

**From:** [Mary Arnold](#)  
**To:** [All Alders](#)  
**Subject:** Support for Housing - Common Council  
**Date:** Sunday, June 16, 2024 8:55:52 PM

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

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Hi Alders,

My name is Mary Arnold and I am a renter in Madison. There are several exciting housing projects being brought forth at the next Common Council meeting I'd like to show my support for.

### **Voit Farm**

This plan is extremely exciting to me because it shows awareness for good development moving forward. The developers have done an excellent job creating a plan that contains a mass amount of housing (potentially over 1000 units!) while also providing access to a new park, and public amenities. As space in Madison is extremely limited it is excellent to see such a well-thought approach to this large plot of land making something that will last, serve the community, and serve Madison as a whole.

### **Eszen Haus**

Of all plans being reviewed at his meeting, this may be the most impressive in its persistence and ingenuity. Seeing the city, developers, and neighbors work together to create something so uniquely Madison and pleasing to the masses is very inspiring and gives me hope that the city is moving towards a development first mindset it so desperately needs. I think the positives of this plan speak for themselves, but I'll still mention my appreciation for the new housing units, the hotel being in a very desirable location, and the thought given to pedestrian and bike friendly spaces. My only complaint is that I hope moving forward the city will do more to encourage development and not get it bogged down in minute details and overly complicated processes that not only slow the growth and projection of the city, but serve as obstacles for smaller developers to build in Madison. I understand the need to make sure the designs will work in the spaces given, but if every proposal takes as long as this one did then there's no chance Madison will be able to accommodate its demand very soon.

### **Whitney Way Rezoning**

If this for some reason isn't passed, then I would ask where else would be better to rezone? Rezoning here is the clear next step as this area has BRT, many jobs, and other amenities all of which will be attractive to developers and allow the city to grow in a controlled manner with minimal impact on the environment. I would also ask the Council to look for other areas of similar profiles for rezoning in the future.

### **Old Sauk Rd**

There has been much talk on this proposal in particular, and most of the complaints come down to either environmental concerns or the character of the neighborhood. I'd like to address

At the Plan Commission one supporter of this plan called the neighbors hypocrites for many of the points they made and while I might not have been so blunt, there are definitely aspects of

that that ring true. Many of those opposed act as though the existing neighborhood simply grew from the dirt the way it is and is the only acceptable way it can be. While they'll raise concerns about stormwater management, tree removal, and car traffic they don't seem to acknowledge that their driveways cover way more land than the proposed development and contribute to stormwater issues, that each house and lawn in the area required the removal of trees and wildlife, and that they contribute to traffic as well every time they drive in it. I would not demand anyone living in the area tear down their house, rip out their driveway, and give up their vehicles because that would be ridiculous. However, those opposed to this plan will demand that nothing deemed "too much" be built in the area because although single family homes are proven to be worse for the environment than denser multifamily housing, they purport that this new development is not in line with their environment-conscientious lifestyle. I do agree that developments should aim to be environmentally friendly as possible, but to deny this development from moving forward for these reasons when the rest of the surrounding area is worse would be ludicrous.

The character of the neighborhood has also come up many times with the argument that this development does not fit in. What is being purported by opposers of this plan is that things can't change because they've been built a way and so anything outside a certain mold is not welcome. I ask the Council to consider what this area (and really all of Madison) looked like 100 years ago, and 100 years before that. Was the character of the neighborhood the same in each situation? Has Madison remained stagnant since its founding? The answer is clearly no, because cities and the neighborhoods that make up those cities are dynamic and evolve to meet the needs of the people living there. The clear current needs of Madison include more housing and preferably more housing along transportation routes. Even then, Stone House's design doesn't seem egregious to me at all. Stone House has compromised with residents to have fewer floors, and has designed the building with front courtyards to prevent it feeling like a long wall. I ask the Council not treat places where people live as a museum and instead support more housing in all of Madison.

Thank you,  
Mary Arnold

**From:** [Timothy Burns](#)  
**To:** [All Alders](#)  
**Subject:** Issues for 6610 - 6706 Old Sauk Rd, Legistar 82950, 82972 and 82979  
**Date:** Thursday, May 30, 2024 11:13:59 AM

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In January of 2022, my wife and I moved to Madison from Monroe after we retired and after finding our forever home at 17 E Spyglass Ct. We looked for quite a while for something we both liked and had to jump on it when we found it. A 1980's house in a nice cul-de-sac in a neighborhood with single family houses, lots of condos, and several apartment buildings. It looked like a nice mix. There was a farm property one lot over from the house which was going to be developed at some time, and we anticipated it would be developed with structures similar to what existed.

We overpaid for the place, which is just what had to be done at the time. We invested in solar (and got taken by SunBadger for a good amount of money in the process) and caught up on a substantial amount of deferred maintenance. We thought it was worthwhile as we would be spending the rest of our lives here.

There is a proposal to allow massive apartment buildings to be built everywhere on the West Side. Zoning changes are proposed (and it appears, already approved in principle) to allow taller building construction and much higher density than what exists in the area.

We are seriously concerned about storm water drainage from this development. Along with several neighbors directly adjacent to the farm, we hired an expert engineer to examine the Stone House storm water plan. He found many serious issues and submitted them to the city and Stone House.

Neighbors tell us that during a 2018 storm, the yards here were inundated with water. I can't imagine how paving over nearly 4 acres of land up hill from our house isn't going to result in that same problem with much smaller precipitation amounts. When the runoff from this project gets to our house, will the city be available to help? Will the developer? I don't believe anyone but us will be dealing with the problem, and we hope our insurance is adequate. Obviously, Climate Change will result in more severe rain.

We were looking for someplace low key and we found that. Finding out we will soon be yards away from a massive development has us concerned. Stone House is planning a building with around 138 units, 3 stories tall. There are apartment buildings in the area, but nothing like this.

It seems that people in this neighborhood are being portrayed as racists because we oppose this development. I'm not exactly sure why this is, but it appears that asking for development consistent with the existing zoning somehow makes us appear to be that. These are planned to be market price apartments. If the allegation is based on affordability in

the area, then it doesn't make sense. They are going to be expensive.

From talking to neighbors and others around here, the allegation of racism simply isn't true. It's a nice political bomb to launch against us for opposing this and makes a good sound bite, because how do you defend against such an allegation?

We don't oppose development. We don't oppose apartments. We do oppose a building this large on this site. There are already numerous apartment buildings in the area. I have heard no one express any problem with those units; they are part of our existing neighborhood. It seems that the city, including our own alder, are uninterested in engaging the neighborhood to see what the issues are and we are reduced to trying to express complex issues through emails. We are not afraid of rental units nor declining property values as portrayed by our appointed District 19 Alder and in the local news.

If you would like to visit us to talk about our concerns and to look at the site and the area, please feel free to email me and we will make some time to meet. I'm sure others in the area would also take advantage of actually talking to the decision makers in person.

Timothy Burns  
Beth Robinson  
17 E Spyglass Ct  
Madison

**From:** [Debi Forrestal](#)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#); [Parks, Timothy](#); [All Alders](#)  
**Subject:** Old Sauk Road: Demo Permit - 6610-6706 Old Sauk Rd, 82950/Cond Use - 6610 - 6706 Old Sauk Rd, 82972/CSM - 6610-6706 Old Sauk Rd, 82979  
**Date:** Tuesday, May 7, 2024 5:35:49 PM

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I am opposed to the Old Sauk Road Project as presented. Specifically object to approval of the following:

-Demo Permit - (82950) - Opposing 6610-6706 Old Sauk Rd (District 19): Consideration of a demolition permit to demolish two single-family residences and a 2 two family residence.

-Cond Use - (82972) - Opposing Consideration of the conditional use in the (Proposed) Traditional Residential Urban 2 (TR-U2 for a multi-family greater than 60 units and the consideration of a conditional use in the TR-U2 District for outdoor recreational to allow the construction of a 3-story, 138 unit apartment building with the accessory of a pool.

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

I am 100% opposed to the project as presented as it creates many negative impacts to my home directly adjacent to the facility. The footprint of this proposal is too large for the property. Watershed and flooding issues are a primary concern as well as 24/7 lights and noise from the property. Shadowing of my property blocking the sun and sky from my property is also a large concern.

Deborah Forrestal  
21 Saint Andrews Circle  
Madison, WI 53717  
608/338-775  
Gallery@chorus.net

Sent from my iPad

**From:** [Carrie Grahn](#)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#); [Parks, Timothy](#); [All Alders](#)  
**Subject:** Fw: Old Sauk Road: Demo Permit - 6610-6706 Old Sauk Rd, 82950 / Cond Use - 6610-6706 Old Sauk Rd, 82972 / CSM - 6610-6706 Old Sauk Rd, 82979  
**Date:** Tuesday, May 7, 2024 2:45:54 PM

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I am opposed to the Old Sauk Road Project as presented. Specifically object to approval of the following:

> Demo Permit - [6610-6706 Old Sauk Rd](#), 82950 - Opposing [6610-6706 Old Sauk Rd](#)(District19): Consideration of a demolition permit to demolish two single-family residences and a 2 two family residence.

> Cond Use - [6610-6706 Old Sauk Rd](#), 82972 - Opposing Consideration of the conditional use in the [Proposed] Traditional Residential Urban 2(TR-U2 for a multi-family greater than 60 units and the consideration of a conditional use in the TR-U2 District for outdoor recreation all to allow the construction of a 3- story, 138 unit apartment building with the accessory of a pool.

> CSM - [6610-6706 Old Sauk Rd](#), 82979 - Oppose Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at [6610-6706 Old Sauk Rd](#)(District 19).

I am 100% opposed to the project as presented” as it creates many negative impacts to my home directly adjacent to the facility. The footprint of this proposal to too large for the property. Watershed and flooding issues are a primary concern as well as 24/7 lights and noise from the property with headlights shining directly into my bedroom.

Carrie Grahn  
[22 Saint Andrews Circle](#)  
[Madison, WI 53717](#)  
608-438-3455

**From:** [Sue Hunt](#)  
**To:** [All Alders](#)  
**Subject:** Balance the Budget  
**Date:** Tuesday, May 21, 2024 10:03:19 AM

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Please cut unnecessary positions and ineffective programs to balance our budget.

Please stop development at any cost. And please listen to neighborhood concerns including stopping housing on Old Sauk Road to a density inappropriate for the location.

Sue Hunt

**From:** [Mark Alan Kraft](#)  
**To:** [All Alders](#)  
**Cc:** [Old Sauk](#)  
**Subject:** Proposed Rezoning - Old Sauk Road proposed development  
**Date:** Tuesday, May 21, 2024 8:15:08 AM

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I am expressing herewith my concerns relative to the **rezoning** request to accommodate the proposed “**stone house**” development on Old Sauk Rd.

Specifically;

The character, design, scale, diversity and density of the proposed development is not consistent with, or compatible with the neighborhoods contiguous to the site.

Additionally, the traffic pattern serving the proposed development serves to effectively create a barrier between the development and adjacent properties to the north and east.

I also find it interesting that the developer’s submission does not include any images of properties contiguous to the site.

Thank you for reviewing my concerns!  
Mark Alan Kraft AIA, Retired

**Mark Alan Kraft**  
23 Stonefield Ter  
Madison, WI 53717

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**An apology is a good way to have the last word!**

**58,271 - 1,160**





The engineer's approach of using volumetric distribution controls is not realistic because the basin area is too small to accommodate the system proposed. I would be very surprised if the City engineers would be supportive of such an approach on this property.

**-North Watershed Areas**

The developer states they are discharging water to the north and east similar to existing conditions. This is not correct, as snow in the winter months will be plowed/placed along the fence on the north, in the Dog Park area on the north east and the Stormwater detention area on the north west. Because the soil in these areas is sand, the melt off will result in high water flow and hydrostatic water pressure through the sand; resulting in flooding of basements for properties on Saint Andrews Circle, Torrey Pines Court and Sauk Woods Court. With the spring rains and melting snow, basements in the area have water issues. This also occurs with heavy rain, such as the 500-year rainfall event in 2018 that caused excess flooding in the area. One unique example is with heavy rains and snow melt on the higher elevation of the proposed development property, where water flows through the sandy soil percolating up through the floor of a parking area of a nearby apartment building. As the soil is sand, water runs through the soil almost as quickly as it does overground. The developer needs to confine all rain and snow event stormwater on the development site. The developer's statement that they are maintaining a similar runoff as existing is not factual, instead they are actually creating a flooding situation for neighbors surrounding the development. The developer needs to maintain all storm events, water and snow, on areas that do not negatively impact their neighbors.

**-North West Stormwater Basin**

The North West Stormwater Detention Basin is also of major concern. With the snow melt and spring rain or a heavy rain and the basin filling up, hydrostatic water pressure flowing through the sandy soil will flood existing homeowners' basements and lower levels on Torrey Pines Court, Saint Andrews Circle as well as Spyglass Court. I mentioned this in my earlier comments on the October SH Proposal but these comments were not addressed. If water is going to be held on site in this area, an additional subsurface stormwater basin will need to be considered in lieu of the Stormwater Detention Basin.

**-Primary Stormwater Detention Basin**

The Primary Stormwater Detention Basin to the west is of major concern. It is surprising that it is not a Retention Basin. I believe by ordinance, (Chapter 37 – Stormwater Management – Municode Library), it must be. In the event of a major rain event (greater than 200-year event) when the basin fills up, where does the stormwater go? It appears the stormwater works its way on the surface to Spyglass Court flowing over adjacent properties. This stormwater, complicated by the City's current watershed issues in this area and combined with a 500-year flood event, will significantly impact those home owners on Spyglass Court. When Subsurface Basins are full, typically there is a release of stormwater into a city owned stormwater system, this is not the case here. This proposal, if approved will flood adjacent homes and properties.

I am surprised the Engineer on Record for this project is not solving the entire Watershed issue within this project. A workable solution would be for the detention/retention basin to overflow into the to the City's existing stormwater systems on both Old Sauk Road and Spyglass Court, a realistic and appropriate design for stormwater control for this property.

This is the ethical design for the engineer to do. The current watershed basin design proposal does not protect adjacent homeowners. Registered Professional Engineers have an ethical responsibility to all entities related to a project, and as a result are required to take many hours of ethics training.

**-North Underground Basins**

The construction of the basin along the north fence is also of major concern. As the soil in that area is sand, standard excavation is not possible as the sand will collapse back into the excavation. How are the basins going to be constructed? It appears sheet piling is going to have to be driven along the total length of the basin to hold back the sand, in order to be able to construct the basins. Standard backfill excavation is not appropriate for this basin placement. If piling is used, both my home and property will be damaged: piling location is about 15'-20' from my 7' high stone wall and about 30'-40' from my house. The installation of piling will displace the stone wall and potentially cause structural damage to my home.

**-Watershed Summary**

The developer needs to reassess the watershed strategy for this proposed development as the current proposal has many issues and concerns. The Watershed Plan needs to be constructed connecting into the City's existing Stormwater System; the Northwest Detention Basins will flood neighbors' basements; the Underground Basins will be a difficult installation, if not impossible to construct in the sandy soils; and the West Detention Area must be a retention basin with connection into the City's stormwater system. Most importantly, the Watershed System must be designed and constructed in an ethical and responsible manner to protect the residents of this community. It's the engineer's, developer's and City's responsibility to do so.

Jeffrey L. Western, PE, SE

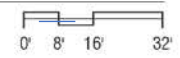


Slow Down Satya!  
vimeo.com



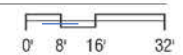
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- ROOF 133'-0"
- THIRD FLOOR 122'-4"
- SECOND FLOOR 111'-2"
- FIRST FLOOR 100'-0"
- PARKING LEVEL 88'-0"

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





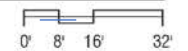
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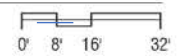
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- ROOF 133'-8"
- THIRD FLOOR 122'-4"
- SECOND FLOOR 111'-2"
- FIRST FLOOR 100'-0"
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2 SOUTH ELEVATION  
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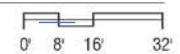
2 SOUTH ELEVATION  
A201 1/16" = 1'-0"





- HIGH ROOF 136' - 2"
- ROOF 133' - 8"
- THIRD FLOOR 122' - 4"
- SECOND FLOOR 111' - 2"
- FIRST FLOOR 100' - 0"
- PARKING LEVEL 89' - 0"

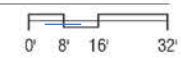
2 SOUTH ELEVATION  
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- HIGH ROOF 136' - 2"
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- FIRST FLOOR 100' - 0"
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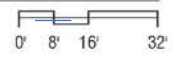
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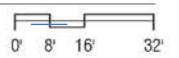


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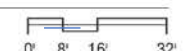
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- PARKING LEVEL 89' - 0"

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1/16" = 1'-0"



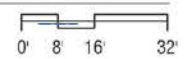


2 SOUTH ELEVATION  
A201  
1/16" = 1'-0"





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



## Matthias, Isaac L

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**From:** Grace Kwon <gskwon22@gmail.com>  
**Sent:** Saturday, May 18, 2024 9:24 PM  
**To:** Wehelie, Nasra H; Rummel, Marsha; Knox Jr., Isadore; All Alders  
**Subject:** Traffic/Parking Issues for 6610 - 6706 Old Sauk Rd, Legistar 82950, 82972 and 82979, Please Post to Public Comments To All 3 Locations

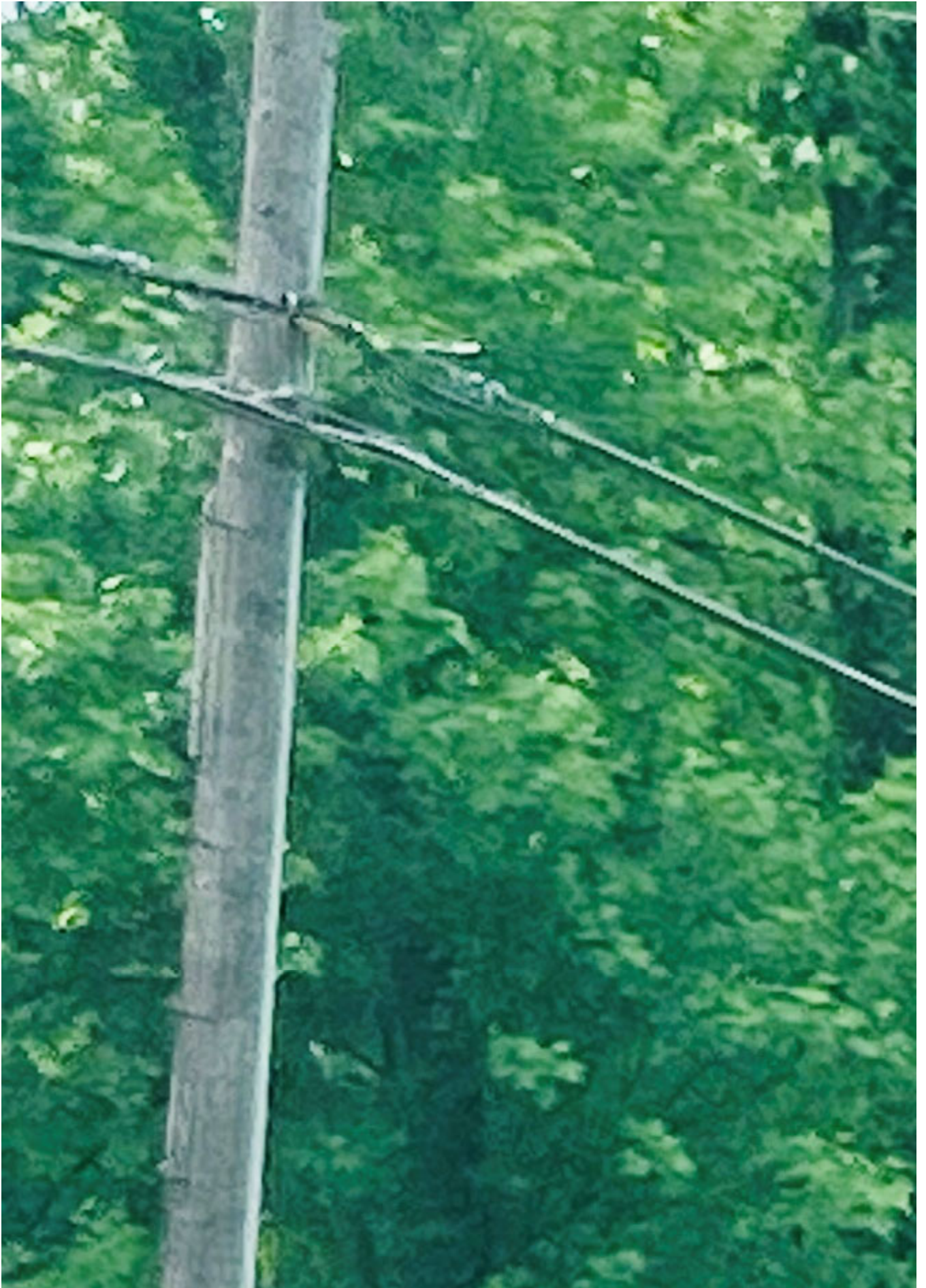
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**From:** Grace Kwon <gskwon22@gmail.com>  
**Date:** May 18, 2024 at 9:15:24 PM CDT  
**To:** ledell.zellers@gmail.com, pccomments@cityofmadison.com, BFruhling@cityofmadison.com, Timothy Parks <tparks@cityofmadison.com>, lhorvath@cityofmadison.com, mayor@cityofmadison.com, streets@cityofmadison.com, Traffic@cityofmadison.com, parking@cityofmadison.com, parks@cityofmadison.com, Council@cityofmadison.com, district1@cityofmadison.com, district2@cityofmadison.com, district3@cityofmadison.com, district4@cityofmadison.com, district5@cityofmadison.com, district6@cityofmadison.com, district7@cityofmadison.com, district8@cityofmadison.com, district9@cityofmadison.com, District11@cityofmadison.com, district12@cityofmadison.com, district13@cityofmadison.com, district14@cityofmadison.com, district15@cityofmadison.com, district16@cityofmadison.com, district17@cityofmadison.com, district18@cityofmadison.com, district19@cityofmadison.com, district20@cityofmadison.com, hstouder@cityofmadison.com, planning@cityofmadison.com  
**Subject:** Traffic/parking Issues for 6610 - 6706 Old Sauk Rd, Legistar 82950, 82972 and 82979, Please Post to Public Comments To All 3 Locations

Dear City of Madison,

Please see these traffic/parking photos today, Saturday, May 18th between the hours of 10am and 1pm on Old Sauk Rd(OSR) starting from Old Middleton Rd to Gammon Rd overflowing to the side streets, San Juan Trail, Sauk Ridge Trail, Blue Ridge Trail, Pebblebeach Dr, and Everglade Dr due to 2 events- Pierstoff auction and Crestwood elementary event.



Now imagine the traffic congestion during rush hour and school drop-offs 3x a day if Old Sauk Rd is lined with hundreds of parked cars from the proposed Stone House development and other future high density projects seeking to build on the OSR.

I oppose the proposed Stone House 138 Unit Apartment complex at 6610 - 6706 Old Sauk Rd for several reasons, including the potential increase in street parking and associated safety concerns for Old Sauk Rd and surrounding neighborhoods.

At the 3/13/24 Proposal Meeting, it was stated that renters would have to pay extra for parking spaces, leading to potential overflow onto the OSR and the side streets(Photo 1).



Similarly, San Juan Trail just across from the proposed project(Photo 2) would only allow one car to pass due to parked vehicles on both sides.





This could significantly narrow Old Sauk Rd, impacting visibility, its traffic flow and safety for buses, bicycles and cars. (Photo 3).



In the winter there is no alternative side parking on the OSR. Presently, that has never been an issue as there are very few occasions when cars park on-street overnight. Now, if you have persistent overnight parking, especially going into/through the winter that will cause its own “bottleneck” to road clearance and traffic. How will snow maintenance will cope with this case?

We urge city officials and all involved parties to carefully reconsider if this proposal is the right fit for this neighborhood.

Our goal is not opposition but rather to find a mutually beneficial solution that respects our community and safeguards its future.

Sincerely,  
Grace Kwon  
District 19

**From:** [jan.lehman7795@gmail.com](mailto:jan.lehman7795@gmail.com)  
**To:** [Guequierre, John](#); [Plan Commission Comments](#); [Parks, Timothy](#); [All Alders](#)  
**Subject:** Old Sauk Road: Demo Permit - 6610-6706 Old Sauk Road, 82950/cond Use - 6610-6706 Old Sauk Rd, 82972/CSM-6610-6706 Old Sauk Rd, 82979  
**Date:** Tuesday, May 7, 2024 2:45:18 PM

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We are opposed to the Old Sauk Road Project as presented. Specifically we object to approval of the following:

Demo Permit - 6610-6706 Old Sauk Road (District 19): Consideration of a demolition permit to demolish two single-family residences and a 2-family residence.

> Cond Use - 6610-6706 Old Sauk Rd, 82972 - Opposing Consideration of the conditional use in the [Proposed] Traditional Residential Urban 2(TR-U2 for a multi-family greater than 60 units and the consideration of a conditional use in the TR-U2 District for outdoor recreation all to allow the construction of a 3- story, 138 unit apartment building with the accessory of a pool.

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

I am 100% opposed to the project as presented as it creates many negative impacts to my home which is adjacent to the facility. The footprint of this proposal is too large for the property. Watershed and flooding issues are a primary concern as well as 24/7 lights and noise from the property. Increased traffic on Old Sauk Road and limited access to the property from the street are issues as well.

Jan and Ernest Lehman  
10 Saint Andrews Circle  
Madison, WI 53717  
608-831-2682

Sent from my iPhone

**From:** [jan.lehman7795@gmail.com](mailto:jan.lehman7795@gmail.com)  
**To:** [All Alders](#); [Plan Commission Comments](#); [Parks, Timothy](#); [Guequierre, John](#)  
**Subject:** Old Sauk Road: Demo Permit - 6610-6706 Old Sauk Road, 82950/cond Use - 6610-6706 Old Sauk Rd, 82972/CSM-6610-6706 Old Sauk Rd, 82979  
**Date:** Saturday, May 25, 2024 4:16:29 PM

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Please note our objections to this proposed project.

We are 100% opposed to the project as presented as it creates many negative impacts to our home which is adjacent to the facility. The footprint of this proposal is too large for the property.

Watershed and flooding issues are a primary concern as well as 24/7 lights and noise from the property. Increased traffic on Old Sauk Road and limited access to the property from the street are issues as well. With recent storms and rain, our sump pumps are working overtime.

The water issues created by this project will only increase our concerns for where storm runoff will collect or travel. (Most likely in our basements and yards!) Current zoning is adequate for development of the property versus changing zoning to meet the needs of a building that will be too large and an eyesore to our lovely neighborhood.

Jan and Ernest Lehman  
10 Saint Andrews Circle  
Madison, WI 53717  
608-831-2682

Sent from my iPad

**From:** [Ann MacGuidwin](#)  
**To:** [Guequierre, John](#); [All Alders](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [Parks, Timothy](#); [hstrouder@cityofmadison.com](mailto:hstrouder@cityofmadison.com)  
**Subject:** Stone House Development on Old Sauk Rd / file# 82972  
**Date:** Wednesday, May 29, 2024 12:32:33 PM

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

**Rezoning the property to SR-V2 is more appropriate** as multi-family housing on Old Sauk Rd is already zoned to this district and it is considered low-to-moderate density which is consistent with the West Area Plan.

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.

### **Most important, green space acts as a biofilter for storm water 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.

Please rule for SR-V2 zoning - multi-family housing with less environmental impact than TR-U2!

Ann MacGuidwin  
106 Blue Ridge Pkwy

**From:** [Julie](#)  
**To:** [ppcomments@cityofmadison.com](mailto:ppcomments@cityofmadison.com); [district19@cityofmadison.com](mailto:district19@cityofmadison.com); All Alders  
**Subject:** Objection to Old Sauk Road Development  
**Date:** Tuesday, May 7, 2024 2:57:19 PM

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Alders and City of Madison:

I object to the development of the property located at 6610-6706 Old Sauk Road. I oppose the request for a conditional use permit, survey map and demo permit. The proposed development does not fit with the surrounding neighborhood and will cause problems with increased traffic, noise and light pollution and potential flooding at surrounding properties. Old Sauk Road is not adequate for the increased traffic that this development will bring and there is little to no way to solve the problem. Has the city or the developer done any studies on the impact this development will have on the above? I'm guessing not. Please do not allow this to happen!

Respectfully,  
Julie A. Nettum  
14 Stonefield Terrace  
Madison, WI 53717  
Sent from my iPad



**From:** [Green, Rebecca](#)  
**To:** [All Alders](#); [Matthias, Isaac L](#)  
**Subject:** Opposition to June 18th Agenda Items 13 & 49 - Project Proposal for 6610-6706 Old Sauk Road  
**Date:** Friday, June 14, 2024 1:15:39 PM  
**Attachments:** [20240604 Petition.pdf](#)  
[20231200 Petition.pdf](#)

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Dear Common Council,

I am writing to voice my strong opposition to Stone House's project proposal for 6610-6705 Old Sauk Road. My comments pertain to your June 18th agenda items 13 and 49 and to Legistar Nos. 82950, 82972, 82979 and 83477. My family has owned a home across from the property for 44 years and thus has deep roots in the neighborhood and throughout the community.

The vast majority of District 19 residents have come out in strong opposition to the Stone House proposal. They filed two separate petitions opposing the development with 259 and 261 signatures each (see attached). For the Planning Commission's June 10th meeting, the vast majority of District 19 residents (93%) voted against all agenda items related to Stone House's proposal (420 opposition votes, only 30 support votes).

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.

- **Any Rezoning Needs to be Consistent with the Neighborhood.** Rezoning to accommodate the massive structure that Stone House is proposing is completely inappropriate and inconsistent with the neighborhood, bringing unacceptable traffic and noise levels. More appropriately, residents ARE in favor of smaller density, multiple owner and rental properties that accommodate the "Missing Middle" and better fit into the character of this residential family-oriented neighborhood (e.g., condos, townhouses, duplexes, triplexes, and row housing). For example, residents did not oppose the nearby Settler's Woods apartments and other condos and duplexes on Old Sauk. Stone House's comparison to Yorktown Estates is completely inappropriate because it is over a mile away. Note that other developers could build the type of housing that's more appropriate to the neighborhood.
- **Stone House's Proposal is Extremely Oversized** in comparison to surrounding houses in the neighborhood, with its proposed 3-story, 138-unit rental apartment structure at approximately 425' long - it is a single mass that is notably longer than a football field. It also includes recreational facilities, a pool, parking lots, etc. The Planning Commission's own Staff Report acknowledges that "the scale and mass of the proposed building will be unlike any other residential building in the surrounding area". The proposal completely bypassed any consideration of smaller buildings and went straight for a totally unacceptable, very large complex.
- **A Completely Uncharacteristic Architectural Style** is proposed in the plan in comparison to the surrounding homes in the neighborhood. 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. The Planning Commission's own Staff Report said they could have referred the plans to the City's Urban Design Commission to determine whether the plan is aesthetically acceptable, but the Planning Commission simply chose not to.

- **Major Stormwater Issues** are created by the proposed development by the massive amount of proposed concrete which would cover what is currently largely permeable, vegetated soil. Notably, the Stone House proposal requires access to another owner's easement, which they do not have, in order for their stormwater plan to work. 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. Properties directly to the north already have sump pumps that run regularly. Climate change is causing and forecast to cause ever greater storm and rainfall events. Today the site is 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.
- **Major Traffic and Safety Issues** would be created by the proposed type of high-density apartments, with their excessively large # of new residents and vehicular traffic. The Planning Commission's own Staff Report indicates that "the property is located in an area of the City that does not have neighborhood-serving commercial businesses within reasonable walking distance". Old Sauk Rd is only a two lane, minor arterial road. It is not a Principal arterial, not on or close to the BRT, not in the Regional Corridor and Growth Priority Area and not in the Preferred Transit Oriented Development Area. This is a suburban residential area and there are no amenities close by. Thus, the hundreds of apartment residents and their visitors would be forced to drive vehicles, in addition to delivery services (e.g., Amazon, FedEx), all of which would significantly add to traffic, safety, and noise problems.
- **Proposed Recreational Facilities Present Major Nuisance and Drainage Issues** with the swimming pool, bocce court, 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 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 well-being of the surrounding neighborhood, as the property is currently largely wooded, quiet, and peaceful. The recreational facility being proposed is an added complication and is not common to 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. Properties that are already paved, or otherwise significantly disturbed, would be much better candidates for the proposed development.

- **Negative Impacts on Health and Well-Being** of the 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 well-being of the neighborhood.

Please actively listen to the residents who are in opposition to this proposal. We are longtime 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

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 Grahn	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 Grahn	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 McMahan	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 Wodzynski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmann	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

# 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 Dullum	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, WI53717	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 sauk 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 Holzmann	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 Slotten	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



**From:** [Diane Sorensen](#)  
**To:** [Mayor](#); [All Alders](#)  
**Subject:** Appeal of Conditional Use approval for project at 6610 -6706 Old Sauk Road.  
**Date:** Sunday, June 23, 2024 9:57:59 AM  
**Attachments:** [Erroneous Conditional Use Decision. .pdf](#)  
[Opposition - Stone House Dev 6610-6706 Old Sauk Rd \(Mike & Lynn Green\).pdf](#)

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

Dear Mayor and Council Members,

Attached please find my letter in support of the Appeal of the Conditional Use approval for the Stone House Development project for the above parcels. I am also attaching an earlier letter from Michael and Lynn Green because it contains additional photographic evidence that the conditional use was erroneously approved.

Please add these letters to Legistar File No. 82972 and link to related files, No. I 82950, 82979 and 83774.

Thank you for your careful reconsideration of the evidence and my arguments.

Sincerely,  
Diane Sorensen

Dear Mayor Rhodes-Conway and Madison Alders,

I am one of the parties appealing the Plan Commission's approval of a conditional use permit to the Stone House Development for a 3 story, 138 unit apartment complex at 6610 - 6706 Old Sauk Road. I write in support of the appeal and ask that my comments and argument be filled in Legistar Files No. 82950, 82972, 82979 and 83477.

## **THE CONDITIONAL USE STANDARDS ARE NOT MET.**

As shown below, conditional use standards 1, 3, 5 and 8 are not 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 .... drainage ....have been or are being provided.**

The project brings numerous problems in its wake, but by far the most serious is the threat of flooding. The staff report slides right over the serious storm water flooding threat posed by this excessively large development and its inadequate, untested storm water 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 either 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."*

Because of the flood threat created and not remedied by this development, standards 1 and 5 are not met. The Plan Commission decision to the contrary is arbitrary and capricious.

### **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. No doubt the medical community would listen. Our city politicians should too.

To state the obvious, each of the 279 co-petitioners opposes the development because the development it impairs/diminishes his or her use and enjoyment of his or her property. Indeed, these residents feel such a degree of harm that they are petitioning their government for relief. The losses of the co-petitioners are foreseeable; in fact, they are described in detail in the many letters opposing this development. I won't attempt to recap all of the damage described in the letters, which include personal stories and personal angst. They speak for themselves. They speak about the shared losses that a too-big development causes: the loss of neighborhood cohesion, safety, peace, order, beauty and respite, and the unique additional losses for a smaller group, including flooding and invasion of privacy.

The Plan Commission's finding that this standard was met is infuriating. How dare Commissioner Solheim toss out the statements of 279 residents as though we are idiots! How dare the Plan Commission ignore our many authentic and individualized descriptions of lost and impaired uses, values and enjoyment and substitute its pre-ordained, density-driven finding that there is no loss! This is a prime example of the city refusing to listen to its residents.

PLEASE READ THE LETTERS IN LEGISTAR FILE NO. 82972.

Speaking for myself, I want to add that I don't want to live on East Washington Avenue or in any other high density area. I live here for the lower volume, slower pace and greater, greener space. The proposed apartment complex impairs that too. Yes, it is a privilege to live here with space and green and ease 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.

The Plan Commission's finding that Standard 3 is not met is contrary to fact.. The conditional use approval must be reversed.

**8. .. When applying these standards to any new construction of a building .... The Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose in the zoning code.....**

The Plan Commission conveniently skipped over this standard and for good reason: the proposed development is incompatible with the character of the area. Even the staff report concedes that "**the building is unlike any other residential building in the surrounding area.**" The staff report then turns to the fact that "efforts have been made to limit the differences in scale". With all due respect to this novel argument, you can't put a quart into a pint jar. It does not fit. It will not work. It makes a mess. And that's the result here.

This monstrous building does not belong in this neighborhood. It looks much like another institution designed by the same architectural firm (Law, Law & Potter) - the Lake View Sanitorium, except that the Lake View Sanitorium is a much smaller building on a much larger parcel (48 acres), making the building to grounds setting more aesthetically pleasing and balanced. There is no comparable forested hilltop setting for the Stone House apartment complex - instead its close-up, in-your-face like the neighborhood bully.

### Stone House Development.



### Lake View Sanitorium.



I could go on and on. There's the lack of set back from Old Sauk Road, the loss of trees and other vegetation, the monstrous 425 foot spread, the complete lack of any warmth or welcome, but it will make no difference if the Council refuses to acknowledge the elephant in the room. This apartment complex is the elephant in the room. It's the elephant in the neighborhood. . If you do open your eyes and your minds, you will see that. .Once seen, it cannot be unseen and you must recognize that the proposed

apartment complex does not meet the standard 8 requirement that it creates and atmosphere of sustained aesthetic desirability compatible with the surrounding area.\*. For this reason, too, the Plan Commission's approval of a conditional use is an error.

In conclusion, the Plan Commission erred granting approving this conditional use. The Common Council must reverse this decision.

Thank you for your careful consideration of my views.

Diane Sorensen

\*. (For additional evidence of the incompatibility of this development with other structures in the area, see the photographs attached to the Opposition Paper filed by Mike and Lynn Green on June 5, 2024, which I have attached to my cover email for your convenience.)

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 polices should reflect, and give substantial weight to, these ongoing studies in lieu of maximizing apartment construction (present form of densification).

#### References

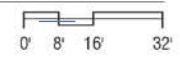
- [1a] March 8, 2024 [Fanlund, Cap Times] [“City hall is taking aim at Madison homeowners' neighborhoods”](#)
- [1b] March 16, 2024 [Soglin, Cap Times] [“Madison zoning plan stinks, and so does its implementation”](#)
- [1c] March 25, 2024 [Fanlund, Cap Times] [“Does zoning furor suggest Madison is becoming 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”](#)





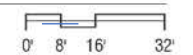
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- ROOF 133'-0"
- THIRD FLOOR 122'-4"
- SECOND FLOOR 111'-2"
- FIRST FLOOR 100'-0"
- PARKING LEVEL 88'-0"

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





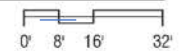
2 SOUTH ELEVATION  
A201 1/16" = 1'-0"





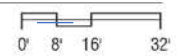
—	HIGH ROOF	136'-2"
—	ROOF	133'-8"
—	THIRD FLOOR	122'-4"
—	SECOND FLOOR	111'-2"
—	FIRST FLOOR	100'-0"
—	PARKING LEVEL	89'-0"

2 SOUTH ELEVATION  
A201 1/18" = 1'-0"



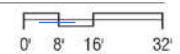


2 SOUTH ELEVATION  
A201 1/16" = 1'-0"





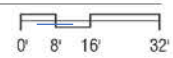
2 SOUTH ELEVATION  
A201 1/16" = 1'-0"





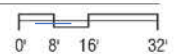
- HIGH ROOF 136' - 2"
- ROOF 133' - 6"
- THIRD FLOOR 122' - 4"
- SECOND FLOOR 111' - 2"
- FIRST FLOOR 100' - 0"
- PARKING LEVEL 89' - 0"

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





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

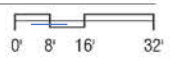


# Wyndemere Condominiums



- HIGH ROOF 136' - 2"
- ROOF 133' - 0"
- THIRD FLOOR 122' - 4"
- SECOND FLOOR 111' - 2"
- FIRST FLOOR 100' - 0"
- PARKING LEVEL 89' - 0"

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





# Wyndemere Condominiums

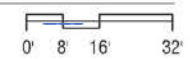


2 SOUTH ELEVATION  
1/16" = 1'-0"





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



**From:** [FMS](#)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [All Alders](#); [Planning](#); [Parks, Timothy](#); [hstrouder@cityofmadison.com](mailto:hstrouder@cityofmadison.com)  
**Subject:** Opposition to Stone House Development project at 6610-6706 Old Sauk Road (Legistar Nos. 82950, 82972, 82979)  
**Date:** Monday, May 27, 2024 11:02:29 AM

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To Plan Commission Chair Zellers and Alder Guequierre:

I am writing in opposition to the proposed demolition permit, conditional use and Certified Survey Map associated with the Stone House Development project at 6610 – 6706 Old Sauk Road.

The size and density of the project is inappropriate for this location.

The proposed multi-story structure would tower over the surrounding mature, stable neighborhood.

Adjoining and nearby residents who have invested in and maintained their homes for decades in a sought-after low-density setting would now be faced with increased traffic, noise and disruption from an incongruous, high-density apartment complex.

A preferred proposal for this location would retain the current wooded condition and history of the farm as green space.

If new construction is inevitable, then a far better land use example can be found just a block away – the lower-impact development at Sauk Woods Court.

I request that the City Plan Commission and the Common Council reject the current proposal in favor of a project that is consistent with the prevailing residential density of the neighborhood.

Thank you.

**Frederick M. Swed, Jr., P.E.**  
6313 Appalachian Way  
Madison, WI 53705

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

**From:** [jwestern@chorus.net](mailto:jwestern@chorus.net)  
**To:** [Plan Commission Comments](#); [Guequierre, John](#); [Parks, Timothy](#); [All Alders](#)  
**Subject:** Old Sauk Road: Demo Permit - 6610-6706 Old Sauk Rd, 82950 / Cond Use - 6610-6706 Old Sauk Rd, 82972 / CSM - 6610-6706 Old Sauk Rd, 82979  
**Date:** Tuesday, May 7, 2024 12:35:50 PM

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I am opposed to the Old Sauk Road Project as presented. Specifically object to approval of the following:

> Demo Permit - 6610-6706 Old Sauk Rd, 82950 - Opposing 6610-6706 Old Sauk Rd(District19): Consideration of a demolition permit to demolish two single-family residences and a 2 two family residence.

> Cond Use - 6610-6706 Old Sauk Rd, 82972 - Opposing Consideration of the conditional use in the [Proposed] Traditional Residential Urban 2(TR-U2 for a multi-family greater than 60 units and the consideration of a conditional use in the TR-U2 District for outdoor recreation all to allow the construction of a 3- story, 138 unit apartment building with the accessory of a pool.

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

I am 100% opposed to the project as presented” as it creates many negative impacts to my home directly adjacent to the facility. The footprint of this proposal to too large for the property. Watershed and flooding issues are a primary concern as well as 24/7 lights and noise from the property with headlights shining directly into my bedroom. Shadowing of my property blocking the sun and sky from my property.

Jeff Western  
25 Saint Andrews Circle  
Madison, WI 53717  
608-692-8414  
[jwestern@chorus.net](mailto:jwestern@chorus.net)

**From:** [Olivia Williams](#)  
**To:** [All Alders](#)  
**Subject:** Support Tiny House Village, Voit, and Old Sauk Rd Tuesday  
**Date:** Friday, June 14, 2024 2:53:15 PM

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Some people who received this message don't often get email from [olivia@maclt.org](mailto:olivia@maclt.org). [Learn why this is important](#)

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Dear Alders,

There are several decisions at the next Common Council meeting on Tuesday that will support the development of affordable housing and I urge you to support all of them. I wear a few different hats in regard to these proposals - as a neighbor to two of them, an Executive Director for Madison Area Community Land Trust, and a general supporter of affordable housing in all forms.

I support the zoning changes that would allow a new Tiny House Village on Stoughton Road. As an ED of a fellow affordable housing nonprofit, I applaud the work of Occupy Madison, and I see them as being very successful at achieving their mission. One of the biggest hurdles of affordable housing development work is finding suitable and affordable sites for a project. The site is a great location for this project-- it is located in a residential area near a bike bridge over Stoughton Road (in fact, the lot is just across Stoughton from my own home), on a lot big enough for a multifaceted facility to support the residents. I am in strong support of this project.

I also support the zoning and platting needed to develop the Voit property. 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, however, like to see the Council and staff re-commit to planning for the Chicago Ave crossing as a bike-only bridge over the creek, and to commit to never build an expensive car bridge at this crossing. There is a lot of value in connectivity between places - for people, pedestrians, and people traveling on bike and wheelchair, but seeing this connectivity in a car-centric light is misguided. Our streets are in fact safer for pedestrians, people on bikes, and people with other mobility devices when we reduce car traffic where it is unnecessary.

Finally, I support the zoning and platting of the Stone House Development project on Old Sauk Road. Any concerns regarding stormwater I trust will be handled and considered in detail by City Engineering in the next phase of the project.

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](mailto:OLIVIA@MACLT.ORG) | [MACLT.ORG](http://MACLT.ORG)

Office hours by appointment only