
From: Gruber, Timothy
Sent: Monday, August 18, 2008 1:16 PM
To: Murphy, Brad; Ethington, Ruth
Subject: for tonight's meeting

Please make copies of this email to distribute to members of the Plan Commission for tonight's meeting. Thanks.

Tim Gruber, District 11 Alder, City of Madison
 Email: district11@cityofmadison.com
 Home phone: 608-663-5264
 Cell phone: 608-217-3390

From: Ripple Welke Family [mailto:ripwel@chorus.net]
Sent: Monday, August 18, 2008 1:10 PM
To: Gruber, Timothy
Subject: Re: Extra Edition of Alder's Newsletter for August

Hi Tim,

Thanks for asking. I cannot see value in the greenspace as it is very small and seems unlikely to benefit anyone looking for a place that is "green." I think calling that space a greenspace is somewhat farcical. I believe some of that greenspace could be added to the Caromar side if the setback was 30 feet as originally approved.

I truly believe in infill, and despise the suburban sprawl and gobbling up of beautiful land outside the urban limits. However, infill should be considerate towards those nearby. The 100 units of apartments plus 42 condos is simply too much in one place. Why can't Mr. Krupp see his way to a 50 or 60 unit building, spend lots less money, and still make an ungodly amount after all? I think that is the question you should be asking yourself, and he should be asking himself.

The look of phase 1 is very nice, which I applaud. The phase 2 size is just too much. The garage entrance/exit should be on Midvale. There is no good reason that I have seen to negate that.

Will you submit this e-mail as comments into the record this evening as I cannot be there? Thank you.

Susanne Ripple Welke

----- Original Message -----

From: [Gruber, Timothy](#)
To: [Ripple Welke Family](#)
Sent: Monday, August 18, 2008 12:08 PM
Subject: RE: Extra Edition of Alder's Newsletter for August

Susanne:

Thanks for the comments, sorry to disappoint you. Do you have any response to what I wrote? I am attaching a copy in case you didn't receive it. Specifically, I wonder what you think about the loss of green space associated with the Plan Commission approval of August 4.

Tim

Tim Gruber, District 11 Alder, City of Madison
 Email: district11@cityofmadison.com
 Home phone: 608-663-5264
 Cell phone: 608-217-3390

8/18/2008

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From: Ripple Welke Family [mailto:ripwel@chorus.net]
Sent: Wednesday, August 13, 2008 11:07 PM
To: Gruber, Timothy
Subject: Re: Extra Edition of Alder's Newsletter for August

Hello Alderperson Gruber,

I am very disappointed in this. We in the neighborhood know as much as you do about the plans and you should respect our wishes on this and keep the approval as is.

Susanne Ripple Welke

----- Original Message -----

From: Gruber, Timothy
Sent: Wednesday, August 13, 2008 5:01 AM
Subject: Extra Edition of Alder's Newsletter for August

Welcome to a special extra edition of Alderperson Tim Gruber's monthly newsletter.

In this issue:

Sequoia Commons (Midvale Plaza)
Book Sale

Sequoia Commons (Midvale Plaza)

The Plan Commission approved plans for Sequoia Commons at its meeting of August 4. Conditions as part of that approval will result in a loss of green space, difficult access, and other problems. I will be moving reconsideration (taking up the issue again) at the Plan Commission meeting of August 18. Attached are my comments for that meeting. The plans are on the agenda for the Common Council on Tuesday, September 2.

Book Sale

West Madison Senior Center
602 Sawyer Terrace
Saturday, August 16 through Saturday, August 23
Weekdays, 11:00 am to 7:00 pm
Saturdays, 9:00 am to 4:00 pm
Sundays, 12 noon to 4:00 pm

Tim Gruber, District 11 Alder, City of Madison
Email: district11@cityofmadison.com
Home phone: 608-663-5264
Cell phone: 608-217-3390

DATE: August 18, 2008
TO: Planning Commission
FROM: Jerry Pasdo
RE: Sequoia Commons Phase II

I have not weighed in on Phase II project other than conversations with the Westmorland Planning and Development Committee, which I am a member. This correspondence is personal and not as a member of the Westmorland Committee. I've been a Westmorland resident since 1981 and do like to see well designed apartment development that attracts residents that may not only come from outlying areas also, but as an alternative housing source for retiring and home selling Westmorland residents.

I support Option C, dual entry, for this phase of the development. I'm assuming there would be no left turn exiting on Caromar.

While everyone likes to minimize traffic into our neighborhood, I do see that the best option is to have two entrances/exits to the project. The Midvale only entrance would still have traffic through Caromar and Owen because they can turn right at the light at Tokay while entering the project from Midvale Blvd. No matter what the design for ingress/egress there will be some additional through traffic on all the streets in Westmorland, including Toepfer, and in some instances Westmorland Blvd.

The other reason I like the two access points is the substantially increased area for rain garden and mature planting along the north side of the project. This improves the storm runoff considerably from all the other proposals I have seen and also serves as a green space buffer from the huge surface parking lot of the apartment complex next door.

Dual entry is the best option.

A:\word\pasdo\Sequoia (#113)

August 15, 2008

City of Madison Plan Commission
Planning and Community and Economic Development
215 MLKJ Blvd, Suite LL 100
Madison, WI 53703
Attn: Brad Murphy

Dear Mr. Murphy,

As recent purchasers of a condominium at Sequoya Commons we have become aware of issues relating to parking access in Phase 2. We are also aware that this issue may be revisited at an upcoming Plan Commission meeting. Because of a prior commitment we are unable to attend this meeting. But we hope that the concerns expressed in this letter will be considered in your deliberations.

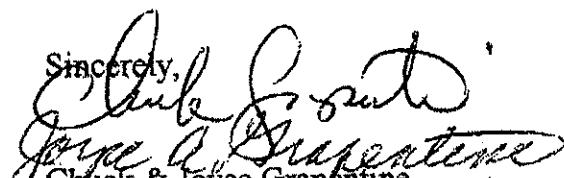
There are many reasons that we decided to return to Madison. Among them are the proximity to family and friends. Another is the superior quality of life offered in Madison.

When we investigated the neighborhoods of Madison we were intrigued by the Sequoya Commons design and the reputation of the developer, Joe Krupp. The integration of a library, commercial space and residences in an infill location appeared to integrate a progressive urban design model. The significant landscaping and storm water management design impressed us because of the positive ecological impact on Madison's lakes. Easy access to public transportation was a plus. The access to safe streets from the parking areas was also a desirable element as the traffic on Midvale Boulevard is dense and very fast.

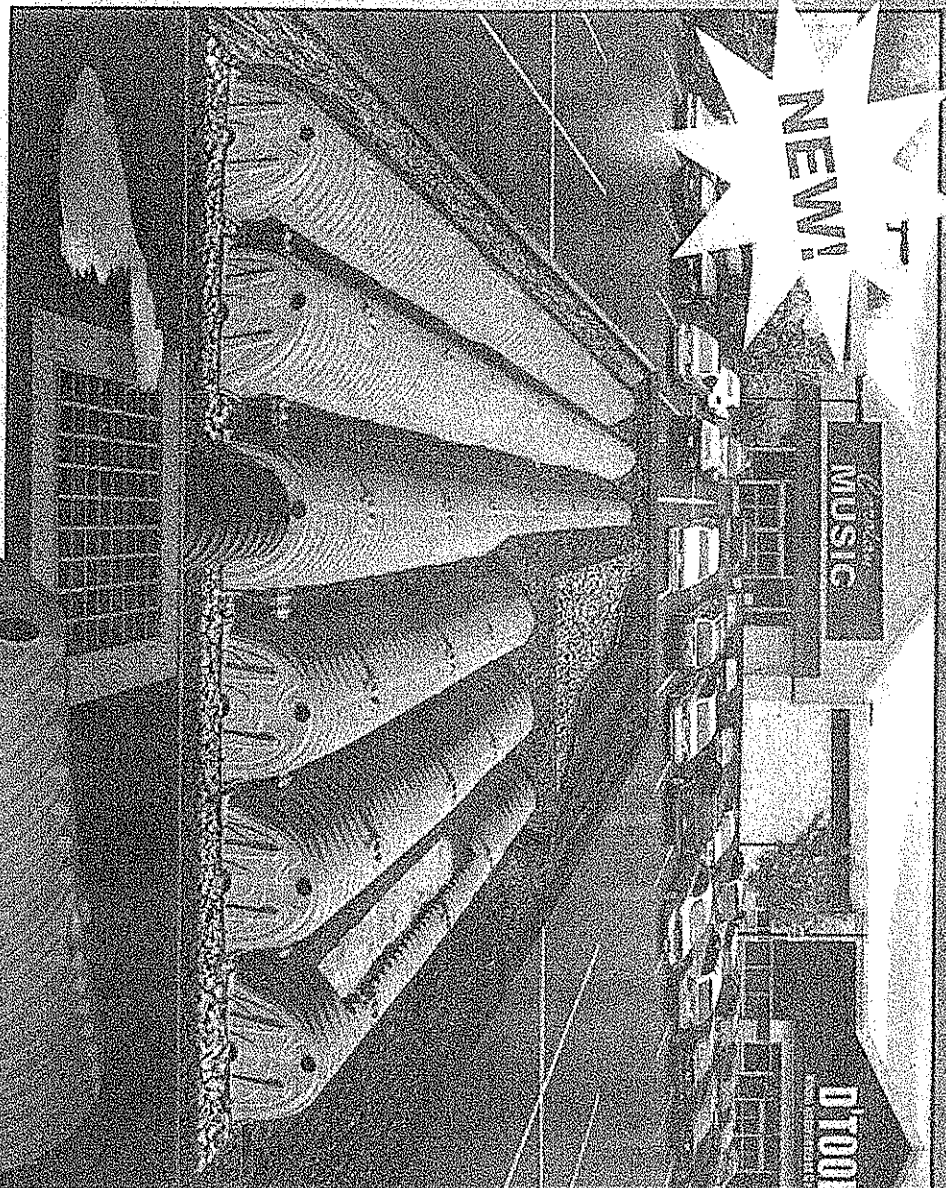
We have learned that there may be some changes being considered to the plan that will be to the detriment of the storm water management design, the attractiveness of the landscaping as well as the safe entry and exit from designated parking.

We urge you to strongly consider the compromise design offered by Alderman Gruber and the developer, Joe Krupp. This plan supports the protection of Lake Wingra, retains the attractiveness of the grounds to both the new and existing residents in the neighborhood, and provides for alternative safe access from the underground parking site in Phase 2.

Your consideration of the above comments will be greatly appreciated.

Sincerely,

Chuck & Joyce Grapentine
555 S. Midvale Blvd, #411
Madison, WI 53711

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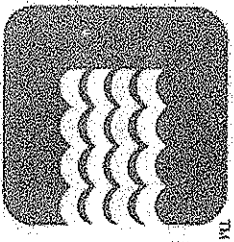


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Dear Alder Cnare,

August 18, 2008

Thank you for everything you have done to support the residents of the Westmoreland neighborhood and for the City of Madison. We are so fortunate to have you on the Planning Commission.

It seems our Alder Tim Gruber has been persuaded to have a change of heart on the results of the August 4th, 2008 Planning Commission meeting. We agree with Tim that density magnifies design flaws. The neighbors of Westmoreland have tried, for the past two years, to address our concerns with some of the design flaws. Many alternatives have been offered to Mr. Krupp's.

We remain committed to having the Phase II garage entrance on Midvale Blvd. Many solutions have been offered to the Plan Commission and to Mr. Krupp to address the garage entrance design problem. Besides Mr. Krupp's Option A and Option B, current solutions include:

1) An inside garage ramp would solve several problems: winter driveway issues, the steepness of the ramp, and preserving green-space. But, Mr. Krupp has not chosen that solution because 1-3 apartments would be eliminated to make room for an inside garage ramp and that would mean a loss of revenue.

2) The building size could be decreased on the North side to allow for an outside 5% grade driveway and green space on the North side of the building.

We remain opposed to **any** apartment driveway on Caromar. Mr. Krupp spoke of Option C (garage entrances on Midvale and Caromar) at the last Planning Commission meeting. At that time he **also** mentioned that the Midvale driveway would have a 12% grade and could be closed if winter weather prevented it from being cleared. This would again push all the Phase II apartment traffic on Caromar.

Automobile access is a design flaw that several of us pointed out to Mr. Krupp two years ago when we saw that Caromar Dr was going to change from 1 driveway to 4 driveways. After reviewing the numbers submitted by John Lichtenheld's traffic analysis, I pointed out at the Aug 4th Planning Commission that there will be reduction in traffic flow, than what is currently being experienced. Let's look at the numbers again.

During the past year, with the construction of Phase I, there has only been one small parking lot for the Midvale Plaza. This one parking lot is always full due to The Chocolate Shop, La Brioche, and the Sequoya Library – as you know, it continues to be the busiest library in Madison. On Midvale Blvd there is driveway for the entrance and a driveway for the exit. All traffic comes in from the South and exits going North. The proposed driveway is located approximately where the current exit is located. (Peak hour trip rate is: the number of cars traveling in/out of the driveway and down the streets during the morning rush hours approximately 8am and 9am and the afternoon/evening rush hours 3pm, 4pm and 5pm). Now, let's look at the numbers: the current traffic generated from just the library, coming out of this exit is 78-82 peak hour trip rate. Then add some more cars for the Chocolate Shop and La Brioche. Midvale Blvd seems to be handling the traffic and drivers seem to be handling exiting onto Midvale. The proposed Phase II complex is expected to generate 29-38 peak hour trip rate.

So more traffic is coming out of the current driveway than what would be coming out of the proposed garage driveway. That amount of traffic would greatly impact Caromar with children walking and biking home from school and then going to the library or other after school activities. That amount of traffic would have a small impact on Midvale. It is clear that cars will be able to safely exit from the proposed driveway on Midvale Blvd.

We believe that Mr Krupp can work with Traffic Engineering to make the Midvale driveway even safer than it already is. There are many traffic calming measures that can be integrated: limited parking spaces prior to the driveway, and a longer stop light at Tokay would benefit pedestrians as well as create longer pause in traffic for cars exiting the Phase II driveway.

My neighbors and I are very concerned about the Phase II Sequoia Commons project. These past two years I have attended many Urban Design Meeting and Planning Commission meetings. Nearly all the developers were willing to work with the community to build condominiums and rental units that meet the needs of the city Madison, the current residents and prospective buyers/renters. I am shocked at Mr. Krupp's response to the concerns of the neighbors. Surprised at the lack of flexibility Mr. Krupp has demonstrated since this project started.

After looking over the current options, I feel you have already approved the best design that has been submitted. At this point is Mr. Krupp needs to work within the guidelines set by the Planning Commission. If he has talented team like my Westmoreland neighbors, I think he can do it. Thank you for your time and efforts in this matter.

Sincerely,

Anna Strenski
4317 S. Owen Dr.
Madison, WI 53711
608-233-9364

P.S. As a gardener, rain gardens do not grow on the North side of any building because of very limited sunlight, even with my one-story ranch home.