

Matthias, Isaac L

From: Eric Anderson <eric.g.anderson101@gmail.com>
Sent: Tuesday, November 21, 2023 5:30 PM
To: All Alders
Subject: Escalator clause

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Members of the Common Council:

My name is Eric Anderson, and I live just off Old Sauk Road near the Pierstorff property, which has a proposal for development. Today, I learned that the Common Council planned to address an amendment to the Comprehensive Plan. It proposes modified language to an "escalator clause" which would allow significantly greater density and allowable building heights in Low-Medium Residential land use categories, such as for the Pierstorff property.

In particular, the language changes from "permitted" to "appropriate" for use of the escalator clause. It also lays out factors to be considered when invoking the clause. While clarification about what "select conditions" means is welcome, there has been little outreach to residents for their input.

A change from a density of 7 to 30 DU/ac to one of up to 70 DU/ac is 2.33 to 10 times what would be allowed without invoking the clause - a mammoth change. Such an increase may be appropriate, but there should be a general consensus amongst the various stakeholders that the change is warranted and desired. The fear I have is the City, which represents all the stakeholders, is only listening to a few select voices and is ignoring the voices of the neighbors who would be most directly affected. It feels as if I am being steamrolled.

With the West Side Plan still in flux, it is premature to put in place policies which could restrict preferred options to future development on the West side. I propose a decision on this amendment be tabled until planning staff hold meetings seeking resident and stakeholder input, with emphasis on parcels eligible for the escalator.

Thank you for your consideration.

Eric Anderson
District 19

Matthias, Isaac L

From: William Butcher <wjbutcher@gmail.com>
Sent: Tuesday, November 21, 2023 4:58 PM
To: All Alders
Cc: sabolshaun@gmail.com
Subject: 6706 Old Sauk Rd

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Shaun,

Does everyone on your list know that you are attempting to buy this property for development and have made two offers to do so, according to the Seller? Also, you stated that you own a property next door. To be clear, you live in Verona and you own rental apartments next door to the Old Sauk site. The fact that you are spearheading and organizing opposition to our project for what looks like your own benefit seems like a conflict of interest.

We are in the process of making substantial revisions to the project to address the primary concerns we heard at the neighborhood meeting and subsequently. Thanks to those who reached out to the development team directly and thanks to those who shared their concerns and opinions at the neighborhood meeting. We're looking forward to sharing our revised plans in the near future.

Thanks all.

William Butcher

New Madison Development
902 Williamson St.
Madison, WI 53703

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Begin forwarded message:

From: Shaun Sabol <sabolshaun@gmail.com>
Date: November 21, 2023 at 9:15:57 AM CST
To: Gallery@chorus.net, djschoengold@yahoo.com, Smellis@wisc.edu, novelmom@gmail.com, Pat Schubert <patschubert2013@gmail.com>, Grace Kwon <Gskwon22@gmail.com>, Pdowney830@gmail.com, gubnerj@gmail.com, barbpeterman516@gmail.com, rjenison@wisc.edu, jjmaderawi@gmail.com, Cara.harwood@gmail.com, marypay0628@gmail.com, gj522k@gmail.com, the-greens31@charter.net, bernieb@chorus.net, dennisk@meichercpas.com, tipandskip1@charter.net, derbrasch@gmail.com, Sam@kolestrand.net, mddshvrs@gmail.com, Makraft66@gmail.com, erik.joranlien@gmail.com, quossers@hotmail.com, Bill Grahn <billgrahn@gmail.com>, gillian.kunert@gmail.com, jamesdharnett@gmail.com,

shagen13@gmail.com, jesseeasleydc@gmail.com, "Slack, Kristen" <district19@cityofmadison.com>, jordan.hinkle@gmail.com, w.houlihan@charter.net, micaela.sullivan-fowler@outlook.com, debra.pierstorff@gmail.com, umbeckassociates@tds.net, jnelsonworel@gmail.com, Barb Mason <Bfmason47@gmail.com>, onemotom@charter.net, helgec01@gmail.com, DDSTIER@gmail.com, Diane Sorensen <Dianesorensen1@gmail.com>, strk79automatic@gmail.com, drumlin@chorus.net, ronhowardqq@gmail.com, wzk@sbcglobal.net, Steve53705@outlook.com, kikiwessell@gmail.com, Diana Lutz <dilutz@tds.net>, rrodman111@yahoo.com, Tim Burns <tjburns@fastmail.com>, nhoward@wisc.edu, jmnorman@wisc.edu, jwseer@gmail.com, Karen Gibson & Dan Jaeger <Karengibson.studio@gmail.com>, fvizek@hotmail.com, nikkibaldarotta@gmail.com, jimbaccus@yahoo.com, Don Worel <dworel@chorus.net>, wendel@wccconsultinginc.com, pistoljack47@gmail.com, Georgiana Palmer <georgie.palmer@gmail.com>, Ashleywagner@hotmail.com, ybakshi77@gmail.com, cesar@radiolasabrosa.com, Rocio@madspotless.com, Kristi Holden <kristiholden7421@gmail.com>, Drsbrown@tds.net, Sebert@wisc.edu, rwi7613@yahoo.com, brenda417@gmail.com, lee.dresang@fammed.wisc.edu, Spencer Buyansky <sbuyansky@gmail.com>, Janand45@icloud.com, eileen@goodesolutions.com, kmbunke@gmail.com, ms.jessica.vaught@gmail.com, jagerold39@gmail.com, badams@madison.com, kfleming1225@gmail.com, Lindsay Marks 6706 Inner Dr <lhaskins25@gmail.com>, windycityjem@gmail.com, Jaime Madden <jlmadden1@gmail.com>, timjensen@uwalumni.com, lindusantodi@gmail.com, trudijenny@yahoo.com, rechenow@wisc.edu, slamer@charter.net, Garnerjac@hotmail.com, joedia@charter.net, foster8434@prodigy.net, Rkrrbr502@gmail.com, velikiny@yahoo.com, jefreyo@hotmail.com, Rachelebrobillard@gmail.com, rosemaryneu19@charter.net, Schwager.Whitney@gmail.com, dr.science@tds.net, Jacob@jtklein.com, gillmanhome@charter.net, pjmaddox1@charter.net, mkrohn714@yahoo.com, susaninaruba@yahoo.com, juliepmw@gmail.com, reilani3@gmail.com, melissa.rocks@gmail.com, lynettefons865@gmail.com, Miriam Anderson <mandersell601@gmail.com>, Ccreithel@gmail.com, kathy.murphy85@gmail.com, Amandaelazzari@gmail.com, kathydineen@aol.com, barneywhite700@gmail.com, jackie.biang@gmail.com, katchka10@hotmail.com, mark@markclear.com, dsniesen@charter.net, Brian Anderson <brian@wilmic.com>, Annette.konicek@gmail.com, Fred & Lisa Hunt - <spooningatrufflepig@gmail.com>, Jaegs@mac.cm, kfmalueg@gmail.com, Mkinsley27@gmail.com, khanna@encorehomesinc.com, patricia.oconnor@charter.net, Baspruill@gmail.com, nitchie.sofia@gmail.com, Shirleyszudy@gmail.com, kircher@tds.net, Julie Mcky <jmcky@starkhomes.com>, Marks@ssc.wisc.edu, dlknudsen.30@gmail.com, Ruthair123@aol.com, valmadison@charter.net, Dcarlin1112@hotmail.com, Danb1112@gmail.com, myjs11@gmail.com, kjmarty6@gmail.com, Trent_marty@yahoo.com, cmbugay@yahoo.com, rrweeder@gmail.com, marianne.novella@gmail.com, maureenlpowers@aol.com, krmanning1@gmail.com, Hlorwin@gmail.com, Karly Curtin <karklagos@gmail.com>, Jane Bertram <jane.s.bertram@gmail.com>, Gary Bertram <gary.b.bertram@gmail.com>, Pam Bell <pambell@tds.net>, math.denisov@gmail.com, Ryan Curtin <curtincallproductions@gmail.com>, aem@plantpath.wisc.edu, Connor Hanson <hansom25@gmail.com>, Jeff Collins <jcollfinsv@gmail.com>, Seth Packwood <seth.packwood@gmail.com>, Joe Hanauer <misterjoeh@gmail.com>, shamf763@outlook.com, holly.sledge@gmail.com, Chuck and chris jaskowiak <ccjaskowiak@tds.net>, sbh1012@me.com, billhamilton@execs.com, sue.carnell@gmail.com, djmeicherwerwie@gmail.com, nwinston@chorus.net, Shaun Sabol <sabolshaun@gmail.com>, Janet.kuhnen@gmail.com, abrehm@tds.net, Jnspruill2541@gmail.com, paula.winnig@gmail.com, Andrew Heidinger <akheidinger@gmail.com>, Tammy Reed <Tammy.a.reed@gmail.com>, Helen Tan <Helenkimtan@gmail.com>, Connie Kolpin <conkope@gmail.com>, 6605 Carlsbad Dr <conkope@charter.net>, bethstiennon@gmail.com,

8434foster@gmail.com, Godino5151@gmail.com, tommeyerexp@gmail.com,
h.sheehan@hotmail.com, barrypierstorff@tds.net, jdh123@charter.net,
organicwow@gmail.com, Jeff Western <jwestern@chorus.net>, kfj1228@gmail.com,
Graebnet@wisc.edu, Graebner@wisc.edu, kwestern@tds.net, shameshanty@yahoo.com,
Philipps.carol@gmail.com, Morrilisa@yahoo.com, sharonhmoses@gmail.com,
asilverfoote@gmail.com, pejackson77@hotmail.com, Bgeier17@gmail.com, jdmaiers@tds.net,
Chelsey Green <chelseymariegreen@gmail.com>, Twidget808@yahoo.com,
mike.biang@gmail.com, Matthewbhamilton@gmail.com, Terrance McMillan
<terrance.mcmillan18@gmail.com>, gerbildragon203@gmail.com, cathycjp@aol.com,
al.kelt@yahoo.com, cmbrown710@gmail.com, maryklarson@yahoo.com,
johnleemkuil@gmail.com, cklopp94@gmail.com, Bob and Linda Taylor
<Lindataylormadison@gmail.com>, lauren.reem@gmail.com, Weiss.Hank@gmail.com,
John@aprettygoodhandyman.com, pleemkui@charter.net, susanlightfoot21@gmail.com,
Bbarnett@starkhomes.com, jangelo@jangelo.com, cmoberhoffner@gmail.com, Ann Conroy
<annjconroy@gmail.com>, Patrickcory21@gmail.com, Brooke Ward <blbaltz@gmail.com>,
1mrfergul@gmail.com, dale@spray-net.com, rebecca.rutkowski04@gmail.com,
walsh.mollyc@gmail.com, mhiley@gmail.com, dbittrich@gmail.com, jmvonhad@chorus.net,
tmichell1951@gmail.com, margieob2285@gmail.com, joanmcollins@tds.net,
Maryjkausch@charter.net, Hlhorn@att.net, bweyn@aol.com, Lydia.ashton@gmail.com,
Aris@gialamas.com, jeanneheindel@gmail.com, rsgss@yahoo.com,
Jen_fronczak@yahoo.com, rhead.drogalis@gmail.com, machspas@aol.com,
Julia.Pooler@gmail.com, Krieg.jw@gmail.com, jonathanawalcott@gmail.com,
claudiap@chorus.net, evesiegel@yahoo.com, lizmmmy@gmail.com, Todd Peterson
<Todd.Peterson0@gmail.com>, tmrumery@yahoo.com, leendasoups@gmail.com,
LThomasprince@gmail.com, frandiederich@gmail.com, Midsiwdc@aol.com,
imad_mouchayleh@icloud.com, Nancyyaffe@gmail.com, Andrew.theisen@gmail.com,
Jewwhitepe@yahoo.com, Michelle.klagos@gmail.com, jdebbott@hotmail.com,
katy.sprinkel@gmail.com, flamencogirl@tds.net, ntfonzen@gmail.com,
mmiedaner@gmail.com, davidmayfield@charter.net, rmeyer1@gmail.com,
pwaite@starkhomes.com, dvanl@chorus.net, leslieshown@gmail.com, emurphy@isthmus.com,
dsmidt1@yahoo.com, dough@potterlawson.com, kjklagos@gmail.com, baflynn1@gmail.com,
sreneewood@yahoo.com, curtbrink@hotmail.com, stark.lauren@gmail.com,
drifken@gmail.com, Tierney.ray@gmail.com, kellen@stonehousedevlopment.com,
hbradbury@stonehousedevlopment.com, jillian@stonehousedevlopment.com,
RAnesen@stonehousedevlopment.com, mp001764@gmail.com, denzil.showers@gmail.com,
gary_pack@hotmail.com, eric@ericwelchpainting.com, klanespencer@gmail.com,
barbb.olsen@gmail.com, bettnerj@gmail.com, wjbutcher@gmail.com,
Smrockets22@gmail.com, johno.olsen@gmail.com, Maureen.ellsworth@gmail.com,
graceriedle@gmail.com, erikjoranlien@gmail.com, Pfalk@starkhomes.com, jpcviolin@aol.com,
Brad.Campbell64@gmail.com, wiberley@uic.edu, jaanzelmo@aol.com,
pthompson1@outlook.com, 4busykids@chorus.net, etanderson3@gmail.com,
Georgie_vavra@yahoo.com, sobotik@stanfordalumni.org, anniedemark@gmail.com,
awolfgram@css.edu, tdegen@tds.net, Steve Mason <smason65@gmail.com>,
Ruthnair123@aol.com, catherinesteffel@gmail.com, howell.robert@outlook.com,
sharonsweeney624@gmail.com, Klclancy@yahoo.com, Liz <eamael@gmail.com>,
Home4santanu@gmail.com, njoann40@gmail.com, mikehbridwell@icloud.com,
mafraley0@gmail.com, heather4tune@gmail.com, burkesaris@gmail.com,
Cbreimann@gmail.com, Erica Raeanne <ericaraeanne@icloud.com>, k.grotehirsch@gmail.com,
linda.lew@charter.net, jandrsanna@gmail.com, snebuda@yahoo.com, sadrian04@hotmail.com,
Dballen@wisc.edu, adamgault@mac.com, jjmadera@wisc.edu, KimSantiago@yahoo.com,
sldrake2@gmail.com, sgaeddert@fastmail.com, clyork9@gmail.com, npappas97@gmail.com,

jmoskol@gmail.com, jimschroed@gmail.com, dianarodum@aol.com, Jeff.western@icloud.com, cklinke@cityofmadison.com, esmeyer10@hotmail.com, Kimguib0417@gmail.com, jamievandermeer@gmail.com, fbeach@umich.edu, aairving@gmail.com, aaronkatzfey@gmail.com, kipkircher@gmail.com, Tasewell27@gmail.com, Paul Reith <prodnet@gmail.com>, kjlagos@gmail.com, Bobill@tds.net, nm4hxsh5wf@privaterelay.appleid.com, Greg Bell <tgregbell@tds.net>, toddgebert@yahoo.com, 1000meekers@gmail.com, amukherjee6@wisc.edu, jessica.wartenweiler@gmail.com, michaelonheiber@gmail.com, nyaffe@tpcmadison.com, tillet@wisc.edu, vince@vincsweeney.com, leeannkatzfey@gmail.com, daniel vosberg <djvosberg@yahoo.com>

Subject: ESCALATOR CLAUSE

Dear Neighbors,

I want to make you aware that the Common Council has a scheduled meeting this evening at the City County Building starting at 6:30. At this meeting there is a very important subject that you most likely have not heard anything about. It's not mentioned in Alder Slack's updated blog from Sunday. The subject is "select conditions" referenced in point number 4 in the agenda. If the City Planning Department is allowed to change the language in the Comprehensive Plan it will allow the use of the escalator clause. The escalator clause would allow up to 70 units per acre on the 3.8 acre Pierstorff property or 266 units, and four stories tall. Currently the Comprehensive Plan would potentially allow 30 units per acre or 114 units, and 3 stories tall. This is a substantial increase in density, and construction. I have attached some letters that other neighbors have sent to the Common Council requesting the opportunity to provide input before any language is changed in the Comprehensive Plan. Your presence in person or by letter would be greatly appreciated.

Sincerely,

Shaun T. Sabol

Common Council - November 21, 2023
cityofmadison.com

Matthias, Isaac L

From: Nancy Fonzen <ntfonzen@gmail.com>
Sent: Tuesday, November 21, 2023 4:49 PM
To: All Alders
Subject: Agenda Point Number 4

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Dear Members of the Common Council,

I am writing in regards to the 3.8 property on Old Sauk Road which has a potentially future plan to be developed into high density housing. My husband and I have lived in the Woodland Park neighborhood for 39 years and are familiar with the land. It has been brought to my attention that a change in rezoning is going to be discussed in the Adopting an amendment agenda item.

Words like "in select conditions" and "escalator clause" seem to be very general and a sneaky way to get the go ahead to approve the 180 unit apartment complex. The current plan of allowing 30 units per acre seems more reasonable for this neighborhood.

Please take into consideration what many people have written or commented about and table this language change in the Comprehensive Plan which affects many in the surrounding neighborhoods. The way this is being handled makes me feel quite skeptical that our elected council members really care about their constituents.

Nancy Fonzen

Nancy T. Fonzen

608.836.4501 cell
608.836.4522 home
ntfonzen@gmail.com

Matthias, Isaac L

From: Eileen Goode <eileen@goodesolutions.com>
Sent: Tuesday, November 21, 2023 4:35 PM
To: All Alders
Subject: Old Sauk Development concerns_Eileen Goode

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Dear Alders of the City of Madison,

Thank you for this opportunity to communicate my concerns and issues of transparency, due process, Open Meetings and inclusion.

My name is Eileen Goode. I am a homeowner in the City of Madison.

I oppose the application of the undefined escalator clause. I oppose any action to define the escalator clause without first providing for homeowner and other stakeholder input.

I am asking the Madison City Council to table all action on the “escalator” clause as it applies to property designated Low Medium Residential (LMR) on the Generalized Future Land Use Plan GFLU) in “select conditions” until there is meaningful stakeholder input. There are 3 reasons why the City should table this action.

1. The term “select conditions” used to justify escalating property density is undefined. Because it is undefined, citizens do not know when they face the risk that the density of an LMR property could be escalated. There is no transparency around this clause. Due process is completely lacking.
2. If the term “select conditions” justifying the use of the escalator clause is to be defined, homeowners and other stakeholders must be given the opportunity to participate in this process. Citizen input is absolutely critical whenever the City proposes a huge change in density.
3. Today’s meeting agenda does not include an item that clearly notifies the public that the Council will address any issue involving the escalator clause, therefore, such action would be contrary to the Open Meetings Law.

In closing, the present undefined escalator clause should not be used by the City because it does not give citizens fair notice of the conditions that would justify its application. Consistent with the City’s policy of providing for citizen input, if the term “select conditions” is to be defined, homeowners and stakeholders must be given an opportunity to provide input. Therefore, the City should defer action on this provision and provide for citizen input. This matter should be tabled for however long it takes to give citizens a chance to participate in this important matter.

Eileen Goode
608-438-8906 (cell)

Matthias, Isaac L

From: Mike Z <mjzenz@gmail.com>
Sent: Tuesday, November 21, 2023 4:39 PM
To: All Alders
Subject: Keep density escalator note in Comp Plan (itm 4 Common Council)

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Dear Alders,

I am writing to ask you to retain the LMR density escalator note along arterial streets in particular situations as is in the Comprehensive Plan, or at least keep the version as modified by Plan Commission. The purpose of this note in the Comprehensive Plan is to allow for opportunities of increased density in parts of the city that have already received significant infrastructure investment - arterial streets. These locations are exactly where we should be building more density. Any change to this note would substantially affect opportunities for density in the city, and is not appropriate for an interim update.

The recent proposal advanced by staff would allow neighbors to strip out density opportunities in area plans. It is telling that most advocates of this change are attempting to block a medium-density development in an area with a soon-to-be completed area plan. This is a disingenuous plan to dramatically reduce density at this project (and across the city) rather than an attempt to increase predictability.

Sincerely,
Michael Zenz
2609 Dahle St
District 12