

**From:** [Fun to Build](#)  
**To:** [Mayor](#); [Figueroa Cole, Yannette](#); [All Alders](#); [Plan Commission Comments](#)  
**Subject:** Please Post as Public Comments for 82950, 82972, 83477, 82979 and 84123, 6610-6706 Old Sauk Rd  
**Date:** Sunday, June 30, 2024 6:00:23 PM

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Dear Mayor Rhodes-Conway, President Cole and All Alders,

We ask that you reverse your decision as appealed and defer approval of the Stone House Development proposal at 6610-6706 Old Sauk Rd until: a) a Stormwater Plan is approved by City Engineering and b) the City can provide an adequate stormwater infrastructure to accommodate increased storm runoff caused by the Stone House Development project.

Additionally, we find it Unbelievable that the Plan Commission and a developer teamed up in advance and conspired together to radically change the zoning of our neighborhood and prior to any public comment period or neighborhood consideration.

We find it Unbelievable, despite 100% opposition from adjacent property owners and overwhelming public opposition, a decision was made at the 6/10/24 Plan Commission meeting to approve the Stone House Development proposal with zero, let us repeat, zero discussion.

We find it Unbelievable that our recently selected alder used the Plan Commission meeting time to pitch softball questions to both Stone House Development and its engineer, Wyser Engineering when they had previously exceeded their public comment time limit. He did not afford the same luxury to residents who were also cut off when speaking.

We find it Unbelievable at this flood risk location as declared by the City on their Flood Risk Map why Stone House Development choose to start with a large building design and left a small amount of room for a stormwater system, it should be the other way around, first figure out the room needed for a solid performing stormwater design and then design the building. Because Wyser Engineering's stormwater design (revised 5/24/24) does not include spare reserve capacity where flow can be diverted to in an emergency or to perform cleaning maintenance, does not include a water level or water flow monitoring system, is relying on infiltration into soils with subpar percolation rates, does not include confined space entry into the underground infiltration basins for inspection and cleaning and to our knowledge where there are no local confined space vessel cleaning services available, their design will be not be successful and achieve 100% performance, 100% of the time.

We find it Unbelievable that there is no known discussion about modifications to the City's outdated and woefully undersized stormwater sewer system that could accommodate the increased storm runoff caused by the Stone House Development project.

And lastly, we find it Unbelievable that neither the Staff, the Plan Commission or the Common Council is raising any concerns or expressing significant challenges to these issues,

only approving without question.

Sincerely, Gary and Barb Foster  
6506 Old Sauk Rd

**From:** [Kathleen stark](#)  
**To:** [All Alders](#)  
**Subject:** Stone House Development Proposal  
**Date:** Monday, June 24, 2024 5:11:07 PM

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Again we emphasize that 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