather events such as major storms, and so we must be extra cautious. Simply meeting minimum codes is not enough.

I am not opposed to some development on the site, but what is proposed is simply too large. If the Planning Commission refuses the rezoning request, this action will place pressure on the landowners to lower their price, making it possible to for the developer to build something smaller while still turning a profit. That is the most sensible solution.

The commission should show some leadership here and listen to the widespread opposition to this project by the people who live here. We will be the most directly impacted, and our concerns must be taken seriously.

**Best wishes,
Judith A. Meyers
17 St. Andrews Circle
Madison WI 53717**

From: [Anthony Jahr](#)
To: [Plan Commission Comments](#)
Subject: Old Sauk Road apartments
Date: Monday, June 10, 2024 12:43:27 PM

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As a resident of the city who is currently renting I am a strong proponent of building more apartments. This project will help with the housing shortage crisis we are facing now and in the coming years. I understand local residents don't like having multi unit housing near their homes but the reality is without more housing I and others won't be able to afford to live in this wonderful city. Thank you,

Anthony Jahr

From: [Rachel Holloway](#)
To: [Plan Commission Comments](#)
Subject: Stone House development (agenda item #82972)
Date: Monday, June 10, 2024 12:40:33 PM

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

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Dear Plan Commissioners,
I am writing in support of the Stone House development proposal at 6610-6706 Old Sauk Road, for tonight's public hearing.

I recognize that many neighbors, particularly those closest to the property, have concerns about the development. This is not a surprise, and I understand the reasons for the concerns based on reading the comments. I live about 1/2 mile away, but still feel the site is "in my neighborhood" as it is in walking distance. See thoughts below by topic.

1. Consistency with city regulations: Overall, it appears the project will meet city requirements. In fact it looks like it will exceed the minimum requirements, or be under the maximum limits in many cases. And they have modified and scaled back their plans in response to neighborhood feedback, which is a significant concession.

2. Neighborhood character / appropriate locations for large apartments: Yes this part of Old Sauk is low to mid-density residential now. However to me it is a bit of a "transition" area, with room for more growth and density as older buildings age. It is on a major east-west route in town, on a transit line that I myself use. There are 3 story apartments much further out in more suburban areas with far fewer amenities - some 1 to 1.5 miles west of the beltline on Old Sauk, and 3-4 story buildings 2 miles west of the beltline on Mineral Point Road. Those city residents drive on our neighborhood roads too.

3. Traffic impacts: New residential development does add traffic to area streets. However, Madison is growing fast and the homes will be built somewhere. We are severely under-building homes for decades. If they are built further west the traffic will still be on Old Sauk Road, people will just be driving from farther away. Also more traffic does not equal more dangerous streets. (Sometimes it can, sometimes it makes them safer by slowing down the traffic, as does on-street parking. Not a popular viewpoint I know.)

4. Negative impacts to social character and isolation: While the site is not right near a grocery store, it is not isolated. It is near amenities (one reason I like this neighborhood). The site is ~1/2 mile from an elementary school and neighborhood pool (which people do walk to from Old Sauk), less than 1 mile from another elementary school, less than 1 mile from a middle and high school, and also walking distance to Gammon Road which has a daycare and other businesses.

I just wanted to weigh in that some of us do not oppose the project, and think it is not unreasonable - even though it would be larger than the existing apartments and houses there, it seems a good use of land in an increasingly urban neighborhood and I think we can accommodate it just fine.

Thank you,

Rachel J. Holloway

racheljacques@gmail.com

From: [Mark Clear](#)
To: [Plan Commission Comments](#)
Cc: [Guequierre, John](#)
Subject: Comment on items 23-26 for 6/10/2024, 6610-6706 Old Sauk Rd
Date: Monday, June 10, 2024 12:24:45 PM

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Dear Chair Zellers and Members of the Plan Commission,

I urge the Plan Commission to approve the applications for demolition, rezoning, and conditional use at this site.

For context, I have lived about 4 blocks from the site for 25 years. I represented District 19 on the Common Council for 11 years (2007-2018). Neither of these facts should give my comments any more weight than anyone else's.

I believe the relevant standards have been met by the applicant and that the project will be a benefit to the current and future residents of the surrounding neighborhoods and the city as a whole. In addition to the critical need for housing in the city as a whole, there is a specific need in this area, which has not seen any increase in housing since the other parcels of the Pierstorff farm were developed in the early 1990s. I believe this relative stability underlies many of the concerns that I've heard expressed by some of the current neighborhood residents. It's human nature to fear the unknown, and change has been unknown to these neighborhoods for many years. The reality that I saw during my time on the council, both in my district and throughout the city, was that development often catalyzes other positive changes, and that concerns about traffic, parking, noise, etc., are overblown.

When friends and neighbors have asked me about this project, my reply can be summarized as, "it will be fine." I have convinced exactly no one of this belief, because the nightmare scenario that they envision threatens their peace, comfort, and wealth. But I know that it's true because I've seen it hundreds of times.

Please vote yes on items 23-26, and thank you for your service to our city.

Mark Clear
110 Shiloh Drive

From: [Kaleb](#)
To: [Plan Commission Comments](#)
Subject: In Support of the 6610-6706 Old Sauk Road Development
Date: Monday, June 10, 2024 12:23:07 PM

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

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Hello,

My name is Kaleb Holten. I registered in support of this development and I'd just like to say why I support more housing generally.

More housing has a stupendous number of benefits, it increases affordability by increasing supply, improve community health by enhancing walkability, and increases opportunities for folks who haven't been able to live in Madison before.

Please support this development, not just for the developer, but for the people who need housing.

Thanks,

Kaleb

From: [paula.winnig](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation-Stone House-Old Sauk Proposal OBJECTION
Date: Monday, June 10, 2024 11:44:14 AM
Attachments: [stone house development objection.pdf](#)

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RE: Legistar #82979, #82972, #82950, #83477

Please see attached objection to the above referenced items

--

I appreciate you considering the words of those of us who will be directly impacted by these proposed zoning changes.

Thank you,

Rabbi Paula Winnig

Rabbi Paula Jayne Winnig, MBA

RABBI PAULA JAYNE WINNIG

18 St Andrews Circle

Madison, WI 53717

PJW

☎ (516) 319 – 3940 ✉ paula.winnig@gmail.com

To: pccomments@cityofmadison.com

Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]

Legistar: #82979, #82972, #82950 and #83477 objecting to all proposals.

I live at 18 St Andrews Circle. As I sit here writing this from my home office, I hear five different bird species singing. When I purchased my home in 2017, I was enticed by the natural environment which surrounded the house. I was so in love with the birds that I saw around the property, I even purchased the birdfeeders the sellers already had in place. On any given day, I have 10-15 different species of birds singing and spending time in the trees and bushes surrounding my property and the adjoining properties. There is also a lively band of squirrels, chipmunks, opossum, and wild turkeys that also visit this area regularly. Part of the reason we have such abundant bird and animal life in our area is due to the numerous large trees that provide safe places for them to nest, and plenty of natural food for them, in addition to what we provide to enhance their diets. This abundance of natural bird and animal habitats will be drastically altered by the mass destruction of trees that will take place to construct the massively over-sized apartment complex being proposed.

The trees, besides providing habitats for the native birds and animals, also assist in preventing erosion and flooding. The new proposed complex, as has been detailed by engineers who have examined the situation, will increase the water run-off to our street and our properties. We already have major issues with water run-off during big storms. There are swampy areas on the sides of my property already. The St Andrews' cul-de-sac is filled with water after every storm and ices over when we have snow melts that freeze. Our sewers can barely manage the current run-off. If this development is allowed to proceed as currently planned, our water table will continue to rise in the adjoining properties. Just a block or two away, there is a natural swamp water habitat due to the already high-water table. This development is likely to create another swampy habitat adjacent to it, only this time on already inhabited properties. Why should previously built properties suffer for this new property?

I am also concerned about the light pollution that will be caused by 138+ windows in the complex. The amount of light that will shine through the windows from inhabitants lighting, televisions and computer screens, the security lights, and the vehicle lights as cars come and go, will disrupt all of us with properties near to this complex. The constant lights will also disrupt the animal habitats and the animals' sleep patterns.

Furthermore, there simply are not enough parking spaces in the plans for the development. They need to have at minimum, 276 parking spaces, not the 138 being proposed. One parking space per unit would assume only 1 adult per unit and 1 vehicle per unit. These assumptions fall woefully short of reality. The additional traffic onto Old Sauk Road, especially in the mornings when parents are dropping off children at school, will create dangerous driving conditions for everyone. While these issues might simply be “quality of life” issues, they may result in loss of life if a child or family is injured while walking to school or leaving a vehicle to enter the school.

If there are not enough spaces mandated for the property where will the tenants park? If they choose to park on our cul-de-sac to avoid paying parking fees, or use it because there are not enough spaces on the apartment complex, what will happen when a fire truck or ambulance needs to come up our street? Or the snowplows? Or the garbage trucks?

There is no reason to change any existing development rules to allow a developer to gain advantages, while disadvantaging those who have long ago invested in the City of Madison. The taxes that they will pay on this development, will not make up for the increased number of people using city services who will occupy the units. The city will lose money on this deal in the end. We also cannot solve the housing issues in the City of Madison with this one development. We are not objecting to a multi-family development like those currently situated on the adjacent properties. We are not objecting to losing the old barn. We are not objecting to increasing available housing for the City of Madison. We are not objecting to sensible development.

However, it makes more sense to allow a developer to build something that conforms to the current building rules and requirements. It makes more sense to build something that fits into the current neighborhood appearance. It makes more sense to create a development that would enhance our neighborhood rather than detract from it. It makes sense to try to protect the natural habitats of native species. It makes more sense to try to avoid further flooding and a rising water table. It makes more sense to vote against these proposals. Please heed our requests and do not vote to allow the changes for this property to be built as currently proposed by Stone House developers.

From: [Diane Sorensen](#)
To: [Ledell Zellers](#); [Parks, Timothy](#); [All Alders](#); [Plan Commission Comments](#)
Subject: Re: Response to Staff Report
Date: Monday, June 10, 2024 11:27:24 AM
Attachments: [RESPONSE TO STAFF REPORT.docx](#)
[RESPONSE TO STAFF REPORT.pdf](#)

Some people who received this message don't often get email from dianesorensen1@gmail.com. [Learn why this is important](#)

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Dear Common Council and Plan Commission members,

I am writing to correct typos on the transmittal email for Response to Staff Report on the Stone House project. The correct Legistar Nos. are 82950, 82972, 82979 and 83477.

I am again attaching my comments. I apologize for any inconvenience.

Diane Sorensen

Response to Staff Report

To Chair Zellers and the Plan Commission:

I have read the City of Madison Staff Report on the Stone House proposal for Old Sauk Road. I strongly disagree with much of it. This is my response. I ask that it be filed in Legistar files, No. 92950, 92972, 92979, 83477. I rather doubt that the Plan Commission will have time to read this because the Staff Report was not filed until Friday and, consequently, my response is being filed on the Monday of this hearing.

I open with several quotes to orient the reader to the experience of the the Madison development process.

Response to Staff Report

THE PROCESS BEGINS WITH PRIVATE MEETINGS BETWEEN PLANNERS AND DEVELOPERS AT WHICH TIME SIZE IS DETERMINED.

“From the very beginning the developers at Vermilion boasted in a Zoom meeting that they had already gotten a “green light” from the city and were told to “go big” but declined to explain where, when or with whom these conversations took place.”

Letter of Kevin Revolinski to All Alders 3, 21,2023.

“We do not pre-approve projects. We do, however, provide a sense of direction for someone (developers, in this case, Stone House) so they know whether to invest further in the many expenses that go into seeking land use approvals to precede a development.

Meetings with the development teams, property owners and neighborhood associations are private conversations. I will not disclose to you what was said at a meeting with the project team.... “

Tim Parks, April 29, 2024

PLANNERS WELCOME DEVELOPERS TO WORK TOGETHER TO “GO BIG.”

“There’s a hitch in the zoning, maybe Tim can help me out. It’s on an arterial road and you meet certain conditions. No one understands what these conditions are. We’re talking about defining what these conditions are.”

Helen Bradley explaining how Stone House could propose a development so much bigger and denser than the Old Sauk LMR status allows. Helen Bradbury, October 24, 2023.

“As Helen Bradbury noted in her comments, an escalator clause, if you will that on arterial roadways ... under select conditions that the development could go to a higher density. The issue that we’re having with the LMR recommendation for the site in the Comp Plan is exactly what those select conditions are, and that is something that we are discussing internally as well as with the project team.”

Tim Parks, helping Helen out, October 24, 2023.

HOMEOWNERS ARE WELCOME TO STAY OUTSIDE.

“On April 10 I asked the following: could you please address the first sentence of 19). What is the process that will be used to determine if the Escalator Clause is allowable: To which you answered: That will be addressed as part of the analysis in June 10 - probably on June 6.

Response to Staff Report

Could you please be more specific about the process of analyzing/reporting and how it will be shared with the public in advance of the Plan Commission meeting? Also could you please describe how residents will have a chance for input on this matter both prior to and during the scheduled Plan Commission meeting? to me it is extremely important that this process is done correctly for everyone, especially given the precedents that could be set surrounding the 8 select conditions factors recently adopted.

You have my answer to your question 2. I don't know what more you are requesting to be honest. Have I started my report yet? No Can you see a draft of my report when I do? No. Do I share my draft with anyone outside of the Planning Division? No. You will see the final project on June 6 or so when the rest of the world does and that is the end of the discussion."

Exchange between homeowner Gary Foster and planner Tim Parks on May 3, 2024.

COMMENTS ON THE PROCESS AND THE STAFF REPORT

THE CITY HAS LOST ITS CENTER.

While the City of Madison's Comprehensive Plan talks about character and culture and seamlessly integrating new developments into neighborhoods, in reality, the City of Madison like McDonald's, wants to serve it up fast and big. It has chosen fast development over wise development, big development over right development. It is completely shut to valid criticism, even the mildest sort that simply asks the city to stop "super-sizing" development in favor of reasonable density increases provided by larger, and yet still harmonious, housing. Equally sad, the city uses shame and name-calling to silence objectors. We are not sure who to credit with setting this top down, rigid and righteous tone, but we associate it with the term of our current Mayor, Satya Rhodes-Conway.

THE CITY PROCESS IS UNFAIR AND UNWISE. HOMEOWNERS SHOULD HAVE A CHANCE TO PARTICIPATE BEFORE THE PLANNERS GIVE ANY ADVICE TO DEVELOPERS.

At present, the planning process begins with a developer meeting privately with a city planner. Tim Parks is the planner assigned on this project. The planner advises the developer and sends the developer in the right direction. The die is cast. Naturally, the city planner will later recommend approval of the developer's proposal if it conforms to the planner's advice. That is exactly what happened with regard to the Old Sauk development. City planner Parks advised Helen Bradbury that Stone House could increase development size over LMR limits due

Response to Staff Report

to the escalator hitch and that's what Stone house did and now Planner Parks recommends that the Stone House proposal, which follows his advice, be approved. No surprise there.

Please note, the initial planning advice was given when no one understood what "select conditions" meant. Clearly, if city planner Parks' advice to exceed the LMR limits was to hold true, he would need to define "select conditions" so that they supported exceeding density on the Old Sauk parcel.

On October 24th he said that his team and the Stone House project team could work on this. When homeowners asked to participate, the door was shut.

This way of doing things is a product of starting with private meetings between city planners and developers. Once the city planners set the course for developers, they are bound to see that developers who follow their advice succeed. Of course, the Plan Commission would be reluctant to embarrass the city planners so it will bend over backwards to accept approval recommendations.

Homeowners (for the sake of brevity, I will use "homeowners" to represent both tenants and homeowners who are District 19 residents) are excluded from any meaningful role in the development process.

There's an easy way to correct this process. Start development with a public meeting. Gather facts specific to the site and to the neighborhood. Collaborate with all stakeholders on all key terms and conditions. Then, after becoming reasonably well-informed about the project site and neighborhood, meet with developers to give them that "sense of direction" about the project. This process involves the same activities, however, the order is different. Homeowners and tenants who live near the site will be invited to the table before the development is shaped. The result will be new housing that densifies and enriches the neighborhood and the city as a whole.

DENSITY SHOULD NOT BE INCREASED BEYOND LMR BECAUSE THE SITE DOES NOT PASS THE "SELECT CONDITIONS" TEST. STAFF'S DEFINITION AND INTERPRETATION OF "SELECT CONDITION" SHOULD BE REJECTED.

Once the city planning department advised Stone House that it could take advantage of the escalator hitch to increase density, it had to define the select conditions to in a way that confirmed its advice. So it did. It revealed its new definition Friday before this hearing. The lack of notice alone should compel the Plan Commission to defer this proposal.

Alternatively, the Plan Commission should reject the proposed definitions and interpretations as they are not based on existing site information or common sense. They were invented to support the planner's early suggestion that density on the property could be increased. A reasonable analysis of the "select conditions" follows.

Response to Staff Report

Relationships between proposed buildings and their surroundings. The staff report concedes that the scale and mass of the proposed building is “unlike any other residential building in the surrounding area.” Nonetheless, staff votes for this factor being satisfied because Stone House has “made efforts to limit the differences.” This is ridiculous. You cannot reduce it from what it is. It’s like putting lipstick on a pig.

The building is huge; it’s like a 40 foot high, football stadium-sized space ship dropped into the middle of a normal residential neighborhood. It will always stick out because it is massive and completely foreign to the neighborhood.

This condition weighs heavily in favor of not increasing density.

Natural features. It’s unbelievable that the staff report says that there are no natural features on this lot that should prevent the building from being build as proposed. The storm waters drainage problems created by this massive development are so well-documented that there’s no way to deny them. The inadequacy of Stone House’s plans for managing these problems is similarly un rebutted. . To put it kindly, this section of the staff report is contrary to the facts.

This condition also weighs strongly in favor of not increasing density.

Access to urban services, transit, arterial streets, parks and amenities.

There are no amenities near the site. No coffee shops, grocery stores, libraries, restaurants, etc., etc., etc. This is a purely residential area. Period. Here again we veer into the fantastic with the staff report. Maybe someday there will be some.... And maybe not. The unavoidable truth is this: there are none of the amenities associated with high density housing near the Old Sauk site.

Old Sauk Road is a minor arterial street with an R-bus, but is not on the BRT; it is not in the Growth Priority Area; it is not Transit Overlay district, and not on the Regional Corridor. Moreover, the features that are present, urban services, parks, schools and transit, are precisely those that provide a foundation for for the development of LMR/Missing Middle-type housing. They are also particularly attractive to families raising children. We note that despite its mass, the Stone House proposal is not designed to bring families into the neighborhood. Out of 138 units, only four have 3 bedrooms.

The “select conditions” factors that must be present for increasing density beyond LMR are mostly missing. Therefore, the Plan Commission cannot approve of the present escalated development. _The Plan Commission should maintain these parcels for their best and highest use: to provide LMR/Missing Middle-type housing.

Response to Staff Report

THE CONDITIONAL REVIEW STANDARDS ARE NOT MET.

Here again, you can't put lipstick on a pig. An honest look at the situation compels the conclusion that standards 1, 3, and 5 cannot be met.

1 and 5. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare. 5. Adequate utilities drainagehave been or are being provided.

The project brings numerous problems in its wake, but by far the most serious is the threat of flooding. Once again the staff report slides right over the serious storm water flooding threat posed by this excessively large development and its inadequate, untested management system. I cannot add substance to what the experts say. I refer the Commission to the reports of Engineer Chuck Kahn, Prof. Emeritus John Norman and the summary letter of Christopher Nelson, Axley Attorneys for Jeff and Kathy Western and Paul and Mary Umbeck. These materials make it clear that this conditional use will be detrimental to the public health, safety and general welfare of those who reside to the north of this development.

If the Commission, in its haste to build, build, build, ignores this expert advice, it will be responsible for planting a time bomb across the fence from these homeowners. To quote Dr. Norman, **"I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for ether underground basins as well as infiltration from pervious areas is also very likely to fail. ... Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life**

If Plan Commission members are serious and honest in your inquiry about these standards, you must find that because of the flooding threat, standards 1 and 5 cannot be met.

3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

If 1 person comes to a doctor and complains that a pill prescribed by the doctor is causing him great stomach pain,, the doctor may reasonably question whether the pain exists and whether his pill caused it. However, if 279 people complain of a stomach ache and each of these people was prescribed and swallowed the same pill, the doctor must accept the fact that the pill she prescribed is causing pain.

Two hundred and seventy-nine (279) residents of District 19 have signed a petition opposing the Stone House proposal. To state the obvious, each of these 279 residents oppose the development because the development it impairs/diminishes their use and enjoyment of their property. Each resident feels sufficiently harmed that they are begging for relief. The losses of the co-petitioners are foreseeable, indeed, they are described in detail in the many letters opposing this

Response to Staff Report

development. I won't attempt to recap all of the damage described in the letters or the personal stories and person angst they reveal. They speak for themselves.

While all 279 co-petitioning resident's enjoyment of their home is diminished, some suffer more damage than others: those adjacent to the development. They will have to live with all of the negative effects that this massive project brings. How much value is lost when a family faces flooding every time there's a good rainfall? What about the loss from sunlight blocked, shadows thrown and night sky lit up? How do you measure the loss of privacy with so many people, cars and activities going on behind the fence? How can one measure the loss of enjoyment caused by up to 168 cars driving back and forth and parking just behind the backyard fence. What about the loss of peace and sanctuary resulting from the inevitable noises erupting from a large apartment complex: regular trash pickup, 238, or even 138 people recreating a small adjacent courtyard, maybe a few dogs barking ...all just feet away from your back yard. The poor folks adjacent to this new development are disproportionately harmed by the development. It fair to say that they will experience a loss of the use, value and enjoyment of their property that is an unrelenting hardship. And, no, a privacy fence does not fix these problems. Can the Plan Commission justify this harm to these residents in the name of "housing crisis"? .

Speaking for myself, I don't want to live on East Washington Avenue or any other high density area.. I live here for the lower volume, slower pace and greater, greener space. Yes, it is a privilege to live here and I guess that makes me a "privileged" person. I can think of nothing finer than sharing my "privileged" life here with others who crave the same lifestyle, but that's only possible if here is here. It won't be if the Stone House development goes in.

Please do not approve of this proposal.

Respectfully submitted,
Diane Sorensen

From: [Patrice Onheiber](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection to Agenda Items 23, 24, 25, and 26]
Date: Monday, June 10, 2024 11:21:38 AM

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Dear Plan Commission,

I am registering in opposition to the rezoning for the Stone House Proposal on Old Sauk Road.

My husband and I have lived at 6706 Carlsbad Drive for 30 years where we raised our two multi-ethnic adopted children. Carlsbad Drive is one street south parallel to Old Sauk. Our entire careers have been in public service. We are not wealthy.

We have witnessed dangerously increasing levels of traffic on Old Sauk, bringing increasingly high noise pollution over the years.

We urge you not to approve this rezoning proposal and to instead develop a common sense project within the existing zoning regulations. Approving such a development will be in keeping with the existing neighborhood where families in the future can thrive in health and safety.

Sincerely,

Patrice Mocny Onheiber
6706 Carlsbad Drive
Madison, WI 53705

ponheiber@gmail.com
(608) 576-0028

From: [Chuck Nahn](#)
To: [Plan Commission Comments](#)
Cc: [Guequierre, John](#); [Fries, Gregory](#); [jeff.western](#); [Mary Umbeck](#); [Schmidt, Janet](#); [William S. Cole](#); [tjburns@hotmail.com](#); [jmnorman@wisc.edu](#); [Parks, Timothy](#); [leddell.zellers@gmail.com](#); [cnelson@axley.com](#); [Figueroa Cole, Yannette](#); [Fruhling, William](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]
Date: Monday, June 10, 2024 11:19:41 AM

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Please Post to Public Comments for Legister #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd

"My name is Chuck Nahn and I reside at 5623 Sandhill Drive in Middleton. I am a registered professional Civil Engineer retained by the adjacent neighboring property owners to review and comment on the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments. I have over 40 years of engineering experience specializing in stormwater management and flood control issues. I have a bachelors and masters degree in Civil Engineering and have served on the state-wide WDNR Infiltration SOC Technical Standard team.

My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. I have a number of concerns as detailed in my review comments based on two revisions of the stormwater plan dated April 8, April 22 and May 24 including but not limited to:

- Underground Tank Infiltration Rate-
 - The infiltration rates used in the report are overestimated and do not have a correction factor applied to account for soil compaction during construction. Please note the design infiltration rate is integral toward meeting City ordinance for runoff rate control, water quality and infiltration requirements.
 - Soil compaction during construction is inevitable based on the weight of rock and concrete vault structure on top of native soil interface for underground tanks.
 - Mixing the soils 5 feet below the native soil interface will not increase infiltration based on Dr. John Norman's (Professor Emeritus of Soil Science) comments.
 - Sodium Chloride used for winter de-icing of street, driveway and parking lot may cause soil sodification and immediate infiltration failure based on Dr. Norman's comments.
- Pre-existing Detention not applied to on-site discharge- City ordinance requires pre-existing detention applied to on-site discharge. Stormwater plan applies pre-existing detention to off-site discharge from Old Sauk Road flooding and not on-site discharge from paved area increase associated with proposed development.
- Potential Increased Flooding to Lower basements for North Property Owners- Underground Tank infiltration can potentially cause groundwater mounding and increased groundwater flow to the north inundating northern property owner's household lower level and basement. Please note these basements are 7 feet below the native soil interface of Underground Tank #1 which is located 40 feet from the native soil interface.
- Proposed Underground Tank Outflow pipes elevations- If underground infiltration tanks should not infiltrate as designed, the outflow pipe elevation will negate $\frac{3}{4}$ of the existing storage of the underground tanks.

Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners."

Chuck

--

Charles E. Nahn III, P.E.
Nahn and Associates
5623 Sandhill Drive
Middleton WI 53562
(608) 712-9199

From: [Michael Onheiber](#)
To: [Plan Commission Comments](#)
Subject: amended comments in opposition to Stone House project on Old Sauk Road
Date: Monday, June 10, 2024 10:50:23 AM

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

I have registered in opposition to each of the interrelated Agenda Items (23-26) corresponding to the above Legistar numbers, for the following reasons:

Use of the “escalation clause” to promote the Stone House proposal on Old Sauk Road is grossly inappropriate, unfair and injurious to the existing residential neighborhoods. And, as succinctly stated in former Mayor Soglin’s June 9, 2024, letter to the editor in the Wisconsin State Journal, is completely unnecessary to further the goal of adding new large multi-housing developments throughout Madison, in places where such developments fit the area into which they are added. The major objections to placing such a development at the intended site on Old Sauk Road are:

It would have grossly adverse effects on surrounding property and residents

- The project would increase the risk of substantial flooding and soil run off.
- It would effectively establish a solid wall, about 40 feet high, with only 15 feet setback, extending down Old Sauk Road significantly longer than a football field.
- It would greatly increase neighborhood noise (including traffic noise reverberating off the huge structure) and light pollution, aggravated by the plan for a recreation area with a swimming pool, hot tub, sauna, fire pit, and bocce court.
- It would greatly worsen the already existing and poorly managed traffic dangers on Old Sauk Road, and simply extend them through multiple residential streets in Sauk Ridge and Parkwood Hills. (The staff memo proposing mitigation of this problem by installing flashing yellow lights for pedestrian crossings is inadequate on its face. The memo notes the traffic department’s indifference to this problem. We residents objecting do not share that indifference, and neither should the Plan Commission.

This is not moderate rezoning and reasonable transition to greater density: It is extreme.

- It is 19 times larger than the apartment building located very nearby.
- The average density of surrounding parcels is 7.9 units per acre; The Stone House proposed density is 36.6 units per acre.
- It is 19.6 times the density of the nearest multi-family residence, the Settler's Woods.
- This apartment complex cannot be integrated into the neighborhood. The profile of the proposed project relative to the current community is too extreme.

I support development that increases density while blending into the suburban neighborhoods

- Additional multi-family units, small apartment buildings, duplexes and triplexes, on smaller lots, with separating green spaces and setbacks similar such structures as are already here, would be very welcomed.
- Current zoning supports the development of such “missing middle” housing.

Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,

Michael Onheiber, 6706 Carlsbad Dr, Madison, WI 53705

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 26) # 82979
Date: Monday, June 10, 2024 10:49:41 AM

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Dear Plan Commission Members:

I am opposed to approving the Certified Survey Map of property owned by Stone House Development at 6610-6706 Old Sauk Road because they are proposing to build a 3 story 138 unit apartment building which is too large for the site and existing community. I would support the survey if the proposal were to build smaller units, ie., single family, duplex and triplex units of low profile that would fit into the existing community. I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 25) #82972
Date: Monday, June 10, 2024 10:49:38 AM

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I do not object to small multi-family apartments that are similar in size and capacity to those in the existing neighborhood, ie. single family, duplex and triplex units. But the 3-story 138-unit being proposed is much too large for the surrounding community. Some reasons include:

- **Traffic and Parking:** As proposed, a significant increase in residents will lead to more traffic on this already busy 2-lane road. This will increase congestion and make it less safe and harder for residents of Old Sauk Road to enter or exit their driveways, less safe for bicyclists to ride the bike lanes and walkers to walk. Limited on-street parking in the area would also become strained as this is not a walkable neighborhood...apartment residents will likely have more than one vehicle and given their limited parking options, they will likely park on the side streets. More residents mean more cars coming and going, and potentially more noise throughout the day and night.
- **Privacy:** The 3-story building will block sunlight and views. Residents will feel a loss of privacy if their backyards or windows are directly overlooked by the apartment buildings or near it.
- **Decreased Property Values:** A 3-story apartment building likely will deter potential buyers of nearby single-family homes and condos, thereby negatively impacting property values. This has a downward spiral effect and will continue to affect real estate prices in the future. Studies show that most people would not want to live close to a multi-story apartment building with no retail, restaurants, etc within walking distance.
- **Infrastructure:** The existing road infrastructure will not be able to handle the increased traffic. Old Sauk is already a busy street with auto and bicycle traffic and public safety should be a big concern for the city.
- **Poorly Planned Density/Not the Best Location:** Multi-story apartments are suitable to areas where you have retail, restaurants, and other walkable amenities. This Old Sauk neighborhood is not walkable and has none of these amenities... and thus leading to increased congestion, auto traffic, parking, and safety issues.

I have lived in the District 19 neighborhood for 32 years. We were here before the developers and should be given more say in this. If the proposed 3-story apartment was here 32 years ago, I would have considered it in our purchase decision, and what we were looking for in a residential unit.

We need more "missing middle" housing according to the city; I understand this to mean single family, duplex and triplex units. The city should wait and find a developer willing to fill this missing middle housing on the the Old Sauk location.

This large apartment building should be built in an area with retail, restaurants and other amenities within walking distance and with the safety of residents and the infrastructure to support it. See what they have done on the East Washington Street corridor. That location appears to be a good mix of multi-story apartments and retail, restaurants, transportation, infrastructure, etc.... all walkable.

Thank you for your service. Bill

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 24) # 83477
Date: Monday, June 10, 2024 10:49:37 AM

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I object to any zoning change which will allow the construction of any 3 or 4 story high density residential building in the location being proposed on Old Sauk Road. The infrastructure of the neighborhood, the road itself and the safety considerations of increased vehicle and bicycle traffic, etc do not support a building this large. This location is perfect for single family units, duplexes and triplexes which all support the city's goal of more "missing middle" housing. Thank you for your service. Bill

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 23) #82950
Date: Monday, June 10, 2024 10:49:29 AM

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Dear Plan Commission Members:

I am opposed to this demolition because the developer plans to put in a 3 story apartment complex. However, I am not opposed to demolition for building single family, duplex and three unit low profile units that fit into the existing community buildings; I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

From: [Michael Onheiber](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection to Agenda Items 23, 24, 25 and 26]
Date: Monday, June 10, 2024 10:44:43 AM

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

I have registered in opposition to each of the interrelated Agenda Items (23-26) corresponding to the above Legistar numbers, for the following reasons:

Use of the “escalation clause” to promote the Stone House proposal on Old Sauk Road is grossly inappropriate, unfair and injurious to the existing residential neighborhoods. And, as succinctly stated in former Mayor Soglin’s June 9, 2024, letter to the editor in the Wisconsin State Journal, is completely unnecessary to further the goal of adding new large multi-housing developments throughout Madison, in places where such developments fit the area into which they are added. The major objections to placing such a development at the intended site on Old Sauk Road are:

It would have grossly adverse effects on surrounding property and residents

- The project would increase the risk of substantial flooding and soil run off.
- It would effectively establish a solid wall, about 40 feet high, with only 15 feet setback, extending down Old Sauk Road significantly longer than a football field.
- It would greatly increase neighborhood noise (including traffic noise reverberating off the huge structure) and light pollution, aggravated by the plan for a recreation area with a swimming pool, hot tub, sauna, fire pit, and bocce court.
- It would greatly worsen the already existing and poorly managed traffic dangers on Old Sauk Road, and simply extend them through multiple residential streets in Sauk Ridge and Parkwood Hills. (The staff memo proposing mitigation of this problem by installing flashing yellow lights for pedestrian crossings is inadequate on its face. The memo notes the traffic department’s indifference to this problem. We residents objecting do not share that indifference, and neither should the Plan Commission.

This is not moderate rezoning and reasonable transition to greater density: It is extreme.

- It is 19 times larger than the apartment building located very nearby.
- The average density of surrounding parcels is 7.9 units per acre; The Stone House proposed density is 36.6 units per acre.
- It is 19.6 times the density of the nearest multi-family residence, the Settler's Woods.
- This apartment complex cannot be integrated into the neighborhood. The profile of the proposed project relative to the current community is too extreme.

I support development that increases density while blending into the suburban neighborhoods

- Additional multi-family units, small apartment buildings, duplexes and triplexes, on smaller lots, with separating green spaces and setbacks similar such structures as are already here, would be very welcomed.
- Current zoning supports the development of such “missing middle” housing.

Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,

Michael Onheiber

From: [Jason S](#)
To: [Plan Commission Comments](#)
Subject: 5/10 Planning Commission Item 82972 Comment
Date: Sunday, June 9, 2024 5:46:41 PM

You don't often get email from jasonrsmith99@gmail.com. [Learn why this is important](#)

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Hello - Wanted to provide common in support of Item 82972 at tomorrow's planning Commission meeting.

Madison is home to a world class university system and high paying jobs. It's no wonder people want to live here! As such development is necessary to accommodate new and current residents.

To be clear, development doesn't just benefit newcomers to the city. It benefits current residents as well. Madison is in a housing and rent crisis. I've been living on the westside and my rent has gone up 10% 2 years in a row. More housing means cheaper rent - which benefits everyone!

Thanks!

Jason

From: [Christopher Olsen](#)
To: [Plan Commission Comments](#)
Subject: 6/10 meeting item #25 - Old Sauk Road apartment development
Date: Monday, June 10, 2024 9:59:15 AM

You don't often get email from olsenc8225@gmail.com. [Learn why this is important](#)

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I wish to express my opinion regarding the proposed large apartment complex development on Old Sauk Road. I am NOT against redevelopment of this property. In fact, the property condition currently is inconsistent with the surrounding neighborhood. However, I believe the proposed project is simply too large/too tall for the neighborhood. I would like to see a smaller footprint building, together with a higher proportion of family-size units rather than studio and one-bedroom units. I believe such a project would better serve the needs of the Madison community and the aesthetics of the neighborhood.

Thank you.
Christopher Olsen

From: [wj_holloway](#)
To: [Plan Commission Comments](#)
Subject: 6610 - 6706 Old Sauk Rd
Date: Monday, June 10, 2024 9:28:31 AM

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Dear Plan Commission Members,

I am a resident of the Parkwood Hills neighborhood and I want to voice my support for the development proposed at 6610-6706 Old Sauk Rd.

We have all seen the level of development occurring on newly developed land on Madison's periphery. New apartments are being developed right next to farm fields while some central, transit-accessible areas in our city continue to be dominated by single family homes on large lots.

Infill development is sorely needed. New residents in this proposed development will help the transit system, enliven nearby businesses, and lower our per capita carbon footprint.

Many of us who support this project have said that the neighborhood is unwalkable and has nothing close by. I disagree. The Owen conservation park, Muir & Crestwood Elementary Schools, Gillespie Middle School, Memorial High School, the businesses at 1003-1019 N Gammon Rd, Woodland Hills Park, Everglade Park, several churches, a preschool, and the West Towne Mall area are all less than a mile or so away.

Regarding traffic impacts: traffic is a regional issue, new housing west of the beltline will still have an impact on this stretch of Old Sauk Rd. At least in this location residents could potentially walk, bike, or take transit to their destinations.

Finally, the rising cost of housing and the expense and physical requirements of maintaining a home in the neighborhoods near this proposed development make it hard for older/younger/disabled people and others with family in the area to find a home of their own close by. This development will help.

Housing doesn't need to be "affordable housing" to help combat our affordable housing crisis. The market can do quite a bit on its own if we let it.

Thank you,
Bill Holloway

From: [George and Patricia Silverwood](#)
To: [Plan Commission Comments](#)
Subject: 6610-6706 Old Sauk Rd.
Date: Friday, June 7, 2024 8:04:49 PM

You don't often get email from psilver4414@gmail.com. [Learn why this is important](#)

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Hello: I oppose this development. The size and mass simply do not fit the neighborhood. The storm water risks to surrounding neighbors is simply not worth the risk. Thank you.

George Silverwood

From: [Michael Onheiber](#)
To: [Plan Commission Comments](#)
Subject: amended comments in opposition to Stone House project on Old Sauk Road
Date: Monday, June 10, 2024 10:50:23 AM

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

I have registered in opposition to each of the interrelated Agenda Items (23-26) corresponding to the above Legistar numbers, for the following reasons:

Use of the “escalation clause” to promote the Stone House proposal on Old Sauk Road is grossly inappropriate, unfair and injurious to the existing residential neighborhoods. And, as succinctly stated in former Mayor Soglin’s June 9, 2024, letter to the editor in the Wisconsin State Journal, is completely unnecessary to further the goal of adding new large multi-housing developments throughout Madison, in places where such developments fit the area into which they are added. The major objections to placing such a development at the intended site on Old Sauk Road are:

It would have grossly adverse effects on surrounding property and residents

- The project would increase the risk of substantial flooding and soil run off.
- It would effectively establish a solid wall, about 40 feet high, with only 15 feet setback, extending down Old Sauk Road significantly longer than a football field.
- It would greatly increase neighborhood noise (including traffic noise reverberating off the huge structure) and light pollution, aggravated by the plan for a recreation area with a swimming pool, hot tub, sauna, fire pit, and bocce court.
- It would greatly worsen the already existing and poorly managed traffic dangers on Old Sauk Road, and simply extend them through multiple residential streets in Sauk Ridge and Parkwood Hills. (The staff memo proposing mitigation of this problem by installing flashing yellow lights for pedestrian crossings is inadequate on its face. The memo notes the traffic department’s indifference to this problem. We residents objecting do not share that indifference, and neither should the Plan Commission.

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- This apartment complex cannot be integrated into the neighborhood. The profile of the proposed project relative to the current community is too extreme.

I support development that increases density while blending into the suburban neighborhoods

- Additional multi-family units, small apartment buildings, duplexes and triplexes, on smaller lots, with separating green spaces and setbacks similar such structures as are already here, would be very welcomed.
- Current zoning supports the development of such “missing middle” housing.

Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,

Michael Onheiber, 6706 Carlsbad Dr, Madison, WI 53705

From: [Dave Ripp](#)
To: [Plan Commission Comments](#)
Subject: barn on Old Sauk. Agenda items 23-26
Date: Saturday, June 8, 2024 2:38:00 PM

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The barn on Old Sauk road is a landmark which makes it enjoyable to visit Madison.
Dave Ripp

From: [Sarah Peters](#)
To: [Guequierre, John](#); [Parks, Timothy](#); [Plan Commission Comments](#)
Subject: City of Madison Plan Commission Meeting on 6/10/2024 > Agenda Items 23 - 26 re Old Sauk Road
Date: Monday, June 10, 2024 12:42:30 AM

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Dear Alder John, Tim, and the City of Madison Plan Commission,

First of all, I want to thank you for all of the work that has gone into the West Area (and other) City of Madison plans to-date and for facilitating so many opportunities for us residents to learn more about the plans and upcoming development proposals. I am truly seeking to understand what is being proposed, and I appreciate the opportunities to ask questions and to voice concerns. It is much appreciated.

I oppose rezoning 6610-6706 Old Sauk Rd to TR-U2 for the proposed Stone House development which is on the agenda for the Monday, June 10, 2024 Plan Commission meeting.

Please file this in Legistar File Nos. 82950, 82972, 82979, and 83477.

I am not opposed to development of the site or the addition of multi-family housing on the site. I am opposed to the design and scope of the Stone House proposal. It would be great to see affordable condos, townhomes, and/or starter family homes.

I attended the two Zoom meetings regarding the Stone House proposal, and I emailed my previous alder after the 10/24/2023 meeting.

My name is Sarah Peters. My husband and I bought our house 18 years ago. Since then, we've added two boys and a dog to our family. We have made our current home our forever / dream home. While I would love to welcome more neighbors to our neighborhood, I have several questions, comments, and concerns as outlined below.

What I appreciate about the second proposal (the one submitted for approval)

- The reduction of the building from 4 to 3 stories.
- The stormwater runoff and drainage plan that they shared since that was a major concern from the first meeting.
- The second Zoom meeting that Stone House led in which they addressed some of the concerns from the first meeting.

Questions and concerns I have about the proposal

- **How is this project being funded? All private funds? Some public?**
 - **What is the main purpose of this large development? You mentioned the housing crisis, but based on what I read in our city's housing snapshot report for 2023, our city is seeing the biggest loss in lower-income housing.**
 - **Since Stonehouse didn't provide any details for what (if any) percentage of the units will be market-rate versus income-restricted units, how will this help those who need help the most? Are there plans for a certain percentage of income-restricted units? If so, what is it? If not, when will those types of plans be determined and shared?**
- **Traffic congestion, speeding, and safety:**
 - **When and how will the city of Madison's TDM program requirements for multi-tenant residential dwellings be conducted to help as proactively as possible address traffic concerns related to the increased traffic volume and to ensure traffic safety? E.g., adding speed bumps, pedestrian lighted crosswalks, stoplights?**
 - **What traffic studies have been conducted to ensure the safety of students and their families during school drop off and pick up at Crestwood? To ensure that traffic can flow as smoothly as possible during the morning commute? To ensure that the turkeys that regularly cross the road don't get hit? On my morning commute on Tuesday, 10/25/2023, I had to wait for 5 turkeys to cross the road. On my commute home that afternoon, I waited for 6 turkeys to cross Yellowstone Road between Mineral Point and Old Sauk. This is a regular occurrence on our street this time of year. I don't want to get rear ended, and I don't want to kill the turkeys either.**
 - **Will a turkey crossing sign or two be added?**
 - **If no traffic studies have been done to date, are there plans to do so? If so, when?**
 - **Old Sauk is a major thoroughfare for ambulances from farther west to the hospitals downtown. If more cars are parked on the south side of Old Sauk Road and there isn't really a shoulder on the north side, how will emergency vehicles get through during rush hour?**
 - **Will Madison Metro be adjusting the R bus route to accommodate the increase in ridership?**
 - **Some people will go from Old Sauk into the neighborhoods to get to Yellowstone to Mineral Point Road and/or Odana (which has a stop sign), e.g., the roundabout at Blue Ridge Parkway and Yellowstone is very small and some cars don't go all the way around it if they are driving south on Blue Ridge Pkwy and turning left onto Yellowstone. What traffic improvements are being suggested for this route?**
- **Increased student populations at the local public schools:**

- Based on my interactions with Ezekiel Gillespie Middle School and Memorial High School, it seems like the schools are understaffed in addition to bus driver shortages. How does the city plan to proactively help the schools to accommodate the increased enrollment?
- Stormwater management and drainage:
 - When we had the “100 year flood” back in the summer of 2018, our house along with many others in our neighborhood had significant water damage to our properties, including water in the basement. When we had the severe thunderstorm and hail recently (10/23/2023 in the mid-afternoon) and severe weather again on May 21, 2024, there was a LOT of water running through the low point in our backyard and along the street in front of our house. In Stone House’s proposal, the land will go from 12.34% impervious surface to 55.45%. I urge the Commision not to issue land use approvals for the project until Stone House has produced and the City has approved a viable, comprehensive stormwater management plan.
- Sidewalks:
 - If sidewalks are added along the north side of Old Sauk, will they go all the way from this new unit to Crestwood Elementary? How wide will the sidewalks be?
 - If I read the city of Madison regulations correctly, homeowners have to pay for the sidewalks being installed. What is the estimated cost per foot of new sidewalk?
 - Is it possible that since said sidewalks would be required as part of this new development project, that the developers (Stone House) would pay for 50%, 75% or all of the net new sidewalk?
 - How (if at all) does getting a sidewalk change property values as assessed by the city?
- Nature & wildlife:
 - What environmental studies have been done to analyze the effect these changes will have on the wildlife, e.g., deer, turkeys and foxes that come through this area from Owen’s Conservancy?
 - What effect will the light pollution have on owls, migrating birds and other animals?
 - What effect will the noise pollution have (e.g., dumpsters, extra traffic, HVAC)?
 - How many mature trees will be cut down due to the new development and the new sidewalks? I LOVE the canopy of trees along Old Sauk Road. It seems like we will lose half of that.
- Parking:
 - The current plan only allocates less than two parking spaces per unit. Based on the average occupancy being 3 individuals per unit, that number should be increased to 2 parking spaces per unit.
 - The current plan would mean that more people would either park along Old

Sauk or in the neighborhoods which could negatively affect snow removal and biker safety.

What I'd like to see happen moving forward

- **The current proposal is denied.**
- **Perhaps approve a smaller building / number of units that is more in line with current zoning and other multi-family units in the area, e.g. Settlers' Woods.**
 - **I am opposing the current proposal, especially the rezoning, for all of the reasons listed in this letter. In this section, I am attempting to list some suggested changes to the proposal that would make it a better fit for the neighborhood based on current zoning and the surrounding land and its uses.**
 - **Follow the low density land use map guideline of up to 15 units per acre. Thus, that would mean 60 units instead of 138. This currently proposed development is too big in size and scope to fit within the existing neighborhood infrastructure - e.g., roads, schools, buses. Reducing the size at least this much brings it more in line with other nearby apartments and townhomes like Settlers' Woods.**
 - **An alternative to the lower density apartments would be building owner-occupied housing, e.g. townhomes or condos, to address the missing middle**
 - **Have two parking spaces allocated in the parking garage per unit versus the current 1 parking space per unit.**
 - **This isn't a walkable neighborhood like the Overlook at Hilldale which has a grocery store and other shops within walking distance. Our neighborhood is far enough away from grocery stores as to require either a car or to get on a bus.**
 - **Have two entrances / exits to the building - at least two ways to get in and out of such a large complex - with at least one not on Old Sauk Road.**
 - **Have the surface parking spots point towards the building so the headlights aren't pointing into the houses adjoining this property.**
 - **Highlight which trees are being kept on the current land.**

Again, I appreciate the opportunity given to be a part of a conversation to find more common ground and a solution that works better for the zoning of this neighborhood, our city infrastructure, and all stakeholders.

Thanks,

Sarah Peters
702 Blue Ridge Parkway
Madison, WI 53705

Cell: 608.712.1043

From: [Ashley Harris](#)
To: [Plan Commission Comments](#)
Subject: Comment for plan commission meeting on Monday, Jun. 10, 2024
Date: Monday, June 10, 2024 9:10:00 AM

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I support the multi-unit housing development proposal for 6610-6706 Old Sauk Road (District 19).

Ashley Harris

From: FMS
To: Plan Commission Comments; Guequierre, John; ledell.zellers@gmail.com; All Alders; Planning
Subject: Comments on West Side Plan
Date: Sunday, June 9, 2024 11:38:45 AM

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To Plan Commission Chair Zellers and Alder Guequierre:

The comments below on the proposed West Side Plan have been posted to the City website for the plan.

I am forwarding these comments to you, as well, and requesting that you vote against any matter related to the West Side Plan in its current form.

Thank you.

I oppose the connection of Appalachian Way to Sauk Ridge Trail.

Local residents on Appalachian Way and Blue Ridge Parkway do not need this connection.

My understanding is that in decades past the current western termination of Appalachian Way was specifically sought and negotiated by the local neighborhood association.

It makes no sense now to disrupt the quiet streets that comprise the neighborhood by creating a vehicle pass-through.

The existing pedestrian walkway serves the neighborhood well and should be retained without changes.

I oppose the changes to the land use designation and new road alignments in the vicinity of 6200 to 6300 Old Sauk Road.

This is a mature, well-established neighborhood of single-family homes.

Current residents have spent decades maintaining and improving their properties in the vicinity.

It appears that City Staff are now selectively picking “larger-than-average” single-family lots and designating them as preferred candidates for higher density housing.

How are City Staff making these choices? What is the cut-off for when a residential parcel in an existing single-family neighborhood is “too big” and becomes susceptible to the preferences of City Staff for higher density? Is any residential neighborhood secure from eventual reconstruction?

City Staff are putting their finger on the scale, giving advantage to developers over current local residents.

City Staff and City government are undoubtedly aware of the strong local opposition to the Pierstorff farm proposal just a few blocks to the west.

At recent meetings City Staff have shown slides that indicate “land use” is not “re-zoning”, implying that just because a land use change is made, it does not entail a future zoning change or acceptance of a future development proposal.

Presumably at some point in the past, the land use in the vicinity of Pierstorff farm was changed to what it is today using just that argument.

And now when the public loudly expresses opposition to the specific proposal that has arisen from that past land use change, City Staff reply that the requested zoning change is a legislative matter beyond their control.

Making the change in land use designation now at 6300 to 6400 Old Sauk Road is an invitation to developers in the future to target one or more of these properties, leading to the next “Pierstorff farm” proposal that will be disruptive to and unwanted by neighboring residents.

I am requesting that the current land-use designation be retained.

--

Frederick M. Swed, Jr., P.E.

Consulting Engineer

6313 Appalachian Way

Madison, WI 53705

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

From: [Emily Reynolds](#)
To: [Plan Commission Comments](#)
Subject: Feedback on Agenda item 82972, 6610-6706 Old Sauk Rd development
Date: Monday, June 10, 2024 9:30:26 AM

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Hello,

I do not live in the Old Sauk neighborhood, but I have friends who do who I try to visit. I do not drive. I rely exclusively on busing and biking and walking to get around our city.

That neighborhood is absolutely horrible for bus service and it's terrifying to walk and bike on. Dumping 138 new units on that street without requiring the addition of walkable amenities is just going to make it worse. I am 100% in favor of denser housing, but the city simply **MUST** require a grocery store or at least a pharmacy like Walgreens to be built within walking distance. I know that it's a chicken and egg situation, but then you need to require the grocery store to be built the same way you did with S. Park Street.

Right now it is impossible to live a good life there without a car. That means that disproportionately only white, able-bodied, wealthy people can afford to live out there (contrary to popular belief disabled people disproportionately use public transit at higher rates. I am one of them). This is an equity and racial justice issue too.

Old Sauk is a badly designed stroad. The development is just going to make everything more unsafe **UNLESS** it comes along with walkable amenities, and, frankly, doing a road diet on Old Sauk--long overdue.

Thank you,

Emily Reynolds

From: [Micaela Sullivan-Fowler](#)
To: [Plan Commission Comments](#)
Subject: For Meeting June 10th, 2024 Stone House Development Opposition Legistar #82979, #82972, #82950 and #83477.
Date: Monday, June 10, 2024 9:11:16 AM

You don't often get email from micaela.sullivan-fowler@outlook.com. [Learn why this is important](#)

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Hello all,

If we needed a cautionary tale for the eventuality of traffic and environmental issues on Old Sauk Rd...we had the tornadic and wind event on Tuesday, May 21st. The aftermath included countless trees, some of them massive, blown down into people's lawns and public parkways along Old Sauk. They were also in the street, near Blue Ridge Parkway which enters onto Old Sauk, near the entrance of Owen Conservancy and down in front of Crestwood Elementary School. The morning after the storm showed substantial devastation of trees near the UW property near Crestwood- though that was mostly contained by fencing which is about two feet from the bike path. The bike/bus path for at nearly ½ a mile of Old Sauk, heading toward Crestwood and Old Middleton was almost completely obstructed.

In fact, power lines near Owen's entrance were down, and the road was closed Wednesday the 22nd and much of Thursday the 23rd. MG & E and others closed Old Sauk at Blue Ridge Trail and cars going towards Old Middleton were detoured through the Parkwood, etc. neighborhoods.

I know there was a web site set up by the city regarding closed roads during that 48-hour period, and Old Sauk, a major artery on this side of town, was not on the list. So, for two days cars, usually, seemingly, going more than the posted 30 mph, would come up on the detour, step on their brakes and either turn left into a dead end or begin winding their way through the Parkwood neighborhood, which also had a lot of tree damage and clean up occurring.

As soon as the road was cleared towards the evening of the 2nd day the cars resumed their general fast speed.

The debris (the road and bike lane were generally good by 3rd day) from really big trees was left for nearly two weeks and often the bike lane was littered with small branches. One can only imagine that adding the projected number of cars and their street parking from a residence like Stone House would add detrimentally to such a scenario. My note to the City of Madison on May 15th chronicled the various issues with parking, traffic, noise etc. and the storm and its aftermath seemed a perfect example of how the Stone Hill structure does not suit the Old Sauk environment.

Lastly, last week's *Cap Times* article, quoting the Stone House developer as suggesting the building itself would take 16 months and the reality that Old Sauk would be a throughfare for constant dump trucks, payloaders, big machinery, etc. should also give us pause. There will be simply too many heavy vehicles on a road meant for routine car traffic and the occasional truck and bus. This development (as opposed to an already zoned for condo or two flat type structure) is incredibly ill advised. Thank you for listening.

Micaela Sullivan-Fowler
Peter Fowler
6410 Old Sauk Rd.
Madison, WI

From: [Guequierre, John](#)
To: [Plan Commission Comments](#)
Subject: FW: [District 19] Yes to Re-zoning Old Sauk Rd
Date: Monday, June 10, 2024 9:58:23 AM

From: noreply <noreply@cityofmadison.com>
Sent: Monday, June 10, 2024 7:51 AM
To: Guequierre, John <district19@cityofmadison.com>
Subject: [District 19] Yes to Re-zoning Old Sauk Rd

Recipient: District 19: John P. Guequierre

Monday, June 10, 2024 – 7:50am

Sachi Komai

She/her

825 N Gammon Rd

E

Madison, Wisconsin. 53717 No, do not contact me. District 19 Yes to Re-zoning Old Sauk Rd

Dear Alder Guequierre,

I understand you are hearing from quite a new constituents opposed to a proposed apartment complex in place of the farmstead and adjoining property on Old Sauk Road, and opposed to rezoning that area for any future development.

As someone who grew up on Old Sauk and now rides the R bus each work day along the street, I believe that the farmstead and adjacent properties are eyesores; anything would be an improvement.

Saukborough Square developers showed they could integrate an apartment complex into the surrounding neighborhood; I trust the new developers will do the same. If traffic ever backs up, drivers can take Gammon or Stonefield or weave through Parkwood or better yet, hop on the R bus.

My boyfriend and I really struggled find a place to live in the 53717 zip code because of the low density; I think it's time we welcome new residents so they can enjoy the parks and paths that we do! (We are thrilled to be closing on a Tamarack Trails condo in two days).

Thank you for your consideration,

Sach Komai

From: [Fruhling, William](#)
To: [Plan Commission Comments](#)
Cc: [Firchow, Kevin](#)
Subject: FW: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd
Date: Sunday, June 9, 2024 5:42:29 AM
Attachments: [ADDITIONAL DATA - F.docx](#)
[ADDITIONAL DATA - F.pdf](#)
[Select Conditons - F.docx](#)
[Old sauk neighbor development.pdf](#)



William A. Fruhling, AICP *[he/him]*

Principal Planner
Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison WI 53701-2985
Email: bfruhling@cityofmadison.com
Phone: 608.217.4199

From: Rick Mcky <rmcky@starkhomes.com>
Sent: Saturday, June 8, 2024 3:29 PM
To: Gskwon22@gmail.com; Julie Mcky <jmcky@starkhomes.com>; Parks, Timothy <TParks@cityofmadison.com>; Fruhling, William <WFruhling@cityofmadison.com>
Subject: Fwd: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

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

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

Grace. neighbor Rick Mcky (In Real Estate for 35 years). I have attached an attachment. The parcel is already owned by the developer. I will check the title Company and see what the developer paid for the parcel.

That is a BOLD MOVE(SOME WOULD SAY AND ARROGANT MOVE) PAY WHAT I AM SURE I AM GOING TO FIND OUT A HUGE \$\$\$\$!! PRICE ASSUMING THEY WILL "WALK OVER" THE NEIGHBORHOOD. THATS BOLD!!!

I would have gotten a 2 year option on this site. THEY DID NOT!!!!!!!!!!

So here we go !!!! The developer paid a price and closed on that price. ASSUMING they would get a 4 story building. The developer OVER PAID AND NOW THEY ARE SHOVING AS MUCH DENSITY AS THEY CAN GET DOWN

THE NEIGHBORHOODS THROATS. IT'S AS SIMPLE AS THAT. WITH ABSOLUTELY NO CONSIDERATION FOR THE NEIGHBORHOOD. Grace, I have been in "THE GAME" for a long time. I

am sure the developer wishes now that they

got a 2 year option. Well maybe not !!!!! they still might get approved for a three story building. Then their lack of regard for the neighborhood worked!!!!!! IN MY OPINION IT IS A 2 STORY SITE JUST LIKE Shawn Sabols apartment

building right next THIS IS A DENSITY FIGHT PURE AND SIMPLE. MORE DENSITY MORE MONEY FOR THE DEVELOPER

BEEN THERE DONE THAT GRACE. GET READY TO ROLL MONDAY NIGHT. Rick Mcky 608-345-1709 (I will try to find out what they paid for the site before the meeting)

----- Forwarded message -----

From: Grace Kwon <gskwon22@gmail.com>

Date: Fri, Jun 7, 2024 at 8:35 PM

Subject: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

To:

Hello neighbors,

This is your last opportunity to make your voices heard! The June 10th Plan Commission Zoom meeting to consider the Stone House project proposed for 6610-6706 Old Sauk Rd is open to register and vote.

Please register and vote “opposed” all 4 legistar’s item separately file IDs 82950, 83477, 92973, and 92979. Each adult in your household can register individually. If you wish to speak(3 min) there is an option for that as well.

The link is below on Alder John’s blog.

If you wish to make a public comment, it can still be made to

pccomments@cityofmadison.com until 2pm 6/10. Sample letter below.

It will be a extremely long meeting but if you could join the Zoom meeting (leave it on even if you fall asleep)and use the “NO REZONING” sign as your Zoom photo, it will send a clear visual message to the PC our opposition without even speaking Please share this information with all your friends and neighbors!

Thank you for your support

Grace

: Alder Guequierre <noreply@cityofmadison.com>

Date: June 7, 2024 at 12:05:46 PM CDT

To: gskwon22@gmail.com

Subject: District 19: June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

Reply-To: Alder Guequierre <noreply@cityofmadison.com>

[View this email in your browser](#)

Front entrance of the City-County Building on a sunny day



June 10 Plan Commission will consider the Stone House project proposed for 6610-6706 Old Sauk Rd

The rental project proposed by Stone House Development for 6610-6706 Old Sauk Road is on the agenda for the June 10 Plan Commission meeting. This project has generated a large number of resident comments, news media coverage, and social media commentary. There are several ways to access the agenda and associated documentation. Perhaps the easiest is to [use this link to the meeting notice](#).

From the meeting notice, you can click to get the agenda itself, register for the meeting, and, for those who do not wish to register, access the live video of the meeting Monday evening (or watch the recording later).

The Old Sauk project is items 23 to 26 on the agenda. The Commission will take them up as one topic. You can also access the associated documents through the four relevant Legistar numbers: File ID [82950](#), [83477](#), [82972](#), and [82979](#).

When you register to speak or answer questions, you will be prompted to provide contact information so that you can be sent an email with the information you will need to join the virtual meeting. Each speaker is allotted up to three (3) minutes to address the Plan Commission, and Chair Zellers will promptly cut off a speaker at that point. I recommend that speakers prepare written comments which they practice and time.

I would also recommend that interested persons read the staff report and the report from Madison's stormwater engineering group. Commissioners will probably find it helpful for registrants to comment on the specific analysis and findings of the staff.

The Old Sauk project is near the end of the Plan Commission agenda. There are multiple items earlier in the agenda which may have a significant number of registrants. Please be patient. I anticipate that this will be a very long meeting, possibly extending into Tuesday morning.

[View full blog post](#)

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Madison, WI 53703

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TO: ledell.zellers@gmail.com
CC: pcomments@cityofmadison.com
District19@cityofmadison.com
bfruhling@cityofmadison.com
tparks@cityofmadison.com

Re: Opposition to the Stone House Development for 6610 -6706 Old Sauk Road. -- Plan Commission Meeting on June 10, 2024. Legistar Nos. 82950, 82972, 83477, 82979.

Dear Plan Commission Chair Zellers,

I respectfully ask that you and all Commission members carefully consider my views.

I wish this email to be filed in all four Legistar Nos. 82950, 82972, 83477, 82979.

While we support reasonable, common sense development of the Old Sauk Road parcels, we are adamantly opposed to Stone House's unreasonable proposal, lacking any foundation in common sense. Please carefully consider my objections.

Major objections to the project:

- The project would increase the risk of substantial flooding to neighborhood homes and yards.
- This building would establish a wall, 40 feet in height towering over adjacent properties and extending down Old Sauk Road significantly longer than a football field.
- The property is 19 times larger than the apartment building next door. It lacks the set backs that make all of the nearby properties, including multi-family

properties, and the entire existing neighborhood so attractive and cohesive.

- The project would subject the neighborhood to noise and light pollution, seriously aggravated by the Stone House plan for a recreation area featuring a swimming pool, hot tub, sauna, fire pit, and bocce court.
- TR-U rezoning exists to "stabilize and protect and encourage the essential characteristics of high density residential areas...". This area is low density. The Stone House Development proposal for rezoning to TR-U2 should be rejected.

Sincerely,

.....

Address

CC: Alder John Guiquierre, Acting Planning Division Director Bill Fruhling, Planner Timothy Parks.

. FOR THOSE WHO WANT TO GO DEEPER

--



TheMcKyTeam.com

[Rick Mcky](#) :: Agent :: direct 608-345-1709

[Facebook](#) :: Download our Mobile App from [Google Play](#) or the [App Store](#)

ADDITIONAL DATA

POINT 1. FLOODING RISKS ARE INCREASED.

- A. Existing runoff problems in the area are well documented.
- B. The footprint of the apartment complex will create a significant amount of runoff water, as the permeable (grassy areas, diverse vegetation and trees) surfaces will be removed. This will result in a huge increase in runoff water that needs to be removed from the current site.
- C. The Stone House proposed technology for addressing the storm water runoff problems is a combination of underground infiltration tanks and infiltration pond system, pushing water into the underground sand layer. This puts surrounding homeowners' lower levels and basements in jeopardy of flooding. Also, any major flooding event with runoff will be directed onto the property of existing homeowners. The technology for this massive amount of runoff on this size of property is unprecedented in the City of Madison and viability of this proposed solution on this property is in question by qualified hydrology engineers.
- D. The reality is, this development's watershed solution is inadequate and puts the homes of existing residents at risk of significant flooding.

POINT 2. THE MASSIVE SIZE OF THE BUILDING IS SO EXTREME THAT IT DESTROYS THE NEIGHBORHOOD.



- A. The Stone House proposal is 19.6 times the density of the nearest multi-family residence, Settlers Woods.
- B. It is 91 times larger than the average size of the four houses directly across the street.
- C. The average density of surrounding parcels is 7.9 units per acre. The Stone House density is 36.6 units per acre.

ADDITIONAL DATA

D. 100% of the 65 residential dwellings on Old Sauk Road from Old Middleton Road to Gammon Road are less than 3 stories tall, and all have lawns and garages. The closest 3 story resident on Old Sauk Road is 1.5 miles from Gammon Road, where Old Sauk Road is widened to 4 lanes. The closest 3-story multi-family building to Old Sauk Road is Yorktown Apartments. The closest TR-U2 area is 2.3 miles away from the site.

E. 97% of the residences on Old Sauk Road have roofs that are not flat. There are no rooftop recreation areas.

G. Chapter 28 of the City Ordinances states that zoning exists to "create a sense of place." The surrounding neighborhood, including multi-family buildings, could best be described as nature-oriented and "homey" or "cozy." There's no significant set back from the road for this proposed development. Its facade is anything but homey; like the Lake View Sanatorium below, it is institutional.



POINT 3. TR-U2 REZONING IS WRONG FOR THIS SITE.

A. We support a development that increases density and at the same time bears some reasonable relationship with the surrounding residences. There are no other high density apartment complexes near the site. The nearest TR-U2 zoned property is on Sheboygan Avenue, a location adjacent to Hilldale, a major shopping hub. Rezoning to TR-U2 is wrong for this site.

B. We support rezoning that allows gently denser development that would keep similar setbacks and have comparably sized units, such as duplexes, triplexes and small apartment buildings, with green spaces in between. These would be, preferably 2 stories like those nearby, and 3 stories at the most.

C. In contrast TR-U2, Traditional Residential, refers to urban **high density development**. It permits multi-family units on smaller lots, with smaller setbacks, ie., front yard setback is 15 feet, coverage up to 75 % of the lot (80% conditional

ADDITIONAL DATA

use of the lot). Urban high density gives the complex a much larger footprint than suburban zoning and correspondingly less green space.

D. TR-U districts are “established to stabilize and protect the essential characteristics of high-density residential areas...”. The neighborhoods surrounding the Old Sauk site are not and never will be high density. This is wrong.

E. The draft West Area Plan identifies a Missing Middle housing priority. We acknowledge that owner-occupied Missing Middle housing is a heavy lift, however, Missing Middle rental housing does not face the same challenges. We agree with the City on the desirability of this type of housing: duplexes, triplexes, quads, row houses and other smaller multi-unit residential buildings. This type of housing is compatible with existing housing in the neighborhood. The LMR land use designation, if not escalated, supports Missing Middle-type housing.

F. The draft West Area Plan points to LMR property near transit, schools and parks for Missing Middle development. The Old Sauk site is LMR property near transit, schools and parks. It should be developed for this type of housing.

G. On October 24, 2023, at the public meeting, Helen Bradbury said that Stone House Development wanted to build housing for people who don't want to live on East Washington Avenue. Fine, we welcome these like-minded people. If Stone House Development wants to build homes for folks attracted to our beautiful warm green neighborhood, it should build something compliments the neighborhood and shares its best features. Instead of doing that, she's bring the East Washington Avenue to Old Sauk Road. That's wrong.

POINT 4: ESCALATION IS WRONG FOR THESE PARCELS. ESCALATION CAUSES IRREPARABLE HARM. THE SELECT CONDITIONS FACTORS ARE NOT PRESENT.

A. One and two story residences adjoin the property on 3 sides. This makes it a unique setting, with no street, alley or other space separating the Old Sauk site and surrounding homes. Escalated development imposes extreme hardships on these homeowners. The proposed escalated development increases the risk of storm flooding and so threatens the integrity of these homes. It will pollute these adjoining homes with its noises, lighting, smells, traffic, surface parking, trash pickup, building shadows. It deprives homeowners of their privacy, tranquility and enjoyment of their yards. Home is supposed to be a sanctuary; this development invades adjacent homeowners' sanctuaries.

ADDITIONAL DATA

B. The Stone House development would create traffic dangers and worsen congestion. Old Sauk road is not a major arterial road. There are no stop lights east of Gammon Road. It is dangerously congested at peak times. There is no sidewalk on much of the north side of Old Sauk Road. The proposed development will make a bad situation much worse.

C. These parcels are perfect for single family, duplexes, triplexes, quads, townhouses, row houses and small apartment buildings. The city ill-serves future generations and damages existing residents if it approves of this project and forever denies the city's citizens desirable housing that preserves this beautiful neighborhood.

D. The facts and data set for the above show that select conditions factors weigh in favor of not escalating. The property's land use should be simple LMR.

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ADDITIONAL DATA

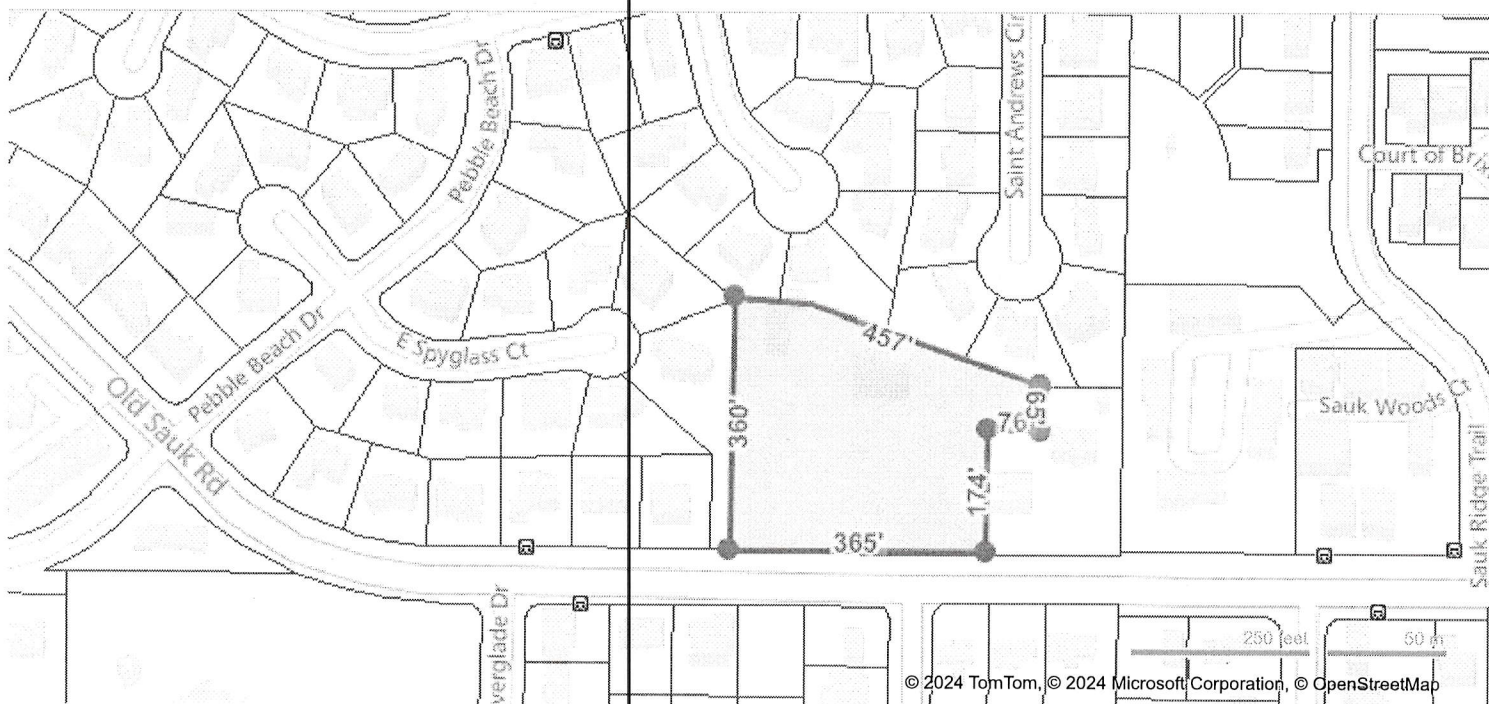
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D. The facts and data set for the above show that select conditions factors weigh in favor of not escalating. The property's land use should be simple LMR.

NO

REZONING

**LOCATION****Property Address**6706 Old Sauk Road
Madison, WI 53705-2427**CTV Municipality**

City Of Madison

Legal/SubdivisionT7n R8e, Sec 13, Prt Sw 1/4 Desc As
Fol, Beg 849.63 Ft W Of S 1/4 Cor, Th
N 00 Deg 48 Min 18 Sec E 173 Ft, Th S
89 Deg 57 Min 17 Sec E 75.63 Ft, Th N
00 Deg 48 Min 18 Sec E 70 Ft, Th N 70
Deg W 349.77 Ft, Th W 107.48 Ft, Th S
366.36 Ft, Th E 356.37 Ft To Pob. Exc
S 33 Ft For Old Sauk Rd.**County**

Dane County, WI

Latitude/Longitude

43.075774°/-89.496405°

CURRENT OWNER**Name****Mailing Address**6610 Old Sauk Road
Madison, WI 53705-2425**GENERAL PARCEL INFORMATION****Parcel ID/Tax ID**

0708-133-1502-9

Township

07N

Range

08E

Section

13

School District

Madison

2020 Census Trct/Blk

2.05/4

Total Acres

2.9

Lot Sq Feet

126,367

Total Assessment

\$500,600

NET Taxes

\$8,733.91

Data Received

01/25/2024

ZoningSR-C1: SUBURBAN RESIDENTIAL -
CONSISTENT DISTRICT 1**TAXES**

Tax Year	Total Specials	Other Taxes	Lottery Credit	Other Credits	NET Taxes
2023			\$328.13	\$88.15	\$8,733.91
2022					\$8,415.30
2021					\$8,113.85
2020					\$8,109.96
2019					\$7,642.33

2018	\$7,661.26
2017	\$6,429.36

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$411,800.00	\$47,400.00 (13.0%)	\$364,400.00	\$39,000.00 (12.0%)	\$325,400.00
Assessed Improvements	\$88,800.00	\$10,200.00 (13.0%)	\$78,600.00	\$8,500.00 (12.1%)	\$70,100.00
Total Assessment	\$500,600.00	\$57,600.00 (13.0%)	\$443,000.00	\$47,500.00 (12.0%)	\$395,500.00
Est Market Value	\$503,419.00		\$462,615.00		\$398,400.00
Land Percentage	82.26%		82.26%		82.28%
Assessment Ratio	0.9944		0.9576		0.9927
Mill Rate	0.018278				
Assessment Area	85				
Land Use	Size		Assessed Land		Assessed Improvements
RESIDENTIAL			\$411,800		\$88,800

SCHOOL ZONE INFORMATION

Elementary	Distance	Middle	Distance	High	Distance
Crestwood Elementary School		Spring Harbor Middle School		Memorial High School	
Pre K to 5	0.7	6 to 8	1.3	9 to 12	0.9

SALES HISTORY THROUGH 04/30/2024

Date	Amount	Buyer	Seller	Conveyance	Transfer Type	Book/Page Or Document#
1/9/2023				Deed	Other	5883282
1/1/2023				Other		5883283
1/11/2018				Deed	Other	5383515
12/1/2017				Other		5380022
10/1/2017				Other		5363003
5/1/1984				Other		5650094
4/1/1984				Other		5581050

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

LISTING ARCHIVE

No Listings found for this parcel.

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SELECT CONDITIONS DO NOT SUPPORT INCREASED DENSITY

THE NEW 8 FACTORS SELECT CONDITIONS TEST

**** Appropriate in select conditions at up to 70 DU/ac and four stories, except for parts of the city with an Area Plan adopted after the 2023 Comprehensive Plan Interim Update. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. Comprehensive Plan. P.20**

These factors are vague, but in any reasonable interpretation, they would require that the Common Council conclude it should not allow increased density on the Old Sauk parcels. Residents' comments establish facts from which the Plan Commission and the Common Council must conclude that density on this site should not be increased.

RELATONSHIPS BETWEEN THE PROPOSED BUILDING AND THE SURROUNDINGS

The neighboring homes, condos and apartments have inviting front yards and a nature-orientation. The 3 story, 138 unit building and driveway could cover up to 80% of the site. This is an urban high density plan. It is 19 times larger than the nearest apartment building. It is many times the density of nearby residential housing.

The 3 story, 138 unit in the Stone House proposal is grossly incompatible with the 1 and 2 story residences surrounding it. It is a huge building with an institutional urban design. It's immense size makes it impossible to soften its hard edges with trees or other vegetation. It dwarfs everything around it.

See Additional Data and Argument.

LOT AND BLOCK CHARACTERISTICS

The 3 story 138 unit mega-complex, when imagined in place with the surrounding property, ie., low profile residences on lots with trees, large yards and shady terraces, is not be in harmony with the characteristics of the surrounding property. It does not seamlessly integrate into the neighborhood. Instead, It tears the neighborhood apart.

TRANSIT AND ARTERIAL STREET

Old Sauk Road, between Old Middleton Road and Gammon Road, is a two lane minor arterial road with non-BRT bus service. Per the draft West Area plan, these features weigh in favor of developing the site for Missing Middle Housing. High density housing aggravates existing traffic problems. East-west vehicle traffic, the bus line and the bike lane and parking fill this road with competing uses. Congestion problems and pedestrian risk are particularly aggravated around Crestwood School. There are no traffic lights. Left turns are high risk. Entering Old Sauk Road is high risk. There are virtually no cross walks.

SELECT CONDITIONS DO NOT SUPPORT INCREASED DENSITY

AMENITIES AND URBAN SERVICES

There are no coffee shops, restaurants, movie theaters, mercantile shops or other amenities to walk to from the site. All surrounding structures on the entire stretch of Old Sauk Road from Old Middleton Road to Gammon Road are residential. This area is not about activity. It's about rest.

In the past, city planners have said that amenities and services are all present because you can take the bus to them. Yet, and you can drive and bike to them too. The fact is that you can get there from the site. That does not move them to the site. This argument is ludicrous.

NATURAL FEATURES

Storm drainage and storage problems near the parcel would be aggravated by a development that is many times denser than the present development, therefore, the "natural features" factor weighs against a finding of "select conditions."

After a fair consideration of these factors, there can be no finding of "select conditions" on Old Sauk Road.

From: [Parks, Timothy](#)
To: [Plan Commission Comments](#)
Subject: FW: Stone House Development
Date: Monday, June 10, 2024 5:44:30 AM

From: Tya Lichtie <tya.lichtie@gmail.com>
Sent: Friday, June 7, 2024 5:57 PM
To: Guequierre, John <district19@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; plancommission@cityofmadison.com
Subject: Stone House Development

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

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

Dear Aler Guequierre,

I am writing to you in opposition to the Stone House Development. A 138 unit apartment building is preposterous for this part of the city. There are plenty of alternative areas which can support this size of development.

Old Sauk is a main artery to University Avenue, UW Hospital and campus. This will cause additional stress for residents to access University Avenue as well as the workers of the hospital and people in need of critical care. Also, there is a school which already has safety concerns with the current traffic. Our children don't need to be at additional risk.

This development can be welcomed in an area which can be better suited but not on Old Sauk Road.

Thank you,
Tya Lichtie

From: [Deaken Boggs](#)
To: [Plan Commission Comments](#)
Subject: In support of Voit Development and Old Sauk Road Development
Date: Sunday, June 9, 2024 9:37:15 AM

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

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Dear Madison Plan Commission,

I am writing to share my support for several posed development projects up for review. The first is the proposed development of the Voit farms site. In full transparency, I am associated with the development as I am the housing director with Madison Area Community Land Trust which does have an Option to Purchase a lot from Starkweather Group after they have exercised their option. Our organization is excited about the opportunity to provide Madison with more permanently affordable homeownership opportunities.

As a Madison resident I am in full support of this development as the Voit farm site is a perfect site for new and diverse housing for the community. I believe the development is well thought out and presents a structured use of the space which balances an influx of new residents with the existing infrastructure. The diversity of housing options is a major benefit to the community and fits the neighborhood aesthetic as well as the greater needs of housing in Madison. If anything I would like to see more housing units at the site but from the review of the proposal I believe in its current state it would be a wonderful addition to the community.

The other project I would like to submit my support for is the development of 6610-6706 Old Sauk Road. As a west side resident I am incredibly excited about more infill neighborhood housing. Through my review of the development proposal and understanding of the current neighborhood I believe that this project fits well within the location it is posed. I hope to see more projects of a similar nature throughout the city and while neighboring feedback can often present loads of problems in need of solving I encourage plan commission members to consider what is being lost by not approving a project. This complex will provide 138 homes to Madison residents in an area that previously only could house 2 families.

In conjunction with the approval for the overall project I also want to provide my high praise for the development and property management staff of Stone House Development. As a previous property manager of a property down the road from one of their projects I was incredibly impressed how seriously they took the management of their complex. Any interaction I had with their staff was always pleasant and any issues were addressed swiftly. Their treatment of each project they have taken on has shown much grace and care for the community they are building for and I would be hard pressed to imagine they would not do the same for this one.

Sincerely,

Deaken Boggs

From: ruthnair123@aol.com
To: [Plan Commission Comments](#); [Ruth Nair](#)
Subject: June 10th meeting regarding Stone House Developers apartment complex on Old Sauk Rd.
Date: Sunday, June 9, 2024 11:32:35 AM

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Please note the following:

1). Stone House Developers used photos of neighborhood homes that were NOT immediately near the proposed apartment development, but they are mostly from homes scattered around Parkwood Hills. The proposed apartment complex is out of character with most homes in our neighborhood. It resembles a commercial office building or an industrial warehouse, rather than anything residential. Please look at the Wyndemere Condos or Settlers Woods apartments for a more residential design.

2). I oppose the massive scale of this apartment complex. I would support a building that is up to one quarter of the size proposed.

3). There is a historical 170 barn on the site, which should be preserved.

4). I oppose the rezoning our neighborhood in order to massively increase the population density, which has many negative impacts that have been well documented by me and other neighbors in previous letters and petitions.

Finally, please carefully listen to the comments of residents in our neighborhoods.

This June 10th meeting should not be a fait accompli, where your commission has already decided to approve of this project, regardless of valid opposition from the surrounding neighborhoods. Please visit the site of this proposed apartment project in person, before making any final decisions.

Thank you,

Ruth Nair
9 Mt. Rainier Lane
Madison, WI 53705

From: [Ellen Foley in Madison, WI](#)
To: [Plan Commission Comments](#)
Subject: Legistar Nos. 82950, 82972, 83477, 82979.
Date: Saturday, June 8, 2024 8:32:22 AM

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

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Dear Planning Commission,

My husband and I oppose the Stone House project because it violates city policy with its massively oversized project and it endangers nearby properties that will flood with the poorly designed Stone House storm water runoff plan.

The zoning ordinance requires that the city create a sense of community in its neighborhoods. The Stone House project as it is proposed will destroy the current Old Sauk Road residential area:

- A. The Stone House proposal is 19.6 times the density of the nearest multi-family residence, Settlers Woods.
- B. It is 91 times larger than the average size of the four houses directly across the street.
- C. The average density of surrounding parcels is 7.9 units per acre. The Stone House density is 36.6 units per acre.

The project's watershed solution is inadequate and its construction and operation will risk flooding in the residential area due to stormwater runoff.

Thank you,

Ellen and Tom Foley

--



Ellen Foley
President
Ellen Foley Ink
608-444-7065
<http://www.ellenfoleyink.com>

From: [Kathy Western](#)
To: [Guequierre, John](#); [Plan Commission Comments](#); [Parks, Timothy](#); [Fruhling, William](#); izellers@cityofmadison.com
Subject: My Comments: Old Sauk Road / Pierstorff property 6610-6706
Date: Saturday, June 8, 2024 9:12:20 AM

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Legistar #82979, #82972, #82950

PLEASE ENTER INTO PC COMMENTS for MARCH 2024

This was originally sent March 25 at 6:30 p.m. to tparks@cityofmadison.com and district19@cityofmadison.com but doesn't show up in Legistar.

Thank You,

-Kathy Western, 25 Saint Andrews Circle, Madison 53717

The proposed Stone House (SH) design will prevent us from using and enjoying our yard in the manner we have for 30 years. We bought our home 30 years ago because of the quiet, peaceful, serene yard on the quiet street. Our home is the closest home to the SH proposed project, much of which is situated right on the other side of our fence, only about 30' from our home. This leaves us with a massive building shading our yard and blocking the sky, with all the noise, and other chaos directly behind our fence. SH's thoughtless design will eliminate every bit of peace, serenity, quiet and privacy, destroying the very essence of our yard that we have cherished for 30 years. This is absolutely unacceptable.

In a span of about ten years, as recent as 2020, I lost four siblings and my father; my mother died much earlier when I was six years old, all the result of various types of cancer. One sibling survives, but he is having to fight two major cancers simultaneously. I am the only one in my family of eight who has been spared a cancer diagnosis. Two sisters died ten months apart; my brother died one month after a third sister was buried. It was mind boggling how quickly they were gone. My siblings had all been healthy, very active, vibrant beings prior to their devastating diagnosis, making their untimely deaths even more shocking and tragic. Why am I sharing this very personal information, at the risk of insensitive comments? I found healing through the peace and serenity in the quiet privacy of my own back yard. Feeling the warm sun on my face with eyes closed; inhaling the soft breeze; listening to the birds high up in the trees, or concentrating on the quiet, gentle movement of a single leaf; all leading me to slow, deep, restorative breathing, filling the empty cavern inside me and helping to make me whole again. Stone House's thoughtless design totally destroys that serene, peaceful environment and replaces it with chaos.

This massive building with balconies of people towering over our yard, forces us to live in the shadow of the giant with 24/7 noise from hundreds of people, dogs and vehicles all right next to our fence, less than only about 30' from our home. Similar to Pixar's movie "UP", we also have the little house overshadowed by the bully high-rise, the bespectacled older man and the young boy with the sweet dog. In the movie the adored wife/ gramma is deceased (so far, I'm still here). What we don't have are enough balloons to take our house up into the clouds far away from the high density high-rise bully, overshadowing our little house, to a land where common sense isn't uncommon but actually very common, once again.

Unwanted noise and light traveling beyond our fence is noise and light pollution, invading our

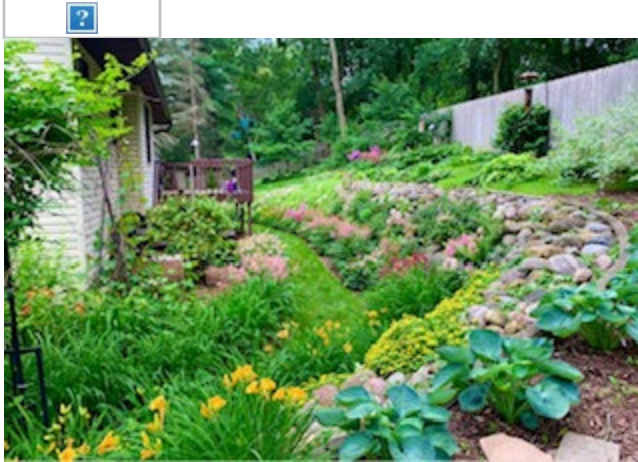
private, quiet yard and home. SH's careless design, thoughtlessly creates a very busy 24/7 noisy access road, only feet from our quiet backyard, that all of the hundreds of cars, service vehicles and idling delivery trucks spewing exhaust fumes, will be forced to use. The access road is designed with parking stalls along the majority of our lot-line, with headlights facing our bedroom windows, to be right up to the backside of our fence. This ill conceived road leads to 100% of the parking, both the above ground stalls and to the underground parking, with only one entrance/exit for all those vehicles. There is also a loading area right behind our fence that will add to the chaotic jumble of vehicles with different objectives, all trying to be in a small area at the same time. What about the traffic jams with all those vehicles trying to get a parking place or trying to get in and out? The cars will be coming onto the access road at the same time as cars trying to leave. This sounds like a potential source of gridlock with a side order of road rage, leading to more chaos, more noise, nothing anybody who cherishes a quiet, peaceful backyard would want directly behind them.

The noise of hundreds of people with potentially as many barking dogs on their balconies and outdoors and people in the nearby swimming pool, (AKA an "attractive nuisance" to insurance companies), will be in stark contrast to my peaceful yard. Loud Partying? Drinking? Rough play? Conflicts?...or is everyone always on their best behavior? Is this 24/7 noise? Is there a life guard/ supervisor on hand to monitor who is using the pool, and to monitor activities? What about the children? Are they being 100% supervised to keep them safe or are they in a potentially dangerous water situation, like the young Sun Prairie boys that recently drowned in a retention pond ?

I saw Mr. Pierstorff in his yard waving, motioning to me that he had a snow rake if we needed. I thought surely he couldn't see me in my pajamas in my rocking chair, but with the high elevation of the land and the close distance, he did!! Imagine hundreds of people on balconies and in their homes able to see in, giving us no privacy outside or inside, forcing us to live behind closed windows and blinds to block out any intruding views or intruding noise. We will see people, the massive building and shade where we had seen sky, sun, and nature for 30 years. It would be like being incarcerated in our own home.

During the 1st SH presentation, Helen Bradbury was asked, why this huge project on this lot and the response was that she didn't think the neighbors would even notice because of all the trees. Sounds like she saw the property from Old Sauk Road only, and never walked to the end of the lot by our property...the closest home. Now almost 100% of the trees will be removed and a massive design will be taking up the entire lot causing us to see not the sky, but a massive structure blocking the sky, keeping us in the shadows. Last week my husband was invited by Bob Pierstorff, farm landowner to be present during the soil excavations. SH's William Butcher and his associate, Eric were present. When my husband expressed concerns for the design : the parking stalls with headlights shinning into our bedroom windows; the access road, the noise, all right on top of us, Butcher quickly dismissed them. When my husband persisted with his concerns, Butcher and Eric walked with my husband to the back on an elevated spot where they could see over our 6' fence to our bedroom windows, could see how close the parking stalls would be and the headlights would shine into our bedroom windows. Seeing how close our house was (see photo), Eric looked at Butcher and asked, why he wasn't told about this? Butcher had no comment. This is yet another example of SH /Butcher not seeing the full property, not having all the facts and understanding the full impacts of such a careless design. They are not carefully designing to fit into the existing neighborhood, rather they are bullying their way in, and plowing us over.

The inconvenient truth: SH's thoughtless design just doesn't fit on the lot. Much like Cinderella's size 5 slipper doesn't fit on the step-sister's size 11 foot, despite all the squeezing, pushing, twisting/turning, screaming, and wishing it would fit, it doesn't. The shoe won't get larger, finding a smaller foot that fits into the existing shoe is the only solution. Our yard is heavily impacted by this massive design, because the noisy, towering, shade producing building and access road are pushed right on top of us, with serious negative impacts to property and our quality of life. There is no expanse of land to step back from, to buffer us, to shield us from the behemoth. Most of the many other problems, watershed, over flow parking, traffic congestion, etc. are also the result of the formidable size of this thoughtless design.



From: [Max Bauman](#)
To: [Plan Commission Comments](#)
Subject: Old Sauk development
Date: Sunday, June 9, 2024 5:25:09 PM

[You don't often get email from maxjb15@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello,

I live on Jenifer street on the east side and strongly support the old Sauk development, and any effort to alleviate housing supply issues and make it better for renters and owners

From: [Victor Toniolo](#)
To: [Plan Commission Comments](#)
Subject: Old Sauk
Date: Monday, June 10, 2024 6:42:11 AM

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

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Plan commission,

I have heard tonight's meeting will be a long one, and may not be able to attend.

I have registered in support for the Old Sauk road redevelopment. This support is on behalf of myself, and on behalf of future residents. While they may not be as loud as those opposed, their voices need to be heard. Around 200 residents implicitly support this development, as the apartments would undoubtedly all be rented shortly after construction is completed. Please do not ignore them.

Victor

Dear Planning Commission:



What does the "No Rezoning" sign mean? It's a simple message indicating our opposition to the proposed development for the Pleasant Farm.

The real challenge is to find a better way to solve the transportation and parking issues that the City will accept.

I am 100% for developing the "Newer Middle" and would love to partner with the City and developers to bring this into fruition.



I am opposed to the use of the Exclusion Clause for the Pleasant Farm Development proposal for [6600-6700 Old Bank Rd](#).

I respectfully ask that you do not allow the Exclusion Clause to be used.

I oppose the Pleasant Farm Development because it violates city policy with its excessively large scale and poses a flooding risk to nearby properties due to its poorly designed stormwater runoff plan.

The existing ordinance mandates that the city foster a sense of community in its neighborhoods. The Pleasant Farm project, as currently proposed, would devastate the existing residential area on Old Bank Road.

A. The Pleasant Farm proposal has a density 150 units greater than that of the nearest nearby family residence, Settlers Woods.

B. It is 15 times larger than the average size of the first homes directly across the street.

C. The average density of surrounding parcels is 70 units per acre, whereas the Pleasant Farm density is 100 units per acre.

The property's historical relation to the neighborhood, and its construction and operation will increase the risk of flooding to the residential area due to its stormwater runoff.

A petition signed by over 200 people in District 10 opposing this development was submitted and I wish for each signature to be considered individually.

Lastly, I request that all meetings offer both in-person and online options. Having only an online option disenfranchises those who struggle with technology. Your website for meetings is extremely difficult to navigate and discourages resident participation.

Our goal should be a safe, sustainable and responsible Madison that balances growth with environmental and community concerns for all.

Thank you,
[Redacted]
October 19

From: [David DeVito](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission - June 10, 2024
Date: Sunday, June 9, 2024 4:30:51 PM

You don't often get email from devito1212@gmail.com. [Learn why this is important](#)

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Please support multi family housing and density on Old Sauk by approving the biggest, most dense housing possible.

Thank you,

David DeVito

From: [Ruth Nair](#)
To: [Plan Commission Comments](#)
Cc: [Ruth Nair](#)
Subject: Plan Commission June 10th meeting regarding Stone House Development of Old Sauk Rd. apartment complex (approximately 6400-6800 Old Sauk Rd.)
Date: Sunday, June 9, 2024 10:58:49 AM

[You don't often get email from rumpil08@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Plan Commission,

Please note that Stone House Developers submitted several photos of homes that were NOT anywhere near the proposed building site, but were from scattered locations around Parkwood Hills. This proposed apartment complex is NOT in character with most homes in our area. This is a misrepresentation of our neighborhood. It looks more like a commercial office building or industrial warehouse, rather than anything residential. Stone House could have designed it in a way that resembled the more "residential feeling" of the Settlers Woods apartments or Wyndemere Condos further down on Old Sauk Rd. I also oppose the massive scale of this apartment complex. I would support a building that is one quarter of that size.

This meeting should not be a fait accompli, which means that the City has already decided to approve this development ahead of the meeting and our neighborhood has no right to oppose it- many of us feel that we are considered meaningless.

I urge you to visit this site in person. Would you really want to demolish a historical site like the 170 year old barn? Many trees will also need to be removed, which has several environmental impacts. Please see it for yourself, before deciding how or vote.

Thank you,

Ruth Nair
Parkwood Hills Resident
9 Mt. Rainier Lane
Madison, WI 53705

Sent from my iPad

From: jan.lehman7795@gmail.com
To: [Plan Commission Comments](#); ledell.zellers@gmail.com; [Fruhling, William](#)
Subject: Plan Commission Presentation - Stone House June 2024
Date: Sunday, June 9, 2024 11:30:09 AM

[Some people who received this message don't often get email from jan.lehman7795@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Please file in Legistar #82979, #82972, #82950, #83477; I AM OPPOSED TO ALL 4

I have been a resident of Madison since 1962 and love the city, our diversity, the culture, college campus and so much more. In 1985 my husband and I found a lot on Saint Andrews Circle to build our first home which was in the vicinity of my family home (on Rosa Road) and my husbands home (in Middleton). The location was perfect and the school district was fantastic (Crestwood, Jefferson Middle and JMM Memorial, where I graduated in 1973). We were close to our church as well.

Today, our quiet residential neighborhood is threatened by the proposed project on Old Sauk Road. If approved, gone will be the lovely green space we see from our backyard and with it will come the threat of flooding/watershed issues, increased traffic on Old Sauk, noise and light pollution. We run a sump pump in the basement now and worry this development will increase that need greatly and may even cause us to need an additional unit.

This building is not necessary. The area has numerous multi family housing options adjacent to or near by the proposed site. Those options were all built within the current zoning restrictions and harmonize well with surrounding single family homes.

Please listen to us, voters and long time residents, and DO NOT APPROVE this plan.

Thank you, Jan and Ernie Lehman

Sent from my iPad

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 23) #82950
Date: Monday, June 10, 2024 10:49:29 AM

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Dear Plan Commission Members:

I am opposed to this demolition because the developer plans to put in a 3 story apartment complex. However, I am not opposed to demolition for building single family, duplex and three unit low profile units that fit into the existing community buildings; I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 24) # 83477
Date: Monday, June 10, 2024 10:49:37 AM

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I object to any zoning change which will allow the construction of any 3 or 4 story high density residential building in the location being proposed on Old Sauk Road. The infrastructure of the neighborhood, the road itself and the safety considerations of increased vehicle and bicycle traffic, etc do not support a building this large. This location is perfect for single family units, duplexes and triplexes which all support the city's goal of more "missing middle" housing. Thank you for your service. Bill

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 25) #82972
Date: Monday, June 10, 2024 10:49:38 AM

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I do not object to small multi-family apartments that are similar in size and capacity to those in the existing neighborhood, ie. single family, duplex and triplex units. But the 3-story 138-unit being proposed is much too large for the surrounding community. Some reasons include:

- **Traffic and Parking:** As proposed, a significant increase in residents will lead to more traffic on this already busy 2-lane road. This will increase congestion and make it less safe and harder for residents of Old Sauk Road to enter or exit their driveways, less safe for bicyclists to ride the bike lanes and walkers to walk. Limited on-street parking in the area would also become strained as this is not a walkable neighborhood...apartment residents will likely have more than one vehicle and given their limited parking options, they will likely park on the side streets. More residents mean more cars coming and going, and potentially more noise throughout the day and night.
- **Privacy:** The 3-story building will block sunlight and views. Residents will feel a loss of privacy if their backyards or windows are directly overlooked by the apartment buildings or near it.
- **Decreased Property Values:** A 3-story apartment building likely will deter potential buyers of nearby single-family homes and condos, thereby negatively impacting property values. This has a downward spiral effect and will continue to affect real estate prices in the future. Studies show that most people would not want to live close to a multi-story apartment building with no retail, restaurants, etc within walking distance.
- **Infrastructure:** The existing road infrastructure will not be able to handle the increased traffic. Old Sauk is already a busy street with auto and bicycle traffic and public safety should be a big concern for the city.
- **Poorly Planned Density/Not the Best Location:** Multi-story apartments are suitable to areas where you have retail, restaurants, and other walkable amenities. This Old Sauk neighborhood is not walkable and has none of these amenities... and thus leading to increased congestion, auto traffic, parking, and safety issues.

I have lived in the District 19 neighborhood for 32 years. We were here before the developers and should be given more say in this. If the proposed 3-story apartment was here 32 years ago, I would have considered it in our purchase decision, and what we were looking for in a residential unit.

We need more "missing middle" housing according to the city; I understand this to mean single family, duplex and triplex units. The city should wait and find a developer willing to fill this missing middle housing on the the Old Sauk location.

This large apartment building should be built in an area with retail, restaurants and other amenities within walking distance and with the safety of residents and the infrastructure to support it. See what they have done on the East Washington Street corridor. That location appears to be a good mix of multi-story apartments and retail, restaurants, transportation, infrastructure, etc.... all walkable.

Thank you for your service. Bill

From: [Bill Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal (Objection) Re: Agenda Item 26) # 82979
Date: Monday, June 10, 2024 10:49:41 AM

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Dear Plan Commission Members:

I am opposed to approving the Certified Survey Map of property owned by Stone House Development at 6610-6706 Old Sauk Road because they are proposing to build a 3 story 138 unit apartment building which is too large for the site and existing community. I would support the survey if the proposal were to build smaller units, ie., single family, duplex and triplex units of low profile that would fit into the existing community. I think this more closely fits with the city's desire for more "missing middle" housing. Thank you for your service. Bill

From: [Michael Onheiber](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection to Agenda Items 23, 24, 25 and 26]
Date: Monday, June 10, 2024 10:44:43 AM

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

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RE: Plan Commission Meeting on June 10, 2024. Legistar Nos. 82979, 82972, 82950, and 83477

I have registered in opposition to each of the interrelated Agenda Items (23-26) corresponding to the above Legistar numbers, for the following reasons:

Use of the “escalation clause” to promote the Stone House proposal on Old Sauk Road is grossly inappropriate, unfair and injurious to the existing residential neighborhoods. And, as succinctly stated in former Mayor Soglin’s June 9, 2024, letter to the editor in the Wisconsin State Journal, is completely unnecessary to further the goal of adding new large multi-housing developments throughout Madison, in places where such developments fit the area into which they are added. The major objections to placing such a development at the intended site on Old Sauk Road are:

It would have grossly adverse effects on surrounding property and residents

- The project would increase the risk of substantial flooding and soil run off.
- It would effectively establish a solid wall, about 40 feet high, with only 15 feet setback, extending down Old Sauk Road significantly longer than a football field.
- It would greatly increase neighborhood noise (including traffic noise reverberating off the huge structure) and light pollution, aggravated by the plan for a recreation area with a swimming pool, hot tub, sauna, fire pit, and bocce court.
- It would greatly worsen the already existing and poorly managed traffic dangers on Old Sauk Road, and simply extend them through multiple residential streets in Sauk Ridge and Parkwood Hills. (The staff memo proposing mitigation of this problem by installing flashing yellow lights for pedestrian crossings is inadequate on its face. The memo notes the traffic department’s indifference to this problem. We residents objecting do not share that indifference, and neither should the Plan Commission.

This is not moderate rezoning and reasonable transition to greater density: It is extreme.

- It is 19 times larger than the apartment building located very nearby.
- The average density of surrounding parcels is 7.9 units per acre; The Stone House proposed density is 36.6 units per acre.
- It is 19.6 times the density of the nearest multi-family residence, the Settler's Woods.
- This apartment complex cannot be integrated into the neighborhood. The profile of the proposed project relative to the current community is too extreme.

I support development that increases density while blending into the suburban neighborhoods

- Additional multi-family units, small apartment buildings, duplexes and triplexes, on smaller lots, with separating green spaces and setbacks similar such structures as are already here, would be very welcomed.
- Current zoning supports the development of such “missing middle” housing.

Please do not dismiss objections such as mine, shared by so many in these neighborhoods, with insulting dismissive labels and false allegations mischaracterizing the reasons for such opposition.

Sincerely,

Michael Onheiber

From: [David Tenenbaum](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]
Date: Sunday, June 9, 2024 9:20:34 PM

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Re: Legistar #82979, #82972, #82950 and #83477

This proposal is completely out of scale for this neighborhood, and in no way addresses the need for housing affordable housing to the middle class. I urge this rezoning be rejected, for reasons of traffic, parking, and damaging the character of the neighborhood, and therefore, the city.

David Tenenbaum
5741 Bittersweet Pl.
Madison, WI 53705
608 770-2201

From: [Jeff Western](#)
To: [Plan Commission Comments](#); Ledell.Zellers@gmail.com
Cc: bfruehling@cityofmadison.com; "Hannah G. Massey" <HMassey@axley.com>; "Erin E. Lye" <ELye@axley.com>; "cnelson" <CNelson@axley.com>; "wcole" <WCole@axley.com>; [Chuck Nahn](#); [Jawnorman](#); [Kathy](#)
Subject: Plan Commission Presentation – Stone House Old Sauk Proposal [Objection]
Date: Saturday, June 8, 2024 7:03:39 PM

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Plan Commission Presentation – Stone House Old Sauk Proposal [Objection] Legistar #82979, #82972, #82950, #82950

[My presentation to be given Monday evening. Please Enter into PC Comments.]

My name is Jeff Western and I am opposed to this project. My wife Kathy and I live at 25 Saint Andrews Circle in Madison. We have lived in our home for 30 years. Our property directly adjoins the proposed development site. This development has watershed, access road vehicle traffic, pollution, noise, light and shadowing impacts to our home, property and environment significantly impacting our quality of life and use of our property.

Our house is less than 30' from the property and from our deck only 15'. The proposed apartment building is only 60' away (closer than any other home) and the swimming pool even closer with no natural buffer of our home. All of the current natural cover removed and to be replaced with asphalt and concrete. There are 21 parking stalls directly facing our home and the Grahn's home, and an access road directly behind us as well. This means we will have traffic lights and noise just 35' from our bedrooms and living room, twenty-four hours seven days a week resulting in an unbearable living condition.

A major concern is flooding of our home and property. We have double sump pumps that run when we have significant rains as we had the past few weeks. Our yard is properly drained so surface water drains directly to Saint Andrews Circle. What we are experiencing is water flowing underground (hydrostatic pressure) from the proposed development. Significant water during a storm flows underground to our underdrain system resulting in our sump pumps

running continuously for hours. The proposed underground tanks approximately twenty feet from our property would infiltrate water (pushing water into the soil) approximately five feet above the level of our backyard, which will definitely result in additional water flowing underground to our property. This does not include the additional surface water generated by the site reconstruction and snow piling that our property will be bearing.

What is most disheartening and concerning to us is the proposed watershed plan and potential flooding it will cause, not only to our property, but many of the properties on Saint Andrews Circle, Spy Glass Court, Torrey Pines Court as well as others. In an Engineering Review dated May 24 by Chuck Nahn, PE and Professor John Norman stated, "Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development."

Kathy and I are not opposed to multi-family housing development on this site and have always publicly indicated our support of such. It is that this facility is just too large for the site negatively impacting our environment, home and way of life.

We respectfully request ... The Plan Commission does not approve or recommend the approval of any land use applications for this Project until Stone House has a fully approved stormwater management plan, and Stone House modifies site parking not to have vehicles facing directly at our home and property, restoring a natural buffer area behind our property.

Jeffrey L. Western, PE, SE
608-692-8414

From: [Kathy Western](#)
To: [Plan Commission Comments](#); Ledell.Zellers@gmail.com; [Fruhling, William](#)
Cc: wcole@axley.com; cnelson@axley.com; hmassey@axley.com; elye@axley.com; [Chuck Nahn](#); jawnorman@gmail.com
Subject: Plan Commission Presentation- Stone House June 2024
Date: Saturday, June 8, 2024 8:09:30 PM

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Please File in Legistar # 82979; #82972; #82950; # 83477; I am opposed to all 4.

Our home of 30 years on St. Andrews Circle is on a small, quiet cul de sac with a L/M density and Stone House's (SH) inappropriate rezoning change proposal wants an urban high density apartment situated directly behind our fence, so close to us that it will force us to experience all the negative side effects as if we were living in a 100% urban high density area not of our choosing. That hardly seems fair. Negative side effects such as 24/7 noise, nighttime lights, shade/shadowing, total lack of privacy, and absence of natural greenery and wildlife, totally changing the essence of our peaceful yard. This SH dense urban environment is an environment we would never choose to live in because of those same negative side effects listed above. Even as renters in numerous cities and times throughout our lives, my husband and I were surrounded by beautiful trees and other wildlife supporting greenery. WI, my home state, is noted for its natural beauty, trees are a big part of the reason we have so many visitors from other areas camping and enjoying the outdoors. SH will remove 100% of the hundreds of trees, home to many birds, leaving no natural green buffer to help shield us from the 24/7 noises (access road, vehicles, people, dogs, outdoor pool and other outdoor recreation); nighttime lights from the building and vehicle headlights pointing directly into our home and bedroom windows with nothing to provide a visual buffer from all the balconies to provide us privacy. These issues affect our quality of life and will curtail the use and enjoyment of our yard. Being surrounded by constant noise and lack of privacy is not what anyone who values being surrounded by nature would want. All these issues are preventable, a result of too big of a build for a property this size. Everyone has a different take on what type of environment they want to live in but removing all the trees to squeeze in a too big of a build is unfortunate and misguided on many levels.

Of major concern is SH's watershed plan. By necessity, we already have two sump pumps, about six feet underground that run frequently during storms, helping to keep us water free. This underground water runs freely through the sand like water through a sieve flowing down from the elevated Old Sauk farm property, sitting above us. SH adding on to our current flood concerns with an ill conceived watershed plan is unthinkable and puts us at a greater risk of flooding .

These are preventable problems, made worse by the high density rezoning request. It's just too big and dense of a build for this size property.

Kathy Western
25 Saint Andrews Circle
Madison, WI 53717

Sent from my iPad

From: [Sarah Hamilton](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Presentation- Stone House old Sauk Proposal (Objection)
Date: Sunday, June 9, 2024 6:10:48 PM

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This is in reference to Legistar #82979,#82972,#82950,#83477

I am opposed to all four of them.

I am in complete opposition to the Stone House Old Sauk Rd Proposal and for the rezoning of this property for any 3+ story apartment building.

A building that size is way too large for that parcel of land. It is way too large for Old Sauk Rd.

A building that size will have very negative disruptive effects on the area, and especially on the homes immediately surrounding it— water issues, light issues, noise issues and privacy issues and traffic issues.

A building with 138 units will drastically increase traffic congestion on an already congested Old Sauk Rd. It will increase the safety concerns of bikers and pedestrians , especially children needing to cross Old Sauk to get to school, and the wildlife crossing from Owen Conservancy. It will take more time for people to get onto Old Sauk or to walk across Old Sauk from the side streets.

This is already a diverse residential community. In this whole west area from Pleasant View Rd to Old Middleton Rd and from University Ave to Mineral Pt Rd, there are single family homes of all sizes, one and two story owner occupied condos, duplex rentals and many block's of one and two story apartment buildings. Buildings that fit into this area and make it the neighborhood it is, that make it the neighborhood where people want to live- singles, young couples, families with children, grandparents. People from all walks of life. Even the shops in the area are no greater than two stories.

You talk a great deal about the Missing Middle but you don't do anything for them. The four acres on Old Sauk Rd is the perfect place to build duplexes and triplexes (for both owner occupied and renters) and/or smaller 1-2 story apartment buildings. Make it feel like part of the community. Provide a play area for children. That is what is needed and should be there. And no rezoning is needed, and no new side roads are needed.

Keep these 3+ story large buildings in areas where the occupants don't need a car, where they can EASILY walk to shops, restaurants, dental or medical buildings, pharmacies, entertainment, grocery stores, gyms and major bus transit etc etc etc. That is where those renters want to live.

That is NOT the Old Sauk area. We do have a housing shortage but you seem to be building for only one group of people. There are many people who want to live in smaller or personal units.

I ask that you do not rezone this area and you do not allow a 3+ story, 138 unit apartment complex to be built on Old Sauk Rd. Keep that type of structure where it is most useful, and that is NOT Old Sauk Rd.

Thank you

Sarah Hamilton
401 Blue Ridge Pkwy
Madison, WI 53705
Sent from my iPad

From: [DAVID STOLER](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission: 6/10: Item 25, File 82972
Date: Sunday, June 9, 2024 2:26:19 PM

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This project will only add to Madison's continuing acceleration of unsustainable traffic density in that area. Please reconsider.

Dave S

Sent from my iPhone

From: [Mary DeGroot](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission: 6/10: Item 25, File 82972
Date: Sunday, June 9, 2024 7:52:20 PM

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Greeting

I live on old Middleton road, and have owned my home for 29 years. Please Trust me when I say this development does not belong on old Sauk. Traffic has gotten so bad over the past few years adding another 138 + units with plus or minus 150 to 180 cars is not warranted. Not every spec of land needs a huge development. There are neighborhoods, with families, young kids, there's a school up the road —Crestwood, there's a school at the bottom just up Rosa rd with kids crossings the road.

Madison should still allow neighborhoods where we want quiet, a lawn, and neighbors we get to know. you're asking for accidents to happen should you allow this. Yes this sounds like not my neighborhood and you're right not in this neighborhood. Please use some common sense and don't allow this oversized, ill fitted development to occur.

You may argue that yes we need more housing and agree. Maybe we do, however not everybody has to live in Madison. Madison is becoming a city of no neighborhoods any longer and you're as a common council. Continue to allow it to happen.

Stand up and just say No. and yes, like any developer they're going to say they can't do it without being at that big because they need their numbers to work. I'm very well versed in commercial real estate. This doesn't fit. The only people coming out ahead on this deal is Stonehouse development. Definitely not the city of Madison nor the west side neighborhood.

Thank u for your time
Mary DeGroot

Please excuse my typos I'm on a little itty bitty keyboard ;)

From: [Barbara Foster](#)
To: [Plan Commission Comments](#); [Mayor](#); [Guequierre, John](#); [Figueroa Cole, Yannette](#); [Ledell.Zellers@gmail.com](#); [Parks, Timothy](#); [Fruhling, William](#)
Subject: Please Post to Public Comments for Legistar #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd
Date: Sunday, June 9, 2024 9:56:35 PM

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My name is Barb Foster, I live on Old Sauk Road a few lots down from the proposed development.

Being a home owner myself, and for many, is an American dream that requires a lifetime of financial planning and ongoing hard work. With that dedication and determination comes the earned reward of selecting a home that fits your dreams and pride of home ownership.

You consider your home's neighborhood through the lens of many factors. You trust that the City zoning that has protected against building structures that don't fit into the neighborhood as well as restricted population density that doesn't fit into the neighborhood in the past WILL also protect your greatest asset in the future.

We are on Old Sauk Road a community neighborhood within the City of Madison. We know and care about our neighbors. We feel a sense of pride and security from this.

We have put both our sense of belonging in a neighborhood and financial valuation of our home into the City's hands for protection. It is disturbing to me that Mayor Satya Rhodes-Conway is pushing her ideology and vision of solving Madison's future housing needs by increasing population densities through promoting apartments in existing neighborhoods where they do not belong, do not fit, nor are wanted.

The Stone House 138 unit Proposal puts this 3.7 acre site in the center of approximately 4 square miles of mainly single family homes. The city allowing the little used escalator clause to allow this in an existing neighborhood sets a precedent for future use and opens up a Pandora's box of zoning protection loss.

This is not an experiment, this is real life that ties to citizens dreams and security in what they trusted to be an established neighborhood. If this 3 story apartment building does get approval and it built, it can't be taken back and the zoning protections that we felt we had are gone. An apartment building of this scope feels like a force fit and a misfit on Old Sauk Road.

We would not have purchased our home knowing of this threat. We highly doubt our homes value will increase with this apartment building in the neighborhood.

This 3.7 acre site, of course will be developed. But certainly in a way that fits into the existing neighborhood and give the residents the zoning protections. And certainly not developed with a strategy based solely on ideology or philosophy, but considering there are real families and dreams at stake here.

I urge the Plan Commission to deny permits (demolition permit, rezoning, conditional use) for this project to move forward and to deny approval of using the escalator. I do urge the Planning Commission to supporting large scale apartment buildings in more appropriate areas than existing neighborhoods.

From: [H. Mosner](#)
To: [Plan Commission Comments](#)
Subject: Public Comment for Monday, June 10, 2024
Date: Monday, June 10, 2024 12:32:59 AM

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I'd like to voice my support for items 23-26 (files 82959, 83477, 82972, 82979) on the agenda. Madison desperately needs more housing.

From: [Chris Imholte](#)
To: [Plan Commission Comments](#)
Subject: Public Comments on Upcoming Meeting
Date: Monday, June 10, 2024 6:40:33 AM

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Hello,
I'd like to register my support for the passing of items 23-26 aka the Old Sauk Rd.
Development Project.
Information:
Christopher Imholte
921 Darien Drive
Madison, WI,
53717

From: [SAMUEL T DETTLE](#)
To: [Plan Commission Comments](#)
Subject: Register my support for line items 23-26
Date: Sunday, June 9, 2024 9:35:11 PM

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Good afternoon,

As a long term resident and future home buyer in Madison I would like to register my support for the line items 23-26 in the upcoming agenda this Monday June 10th. I am in full support of the development on old Sauk road.

-Sam Dettle

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From: [Diane Sorensen](#)
To: [Ledell Zellers](#); [Plan Commission Comments](#); [All Alders](#); [Parks, Timothy](#)
Subject: Response to Staff Report
Date: Monday, June 10, 2024 10:11:16 AM
Attachments: [RESPONSE TO STAFF REPORT.docx](#)
[RESPONSE TO STAFF REPORT.pdf](#)

Some people who received this message don't often get email from dianasorensen1@gmail.com. [Learn why this is important](#)

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To All.

I am attaching my response to the Staff Report on the Stone House Development proposal for 6610 - 6706 Old Sauk Road. Please include this in Legistar File Nos. 92950, 92972, 92979 and 83477.

Thank you,
Diane Sorensen

Response to Staff Report

To Chair Zellers and the Plan Commission:

I have read the City of Madison Staff Report on the Stone House proposal for Old Sauk Road. I strongly disagree with much of it. This is my response. I ask that it be filed in Legistar files, No. 92950, 92972, 92979, 83477. I rather doubt that the Plan Commission will have time to read this because the Staff Report was not filed until Friday and, consequently, my response is being filed on the Monday of this hearing.

I open with several quotes to orient the reader to the experience of the the Madison development process.

Response to Staff Report

THE PROCESS BEGINS WITH PRIVATE MEETINGS BETWEEN PLANNERS AND DEVELOPERS AT WHICH TIME SIZE IS DETERMINED.

“From the very beginning the developers at Vermilion boasted in a Zoom meeting that they had already gotten a “green light” from the city and were told to “go big” but declined to explain where, when or with whom these conversations took place.”

Letter of Kevin Revolinski to All Alders 3, 21,2023.

“We do not pre-approve projects. We do, however, provide a sense of direction for someone (developers, in this case, Stone House) so they know whether to invest further in the many expenses that go into seeking land use approvals to precede a development.

Meetings with the development teams, property owners and neighborhood associations are private conversations. I will not disclose to you what was said at a meeting with the project team.... “

Tim Parks, April 29, 2024

PLANNERS WELCOME DEVELOPERS TO WORK TOGETHER TO “GO BIG.”

“There’s a hitch in the zoning, maybe Tim can help me out. It’s on an arterial road and you meet certain conditions. No one understands what these conditions are. We’re talking about defining what these conditions are.”

Helen Bradley explaining how Stone House could propose a development so much bigger and denser than the Old Sauk LMR status allows. Helen Bradbury, October 24, 2023.

“As Helen Bradbury noted in her comments, an escalator clause, if you will that on arterial roadways ... under select conditions that the development could go to a higher density. The issue that we’re having with the LMR recommendation for the site in the Comp Plan is exactly what those select conditions are, and that is something that we are discussing internally as well as with the project team.”

Tim Parks, helping Helen out, October 24, 2023.

HOMEOWNERS ARE WELCOME TO STAY OUTSIDE.

“On April 10 I asked the following: could you please address the first sentence of 19). What is the process that will be used to determine if the Escalator Clause is allowable: To which you answered: That will be addressed as part of the analysis in June 10 - probably on June 6.

Response to Staff Report

Could you please be more specific about the process of analyzing/reporting and how it will be shared with the public in advance of the Plan Commission meeting? Also could you please describe how residents will have a chance for input on this matter both prior to and during the scheduled Plan Commission meeting? to me it is extremely important that this process is done correctly for everyone, especially given the precedents that could be set surrounding the 8 select conditions factors recently adopted.

You have my answer to your question 2. I don't know what more you are requesting to be honest. Have I started my report yet? No Can you see a draft of my report when I do? No. Do I share my draft with anyone outside of the Planning Division? No. You will see the final project on June 6 or so when the rest of the world does and that is the end of the discussion."

Exchange between homeowner Gary Foster and planner Tim Parks on May 3, 2024.

COMMENTS ON THE PROCESS AND THE STAFF REPORT

THE CITY HAS LOST ITS CENTER.

While the City of Madison's Comprehensive Plan talks about character and culture and seamlessly integrating new developments into neighborhoods, in reality, the City of Madison like McDonald's, wants to serve it up fast and big. It has chosen fast development over wise development, big development over right development. It is completely shut to valid criticism, even the mildest sort that simply asks the city to stop "super-sizing" development in favor of reasonable density increases provided by larger, and yet still harmonious, housing. Equally sad, the city uses shame and name-calling to silence objectors. We are not sure who to credit with setting this top down, rigid and righteous tone, but we associate it with the term of our current Mayor, Satya Rhodes-Conway.

THE CITY PROCESS IS UNFAIR AND UNWISE. HOMEOWNERS SHOULD HAVE A CHANCE TO PARTICIPATE BEFORE THE PLANNERS GIVE ANY ADVICE TO DEVELOPERS.

At present, the planning process begins with a developer meeting privately with a city planner. Tim Parks is the planner assigned on this project. The planner advises the developer and sends the developer in the right direction. The die is cast. Naturally, the city planner will later recommend approval of the developer's proposal if it conforms to the planner's advice. That is exactly what happened with regard to the Old Sauk development. City planner Parks advised Helen Bradbury that Stone House could increase development size over LMR limits due

Response to Staff Report

to the escalator hitch and that's what Stone house did and now Planner Parks recommends that the Stone House proposal, which follows his advice, be approved. No surprise there.

Please note, the initial planning advice was given when no one understood what "select conditions" meant. Clearly, if city planner Parks' advice to exceed the LMR limits was to hold true, he would need to define "select conditions" so that they supported exceeding density on the Old Sauk parcel.

On October 24th he said that his team and the Stone House project team could work on this. When homeowners asked to participate, the door was shut.

This way of doing things is a product of starting with private meetings between city planners and developers. Once the city planners set the course for developers, they are bound to see that developers who follow their advice succeed. Of course, the Plan Commission would be reluctant to embarrass the city planners so it will bend over backwards to accept approval recommendations.

Homeowners (for the sake of brevity, I will use "homeowners" to represent both tenants and homeowners who are District 19 residents) are excluded from any meaningful role in the development process.

There's an easy way to correct this process. Start development with a public meeting. Gather facts specific to the site and to the neighborhood. Collaborate with all stakeholders on all key terms and conditions. Then, after becoming reasonably well-informed about the project site and neighborhood, meet with developers to give them that "sense of direction" about the project. This process involves the same activities, however, the order is different. Homeowners and tenants who live near the site will be invited to the table before the development is shaped. The result will be new housing that densifies and enriches the neighborhood and the city as a whole.

DENSITY SHOULD NOT BE INCREASED BEYOND LMR BECAUSE THE SITE DOES NOT PASS THE "SELECT CONDITIONS" TEST. STAFF'S DEFINITION AND INTERPRETATION OF "SELECT CONDITION" SHOULD BE REJECTED.

Once the city planning department advised Stone House that it could take advantage of the escalator hitch to increase density, it had to define the select conditions to in a way that confirmed its advice. So it did. It revealed its new definition Friday before this hearing. The lack of notice alone should compel the Plan Commission to defer this proposal.

Alternatively, the Plan Commission should reject the proposed definitions and interpretations as they are not based on existing site information or common sense. They were invented to support the planner's early suggestion that density on the property could be increased. A reasonable analysis of the "select conditions" follows.

Response to Staff Report

Relationships between proposed buildings and their surroundings. The staff report concedes that the scale and mass of the proposed building is “unlike any other residential building in the surrounding area.” Nonetheless, staff votes for this factor being satisfied because Stone House has “made efforts to limit the differences.” This is ridiculous. You cannot reduce it from what it is. It’s like putting lipstick on a pig.

The building is huge; it’s like a 40 foot high, football stadium-sized space ship dropped into the middle of a normal residential neighborhood. It will always stick out because it is massive and completely foreign to the neighborhood.

This condition weighs heavily in favor of not increasing density.

Natural features. It’s unbelievable that the staff report says that there are no natural features on this lot that should prevent the building from being build as proposed. The storm waters drainage problems created by this massive development are so well-documented that there’s no way to deny them. The inadequacy of Stone House’s plans for managing these problems is similarly un rebutted. . To put it kindly, this section of the staff report is contrary to the facts.

This condition also weighs strongly in favor of not increasing density.

Access to urban services, transit, arterial streets, parks and amenities.

There are no amenities near the site. No coffee shops, grocery stores, libraries, restaurants, etc., etc., etc. This is a purely residential area. Period. Here again we veer into the fantastic with the staff report. Maybe someday there will be some.... And maybe not. The unavoidable truth is this: there are none of the amenities associated with high density housing near the Old Sauk site.

Old Sauk Road is a minor arterial street with an R-bus, but is not on the BRT; it is not in the Growth Priority Area; it is not Transit Overlay district, and not on the Regional Corridor. Moreover, the features that are present, urban services, parks, schools and transit, are precisely those that provide a foundation for for the development of LMR/Missing Middle-type housing. They are also particularly attractive to families raising children. We note that despite its mass, the Stone House proposal is not designed to bring families into the neighborhood. Out of 138 units, only four have 3 bedrooms.

The “select conditions” factors that must be present for increasing density beyond LMR are mostly missing. Therefore, the Plan Commission cannot approve of the present escalated development. _The Plan Commission should maintain these parcels for their best and highest use: to provide LMR/Missing Middle-type housing.

Response to Staff Report

THE CONDITIONAL REVIEW STANDARDS ARE NOT MET.

Here again, you can't put lipstick on a pig. An honest look at the situation compels the conclusion that standards 1, 3, and 5 cannot be met.

1 and 5. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare. 5. Adequate utilities drainagehave been or are being provided.

The project brings numerous problems in its wake, but by far the most serious is the threat of flooding. Once again the staff report slides right over the serious storm water flooding threat posed by this excessively large development and its inadequate, untested management system. I cannot add substance to what the experts say. I refer the Commission to the reports of Engineer Chuck Kahn, Prof. Emeritus John Norman and the summary letter of Christopher Nelson, Axley Attorneys for Jeff and Kathy Western and Paul and Mary Umbeck. These materials make it clear that this conditional use will be detrimental to the public health, safety and general welfare of those who reside to the north of this development.

If the Commission, in its haste to build, build, build, ignores this expert advice, it will be responsible for planting a time bomb across the fence from these homeowners. To quote Dr. Norman, **"I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for ether underground basins as well as infiltration from pervious areas is also very likely to fail. ... Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life**

If Plan Commission members are serious and honest in your inquiry about these standards, you must find that because of the flooding threat, standards 1 and 5 cannot be met.

3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

If 1 person comes to a doctor and complains that a pill prescribed by the doctor is causing him great stomach pain,, the doctor may reasonably question whether the pain exists and whether his pill caused it. However, if 279 people complain of a stomach ache and each of these people was prescribed and swallowed the same pill, the doctor must accept the fact that the pill she prescribed is causing pain.

Two hundred and seventy-nine (279) residents of District 19 have signed a petition opposing the Stone House proposal. To state the obvious, each of these 279 residents oppose the development because the development it impairs/diminishes their use and enjoyment of their property. Each resident feels sufficiently harmed that they are begging for relief. The losses of the co-petitioners are foreseeable, indeed, they are described in detail in the many letters opposing this

Response to Staff Report

development. I won't attempt to recap all of the damage described in the letters or the personal stories and person angst they reveal. They speak for themselves.

While all 279 co-petitioning resident's enjoyment of their home is diminished, some suffer more damage than others: those adjacent to the development. They will have to live with all of the negative effects that this massive project brings. How much value is lost when a family faces flooding every time there's a good rainfall? What about the loss from sunlight blocked, shadows thrown and night sky lit up? How do you measure the loss of privacy with so many people, cars and activities going on behind the fence? How can one measure the loss of enjoyment caused by up to 168 cars driving back and forth and parking just behind the backyard fence. What about the loss of peace and sanctuary resulting from the inevitable noises erupting from a large apartment complex: regular trash pickup, 238, or even 138 people recreating a small adjacent courtyard, maybe a few dogs barking ...all just feet away from your back yard. The poor folks adjacent to this new development are disproportionately harmed by the development. It fair to say that they will experience a loss of the use, value and enjoyment of their property that is an unremitting hardship. And, no, a privacy fence does not fix these problems. Can the Plan Commission justify this harm to these residents in the name of "housing crisis"? .

Speaking for myself, I don't want to live on East Washington Avenue or any other high density area.. I live here for the lower volume, slower pace and greater, greener space. Yes, it is a privilege to live here and I guess that makes me a "privileged" person. I can think of nothing finer than sharing my "privileged" life here with others who crave the same lifestyle, but that's only possible if here is here. It won't be if the Stone House development goes in.

Please do not approve of this proposal.

Respectfully submitted,
Diane Sorensen

From: [Rick Mcky](#)
To: [Plan Commission Comments](#)
Subject: Rick Mcky = neighbor
Date: Sunday, June 9, 2024 9:43:24 PM

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

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I have been in Madison Real Estate development for 35 years

IT'S PRETTY SIMPLE "FOLLOW THE MONEY"

Seller has an accepted offer for 2 Million dollars contingent upon getting a three story building. The Landowners could give crap about the neighborhood THEY WANT TO GET PAID \$\$\$\$\$\$ And guess who is left to "HOLD THE BAG" The neighborhood. The people that actually will be living with this Monstrosity. So how about this lets turn down this 3 story structure and allow a 2 story structure. Instead of the owner getting 2 Million dollars for his site he gets 1.5 Million for the site and the neighbors are happy to still live in the neighborhood. FOLLOW THE MONEY; ALWAYS FOLLOW THE MONEY!!!!

-Rick Mcky 608-345-1709



[TheMcKyTeam.com](#)

[Rick Mcky](#) :: Agent :: direct 608-345-1709

[Facebook](#) :: Download our Mobile App from [Google Play](#) or the [App Store](#)

From: [Fun to Build](#)
To: [Plan Commission Comments](#); [Guequierre, John](#); [Ledell.Zellers@gmail.com](#); [Parks, Timothy](#); [Figueroa Cole, Yannette](#); [Fruhling, William](#)
Subject: Serious Issues With Stormwater Plan, 6610-6706 Old Sauk Rd
Date: Sunday, June 9, 2024 9:45:23 PM

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Please Post to Public Comments for Legister #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd

My name is Gary Foster and I live on Old Sauk Rd about 475' from this proposed development site. When this development was first proposed, I felt then as I do today, the developer is trying to cram too much into this flood prone location. It appears the developer started with a large building design and left a small amount of room for a stormwater system and it should be the other way around, first figure out the room needed for a solid performing stormwater design and then design the building.

I'm a Civil Engineer and spent my entire career in the paper industry as an engineer and engineering manager. I was involved in both designing and approving projects, including wastewater treatment systems. Over my career I developed a keen sense of what it took to achieve top performance for each and every project encountered.

The stormwater design for this development and the heart of the system are two Underground Infiltration Basins, which are below ground vessels with open bottoms and backfilled with rock. Rainwater from the building roofs and driveways flow to these basins then infiltrate or seep into the ground soils. The design has an emergency overflow pipe that goes directly to the west property line for discharge. If these basins fill up for whatever reason and are not performing as designed the full flow from the roofs and driveways will flood onto adjacent properties.

The design does not include spare reserve capacity where flow can be diverted to, whether for an emergency or to perform maintenance. The design does not have a monitoring system to indicate water levels in the basins, or to indicate overflow is occurring to the west property line. The design does not include confined space entry into the basins for inspection and cleaning and to my knowledge there are no local confined space vessel cleaning services available.

To verify this design, there were soil borings taken where the basins are to be located and tested for infiltration rate measured in inches per hour. It was discovered there are slow draining silt loams found where the larger Basin #1 is to be located and much less than the required .5"/hr rate. This is a newly discovered condition that has a huge impact on the design.

From the Wyser Engineering Revised Stormwater Mgmt Plan & Cover Memo, 5/24/24 on page 1 of the cover letter it states the following:

"The areas with silt loam seams that have an infiltration rate of .13-.15 in/hr can have the infiltration rate improved to .5 in/hr by excavation/turning of the silt loam seams."

Gregory Fries, P.E., Deputy City Engineer in his letter Stormwater Comments of Old Sauk Road Apartments dated on 5/31/24 and responding to this problem states the following:

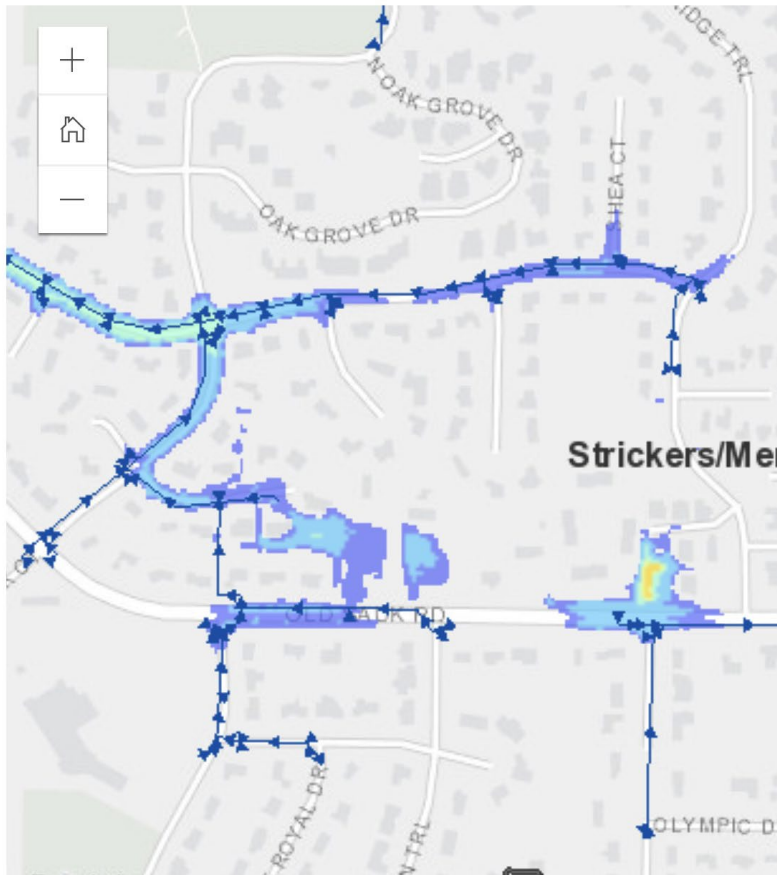
“It should be noted that to meet water quality, infiltration, and volume requirements the report notes they plan to “excavate and turn” the soils at the bottom of the infiltration systems. This is proposed to be done to allow the site to reach the design infiltration rates used. I am not aware of standards for turning soils. Additional details/information will be required on how this will be completed and how it will be verified in the field that these infiltration rates have been met. Madison General Ordinance 37 provides for a requirement to certify that the stormwater management plan has been constructed in accord with the design. This provision is not often required but it would be mandated in this case. However, again it is noted that there will be additional information required on how they plan to verify that design infiltration rates proposed are met in the field and a post construction certification will be required as allowed by MGO 37.”

From my perspective this design is in serious trouble and will not perform. Soil turning is unproven and not guaranteed to solve the problem. Perhaps the only way to know if it will work is to fully construct the system and then have a water test to prove if required infiltration rates have been met, if not no permit is issued.

This brings me back to my initial feeling about this development, the developer is trying to cram too much into a limited area, especially given its flooding potential. I would suspect there are alternative stormwater designs possible the developer could consider. Likewise, alternative building designs that reduce the development's impervious area size could be considered to lessen the size of the stormwater system.

Because of these issues with the proposed stormwater design and soil conditions, I would ask that the demolition permit, rezoning and conditional use be deferred at this time.

Flood Risk Map



From: [Ruth Nair](#)
To: [Plan Commission Comments](#)
Cc: [Ruth Nair](#)
Subject: Stone House Developer proposed 138 apartment building on 4 acres on Old Sauk Rd. (approx the blocks of 6400-6800).
Date: Friday, June 7, 2024 6:18:34 PM

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Planning Committee,

This Stone House proposed development on Old Sauk Rd. is out of character and too large for only 4 acres. Also, there would be many negative consequences to the surrounding neighborhoods. Some of these are: traffic congestion, insufficient winter parking spaces, noise and light pollution, the safety of school children crossing a busy street two times to go to school (due to a lack of sidewalks on the North side of Old Sauk, leading to Crestwood Elementary), increased flooding, environmental impact, and so many more concerns.

Most of the surrounding neighborhoods consist of single family homes on 1/4 to 1/2 acre lots. Squeezing 138 apartment dwellings into only 4 acres seems out of step with the area. Please consider greatly reducing the number of apartments to only 32-45, instead of the current proposal. Also, as a reference, look at nearby Settlers Woods apartments, which is set back much further from the street and is unobtrusive and blends in with the neighborhood. By contrast, the Stone House proposed development is only set back 37 feet from Old Sauk Rd.! That would feel very imposing to our quiet neighborhood.

Thanks for your consideration,

Ruth Nair
9 Mt. Rainier Lane
Madison, WI 53705
608-233-6844

Sent from my iPad

From: [Kathleen stark](#)
To: [Plan Commission Comments](#)
Subject: Strongly oppose these Old Sauk Agenda items 23-26
Date: Saturday, June 8, 2024 9:08:14 AM

You don't often get email from strk79automatic@gmail.com. [Learn why this is important](#)

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City of Madison,

As citizens of Id Sauk neighborhood we strongly oppose the following agenda items:

2950 ... 6610-6706 Old Sauk Road (District 19): Consideration of a demolition permit to demolish two single-family residences and a two-family residence.

24) 83477 ... Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

25) 82972 ... 6610-6706 Old Sauk Road (District 19): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool.

26) 82979 ... Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 6610-6706 Old Sauk Road (District 19)

Thomas and Kathleen Stark
809 Sauk Ridge Trail
Madison, WI 53717

From: [Marisa Balistreri](#)
To: [Plan Commission Comments](#)
Subject: Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]
Date: Sunday, June 9, 2024 6:46:42 PM

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I'm a former resident of District 19 and was fortunate to grow up in Parkwood Hills. As my parents still live there, I'm in the neighborhood several times a week. I'm deeply concerned about the proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road and object to Legistar #82979, #82972, #82950 and #83477 (agenda Items 23-26).

Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. The proposal claims there would not be any disruption to traffic on Old Sauk. I strongly disagree. Anyone who regularly drives on that section of Old Sauk knows that the road is already stressed. I believe the bike lanes, the school zone, the pedestrians and the wildlife that regularly crosses the road would be put at greater risk. Have you ever tried to turn left driving westbound on Old Sauk? Have you ever had to stop and wait for children, turkeys or deer as they cross Old Sauk? People don't wait! They regularly try to squeeze into the narrow bike lane to pass. People aren't suddenly going to be more patient or considerate because there's more traffic. On the contrary.

The idea of an underground parking garage in a flood zone is illogical. Would a structure of that size even be stable?

Before being called a "rich NIMBY", I would like to be clear that I support a reasonable, common sense development that adds housing and honors the neighborhoods that surround it. I, myself, live in a mid-size, mid-price townhouse condo, for which I'm very grateful as I am not rich. Therefore, I also object to the building of apartments and believe that a smaller development of mid-priced condos would be an excellent option for that area. That way, people who would like to build wealth and enter the housing market in a safe, residential neighborhood could be given a chance to do so rather than having to give all their hard-earned money to the only people who will benefit from this project - the developers and the landlords. Everybody else loses.

I ask the City Plan Commission and the Common Council to reject this proposal.

Thank you for hearing me,
Marisa Balistreri

From: [Marina Bolotnikova](#)
To: [Plan Commission Comments](#)
Cc: [Rummel, Marsha](#)
Subject: Support for apt building on S Blair St
Date: Monday, June 10, 2024 9:00:40 AM

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Hi there,

I'm a resident of Madison's 6th district and am writing to express my strong support for the eight-story, 178-unit apartment building proposed for S Blair St on the agenda for today's plan commission meeting, as well as the demolition of existing commercial buildings and any zoning changes required to get the apartment building built.

I also strongly support the other agenda items related to the construction of new apartment buildings - #s 19-22 and #s 23-26. Current and future residents of my district and of Madison as a whole would benefit greatly from the relief in housing costs that will come from increased housing supply. Thank you!

Marina Bolotnikova

--

Marina Bolotnikova • [@mbolotnikova](https://marinabolotnikova.com)
U.S. Central Time (NYC -1)

From: [Mary Arnold](#)
To: [Plan Commission Comments](#)
Subject: Support of Old Sauk Rd Rezoning and Development
Date: Sunday, June 9, 2024 8:53:43 PM

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

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Dear Plan Commission Member,

I hope this email finds you well. I am writing to support the rezoning and development of Old Sauk Rd. It is no secret that Madison greatly needs more housing as quickly as possible and that single family homes will not be the solution. There have been many concerns raised about this development that range from almost reasonable to completely ridiculous (I saw one that the design didn't include a playground...what?). The most common may be that this will affect the character of the neighborhood. Old Sauk Rd did not look the way it does today 100 years ago, and it didn't look the way it did 100 years before that. The character of a neighborhood is not something set in stone to be preserved; it is dynamic and changes depending on the times, residents, and needs of the community (like housing). Even if it were unusual for a neighborhood to change I'd question why aesthetics were prioritized over affordable housing, especially during a housing crisis. Many have copied and pasted an argument that this would be a wall longer than a football field. It seems this language of a "wall" is purposefully chosen to make the user picture a long, blank concrete slab serving no purpose but to be an eyesore and divide people instead of a long apartment building providing people a place to live developed by a company that, in my opinion, have consistently delivered aesthetically pleasing buildings.

I hope this plan moves forward and quickly in order to combat the crisis affecting all residents of Madison.

Thank you,
Mary Arnold

June 6, 2024

My name is Kari Davis and I am writing to express my opposition to rezoning (all along Old Sauk Road) as part of the West Area Plan for the West side of Madison.

Recently a neighbor asked a question regarding connecting Appalachian Way to Sauk Ridge Trail. Below is his question and an answer.

Hello Tom,

Thank you for providing feedback on the West Area Plan's online draft actions and maps. We received hundreds of comments and are following up to questions received through the online platform. The following question(s) were received from this email address:

Q: What is gained by connecting Appalachian Way to Sauk Ridge Trl? Funneling traffic one block from SRT on Appalachian Way to Blue Ridge moves traffic off of Old Sauk Rd for one block.

A: Contingent on redevelopment proposed in the area, the connection would add a new north-south street alongside the Cooper Lane Bike Path to connect with Appalachian Way extended. New street connections create additional route options to more locations for all users. Gaps in an otherwise connected street network reduces traffic on dead end streets at the expense of other adjoining streets, which must take on more traffic than they otherwise would. On a larger scale, funneling traffic to a limited number of streets and intersections decreases safety for all users, who must contend with intersections that become more daunting to cross. Further, planned streets, being designed according to guidelines in the Complete Green Streets Guide, can be built to safely and equitably accommodate all users. Existing streets can also be retrofitted to calm traffic.

Please let me know if you have any questions. We invite you to stay connected by attending one of the [upcoming meetings](#) or visiting the [website](#) for more information.

Thanks,
Breana Collins

I do not support connecting Appalachian Way to Sauk Ridge Trail. It is my understanding that neighbors along Appalachian Way are not going to sell their land to allow multi level housing spaces. Therefore, extending Appalachian Way toward Crestwood would not make sense and is not needed. Currently, Appalachian way is

used by bikers, pedestrians and wildlife (turkeys, deer etc) regularly as a SAFE travel space. I do not support making more access for cars to travel and believe that the city should be aligned with and promote greener ways to travel. If Appalachian Way is not extended toward Crestwood Elementary, it does not make sense to extend it toward Sauk Ridge Trail. Extending Appalachian Way would increase automobile traffic and would negatively my neighborhood.

I am also concerned about the rezoning and Stone House development along Old Sauk Road. The proposed size of a 3ish story apartment building, primarily with studio and one bedroom apartments, does not fit with the single family residential homes in the neighborhood. An apartment building of this size (well over 100 units) would bring an enormous amount of additional CAR traffic to Old Sauk Road.

I specifically oppose the Planning Commission to grant special approval to exceed the low-density threshold of 30 units per acre. I specifically oppose changing the zoning to be an “urban district.” The 6610-6706 Old Sauk Road property is in a suburban area and should remain designated as such.

We can all agree that additional housing is needed. However, there is a real lack of affordable housing in Madison in general. It is difficult for younger individuals/families to purchase homes in my neighborhood due to the high costs. It would be wonderful to have affordable condos, townhomes or better yet, smaller homes that would be affordable to new home owners. There have not been homes sold in my neighborhood for under \$300,000 in a very long time.

The plans for the Stonehouse Development include a pool, yet fail to include enough parking within the development. Parking will also be at an additional cost to residents in the building. This will inevitably lead to an overflow of parking on streets around the building, causing more issues with cars, traffic and negatively impact safe travels for pedestrians and bikers. If residents or visitors of the building park along Old Sauk Road it will be extremely dangerous for everyone.

The impact of more traffic in the neighborhood and along Old Sauk Road particularly, would negatively impact my children and children in the neighborhood from getting to elementary, middle and high schools safely by foot or bike.

I have not seen an issue that has galvanized my neighborhood in the way that the Stone House development and rezoning proposals have. My neighbors and I are in opposition to redesigning the neighborhood in a way that negatively affects the older and current residents. Old Sauk Road cannot handle increasing it's traffic without negative consequences for bikers and walkers of all ages. It is a heavily trafficked 2 lane road with very few lights or stop signs and poor visibility at the top of the hill. The city should consider how to support neighborhoods and look for ways to reduce car traffic, not increase it. Infrastructure changes should be considered through the lens of sustainability and resilience first, not by how can the city generate increased revenue and choosing the developers as the "winners."

Sincerely,

Kari Davis
6322 Appalacian Way
Madison, WI 53705

From: [Diane Sorensen](#)
To: [Madison Mayor](#); [Figueroa Cole, Yannette](#); [All Alders](#); [Ledell Zellers](#); [Plan Commission Comments](#); [Fruhling, William](#); [Parks, Timothy](#)
Subject: Letter in Opposition to Stone House development proposal for 6610 - 6706 Old Sauk Road
Date: Friday, June 7, 2024 1:08:19 PM
Attachments: [Letter Opposing Stone House Development for 6610-6706 Old Sauk Road. .pdf](#)
[Letter Opposing Stone House Development for 6610-6706 Old Sauk Road. .docx](#)

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Dear Mayor Rhodes-Conway. President Figueroa Cole and Members of the Common Council, Chair Ledell Zellers and Member of the Plan Commission and Acting City of Madison Planning Department Director Fruhling and staff project planner Tim Parks.

I have attached my letter in opposition to the Stone House Proposal for 6610 - 6706 Old Sauk Road that is on the agenda for the Monday, June 10, 2024 Plan Commission meeting.

I ask that it be filed in Legistar File Nos. 82950, 82972, 82979 and 83477.

Thank you for your consideration of my views.

Diane Sorensen

Comment on Stone House Proposal for 6610 - 6706 Old Sauk Road,. Please file in Legistar No's 82950, 83477, 82972, 82979

Dear Mayor Rhodes-Conway,

My name is Diane Sorensen. My husband, Dan Stier, and I live at 606 San Juan Trail. We moved into our home in May, 2001. We loved working downtown with all of its buzz and bustle, but we wanted our home to sound in a lower key, greener, slower and quieter. Parkwood Hills, with its connection to nature, large yards and shady streets was perfect for us. It took a long time to get here. but I was brought up to plan thoughtfully, work hard and be patient. When I got here, I felt I was home at last.

THE CULTURE AND CHARACTER OF THE WHOLE COMMUNITY IS
HARMED IF THE STONE HOUSE DEVELOPMENT IS BUILT.

“Sense of Place” refers to people’s perceptions, attitudes and emotions about a place. It is influenced by the natural and built environments and people’s interactions with them. Madison is a community that values its many special places, neighborhoods, and districts. They provide a wide range of opportunities for people to live, work and play and offer something for everyone. While each of these unique places is important and should be supported, the key is what they contribute to the culture and character of the the whole community.

Comprehensive Plan, CULTURE AND CHARACTER, pg. 74

I support development of the Pierstoff parcels. “Missing Middle” housing, as defined by the Comprehensive Plan (p.49), **whether owner occupied or rental**, suits this parcel and the neighborhood. Missing Middle forms of housing would increase density while preserving the natural setting; it would complement existing single family homes, duplexes, condos and smaller apartments.

Initially, the Stone House Development development team appeared eager to create housing that would increase density and give their tenants a connection to nature. They talked about how this “beautifully located” parcel could add housing in keeping with the neighborhood: *“We look at this as an opportunity to enable people to live outside of East Washington Avenue. ... some place greener... with space outside... ”* Stone House Development owner Helen Bradbury, October 24, 2023.

Unfortunately, Stone House Development did not create a place for people who want to escape the tight buildings and intermittent buzz of East Washington Avenue. Instead, it brought East Washington Avenue to the neighborhood.

No, it's not a high-rise apartment going 10 stories up. Rather, it's 4 10 story high rise buildings, tipped on their sides and glued together horizontally. The result is a 3 story, 425 foot long behemoth that bears no resemblance to surrounding residences. Rezoning to TR-U2, Urban high density, is sought to authorize the huge footprint that eliminates setback, trees and yards. Far from "seamlessly integrating" into the neighborhood, it will be an eyesore that dominates the area. (See, letters from Mike and Lynn Green, Steve Mason, and Grace Kwon, for example.).

We have intense apartment development downtown, along the BRT, along the Beltline, in places like Westgate Mall, Yellowstone Drive and Sherman Avenue and activity centers, like Hildale.. However, a truly beautiful city is not all intense development. It has residential stretches that display more green than concrete, more shade than light, more space than structures and a matching quiet. And that is exactly what the neighborhoods along Old Sauk Road contribute to this city.

Plunking a massive apartment on the Old Sauk site says that growth trumps culture and character and that the residential neighborhoods that have drawn people to Madison for decades are nothing special. Of course, this is devastating as it is for people living in these neighborhoods, but it is also a permanent loss for the city as a whole.

HARM TO HOMEOWNERS AND TENANTS.

This high density complex threatens adjacent homes in numerous ways. I will highlight a few and refer to other comments that cover them in more depth.

FLOODING. The file contains clear and convincing evidence that the Pierstorff parcels come with particularly challenging storm water issues that are exacerbated by a high density complex that paves over much of the lot (up to 80% per the Stone House plan), homeowners to the north side face perpetual flooding risks. (See, Letters of Prof. John Norman, May 17 and June 5, and engineer Chuck Nahn, June 4., Axley Brynellson letter of June 7th.) The city must not let this happen.

LOSS OF PRIVACY. Tenants in this 3 story complex will look down into north side backyards and homes, as well as those on the east and west side. Cars will be parked facing north side homes. All tenant vehicles, delivery trucks, trash trucks, repair trucks, moving trucks and visitor vehicles will use the road that runs in a U shape, adjacent to the side yards and back yards of these homes. The recreational area, available to 138 households, has a swimming pool, a bocce ball court, dog walks and other recreational activities, with all of the accompanying noise, are all crammed into the back of the complex. For these homeowners yards that were once a source of renewal and relaxation, it will be as if they moved to East Washington Avenue.

Is the city sensitive to this interference with enjoyment of one's own property? Planner Parks said that the fact that the Stone House development would be bordered by one and two story single homes is "indicative of nothing, to be honest." Tell that to the people who live there.

LIGHT AND NOISE POLLUTION. If you drive down Old Sauk after dark, that's what you will see: dark. With its three story 40 foot height and 425 foot length, outdoor patios and recreational areas, the Stone House Development will light up the neighborhood and add multiple sources of noise pollution. Again, this belongs with other buzz on East Washington Avenue.

TRAFFIC AND PARKING CONGESTION. The city wants everyone to ride the bus, but everyone has cars. Old Sauk's two lanes are already congested, with car, bike, bus. Left turns and school pickups and drop offs are both risky.. Of course, there'll be parking on the streets as well. This complex will stress a road that is already at capacity. (See Gary Foster May 18 letter, with photos.)

THE CITY'S TOP DOWN DEVELOPMENT APPROACH.

As Dan Stier's letter to the city shows, the general outline of this development was the product of a collaboration between the city planners and Stone House Development, beginning with private meetings in early October. As one alder said about this dynamic: by the time a proposal is officially filed, it's probably too late to change it.

By the end of the October 24th public meeting, homeowners had good reason to think that project approval was pre-ordained. Nonetheless, because we feel a commitment to the city, to each other and to the neighborhood, we organize. We circulate petitions. We write letters to the mayor, our alder, all city alders and the

newspapers. We go to meetings and speak for 3 minutes. Along the way we learn that if you dare to challenge a development proposal, you will be ostracized, shamed and belittled. Good character and generosity of heart will definitely be called into question.

We also learn that, unlike Stone House, we are not invited to collaborate on the meaning of key concepts critical to this development, such as the “select conditions”. In response to our questions about the process for defining these terms and the forum for addressing this issue, Tim Parks said that it will be covered in the staff report due to be filed on the Friday before the hearing. In other words, we’ll be told what’s going to happen just before it happens. Who needs due process, right?

This has been the singularly most negative experience I’ve had with any government in my entire life. Like so many homeowners throughout the city, hundreds of whom have signed 2 separate petitions opposing this development, I am angry and cynical. I experience housing development in Madison as a top down business demanding unquestioning allegiance to the party line, build big and building fast. Anyone who disagrees is outed as a housing pariah. Where did my brilliant, innovative, open-minded, independent, free-thinking brethren go?

In conclusion, I oppose the Stone House development proposal for Old Sauk Road, as well as its requests for rezoning, a demolition proposal and a certified survey.

Respectfully submitted,

Diane Sorensen

Cc: President Figueroa Cole and Members of the City of Madison Common Council, Chair Ledell Zellers and members of the City of Madison Plan Commission, Interim Planning Department Director William Fruhling, and Tim Parks

From: [Guequierre, John](#)
To: [Plan Commission Comments](#)
Subject: Fw: [District 19] Proposed Yosemite Trl/Yosemite Pl reconnection
Date: Thursday, June 6, 2024 4:51:13 PM

From: noreply <noreply@cityofmadison.com>
Sent: Thursday, June 6, 2024 4:41 PM
To: Guequierre, John <district19@cityofmadison.com>
Subject: [District 19] Proposed Yosemite Trl/Yosemite Pl reconnection

Recipient: District 19: John P. Guequierre
Thursday, June 6, 2024 – 4:40pm
Riccardo and Joan Bonazza
He and She
409 Yosemite Trail
Madison, Wisconsin. 53705 Yes, by email. joanbonazza@yahoo.com District 19 Proposed Yosemite Trl/Yosemite Pl reconnection We just learned of the city's plan to reconnect Yosemite Trail and Yosemite Place.

We have lived at 409 Yosemite Trail for over 30 years and we firmly oppose this plan for two reasons.

1. The plan states the reconnection is to improve connectivity from Old Sauk Road. There are already 4 streets that connect Old Sauk Road well into the neighborhood: Everglade Drive, Jan Juan Trail, Blue Ridge Parkway, and Ozark Trail. One more connection in this short distance makes no sense and seems to be a solution looking for a problem and not a good use of taxpayer money.
2. These two streets were intentionally disconnected by the city years ago to address the danger posed by teenagers lining up cars down Yosemite Trail and speeding over a steep downhill towards Old Sauk Road for the purpose of getting airborne. Besides the risk to drivers, this posed major dangers to homeowners, and cars were known to have landed on front lawns.

We strongly urge the city to cancel this proposed reconnection and so do many of our neighbors on Yosemite.

Thank you for reviewing this and for your advocacy on our behalf.

From: [Guequierre, John](#)
To: [Brandon Prochaska](#)
Cc: [Plan Commission Comments](#)
Subject: RE: Old Sauk Development
Date: Friday, June 7, 2024 10:04:43 AM

Brandon,

Thank you. I'm adding your comments to the official Plan Commission collection of comments on the project.

John Guequierre
District19@cityofmadison.com
608.571.3530

From: Brandon Prochaska <bprochaska@cdr.wisc.edu>
Sent: Friday, June 7, 2024 6:53 AM
To: Guequierre, John <district19@cityofmadison.com>
Subject: Old Sauk Development

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Good morning Alder Guequierre.

I live at 506 Blue Ridge Parkway, very close to the development. I see a very vocal group opposed to rezoning, but just wanted to show some support for the project. I've read your posts and comments about this and I believe you already see the merit and benefits of this project and for that I'm appreciative. I'm glad to have you serving as my Alder.

Keep up the good fight of fighting to combat misinformation and sensationalizing. Thank you for your public service.

From: [Planning](#)
To: [Plan Commission Comments](#)
Subject: FW: Support for Old Sauk Creek Road Development
Date: Friday, June 7, 2024 9:24:04 AM

From: Andy Jiang <andyjiangart@gmail.com>
Sent: Thursday, June 6, 2024 8:43 PM
To: Planning <planning@cityofmadison.com>
Subject: Support for Old Sauk Creek Road Development

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Hi City staff,

I want to write in support of the Old Sauk Creek Road development at 6610-6706 Old Sauk Creek Road. 138 units will not solve our housing crisis, but it will make a big difference. Rents are increasing rapidly and lower income residents are finding themselves unable to afford housing. In this housing climate, the 261 West Side residents trying to stop this development should be ashamed of themselves and I urge you guys to not fold in to their demands.

Thank you.

From: [Christopher T. Nelson](#)
To: [Plan Commission Comments](#)
Cc: bfruehling@cityofmadison.com; [Chuck Nahn](#); umbeckassociates@tds.net; mpumbeck@chorus.net; jwestern@chorus.net; [William S. Cole](#); [Erin E. Lye](#); [Hannah G. Massey](#)
Subject: Comments on Agenda Items 23-26 on Plan Commission's Agenda on June 10, 2024
Date: Thursday, June 6, 2024 6:37:14 PM
Attachments: [Ltr to Madison Plan Commission re Stone House Development.pdf](#)

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Hello,

Please find attached to this email a letter addressing items 23-26 on the Plan Commission's June 10, 2024 agenda, the proposed Stone House development on Old Sauk Road. Please include the attached letter in the public record.

Sincerely,

Christopher Nelson

Attorney

AXLEY BRYNELSON LLP

2 E Mifflin St #200 | Madison, WI 53703

P.O Box 1767 | Madison, WI 53701-1767

Phone: 608.283.6707 | Fax: 608.257.5744

Email: CNelson@axley.com | [bio](#) | axley.com

Legal Assistant: Erin Lye

Phone: 608.283.6730 | Email: ELye@axley.com

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Via E-Mail – pccomments@cityofmadison.com

June 6, 2024

Chair Ledell Zellers and Commissioners
City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Madison, WI

RE: Stone House Apartment Development on Old Sauk Road
Legislation File Nos. 82950, 83477, 82972, 82979

Dear Chair Zellers and Commissioners:

Please be advised that Axley Brynelson, LLP represents Jeff and Kathy Western and Paul and Mary Umbeck, who are City residents and property owners among those adversely affected by the proposed Stone House apartment development (the “Project”). Mr. and Mrs. Western live at 25 St. Andrews Circle, on the northeastern property line of the Project, and their home is closer than any other neighboring home to the proposed Stone House apartment complex. Paul and Mary Umbeck live at 25 E. Spyglass Court, and their property borders the entire western property line of the Project, which is where Stone House proposes to direct all stormwater flow post-construction.

I write to express my clients’ ongoing concerns about the design and scope of the Project and to request the Commission issue no land use approvals for the Project until the Stone House has produced and the City has approved a viable, comprehensive stormwater management plan that addresses the reasonable concerns of my clients and their neighbors.

My clients’ concerns about the design and scope of the Project are understood easily when one considers the extent of the changes Stone House proposes. As articulated in Stone House’s revised stormwater management report, dated May 24, 2024, the 3.7-acre site on which Stone House proposes to construct the Project is presently 87.66% pervious surface, 12.34% impervious surface, and the site drains in three directions. If the Project goes forward as designed, the site will be 44.55% pervious surface and 55.45% impervious surface, and the site will drain to the western property line exclusively. Given the stormwater drainage issues my clients have experienced over the years, they are concerned about the extent of the impervious surface that would be created by the Project and the modifications to the existing drainage of the site.

To ensure the Project would not cause adverse effects for their homes, my clients hired Nahn and Associates to analyze Stone House’s stormwater management report. Copies of Chuck Nahn’s

comments on Stone House's initial and revised stormwater management report are before the Plan Commission. Mr. Nahn details his concerns about the extent to which the Project will increase impervious surface in an already flood-prone area. To address the exacerbation of stormwater management issues the Project will cause, Stone House proposes the construction of two underground stormwater storage tanks. Stone House would direct stormwater into these tanks, which would infiltrate into the ground through the open bottom tanks. Additionally, Stone House proposes to construct an infiltration basin on the western property line, which is designed to discharge and overflow onto the Umbeck's property.

Mr. Nahn refers to the proposed underground storage tanks as a "novel, untested" proposal to address the stormwater problems created by the Project. In his report, Mr. Nahn details his concerns regarding the design and maintenance of the proposed tanks. Mr. Nahn's concerns are seconded by John Norman, professor emeritus in the Department of Soil Science at the University of Wisconsin-Madison. Professor Norman submitted comments on Stone House's stormwater management report to the Plan Commission, which detail his concerns about the viability of Stone House's proposal. Regarding the proposed underground tanks, Professor Norman details why the tanks are likely to fail and how the construction of the tanks, as proposed by Stone House, may create additional impervious surface under the tanks, thereby failing to meet the infiltration rates articulated in Stone House's stormwater management report. Failure of the underground tanks would result in surface water being directed onto the Westerns' property and the Umbecks' property.

With the Project as proposed, Stone House seeks to force a square peg into a round hole. The site is designated in the City's future land use plan for Low-Medium Residential, which calls for a maximum density of 30 per units per acre, equating to a maximum of 111 units on this site. Stone House's proposal drastically exceeds the maximum limits of the City's land use plan. It proposes a 138-unit apartment complex that results in over half of the site as impervious surface. The stormwater impacts, particularly in an area that has known drainage issues, are obvious and inevitable. As detailed by Mr. Nahn and Professor Norman, Stone House's solutions to the obvious stormwater issues are untested and, as designed, likely to fail. My clients and their neighbors should not have their homes and properties placed at risk by a development that is too large for the site and which relies on untested and unproven stormwater mitigation measures.

My clients are already suffering from groundwater issues. Mr. and Mrs. Western, whose property sits downhill from the Project site, already run two sump pumps to prevent water from accumulating in their basement. Notably, the underground tanks proposed by Stone House would infiltrate approximately five feet above the level of the Western's backyard, which may result in additional water flowing underground into the Western's property. Similarly, Mr. and Mrs. Umbeck, whose property borders the entire western property line of the Stone House site, will now have all surface stormwater from the site directed toward their property line. The Umbecks have already had to deal with flooding due to surface water runoff. Now, as stated in Stone House's stormwater management plan, the infiltration basin is designed to discharge and overflow onto the

Umbecks' property. Given the extent of the flood issues in the area, the Project as designed will almost certainly result in the Umbecks dealing with regular flooding on their property.

In addition to the stormwater concerns, the Westerns will also be directly impacted by the design of the Project. Stone House's design indicates surface parking will be placed along the northeastern property line, adjacent to the Westerns' home. No landscaping or natural buffer is proposed to separate the surface parking and the Westerns' property. Stone House's proposed design will lead inevitably to the Westerns dealing with increased noise and light pollution from cars using the surface parking. The location of the access road and surface parking also raises questions about snow storage on site. If Stone House intends to store snow along the northeastern property line, the drainage issues affecting the Westerns will only be exacerbated.

As part of being a good neighbor, Stone House should revise its design to include surface parking on the interior of the access road, facing the apartment building, rather than facing the Westerns' property. Further, Stone House should include a vegetative buffer along its common boundary with the Westerns to mitigate noise and sound pollution from the proposed surface parking and outdoor pool.

My clients are not opposed to development of the site or the addition of multi-family housing on the site. Rather, my clients are opposed to the design and scope of the Stone House proposal, which is simply too large for the site and which will inevitably cause stormwater management problems. Given the substantial concerns regarding the design of the Project, particularly surrounding the effects the Project will have on stormwater management in the area, my clients ask that the Plan Commission not approve or recommend the approval of any land use applications for the Project until Stone House has submitted and the City has approved a stormwater management plan that does not require novel and untested methods in order to meet the requirements of Madison General Ordinances Chapter 37.

Sincerely,

AXLEY BRYNELSON, LLP



Christopher T. Nelson

CTN: eel

cc. Bill Fruehling (*Via E-Mail* – bfruehling@cityofmadison.com)

Paul and Mary Umbeck (*Via E-Mail* – umbeckassociates@tds.net,
mpumbeck@chorus.net)

Jeff and Kathy Western (*Via E-Mail* – jwestern@chorus.net)

Chuck Nahn (*Via E-Mail* - chucknahn@gmail.com)

June 6, 2024

My name is Kari Davis and I am writing to express my opposition to rezoning (all along Old Sauk Road) as part of the West Area Plan for the West side of Madison.

Recently a neighbor asked a question regarding connecting Appalachian Way to Sauk Ridge Trail. Below is his question and an answer.

Hello Tom,

Thank you for providing feedback on the West Area Plan's online draft actions and maps. We received hundreds of comments and are following up to questions received through the online platform. The following question(s) were received from this email address:

Q: What is gained by connecting Appalachian Way to Sauk Ridge Trl? Funneling traffic one block from SRT on Appalachian Way to Blue Ridge moves traffic off of Old Sauk Rd for one block.

A: Contingent on redevelopment proposed in the area, the connection would add a new north-south street alongside the Cooper Lane Bike Path to connect with Appalachian Way extended. New street connections create additional route options to more locations for all users. Gaps in an otherwise connected street network reduces traffic on dead end streets at the expense of other adjoining streets, which must take on more traffic than they otherwise would. On a larger scale, funneling traffic to a limited number of streets and intersections decreases safety for all users, who must contend with intersections that become more daunting to cross. Further, planned streets, being designed according to guidelines in the Complete Green Streets Guide, can be built to safely and equitably accommodate all users. Existing streets can also be retrofitted to calm traffic.

Please let me know if you have any questions. We invite you to stay connected by attending one of the [upcoming meetings](#) or visiting the [website](#) for more information.

Thanks,
Breana Collins

I do not support connecting Appalachian Way to Sauk Ridge Trail. It is my understanding that neighbors along Appalachian Way are not going to sell their land to allow multi level housing spaces. Therefore, extending Appalachian Way toward Crestwood would not make sense and is not needed. Currently, Appalachian way is

used by bikers, pedestrians and wildlife (turkeys, deer etc) regularly as a SAFE travel space. I do not support making more access for cars to travel and believe that the city should be aligned with and promote greener ways to travel. If Appalachian Way is not extended toward Crestwood Elementary, it does not make sense to extend it toward Sauk Ridge Trail. Extending Appalachian Way would increase automobile traffic and would negatively my neighborhood.

I am also concerned about the rezoning and Stone House development along Old Sauk Road. The proposed size of a 3ish story apartment building, primarily with studio and one bedroom apartments, does not fit with the single family residential homes in the neighborhood. An apartment building of this size (well over 100 units) would bring an enormous amount of additional CAR traffic to Old Sauk Road.

I specifically oppose the Planning Commission to grant special approval to exceed the low-density threshold of 30 units per acre. I specifically oppose changing the zoning to be an “urban district.” The 6610-6706 Old Sauk Road property is in a suburban area and should remain designated as such.

We can all agree that additional housing is needed. However, there is a real lack of affordable housing in Madison in general. It is difficult for younger individuals/families to purchase homes in my neighborhood due to the high costs. It would be wonderful to have affordable condos, townhomes or better yet, smaller homes that would be affordable to new home owners. There have not been homes sold in my neighborhood for under \$300,000 in a very long time.

The plans for the Stonehouse Development include a pool, yet fail to include enough parking within the development. Parking will also be at an additional cost to residents in the building. This will inevitably lead to an overflow of parking on streets around the building, causing more issues with cars, traffic and negatively impact safe travels for pedestrians and bikers. If residents or visitors of the building park along Old Sauk Road it will be extremely dangerous for everyone.

The impact of more traffic in the neighborhood and along Old Sauk Road particularly, would negatively impact my children and children in the neighborhood from getting to elementary, middle and high schools safely by foot or bike.

I have not seen an issue that has galvanized my neighborhood in the way that the Stone House development and rezoning proposals have. My neighbors and I are in opposition to redesigning the neighborhood in a way that negatively affects the older and current residents. Old Sauk Road cannot handle increasing it's traffic without negative consequences for bikers and walkers of all ages. It is a heavily trafficked 2 lane road with very few lights or stop signs and poor visibility at the top of the hill. The city should consider how to support neighborhoods and look for ways to reduce car traffic, not increase it. Infrastructure changes should be considered through the lens of sustainability and resilience first, not by how can the city generate increased revenue and choosing the developers as the "winners."

Sincerely,

Kari Davis
6322 Appalacian Way
Madison, WI 53705

From: [ION RAZVAN POPESCU](#)
To: [Plan Commission Comments](#); [Madison Mayor](#); [Figueroa Cole, Yannette](#); ledell.zellers@gmail.com
Cc: [All Alders](#); [Stouder, Heather](#); [Fruhling, William](#); [Parks, Timothy](#)
Subject: Re: NO on 6610-6706 Old Sauk Road
Date: Thursday, June 6, 2024 3:02:44 PM

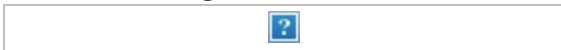
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Dear Mayor, Alders, and Planning Commission,

In 2002 photographer Zane Williams published *Double Take: a Rephotographic Survey of Madison*.

Here is an image from it:



Re: 6610-6706 Old Sauk Road:

Replacing a rare urban, historical, barn and all the nature around it with an apartment building will continue the trend documented by Williams. It's defeatist future-planning.

To increase density, please find paved sites which can be revitalized by building, instead of historical and environmentally-vibrant sites to bulldoze.

Sincerely,

Raz Popescu
Dudgeon-Monroe Neighborhood
Madison, WI

From: [Ann MacGuidwin](#)
To: [Plan Commission Comments](#); [Guequierre, John](#)
Subject: 6610-6706 Old Sauk Rd - file #83477
Date: Thursday, June 6, 2024 10:16:01 AM

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I oppose rezoning 6610-6706 Old Sauk Rd to TR-U2 for the proposed Stone House development.

Reasonable rezoning would maintain Old Sauk Road as a suburban residential district. The West Area Plan recommends Old Sauk Rd for low-medium density and zoning districts appropriate for low-medium density are SR-V1 and SR-V2, according to Table 6 of the City's "Generalized Future Land Use (GFLU) Map Frequently Asked Questions (FAQs)".

SR-V2 is appropriate as multi-family housing on Old Sauk Rd is already zoned to this district.

Rezoning the project SR-V2 would mean little or no change in the proposed number of units or the percent impervious surface (61% on the plan vs 60% allowed). The development might have to scale back a bit to comply with larger front- and rear- setbacks but adding green space is beneficial.

Increasing the setback to 25 feet in the front would improve the aesthetics of the building, making it appear less imposing to the adjacent properties. An additional 10 ft of green space in the back would reduce noise and light pollution for the four properties on the project's northern border.

SR-V2 means more green space biofilter, which is crucial for this property!

The Strickers / Mendota Watershed Study Report (2022) shows 6610–6706 Old Sauk Rd fails to meet the City's targets for flood mitigation: 1) "No home or business will be flooded during the 100-year (1% chance event) design storm", and 2) "Enclosed depressions to be served to the 100-year (1% chance event) design storm". Even worse, this parcel and its downhill neighbors on E. Spyglass Ct and Old Sauk Rd are even at risk of flooding for 5- and 10-year storm events.

The Stone House Stormwater Management Report predicts post-development compliance with Ordinance 37.09(3)(c)5 maintaining the current volume of discharge to other private lands west of the parcel. Their models estimate 0.78% less discharge post-development vs pre-development for the 10-yr storm. But it's important to remember that models are subjective - with multiple reasonable possibilities for design and parameterization. The Stone House pre-development models classified all impervious areas as urban roofs and paved roads (CN=98). Had the impervious areas been classified as a gravel drive/parking area (CN=85) and

barn (CN=74), the existing peak runoff rates and discharge volumes would have been less. Similarly, the Stone House pre-development models classified pervious areas as “urban open space-good” (CN=61) and “agricultural woods-good” (CN=58). Had even a portion of the pervious space been classified as “brush-weed-grass with brush the major element-good” (CN=48) as depicted in tree report, the existing peak runoff rates and discharge volumes would have been less. A pre-development model was selected that favored Stone House, but it’s easy to see how different subjective land use settings could result in a “non-compliance” outcome.

The key point is that the best outcome for stormwater management predicted for the Stone House project is to maintain the status quo of “a high risk of flooding” for the 10-yr storm.

Sad. Adding more green space and trees on larger setbacks will help mitigate the problem. This is water-sensitive land that needs all the help you can offer.

The primary difference between urban and suburban neighborhoods is the building to greenspace ratio. We should be taking advantage of available greenspace and the aesthetics and ecosystem services plants and trees provide.

One guaranteed way to do that is to build with the larger setbacks and smaller maximum lot coverage of suburban zoning.

Please say no to urban zoning for Old Sauk Road.

Reasonable rezoning please!

Ann MacGuidwin

106 Blue Ridge Pkwy

From: [Green, Rebecca](#)
To: [Plan Commission Comments](#); [Madison Mayor](#); [Figueroa Cole, Yannette](#); ledell.zellers@gmail.com
Cc: [All Alders](#); [Stouder, Heather](#); [Fruhling, William](#); [Parks, Timothy](#)
Subject: Opposition to Project Proposal for 6610-6706 Old Sauk Road
Date: Wednesday, June 5, 2024 3:30:46 PM

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Dear Planning Commission, Mayor Rhodes-Conway, President Figueroa Cole and Chair Zellers,

I am writing to voice my strong opposition to the project proposal for 6610-6705 Old Sauk Road. Please file my comments with Legistar Nos. 82950, 82972, 82979 and 83477. My family has had a home across from the property for 44 years and thus has deep roots in the neighborhood and throughout the community. After significant community discourse, research, and discussion there are many points that we vehemently oppose this development plan based on. Some of these points are as follows.

- **Demolition is inappropriate** for this 170-year-old barn that is one of the few, if only, remaining examples of such a farm in Madison. The barn is an iconic image of what makes this area great – as exemplified by the images on Wisconsin's license plate. There are many examples of creative development in Madison where historic features and buildings, whether actually designated historic or simply considered part of our unique heritage, have been incorporated into new developments. Maintaining these historic features and buildings needs to be a consideration for this property.
- **Extremely inappropriate oversizing** is presented by the proposed structure which is way too large in comparison to surrounding houses in the neighborhood, with the proposed structure at approximately 425' long (longer than a football field), 40' high and with only a 30' setback from the curb of Old Sauk Rd. The proposal completely bypassed any consideration of smaller buildings (e.g., houses, townhouses, duplexes, triplexes, etc.) and went straight for a totally unacceptable, very large apartment building.
- **Completely uncharacteristic architectural style** is proposed in the plan in comparison to the surrounding homes up to one mile or more in all directions from the site. What is being proposed is not seamlessly integrated with the surrounding properties nor sustains aesthetic desirability compatible with the existing or intended characteristics of the area as defined and required in both the Comprehensive Plan and the Madison General Ordinances.
- **This location is inappropriate** for the proposed type of high-density apartments, with their excessively large # of new residents and vehicular traffic. Old Sauk Rd is only a two lane, minor arterial road. It is not a Principal arterial road, not on or close to the BRT corridor, not in the Regional Corridor and Growth Priority Area and not in the Preferred Transit Oriented Development Area. This is a suburban residential area, there are no amenities close by, there are no amenities that can be walked to. Thus, apartment residents (potentially hundreds of people) would

largely be forced to drive cars which would significantly add to traffic, safety, and noise problems.

- **Recreational facility proposed presents major nuisance and drainage issues** with its swimming pool, courts, and other facilities. The facilities mean significantly more ground would be covered in concrete (i.e., destroying greenspace) and the need to manage pool water drainage, both of which create stormwater issues. The facility's area lighting and noise generated by users would be a significant nuisance to surrounding neighbors. Currently the area is beautiful with its dark night sky which would be impacted by the facility lighting. The noise and facility usage would be hard to manage and rules for use difficult to enforce. This would highly disrupt the wellbeing of the surrounding neighborhood, as the property is currently largely wooded, quiet, and peaceful. It is unclear why the recreational facility is even being proposed given that such facilities are not a common part of developments.
- **Conflicts with conservation and environmental goals** are created by the proposed development. Historically, the City of Madison has been built on a strong tradition of conservation. The city prides itself on recognizing the importance of urban canopy/green space. The city needs to consider the detrimental environmental effects of destroying this currently highly vegetated, green property by largely covering it in concrete with the new development. This type of “silent deforestation, de-greening” is not in keeping with Madison’s environmental goals.
- **Major stormwater issues** are potentially created by the proposed development. This site is in a flood prone area per the City Flood Risk Map that extends from Old Sauk Rd across this site to E Spyglass Ct to Pebble Beach Dr. Today the site has a large depression that acts as a rain garden and this is proposed to be replaced with impervious roofs and driveways, as well as a pool which would require further drainage.
- **Negative impacts on health and wellbeing** of existing residents would be caused by the proposed development, in favor of some future TBD residents that the city and developers are attempting to lure. The development would be destroying a prime example of what makes Madison beautiful and special, in this case a uniquely picturesque and historic property with its 170-year-old farm/barn, to build comparatively generic high-density development that will significantly detract from the character, beauty, safety, and wellbeing of the neighborhood.

Please actively listen to the residents who are in opposition to this proposal. We are long-term residents of the City of Madison and deserve that the City respectfully incorporates our input into the city planning process, rather than fast-tracking ill-conceived, obnoxiously oversized development.

Sincerely,

Rebecca Green

Current resident of District 13

Previous resident & Friend of Old Sauk District 19

From: jawnorman@gmail.com
To: [Plan Commission Comments](#)
Subject: Reference: 6610-6706 Old Sauk Rd, 82950, 82972, 82979 and 83477
Date: Wednesday, June 5, 2024 1:54:08 PM

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Continued Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road

Continued from Initial Comments on March 31 and June 1, 2024

By John M. Norman. jmnorman@wisc.edu

As an Emeritus Professor of Soil Science, I have access to much expertise in soils. I contacted a soil chemist, who has first-hand experience with a stormwater infiltration basin at Costco in Middleton failing because of inadequate design. We discussed the underground storage basin design and potential problems. A well-known problem in soils, which appears to be lesser known among stormwater engineers, is infiltration of water containing dissolved salt (sodium chloride) into soil. This is the salt that is used during winter on city streets and sidewalks as well as private sidewalks, driveways, and parking lots. When this salt gets into the storage basins and percolates into the soil below the basin, it percolates with the water, but the sodium attaches to the soil while the chloride is free to move, resulting in what is known as a saline-sodic soil. As more salt-laden drainage occurs the chloride moves with the water, but the sodium stays in the soil and slowly disperses the soil as the concentration increases, drastically reducing the infiltration rate to perhaps less than 0.01 inches/hour. This kind of soil is referred to as a sodic soil. This typically happens after the first winter-spring cycle after dealing with snow and ice using deicer, as it did in Middleton Costco. Both underground basins are designed to get runoff from parking lot and sidewalk areas that must be salted during the winter for safety reasons, and dissolved salt is exceedingly difficult and very expensive to remove from water even by filters. If salt is used on the parking lot, driveway and sidewalk areas during winter, the basin infiltration rates are virtually guaranteed to fail—the only question is “When”. The only way to avoid this problem is to not use salt (sodium chloride) in winter. If this decision is made, and it will cause more expensive maintenance than normal salt, how will the owners be certain that cheaper normal deicing salt is never used. Private applicators often use excess salt to avoid liability issues. Frequently this sealing of soils begins to occur after the first winter-spring cycle and becomes increasingly worse as time goes on. Any run-on of water to the site from salted city streets and sidewalks will further decrease the soil infiltration rates. Thus, this problem can be even more serious with surface storage and infiltration basins, such as the infiltration basin on the west end of the development. Clearly from design topographic maps, street runoff-water can enter the infiltration basin on the west side of the development,

which overflows to adjacent property, and thus this basin is likely to undergo a similar sodic condition reducing the infiltration rates to unacceptably low levels. Although the city of Madison has seriously reduced salt use on streets, collector streets like Old Sauk Road can receive salt applications before and during winter precipitation events. Another problem with the development of sodic soils is that it is difficult to determine if an infiltration basin is salting up until it disperses and then it is too late. There is no way to test the underground basins or infiltration dry pond before or during construction. Once a storage basin disperses and the infiltration decreases drastically, the most common fix is to replace all the soil in the basin; this works for surface storage and infiltration dry ponds, until the next accumulation of sodium, but not for under-ground basins. For the underground storage and infiltration basins, replacing soil beneath them is likely too costly and thus probably would never be done.

I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for the underground basins as well as infiltration from pervious areas, is also very likely to fail. This failure of an infiltration-basin design has already happened in the Madison area, and not knowing about a common phenomenon can be exceedingly costly. Such an infiltration failure would make it impossible for this proposed design to meet current runoff requirements.

Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life, perhaps a year or two; then the developer who is responsible is no longer involved and the cost of repair will be borne by those who had no responsibility for the faulty design and construction in the first place. Further, the storage basins are likely to be unrepairable because of their inaccessibility.

I request that the Plan Commission and Common Council defer action on the demolition permit, rezoning and conditional use until such time as a workable storm water plan can be created or an alternative building design can be developed that decreases the impervious area using a different approach to storm water management.

John Norman

Position Against
Proposed Stone House Development of the
Pierstorff Farm, 6610-6706 Old Sauk Road
Mike and Lynn Green
44 Year Residents at 6709 Old Sauk Rd, Opposite the Proposed Development
5 June 2024

We are firmly against this Proposal as it stands. We are not against change, development, some increase in density, residents of any ethnicity/race or economic status, or proper use. This Proposal has major deficiencies that are technical, that include overbearing size, and that are inappropriate in use as described below.

Originally, Stone House Development (SHD) showed an interest in community/neighborhood feedback. That feedback has consistently been negative. As planning and development progressed, mutual interaction with SHD faded and that with City Planning was most disheartening both for this project and, so far, for the evolving West Side Plan. The developer is out to make money while following the City's lead. As to the latter, there is a stark difference between present City policies and those of past administrations regarding the evolution of Madison. Previously, Madison housing had bottom-up, neighborhood/community driven policies; now that is reversed with top-down policy that marginalizes local involvement. Rationale for current policy is overly weighted, to dominated, by a projected massive influx of new residents over the next few decades; that will come at the expense of current residents with differing values, vision, and preferred use. But, this is a topic in its own right that is being developed elsewhere [Ref 1]. The fundamental point is that there should be a mutual discussion of these values, and not a monolog on our part that is unheard by the City, before a massive, and yet another, rental-only apartment complex is built.

Specifics of Opposition – There are many issues of which these are the most significant.

- **STORMWATER MITIGATION** – Homes immediately to the north, and downhill from the proposed development suffered damage from the “1000 year” rainfall in August 2018; and that was from farmland that could absorb water. This situation will likely/possibly get worse either from climate change or that the real Recurrence Interval for similar storms is actually much less than 1000 years. The problem gets even worse when the site becomes 60% impervious because of construction. These north-border residents have vivid recollections of flooding damage, the heightened likelihood of worsened conditions, and thus major concern for the proposed development.
- **MASSING** – LMR land use permits 3 stories and 30 dwelling units per acre (du/ac). This development is 3 stories and 36 du/ac which would require escalation for “special conditions”. First, the escalation increases capacity/density by roughly 20%, which is to say, areal coverage by the same amount. But, not allowing that escalation reduces the building footprint which has two beneficial effects. The first effect is to reduce the storm water problem (above) and the second enables further increasing setback(s) for an already offensive structure.
 - The developer shows what are taken to be “comparables” in the area [Ref 2] but does not

show them juxtaposed with the proposed development. Some of these (not cherry-picked) comparables are shown side-by-side in [Ref 3] with comparison to neighborhood housing and a nearby apartment complex.

- Starting with the comparison most favorable to the developer, the nearby Settlers Woods apartments, one observes a much shorter extent along Old Sauk Road (roughly 100 ft vs 400 ft) and shorter height. But, the most noticeable difference is the setback from the curb: roughly 87 ft vs 37 ft which is to say the “apparent” height of the new development is more than twice that of its nearest “comparable” besides being 4 times longer.
 - Comparison (height and frontal length) of the new development to its surrounding [houses in Ref 3] highlights how incongruous this structure actually is; and in the length comparison bear in mind that the apartment is an unbroken, continuous “wall”.
 - The Comprehensive Plan states “... newly developing LMR areas should be seamlessly integrated with surrounding development” with which the Plan Commission is supposed to be consistent. A reasonable comparison of this development to its surroundings shows it is neither seamless or integrated, either in height or frontal extent. This development is literally and figuratively “in your face”. On this single, basis alone this proposal should be rejected. Subjectively, it is appalling.
- USE – Whereas much is made of the “housing crisis”, there is an acknowledged crisis-within-a-crisis in terms of housing alternative to rental, apartment-only construction. This alternative, “Missing Middle” housing offers occupant ownership with several benefits. Renting means landlord control. Rental rate increases are the highest in the country [Ref 4]. Skyrocketing rental rates increase owner profits ... indefinitely. Rentals are already 60% of Madison housing; substantially increasing to more and more apartments from influx exacerbates all of these negatives. It does not appear to be providing, nor is it likely to provide “affordable housing”. Non-rental, Missing Middle housing is the needed alternative which must be enabled. Further, and more importantly for the community, ownership provides investment not just financially but also in the neighborhood. Owners are likely to be longer-term residents with families who participate in local, civic activities, send their kids to local schools, and become active and vibrant neighbors that thrive and grow in this housing type. Present understanding is that the Stone House apartment proposal is neither family-oriented nor affordable (especially to families).

City Leveraging – There is another problem at play as well, and that is the City leveraging its position on Old Sauk Road (OSR). This is a two lane road with few crosswalks (three now, it used to be only one at Crestwood School) in the 1.2 mile stretch between Old Middleton Road and Gammon Road. It is a very busy road, with often speeding traffic (passing over the center line or in the parking lane) and scant speed enforcement that, to a resident on OSR, is already at capacity. The SHD proposal will double to triple the number of dwelling units in that stretch of road. Further, the City with its Proactive Zoning philosophy has aspirations to build more higher density units just east of here. All of this is just “piling-on” (leveraging), by the City, to a saturated corridor.

Timing – These comments come ahead of the Plan Commission’s Public Review of the SHD Proposal on 10 June. That Review will cover Re-zoning and Conditional Uses but the Staff

Report covering the “specific standards” against which the Proposal will be judged are not available until noon on Friday, 7 June. As a result, comments, above are necessarily incomplete as not only the “specific standards” but the parameters to be judged are not yet spelled out or available. Further, and worst of all, is that there are only a few days over the weekend for citizens to read over the objective details of the Proposal before the Public Review. This simply is grossly unfair to the public reviewers.

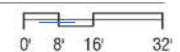
Finally, review, and possible passage of the SHD come at a time when other, relevant and possibly consequential meetings are occurring. One such is the series of the Housing Strategy Subcommittee which, in part, is looking into timely solutions for Missing Middle housing; it is believed that results from that study should be released this summer. Additionally, there is the ongoing and maturing West Area Plan meetings and drafts. The property addressed in the Proposal is in the West Area and would, or should, be subject to its recommendations. Both of these series concern getting-it-right where new development is concerned. The City’s development policies should reflect, and give substantial weight to, these ongoing studies in lieu of maximizing apartment construction (present form of densification).

References

- [1a] March 8, 2024 [Fanlund, Cap Times] [“City hall is taking aim at Madison homeowners' neighborhoods”](#)
- [1b] March 16, 2024 [Soglin, Cap Times] [“Madison zoning plan stinks, and so does its implementation”](#)
- [1c] March 25, 2024 [Fanlund, Cap Times] [“Does zoning furor suggest Madison is becoming two cities?”](#)
- [1d] March 29, 2024 [Soglin, Cap Times] [“Zoning proposals would erode Madison's sense of place”](#)
- [1e] April 1, 2024 [Fanlund, Cap Times] [“Historian Mollenhoff laments power shift to Madison planners”](#)
- [1f] May 24, 2024 [Fanlund, Cap Times] [“The common narrative around Madison rezoning is misleading”](#)
- [2] Pg 18, [Project Plans, #3, Legistar 82972 Version 1](#)
- [3] See side-by-side comparisons (attached)
- [4] March 28, 2023 [Channel 3] [“Madison year-over-year rent increases are the highest in the country, study finds”](#)

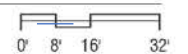


2 SOUTH ELEVATION
 A201 1/16" = 1'-0"





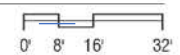
2 SOUTH ELEVATION
1/16" = 1'-0"

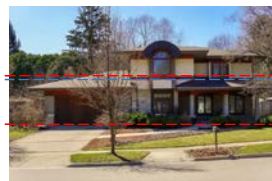




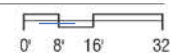


2 SOUTH ELEVATION
A201
1/16" = 1'-0"



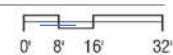


2 SOUTH ELEVATION
1/16" = 1'-0"





2
 A201 SOUTH ELEVATION
 1/16" = 1'-0"





Wyndemere Condominiums



2 SOUTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

Wyndemere Condominiums





2 SOUTH ELEVATION
A201 1/16" = 1'-0"

From: [Diane Sorensen](#)
To: [Madison Mayor](#); [Figueroa Cole, Yannette](#)
Cc: [All Alders](#); [Ledell Zellers](#); [Plan Commission Comments](#); [Fruhling, William](#); [Parks, Timothy](#)
Subject: Petitions Opposing Stone House proposal for 6610 -6706 Old Sauk Road.
Date: Tuesday, June 4, 2024 4:24:58 PM

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

Dear Mayor Rhodes-Conway, President Figueroa Cole and Chair Zellers,

We are attaching 2 petitions that state the opposition of District 19 residents to the Stone House development proposed for 6610-6706 Old Sauk Road. We ask that these petitions be filed in Legistar Nos. 82950, 82972, 82979 and 83477. We also request that the city record a letter or comment opposing this development for each co-petitioner. There are 259 co-petitioners on the first Petition which registers opposition to the 4 story, 180 unit Stone House proposal presented to the public on October 24, 2023. There are 261 co-petitioners on the second Petition which registers opposition to the 3 story, 138 unit Stone House proposal presented to the public on March 13, 2024.

Together these petitions show that opposition to this development is constant and widespread. The reason for this citizen outcry is that the proposed apartment building bears no relationship to its surroundings. This is not the "seamless integration" that the Comprehensive Plan requires for infill development. Instead of enhancing the surrounding neighborhoods, or even just quietly settling in, this giant mass is so out of place that it dominates even the nearby apartment buildings because it is so many times larger than those buildings. Its huge footprint means concrete up and down the street. With its TR-U2, urban high density zoning, its mass can cover 80% of the site. With its 425 foot length, it's the size of many strip malls and just as uninviting. If built, it would create irreparable harm as a result of its design failure to manage storm water drainage, its inability to contain light and noise pollution, its invasion of privacy, particularly for north side residents, the inevitable traffic and parking congestion and its dissonance with everything around it.

We do not oppose reasonable development and a reasonable increase in density. Our neighborhoods hold a great mix of housing, from single family to duplexes, to condos to apartment buildings. They coexist happily because they maintain swaths of trees and green between structures, have similar setbacks from the road, and complimentary heights and lengths. We welcome more such development. We oppose the massive, high density development proposed by the Stone House Development team.

Sincerely,
On behalf of all petitioners,
Diane Sorensen and Mike Green .

[Preview attachment 20240604 Petition.pdf20240604 Petition.pdf115 KB](#)

[Preview attachment 20240506 Petition.pdf20240506 Petition.pdf75 KB](#)

Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauks woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Sloten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, WI 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No

DISTRICT 19 RESIDENT PETITION
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, WI 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court

Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmamnn	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane

Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl

Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

From: [Chuck Nahn](#)
To: [Fries, Gregory](#); [Schmidt, Janet](#); [Troester, Timothy](#)
Cc: [jeff.western](#); [Mary Umbeck](#); [tjburns@hotmail.com](#); [Guequierre, John](#); [Hstrouder@cityofmadison.com](#); [Parks, Timothy](#); [Wolfe, James](#); [William S. Cole](#); [cnelson@axley.com](#); [jmnorman@wisc.edu](#); [Plan Commission Comments](#)
Subject: Stormwater Review of Wyser Stormwater plan May 24, 2024
Date: Tuesday, June 4, 2024 4:38:37 PM
Attachments: [nahnandassociatesEngineering Review Comments.pdf](#)

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

Greg,
Enclosed are my stormwater review comments regarding the May 24 revision to the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments submitted by Wyser.
Please add these to public comments for consideration at the Planning Commission meeting next Monday June 10, 2024.
Thanks, Greg.

--

Charles E. Nahn III, P.E.
Nahn and Associates
5623 Sandhill Drive
Middleton WI 53562
(608) 712-9199

Engineering Review Comments

Wyser Stormwater Plan and Stormwater Management Report

Dated: May 24, 2024 received May 28

Note: These review comments include a review of the Wyser Cover Letter dated May 24, 2024, Greg Fries Engineering Comments dated May 31, and J. Norman review comments.

Overall Stormwater Review- My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. Based on the latest submittal by Wyser, serious concerns remain over the underground infiltration tanks infiltration rates, Upflo filters water quality removal rates, unintended detention storage requirements and underground tank low-flow outlet pipe elevations. Please note that the density of this development directly determines the stormwater runoff issues in terms of increased paved area. Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners. The questionable design infiltration rates, as described below, also directly affect the runoff rate, water quality and infiltration site requirements needed to meet City ordinance- Chapter 37.

Specific Review Comments-1. Design Infiltration Rate for Underground Tank #1, #2 and Infiltration Basin-

a. Underground Tank #1- Wyser has obtained two new borings extending Test Pits 9 and 10 to 25 ‘ below the existing surface and 7.8’ -8’ below the native soil interface for Underground Tank #1 at 1013. These extended borings show similar results of Fine Sand (FS) texture with Silt Seams resulting in a .13-.5 in/hr. hydraulic application rate as original Test Pit #8. **All three of these test pits/borings show a similar soil texture of Fine Sand with Silt Seams 5 feet below the native soil interface.** Wyser proposes to increase the infiltration rate to .5 inches/hour by mixing the fine sand and silt seams to 5 feet below the native soil interface. Dr. Normans comments indicate this will not work but even if it did work, there would still be 2.8’-3’ below the 5 ft depths with the undisturbed fine sand with silt seams that would be limiting infiltration. They should mix soils at least to 7.8’ to 8’ which raises the question of what is below the mixed layer that would further limit infiltration below the boring depths of 25 feet. **Recommendation- Use minimum Infiltration rate of .13 in/hr. given the tremendous uncertainties regarding infiltration performance for Underground Tank #1. Relocate Underground Tank #1 in an area more suitable for infiltration with S or VGRLS as soil texture 5 feet below native sand interface.**

b. Underground Tank #2- Wyser uses Test Pits 13 and 7 to get an average Design infiltration rate of 1.06 inch/hour. Both test pits do extend 5 feet or more below the native soil interface of 1010.2. However, Test Pit #13 is similar to Test pits 8, 9 and 10 for Underground Tank #1 in that Fine Sand with Silt Seams is shown from 3.3 to 5.8 feet below the native soil interface. Similar comments for Test pit #1 (listed above) apply to this Test Pit in terms of questionable mixing of soils, soil compaction during construction, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for test pit 13 given the tremendous uncertainties regarding infiltration performance for Underground Tank #2.**

c. Infiltration Basin – Test pit #3 also has Fine sand with silt lean seams text 5 feet below the native soil interface. Similar comments for Test Pit #9 and #10 (listed above) apply to Test Pit #3 in terms of questionable mixing of soils, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for Test pit 3 given the tremendous uncertainties regarding infiltration performance for infiltration basin.**

2. Infiltration Rate Correction Factors not used-Table 4 of Technical Standard #1002 recommends correction factors if soil mitigation is not mitigated. This correction factor is to account for incidental compaction during construction. Wyser claims to mitigate soil compaction by mixing the 5 feet below the native soil interface to achieve a .5 inch/hour design infiltration rate and not apply a correction factor due to the soil compaction mitigation. Dr Norman comments have stated this mixing will not work in re-establishing infiltration and it is more likely that an impervious surface will be created at the native soil interface due to the soil properties. As noted above, the 5 feet mixing depth is not deep enough based on the latest soil borings. Even if the mixing worked, there will be significant compaction that will occur as they bring in the rock and concrete vault structure proposed above the native soil interface as noted in Dr. Normans review comments. **Recommendation- A correction factor specified in Table 4 of Tech Standard #1002, should be applied to the design infiltration rates of both underground tanks due to the tremendous uncertainties regarding infiltration performance. Please note that pre-development and post development stormwater flows are based on infiltration rates. If these rates change, the pre-development and post-development runoff rates will also change.**

3. Elevation of Low flow outlet pipes from Underground Tank #1 and #2 and low flow discharge from tanks- The Utility Plan on Page C300 shows Manhole #11 and Manholes #8 located very close to the end of underground Tank #1 and #2 but the underground tank details on Page C 401 do not show any low flow outlet pipe connection. The Underground Infiltration System #1 and #2 outlet does reference a “12” pipe from underground to Manhole” at 1020 elevation. If the design infiltration rates do not occur (see comments above), all stormwater below this elevation will remain trapped in the underground system with no possible discharge. **Recommendation- Change configuration of underground tanks so that the elevation of the low flow outlet pipe is closer to the native soil interface. Show 12” low flow pipe connection on detail drawing for Underground Tanks #1 and #2.**

Please note the Wyser Cover letter dated-Item 4, “Old Sauk Road Storm Sewer” b. states

“Additionally, the underground infiltration facilities do not have discharge into the storm sewer through the 10-year storm event. There is no low flow event to pump from these basins.”

Once again, based on this comment and as described above, all stormwater flows up to the 10-year event are entirely dependent on infiltration to discharge the accumulated stormwater in the underground tanks

below 1020 elevation. If infiltration fails or is decreased due to underground tank clogging, the underground tank will need to be dewatered to maintain them.

4. Pre-Existing Detention- Base on my earlier comments, no calculation or description in the stormwater report is provided to show how Wyser determined the pre-existing detention volume of 30,327 cubic feet or the on-site pre-post matching volume of 3027. The noted added to the report references Drawing D.1 in Appendix D which shows 100-year flow elevations (from the Brown and Caldwell report) ranging from 1018-1021 but does not show the existing ground elevations used to determine the depth of flooding. Measuring the “Volume Boundary” line (delineated in red) yields a surface area of 65,291 sq. feet which would give an average flooding depth of .46 feet to give the pre-existing detention volume of 30,327 cubic feet. The flooding depths appear to be deeper than .46 feet based on a preliminary review of existing topographic maps.

The Wyser Cover letter Item 2 “Pre-existing Detention” a. states:

“The underground infiltration facilities and a small volume of the infiltration basin were used to meet the pre- to post-rate controls. The additional volume of the pre-existing detention volume was added to the infiltration basin volume to determine the total volume required for the basin.”

The only stormwater for pre- and post-development on-site rate control used in the infiltration basin is for precipitation falling directly on the grassed surface which is the same as pre-development conditions. Stormwater runoff from the paved surfaces of the development causing the post-development rate increase is being diverted around the infiltration basin directly to the level spreader outfall. Since the on-site post development flows are being diverted, “a small volume of the infiltration basin” cannot be used for pre and post development matching. **Recommendation- Cut off the stormwater pipe diverting post-development flows around the infiltration basin to allow flow to enter infiltration basin on northern end.**

5.Old Sauk Road Storm Sewer-The Wyser cover letter states:

*“5. Old Sauk Road Storm Sewer
a. Discharging into the Old Sauk Road storm sewer would take existing runoff flowing through the site and send it west to a different watershed.”*

Based on the enclosed storm sewer and flood maps from the Brown and Caldwell flood study, the watershed is the same- the Strikers watershed. Both the Old Sauk Road and East Spyglass Circle storm sewer pipes connect to the same pipe 150 ft. downstream. Both pipes and inlets also have the same level of 2% Flood Protection.

Discharging to Old Sauk road storm sewer would:

- provide a stable outlet,
- Prevent blockage of inlet grate at E. Spyglass Court with vegetation and debris and corresponding localized flooding
- eliminate the 40-foot-long level spreader weeper dam.

6. Groundwater Mounding Potential- Both the City of Madison and Wyser have commented that there is nothing in the City or State Stormwater Ordinance that requires a groundwater mounding analysis. Tech Standard #1002 Considerations 7. states

“Consider conducting a groundwater mounding analysis to verify that the highest anticipated groundwater level does not approach the native soil interface. The infiltration rate into saturated soil in this case may be at or near zero. This standard requires that limiting layers within 5 feet below the native soil interface of an infiltration device be considered in the design infiltration rate. It is also possible for a limiting layer more than 5 feet below the native soil interface to affect an infiltration device where lateral movement is limited. Increased mounding height, and therefore the potential for increased infiltration device drawdown time, are more likely to occur under the following conditions: shallow depth to groundwater or limiting layer, increased infiltration device size, decreased device length/width ratio, the presence of low-hydraulic conductivity material, thin aquifer thickness, and shallow water table gradient. It is also appropriate to conduct a mounding analysis in locations where mounding may impact basements or adjacent property. Refer to https://dnr.wisconsin.gov/topic/Stormwater/standards/gw_mounding.html for mounding calculation guidance.”

Groundwater mounding, as described above, is more likely to occur under the following conditions which may be present at this site:

- Increased infiltration device size,
- Decreased device length-width ratio,
- Presence of low-hydraulic conductivity material.

As described in my earlier comments, the basements to the North are 7 feet below the native soil interface and already flooding, Increased infiltration from the underground tanks may cause ground water mounding or divert additional groundwater to the north via a silt seam confining layer. The test pits show silt seams with permeability contrast at all three test pits 5 feet below the native soil interface.

Recommendation- Wyser conduct a groundwater mounding analysis.

7. Water Quality and Infiltration Calculations (WinSLAMM)- The WinSLAMM model could be modified as follows:

- a. **WinSLAMM**-The WinSLAMM model is using “biofiltration” to determine the TSS removal rates and infiltration from the Underground Tanks. It is questionable whether the water quality removal rates for biofiltration in WinSLAMM are similar to underground tanks due to the lack of surface vegetation, compacted soil interface layer and underground storage.
- b. **Storage Area Difference**-The storage area in the biofiltration cell WinSLAMM modeling are not the same as the underground tank storage for pre-to post-development rate control for:
 - Underground Tank #1-31600 c.f. which is higher than the 26,282 c.f. calculated for the runoff rate calculation (Hydrocad).
 - Underground Tank #2-18960 c.f. which is higher than the 14,999 c.f. calculated for the runoff rate calculation (Hydrocad)
- c. **Upflow Filter sump depth**- The sump depth in the detail drawing for Upflow filter shows a 2 ft sump depth but WinSlamm model shows 3-foot sump depth.
- d. **Provide WinSLAMM documentation on Cartridge Life**- The cartridge life should have a minimum life of one year. WinSLAMM output should be provided showing the cartridge life is one year at a minimum.

8. Snow Storage- Please add note that snow storage is not to occur at the green space along the northern and northeast property line.

9. Maintenance of Underground Tanks- Maintenance of the underground tanks are complicated and difficult because they are underground and difficult to access. Please add notes and make changes to construction plans:

- ADS Plus fabric is laid over top of the foundation stone and
- FLAMP (flared end ramp) is attached to the inlet pipe on the inside of the chamber end cap.
- Manholes should be located at each end of the Isolator Row Plus for JetVac access

Please add the following to the maintenance agreement

- Since inspection ports are not provided, confined space entry is required for maintenance.
- A StormTech Isolator Row Plus should initially be inspected immediately after completion of the site's construction.
- Once in normal service, a StormTech Isolator Row Plus should be inspected bi-annually until an understanding of the sites characteristics is developed.
- If upon visual inspection it is found that sediment has accumulated to an average depth exceeding 3" (76 mm), cleanout is required.
- JetVac maintenance is recommended utilizing a high-pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming.
- More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row Plus.
- For JetVac maintenance cleaning use:
 - Fixed nozzles designed for culverts or large diameter pipe cleaning.
 - Rear facing jets with an effective spread of at least 45" (1143 mm)
 - maximum nozzle pressure of 2000 psi.

10. Maintenance of Upflo Filters- Add following to Maintenance agreement

Maintenance to include services outside and inside the vessel as follows:

a. Maintenance outside the Up-Flo® vessel including:

- removal of floatable and oils that have accumulated on the water surface and
- removal of sediment from the sump

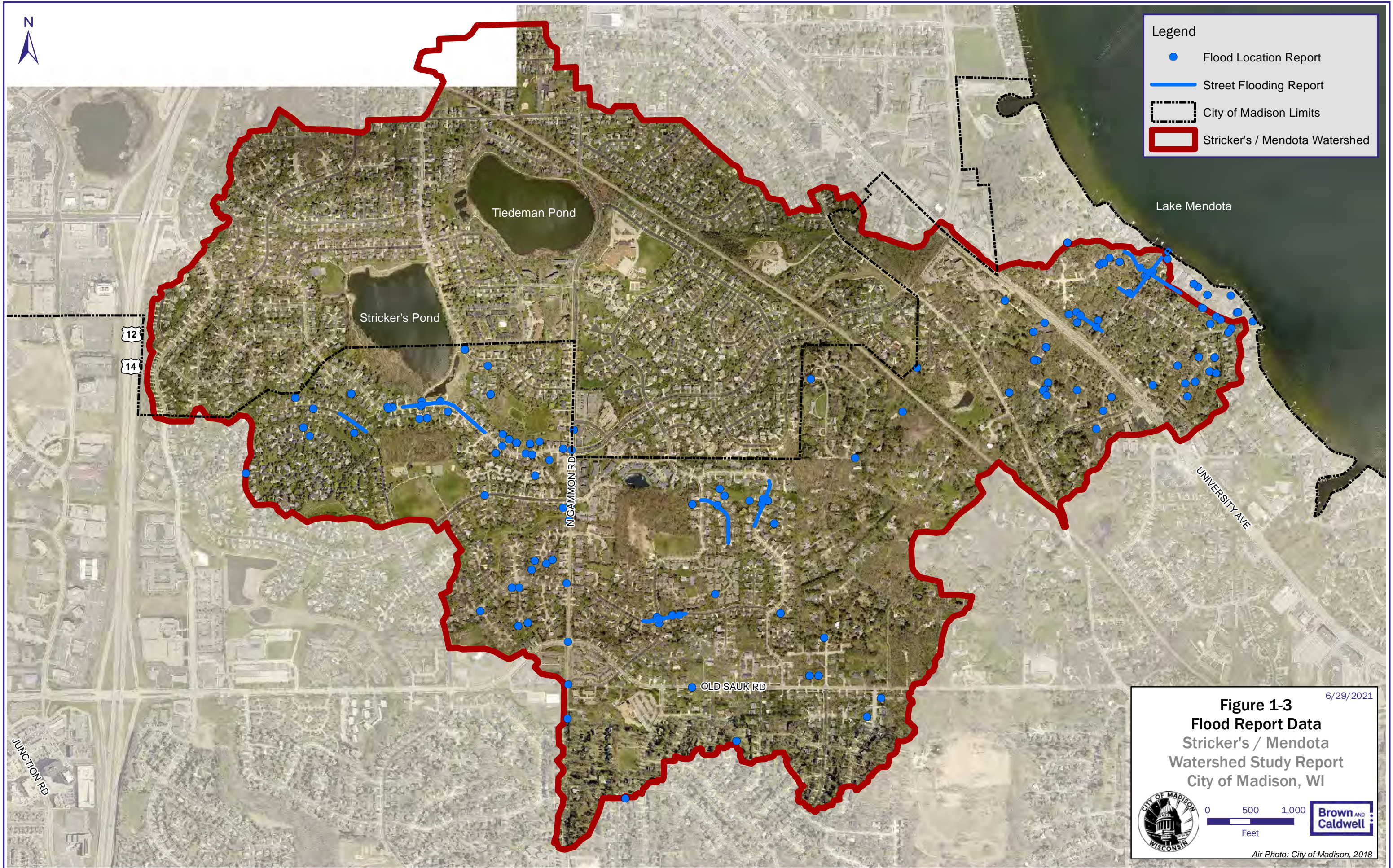
b. Maintenance inside the vessel including:

- removal and replacement of Media Bags, Flow Distribution Media and the Drain Down Filter.

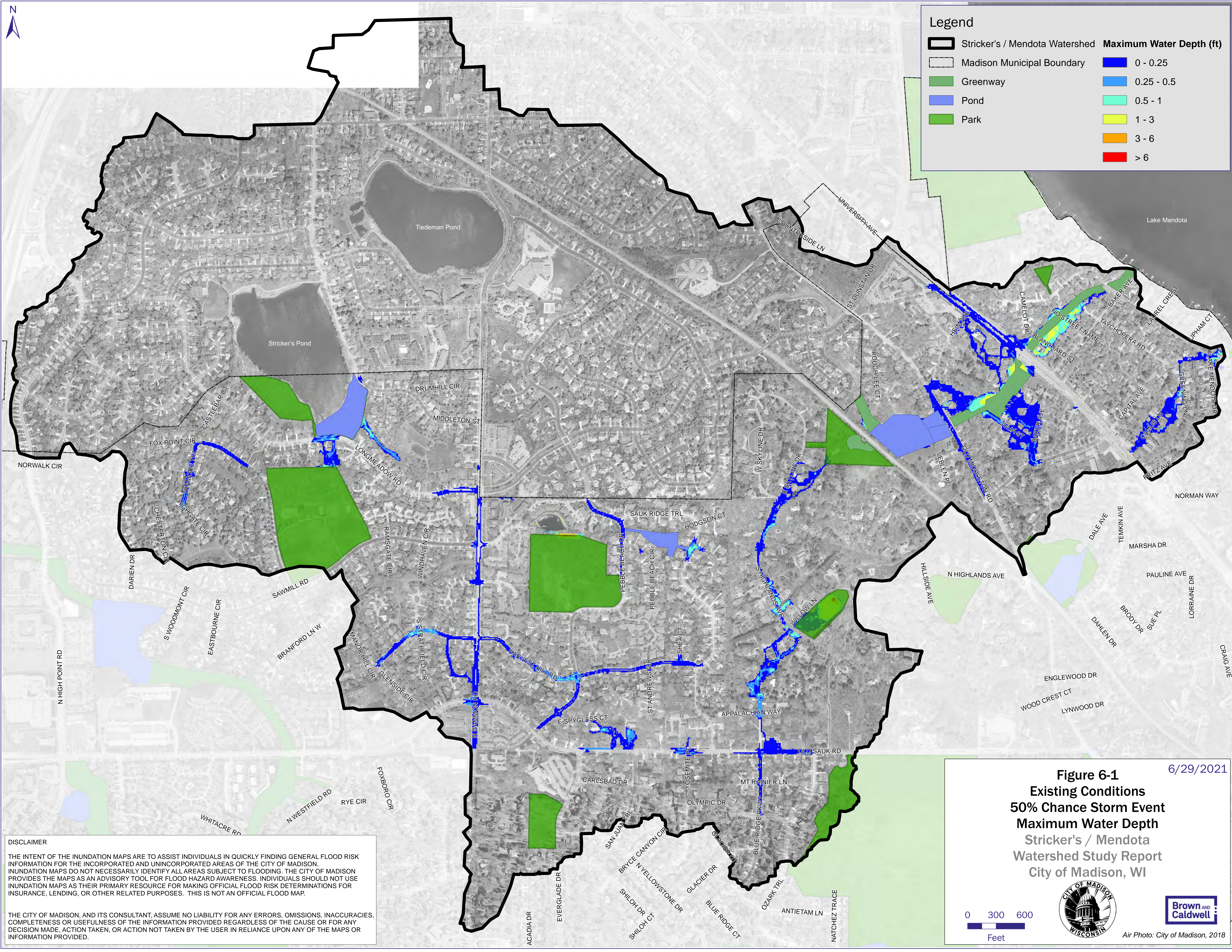
c. Maintenance requirements

- The minimum required frequency for replacement of the Media Pack is annually.
- minimum required frequency for removal of accumulated sediment from the sump is dependent on the Up-Flo® Filter configuration.
- Whenever sediment depth in the sump is found to be greater than 16 inches, sediment removal is required.
- A vactor truck is required for removal of oils, water, sediment, and to completely pump out the vessel to allow for maintenance inside.
- Use only qualified trained service provider for maintenance inside the vessel- Nathan Minor at Drainage Doctors phone 608-576-2369 email:Nathan@drainagedoctors.com.
- A vactor truck is normally required for oil removal, removal of sediment from the sump, and replacement of the Media Packs and Drain Down Filter.
- In most cases, entry into the Up-Flo® Filter vessel is required for replacement of the Media Packs and Drain Down Filter.
- In the case of inspection and floatables removal, a vactor truck is not required.

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Legend

Stricker's / Mendota Watershed

Madison Municipal Boundary

Greenway

Pond

Park

Maximum Water Depth (ft)

0 - 0.25

0.25 - 0.5

0.5 - 1

1 - 3

3 - 6

> 6

Path: M:\Madison, City of\553993 Strickers Mendota Watershed Study\GIS\MMDS\EC\CondReport\Figures\Fig6-1-Inundation\Existing2yr.mxd

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Figure 6-1

Existing Conditions

50% Chance Storm Event

Maximum Water Depth

Stricker's / Mendota

Watershed Study Report

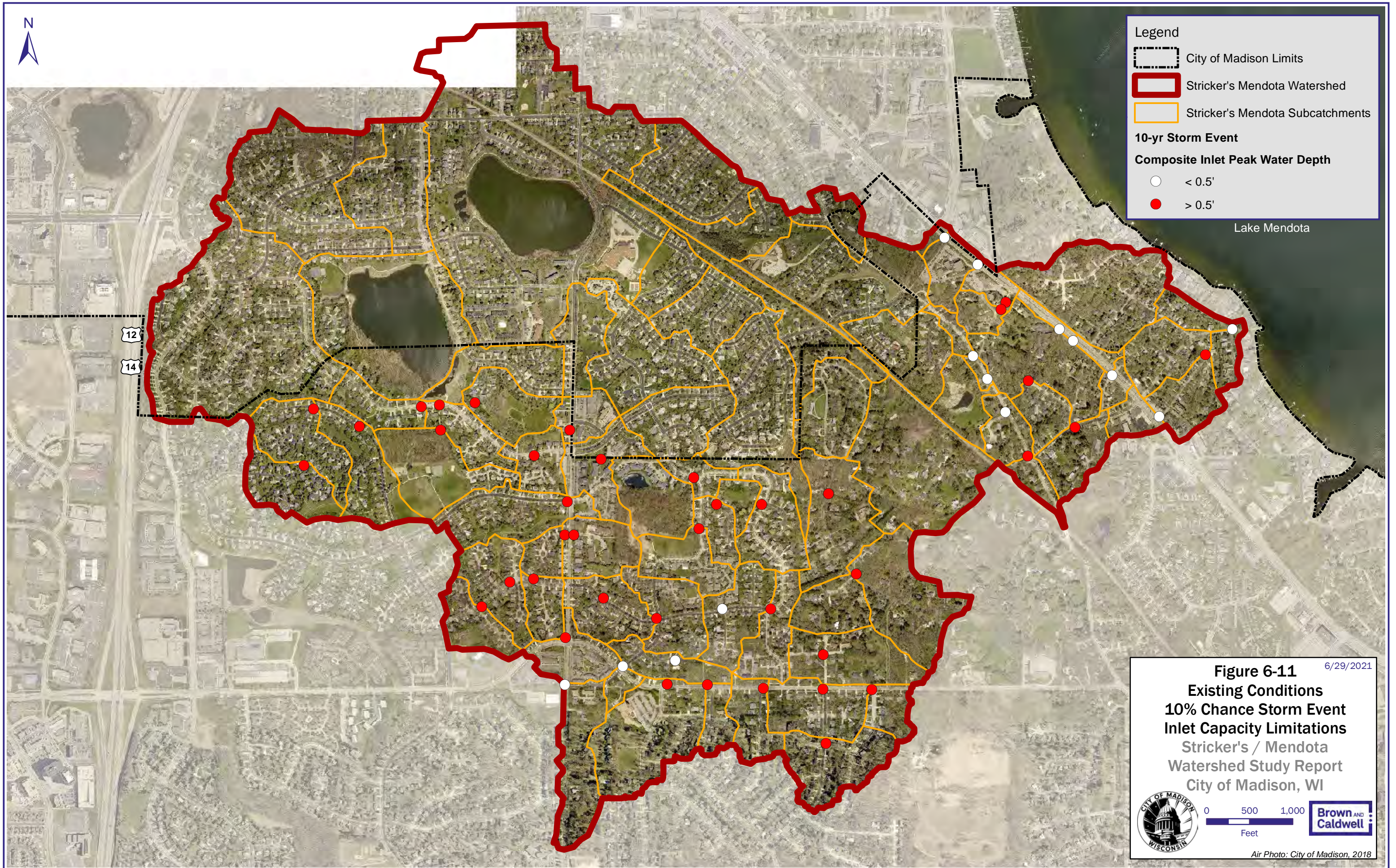
City of Madison, WI

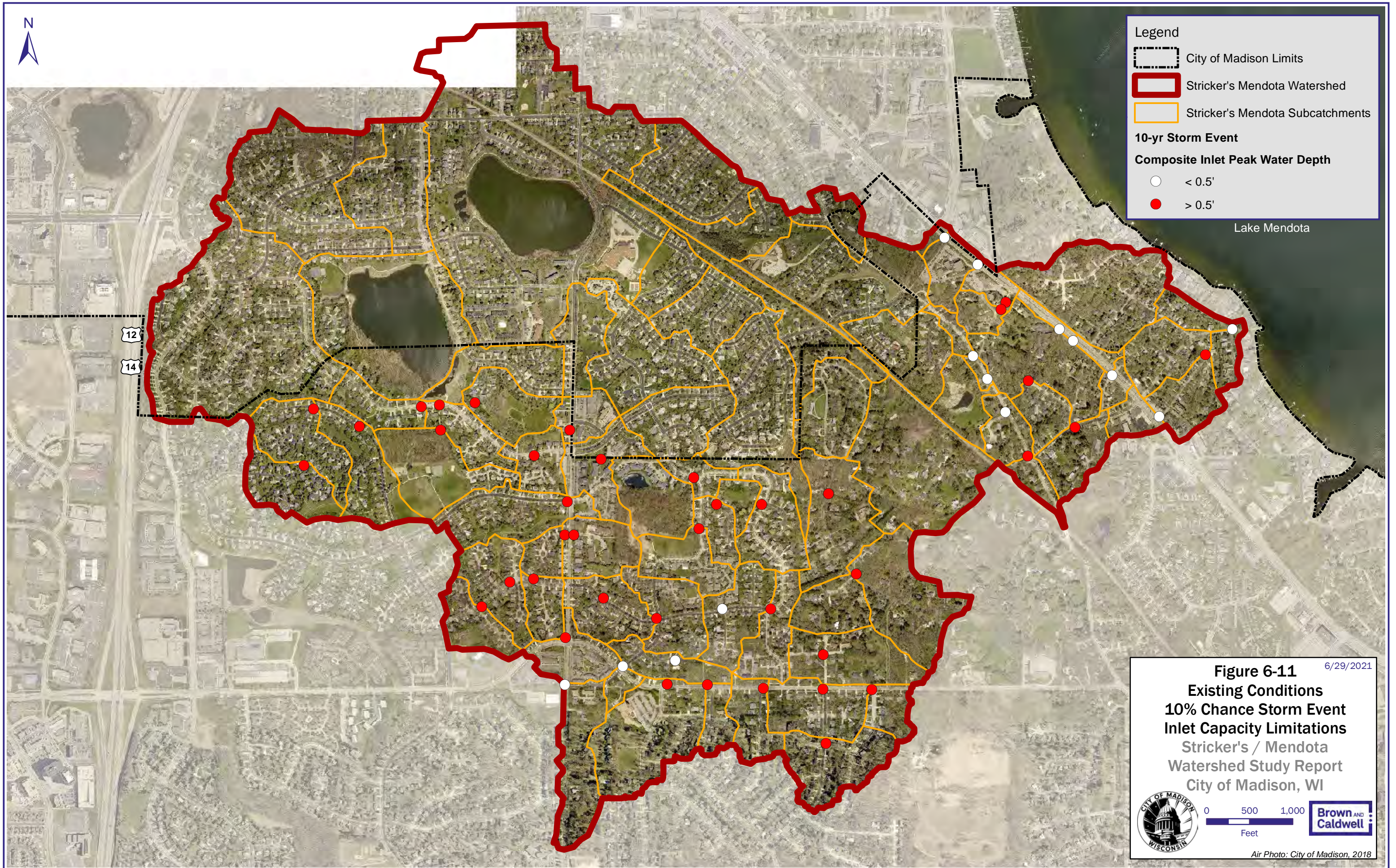
0300600

Feet

6/29/2021

Air Photo: City of Madison, 2018





From: [Zellers, Benjamin](#)
To: [José J Madera](#); [Guequierre, John](#)
Cc: [KIM SANTIAGO](#); [Plan Commission Comments](#)
Subject: RE: Opposition to Stone House Development and Rezoning of St Thomas Aquinas parcel
Date: Monday, June 3, 2024 9:15:56 AM

Hello Jose –

I have CC'd the Plan Commission comments email to include your comments for the PC on the Stonehouse proposal. That is the place to direct comments for projects in front of the Commission.

We have not heard of any rezoning or development proposal for the St. Thomas Aquinas property. If you have any information on that please pass it along. Thank you,

- Ben

Ben Zellers, AICP, CNU-A

City of Madison Planning Division
608-266-4866

From: José J Madera <jjmaderawi@gmail.com>
Sent: Friday, May 31, 2024 10:06 PM
To: Zellers, Benjamin <BZellers@cityofmadison.com>; Guequierre, John <district19@cityofmadison.com>
Cc: KIM SANTIAGO <kimsantiago@yahoo.com>
Subject: Opposition to Stone House Development and Rezoning of St Thomas Aquinas parcel

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

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Dear Ben Zellers,

This message is intended to share and express my strongest opposition to the proposed development by Stone House Development filed for the Pierstorff parcels, 6610- 6706 Old Sauk Road, for a 3 story, 138 unit apartment building.

We are also strongly opposed to the rezoning of the St Thomas Aquinas parcels that will allow the construction of a 5 story, 90/unit per acre apartment building without much of neighborhood input.

My wife, Kim Santiago, and I, have been residents of 6901 Old Sauk Court for over 20 years. The addition of these monstrous apartment buildings will directly and negatively affect not just our quality of life, but that of the entire neighborhood E to W, in and

around Old Sauk Road. Heavier traffic, higher vehicle density, increased use of neighborhood streets parking, noise pollution, light pollution, irreparable effect on wildlife, higher runoff due to removal of trees and vegetation causing flooding events, increased danger to commuting area bikers are some of the unwanted, critical and imminent negative effects of these potential developments.

We want our opposition to these two proposals to be recorded in the upcoming Plan Commission and City Council meetings. They are completely out of scale with the Old Sauk Road neighborhood and undoubtedly, will become the most ugly and unwanted eyesores in our community.

Respectfully submitted,

José J Madera
Kim Santiago de Madera
7901 Old Sauk Court
Madison WI 53717
(608) 833-5251

From: [Jane Boryc](#)
To: ledell.zellers@gmail.com
Cc: [Guequierre, John](#); [Plan Commission Comments](#); hfruhling@cityofmadison.com; [Parks, Timothy](#)
Subject: Stone House permit application for demolition and reasoning
Date: Monday, June 3, 2024 3:55:25 PM

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We are writing in response to the permit to demolish (Legistar # 82950) that has been filed by Stone House Development, as well as the certified survey map (Legis.#82979).

While we support reasonable , common sense development of the Old Sauk parcels, we vehemently oppose the high density, rental proposal by Stone House.

We have received a few dissertations from our present alderperson and others throughout the city which attempt to explain the the lack of “missing middle “ and affordable housing in our area and throughout Madison, which we realize is a valid issue. During the zoom sessions, we have been told that SHD is interested in addressing these housing issues and providing family housing. However, their proposal seriously fails to do this. Stone House Development building is a high density building being built on a minor arterial road, with 66% of apartments being studio and 1 bedroom units, 31% two bedrooms, and 3% three bedrooms- hardly family housing!

Again, on May 28, we attended yet another zoom meeting about the West Area Draft plan which addressed land use, zoning. At this meeting, we were told by Colin Punt that the Plan encourages the use of middle housing (duplexes, small apartment buildings, townhouses, triplexes, etc.) that fit into the surrounding residential areas, and they encourage a wider mix of apartment unit sizes. This hardly seems to be the case with the Stone House Development. Then, later, in the same meeting, when questioned about why developers aren't encouraged strongly to build these “middle housing” units, Mr. Ben Zellers explained how the land near the center of the city is more valuable to developers (more profit) and, if the city were to so strongly encourage them to build these type of units (by not approving the high density buildings that are more profitable to developers and asking them to reevaluate their design plans),the developers would not reevaluate their plans and would simply say “no thanks” and walk away . So, it only leaves one to believe that the city is catering to the developers when they come into a residential neighborhood such as we have right now by approving high density buildings and the zoning changes needed. There is little regard to what these areas in Madison need as far as family housing that fits into the existing areas, little regard for integration and harmony with the residential neighborhood that already exists on Old Sauk Road. As Alderperson Guiquierre expressed in his May 12, 2024 writing , “there are no tools available at this moment to encourage “missing middle housing” since the Common Council has prioritized limited funds for subsidized rental housing on major thoroughfares with public transit and where there are support services for residents.” It leads one to believe that, instead of being concerned about their present citizens, they are only concerned about those projected to be coming.

Also, we would like to object to the traffic study which was conducted for this application by the Stone House Development. This study only considered the traffic and its effects generated at Gammon Rd./Old Sauk, San Juan Trail/ Old Sauk, and Old Middleton/ Old Sauk Rd. No traffic impact was considered from the immediately surrounding streets - Pebble Beach Dr., Yosemite Place, Sauk Ridge Trail, Blue Ridge Parkway, Ozark Trail. The survey also was conducted outside the peak arrival and dismissal times of Crestwood School (approximately 7:25-7:35, 2:30-2:40) when there is major traffic and congestion on Old Sauk. There are significant concerns by the citizens in this area for the increased traffic volume, increased speeds, safety of children, lack of sidewalks, few crossing areas, increased street parking that will be created by this high density development.

In conclusion, we are vehemently opposed to the building of this high density, 3 story building (6610-6706 Old Sauk Road), as it stands at this point, as well as the approval of the permits that has been filed.

Sincerely,
Jane and Bernie Boryc
841 Sauk Ridge Trail
Madison, WI

(35 year residents of Stonefield Ridge)

Sent from my iPad

From: [Parks, Timothy](#)
To: [Plan Commission Comments](#)
Subject: FW: Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road
Date: Saturday, June 1, 2024 6:05:03 AM

From: jawnorman@gmail.com <jawnorman@gmail.com>
Sent: Friday, May 31, 2024 5:30 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road

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Dear Mr. Parks,

Below are my comments on the 6610 Old Sauk Road development plans and responses to rezoning, demolition and conditional use activities of the Planning Division.

Comments on the Stone House Development Runoff design for 6610-6706 Old Sauk Road

By John M. Norman. jmnorman@wisc.edu

I will introduce myself because I want to comment on the Stone House Development design for storm-water handling. I am an Emeritus Professor from UW-Madison in the Department of Soil Science, Department of Atmospheric and Oceanic Science, and the Institute for Environmental Studies who has researched and published on precipitation, drainage, runoff, and infiltration by creating computer models, developing new instrumentation, and making field measurements. I created the Thermal Urban Runoff Model (TURM), which was used by Dane County for developments near trout streams. I am an experienced research scientist in soil physics and hydrology, not a professional engineer, but I do understand the difference between designing to a legal specification and good judgment.

Executive Summary of Comments:

I have studied the online stormwater plans for this development, particularly the expected infiltration below two large underground storage basins that appear critical to a successful plan. In summary, I conclude that these basins will not perform as designed, will certainly fail to accommodate a 200-year, 24-hour storm, and will fail within some relatively short period of time after its installation, depending on the rainfall patterns. Therefore, this project as it is proposed will not meet Madison's storm water regulations. I request that the Plan Commission and Common Council defer action on the demolition permit, rezoning and conditional

use until such time as a workable storm water plan can be created or an alternative building design can be developed that decreases the impervious area and allows for a different approach to storm water management.

Detailed Comments

Proposing to convert a 3.7-acre residential property of mostly mature urban forest of 13% impervious (87% pervious) area with very low runoff into 80% impervious (20% pervious) urban high-density housing with very high storm-water runoff potential in a generally poorly drained residential area, requires a very high standard of justification to be ethical. A creative and complex design has been proposed, but based on the description online and my understanding of soil physics, I think this proposed plan will fail.

Two large underground storage basins and their infiltration properties are key to this plan, and according to the diagrams online, they hold less than half of the potential rainfall from a 200 year, 7.53" storm in 24 hours. In the plan the basins are to infiltrate their water into the soil beneath the basin floor. However, both infiltration basins are underlain by a subsoil that contains layers of finer and coarser textured material, which is not uncommon with soils in southern Wisconsin. Such soils are known to be exceedingly unpredictable in their drainage characteristics because the layering can vary widely in depth, thickness, slope, texture, and horizontal extent; furthermore, they tend to impede drainage, and can enhance lateral flow or even contain perched water tables. In this instance, based on bore holes and an excavation, the infiltration rate in the undisturbed soil is inadequate to meet regulations. Therefore, the designers intend to adjust this limitation by excavating five feet of soil from just beneath the basin floor, mix the soil to remove the existing layering, and replace the mixed soil back into the five-foot depth. Apparently, the designers have assigned the infiltration rate of the coarsest component to this mixture (0.5"/hour), which makes no sense at all to me. The texture-based infiltration properties are for undisturbed soils and generally have little to do with hydraulic properties of soils that are removed, mixed, and replaced. The final properties of this mixture are completely unknown and depends on the textures and what has been done to this mixture. Even if the mixed soil is not compacted, which seems impossible with this installation, percolating water through this mixture will result in a sorting of particle sizes with larger particles moving faster until they encounter resistance, then smaller particles will fill spaces between larger particles, etc., eventually causing the system to have an unpredictably low drainage rate, certainly less than the coarse-texture component.

After the mixed soil is returned to constitute the basin floor of the larger underground basin, a formidable structure of concrete and rock, perhaps weighing more than 400 tons, must be constructed to store the water and provide support for a parking lot above the underground storage basin. Then, apparently some 700 tons of

rock will be added to the basin to fill it about half its volume. How this can be accomplished without seriously compacting the floor of the underground storage basin is unknown to me. Just the presence of these rocks themselves will reduce the infiltrating surface by at least 50%-70%, changing the “effective infiltration” rate for the whole basin floor to 1/3 to 1/2 the 0.5”/hour, which will make this plan fail. Compacting a recently mixed soil is an excellent way to make an impervious surface. The second underground storage basin is similarly constructed even though it appears on a slightly more permeable soil. As a result, both basins will not meet the infiltration requirements of the design plan, because the assumed design infiltration into the floor of these underground storage basins (0.5 and 1.06 inches per hour) is seriously over estimated. I suggest that the only way to know if these underground storage basins will infiltrate at the rate the designers ASSUME is to build it, fill it up with water, and measure the infiltration rate. Once these basins are filled with rock, and the rock must be in place to reproduce final conditions because they reduce infiltration, I contend this is the only way to test this system. Spot infiltration measurements before rocks are installed is not appropriate for testing a 4500 square foot area later covered with rocks, and testing after rocks are installed seems impossible.

Both underground storage basins have filters on their inlets to remove most contaminants and suspended sediment, but only about 80% is removed and in very high peak rainfall rates the overflow can bypass the filters; thus, sediment will eventually accumulate in the bottom of the storage basins and reduce infiltration even more.

Apparently, the designers anticipated this eventuality and included piping connecting the two underground storage basins together and then both to the infiltration dry pond at the west boundary of the property, which can overflow on to adjacent private property to a storm sewer. This infiltration basin also is vulnerable to surface sealing as finer textured material accumulates in the surface layers. If this area is open to human use for recreation, that will further compact this area and could reduce infiltration rates below 0.5”/hour.

Since 80% of the 3.7 acres is impervious and the pervious soils are generally poorly drained as well as disturbed and compacted during construction, without the underground basin infiltration there simply is not enough infiltration potential for this aggressive construction to meet the rigorous standards of Madison at this location.

Additionally, although consecutive day rains are not part of the criteria for meeting stormwater runoff requirements, Madison is no stranger to large consecutive-day rains. Based on a 154 year precipitation record for Madison, in the last 20 years, **eight rain events that extended over 2-3 consecutive days have exceeded four inches, four have exceeded 5 inches, three have exceeded 6 inches (the 100-year-24-hour storm), and one six-consecutive-day event has exceeded**

seven inches—and this does not include the one-day 9 to 13-inch rain August 20, 2018 on the west side—the official weather record indicates 3.78” for Madison that day. These consecutive-day events will create problems for this storm water design. This is just another piece of information that calls for rigorous enforcement of storm water regulations and exercising thoughtful, ethical judgment to avoid future conflicts.

Because this proposed design for developing the 3.7-acre parcels at 6610 Old Sauk Road cannot meet the predevelopment runoff limits, I ask that the demolition permit, rezoning and conditional use be deferred at this time.

Thank you for this opportunity to comment,

Sincerely,
John M Norman
Emeritus Professor of Soil Science
UW-Madison