

Matthias, Isaac L

From: Connie Brown <cmbrown710@gmail.com>
Sent: Tuesday, December 5, 2023 12:27 PM
To: All Alders
Subject: Comments for 12/5 Meeting, Item 14, 80281

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

My name is Jeff Brown and my wife Connie and I live at 1 Sauk Woods Ct. We are 100% opposed to a proposed 4-story, 175 unit apartment development at 6610-6706 Old Sauk Rd as presented by Stone House Development in a community meeting on October 24, 2023. We are also opposed to the use of the Escalator Clause in the City of Madison 2018 Comprehensive Plan that could allow up to 70 DU/ac and four stories for this development. We would not be opposed to reasonable lower height and lower density proposals.

Sincerely, Jeff and Connie Brown

Sent from my iPad

Matthias, Isaac L

From: Susan Bruegman <susan.bruegman@att.net>
Sent: Tuesday, December 5, 2023 12:51 PM
To: Plan Commission Comments
Cc: Conklin, Nikki; Mayor; Lynch, Thomas; Stouder, Heather; All Alders; Tao, Yang
Subject: Legistar File Number 81028, Agenda Number 3, Discussion Item Number 9-Sauk Creek Greenway Shared Use Path

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Dear Plan Commission:

I am writing regarding the above matter to be discussed at the Dec. 7 Plan Commission meeting and urge the commission to **remove the Sauk Creek Greenway bikepath from the West Area Plan**. I am against a bike path in the 26-acre heavily wooded (5000+ trees) and narrow Sauk Creek Greenway because:

A. The City and our Alder have ignored significant feedback against a bike path in the Sauk Creek Greenway; therefore we have not had a true engagement process. A bike path was not mentioned, discussed, or shown in any slides at the first four West Area public meetings.

Numerous petitions were obtained and submitted at the Common Council meeting on Nov. 15, 2022-Legistar file 73264-agenda number 1, and new ones will be attached to this agenda item; **27 + objections** were written to the Transportation Commission for its meeting on Aug. 8, 2023, after the neighborhoods first found out a path was shown in the Complete Street Guide while the engagement process was underway Legistar file 79282 agenda item three. The neighborhoods were when it was first introduced on Nov. 2, 2022 Legistar file 74436 agenda number and passed on January 3, 2023 Legistar file 74926 BEFORE the engagement process started in February 2023.

Per the first phase planning survey, **69 other residents had/have concerns about a path** in the Sauk Creek greenway; in addition, **27 residents in the second phase two survey were against a path** compared to 6 who were for a path. Staff said in its memo that they continue to support this feedback. This does **not coincide** with the above numbers or other noted feedback.

B. **The City planners claim that the path goes back 30+ years. THIS IS INCORRECT** because the Park and Open Space plans do not apply to the Sauk Creek greenway, and the 2000 MPO Bike Plan said a Sauk Creek path was listed as **a third priority** given “suitable on-road routes exist”. The 2015 MPO bike report said there is **not a bike gap** in the neighborhood and refers to the following roads that are within 1000+ feet of the greenway: Westfield Road, as primary bike road and High Point Road, a secondary bike road. **Most importantly, this is the root document** that the City then used for other reports (2018 Comprehensive Plan, etc.) and the neighborhood was not notified about it to have its voice heard. The neighborhood first heard about it at the March 2018 City Engineering meeting on the greenway.

C. City staff mentioned in its memo to you for your Dec. 7 meeting that residents' concerns include that the path will cause safety concerns (dangerous), increase crime, lead to losing too many trees, does not connect to anything, negatively impacts wildlife, increase runoff, costs too much to build and maintain, and increases noise and litter. This is all true and these concerns were **summarily dismissed by City staff without substantive**

evidence to the contrary. In addition, the staff **ignores strong environmental concerns** from residents, some of whom are scholars and researchers at the University of Wisconsin-Madison. The other paths that staff mentions are not comparable for several reasons. Those paths did not require cutting down massive numbers of trees to build the paths; the other bike paths were platted before the homeowners acquired their lots; the paths are near commercial uses and not the 90% frontage of homes that abut the Sauk Creek greenway eliminating a buffer to the homes; the other paths are longer than .8 miles etc. The other paths did not cause significant animal displacement such as the coyotes, foxes, owls, deer, and birds that live in the Sauk Creek Greenway.

D. The City is incorporating in the streets “safe” bike paths per its Complete Green Street Guide, and it can avoid a bike path in the Sauk Creek area by using the **nearby High Point Road or Westfield Road**, both of which directly connect to the new BRT stations, Westfield Road, West Town Mall and the future connection across the beltline to Watts Road per WAP street rendering in the Dec. 7 memo. Also, city officials show that a bike path should connect in the Bike Network rendering to connect to High Point Road, just north of the future bike path across the beltline. It makes more sense to use a shared bike path on High Point Road rather than build an expensive bike path on the narrow Sauk Creek Greenway. High Point Road is also shown to connect to the south to a new bike path that will parallel the beltline.

In summary, I am asking that you inform the City West Area planning team to remove a bike path from the West Area Plan, which goes against the **City’s Civic Engagement, Equity and Stewardship Values.**

Respectfully,

Susan Bruegman
313 Sauk Creek Drive
Madison WI 53717
559-999-0287
susan.bruegman@att.net

Matthias, Isaac L

From: Fun to Build <foster07cn@gmail.com>
Sent: Tuesday, December 5, 2023 8:59 AM
To: All Alders
Subject: Comments for 12/5/23 Meeting, Item 14, 80281

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

My name is Gary Foster and my wife Barb and I live at 6506 Old Sauk Rd. We are 100% opposed to a proposed 4-story, 175 unit apartment developmental 6610-6706 Old Sauk Rd as presented by Stone House Development in a community meeting on October 24, 2023. We are also opposed to the use of the Escalator Clause in the City of Madison 2018 Comprehensive Plan that could allow up to 70 DU/ac and four stories for this development. We would not be opposed to reasonable lower height and lower density proposals.

Sincerely, Gary and Barb Foster

Matthias, Isaac L

From: Robert Howell <howell.robert@outlook.com>
Sent: Tuesday, November 21, 2023 4:02 PM
To: council
Subject: Common Council meeting /GLU escalator clause

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I am writing in regards to the agenda item for this meeting regarding the escalator clause and its potential for abuse. Without a good definition of all of the criteria for using it and a plan in writing of how to involve the Community/neighborhood I see the potential for abuse. The potential to block the local residents questioning new development in their back yard vanishes. If the goal of adding additional housing includes taking the voting tax paying public out of the equation the current plan seems to be working fine. The development on Old Sauk Road looks to be a done deal as planned, even with two many units, not enough parking and located on a "listed arterial street" that is really a connector.

Robert Howell
6822 Harvest Hill Road, Madison

Matthias, Isaac L

From: Carol Melitsoff <melitsoff@yahoo.com>
Sent: Wednesday, November 22, 2023 10:11 AM
To: council
Subject: Old Sauk Road apartment project

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

I am writing regarding the proposed project at 6610-6707 Old Sauk Road. A 4-story building at that location would create several problems for neighbors and for automobiles driving on Old Sauk Road.

When you consider the number of cars that would be garaged in an apartment building that size there will certainly be traffic problems as they enter and exit. Additionally, Old Sauk is a two-lane residential street with driveways that will also have cars entering the street. Cars turning left to access their driveways will create backups and traffic jams. It is also the road that many local residents use to access the Beltline and University Avenue. It is unreasonable to think that an influx of that many new residential automobiles will not create major traffic problems for local residents and those who drive down Old Sauk as part of their commutes. Also, please consider how the increased traffic will affect students at Crestwood Elementary School as they cross the street.

These problems could easily be solved by reducing the height of the building to two stories. That would reduce the amount of new traffic by half.

Thank you,

Carol Melitsoff

Matthias, Isaac L

From: Josh Olson <jo.olson03@gmail.com>
Sent: Tuesday, December 5, 2023 7:30 AM
To: Harrington-McKinney, Barbara
Cc: All Alders
Subject: Comprehensive Plan Updates

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

Hi Alder Harrington-McKinney,

I hope you will support the updates to the Comp Plan that were passed by the Plan Commission.

I've been trying to follow Madison local politics for the last 3 years and I learned this summer that we have a system that for the most part restricts whole scale changes to the development environment every 5/10 years. The Comp Plan is updated every 10 years with the GFLU update every 10 years, offset by 5. For a city that is growing as fast as we are, it's vital that we make long term decisions and not be restricted by what seems difficult or out of reach today.

I personally don't think the plan goes far enough to address housing. Too much space is still restricted to very few types of housing. The cities that are seeing increases in affordability are the ones that are opening up supply and legalizing all kinds of homes. I'm optimistic that the changes applying to Regent Street will pass and we can look to upzone more neighborhoods that are severely underdeveloped.

Speaking of which, I also don't agree with how the escalator clause is worded, but I will take it over any further restrictions/added requirements. I know there are Alders who are concerned about the "vagueness" of the ordinance but that's exactly what we need. If we restrict everything, we just create less opportunities to build the housing we need. Housing should be simple, not complex or hard. The simpler the rules, the easier it is to get built. Other cities have done this and been very successful, we don't need to reinvent the wheel.

I support the escalator clause because it does exactly what many Alders said they wanted at the last meeting: increases affordable housing. We heard from the experts that 3-4 story buildings are consistently affordable for many people, especially those in the lower %s of AMI. This city already doesn't have enough Low Medium Residential zoning, but it would be nice to be able to take advantage of the spaces that do have it.

It's been an honor to be able to meet you, talk to you, and hear your passion to try and figure out housing here. I appreciate your efforts to try and form a task force to solve this issue. The answers are right here, in these updates to the Comp Plan and many other suggestions from Staff, other Alders, the Mayor, and citizens. Please vote to support these measures so we can expand the crucial housing we need.

Thank you,
Josh Olson

Matthias, Isaac L

From: Diane Sorensen <dianesorensen1@gmail.com>
Sent: Tuesday, December 5, 2023 11:07 AM
To: All Alders
Subject: Analysis of Select Conditions Factors to be used with LMR escalator
Attachments: Select Conditions Factors Analysis.pages

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

This document is submitted by a team working on behalf of the Friends of Old Sauk, who are District 19 homeowners. We oppose escalating development on two LMR parcels located on Old Sauk Road. We submit that there has to be a careful examination of all relevant facts before the Common Council decides whether or not to allow escalated development on these two LMR parcels. The document provides a roadmap for such an inquiry. Our Alder Kristen Slack will speak in support of the analysis set forth in this document, therefore, at this time we do not plan to register to speak.

Diane Sorensen for
Friends of Old Sauk

This may be a duplicate Comment. I am concerned that a transmittal problem may have resulted in the first Comment not reaching the Council.