

**From:** [Colleen Akkerman](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 4:24:03 PM

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I vote NO for constructing that large of a building on Old Sauk Road. NO NO NO!!!

**From:** [Stuart Gilkison](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 5:08:52 PM

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Hello. I have lived in Madison for 30 years. I drive Old Sauk often either to take the back way to Target, to see my Father in Law on Waterside or to go to Greenway. The stretch in question for the development looks trashy. A new apartment building will be great. Traffic is never bad. The complaints come from wealthy families living on stolen land anyways. 100% for this project. Stu Gilkison  
Sent from my iPhone

**From:** [Carrie Callahan](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Tuesday, June 11, 2024 12:04:49 PM

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Please keep development on Old Sauk Road in tune with the residential neighborhood that it is. Low density housing that blends in. A high rise building is total out of character. What is needed from my perspective is a development like Sauk creek condos!

Respectfully,  
Carrie Callahan.

**From:** [Debra Tompkins](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 3:30:57 PM

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I object to the Stone House development proposed project at 6610 to 6706 Old Sauk Road. My vote is no.

**From:** [Dean Johnson](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6/10 Mtg: Agenda Item #25  
**Date:** Monday, June 10, 2024 3:59:27 PM

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I object to the stone house development proposed project at 6610 to 6706 Old Sauk road. My vote is no.

**From:** [Rachel Robillard](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda 82950 - Old Stone House - Support  
**Date:** Monday, June 10, 2024 3:32:03 PM

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*I'm submitting my comments ahead of my opportunity to speak at tonight's meeting.*

I'm speaking tonight on behalf of 350 Wisconsin, an organization whose primary focus is mobilizing grassroots power to change hearts and minds, laws and policies, and humanity's massive systems to make transformational progress toward environmental justice and address the climate crisis.

I'm also speaking as someone who has owned a home on the west side for nearly 15 years.

In short, we agree with the plan commission report and recommendations already put forth for this property.

But I'd like to also address housing density as an environmental issue. I admit that it feels counterintuitive to be promoting development on a decently wooded, mostly natural lot. Trees, of course, are our allies in drawing down and sequestering carbon, and provide habitat for many species.

But we must face the reality that housing demand isn't going to slow, especially given Madison's midwest location being shielded from some of the more extreme climate impacts on the horizon. Housing not built in the city will result in it being built on the outskirts and suburbs. It will bring development to other natural and agricultural lands while ensuring more car traffic flows into the city (and likely down Old Sauk!), all while not addressing the unaffordable nature of housing in our city. It puts additional demands on or completely pushes out our young people, workforce, and those with fixed income.

The idea that a 3-story apartment building is too much for a place a mere 15-minute drive to the center of downtown is, frankly, absurd. This is a development that does not have a ton of height, uses space efficiently (while still providing nice setbacks) to house a large number of people, and offers several alternative transportation methods to reach work and recreation destinations.

Lastly, many will also point out the issue of stormwater, where a development like this actually provides an opportunity to *improve* the stormwater situation, as opposed to its current, mainly unimproved state. The arguments that this will negatively impact the stormwater management situation fall flat.

I don't believe we've been ***bold enough*** in rezoning to accommodate the many housing and environmental issues Madison and our region are facing. I welcome this opportunity to have more density to provide more affordable, efficient housing.

Thank you for your time.

--

Rachel Robillard  
350 Wisconsin Community Climate Solutions Co-lead

**From:** [Holly Orwin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk development  
**Date:** Monday, June 10, 2024 4:13:27 PM

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I oppose this project due to traffic hazards. I can barely make a left hand turn from Sauk ridge trail during commute time. Also a lot of cyclists on road as one cyclist flipped me off because I gunned it in front of him because I had been sitting at intersection for awhile. Can't imagine traffic with 140 units and only 140.2 parking spaces. (Ridiculous) Guarantee there will be over 200 hundred cars at that apartment building.

Holly Orwin  
914 Sauk Ridge Trail  
Madison, WI 53717  
Sent from my iPhone



**From:** [Tammy Reed](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk Rd  
**Date:** Monday, June 10, 2024 5:53:13 PM

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Good evening,

I am unable to make the meeting tonight as I am working.

I want to express my household's opposition to the proposed 3 story apartment building on Old Sauk Rd.

I expect a building to be erected in this prime space but I had hoped our city planners would dampen the desire of profit for a developer in honor of the citizens who elected them and/or pay their salaries.

Every structure in this area has greenspace built in. The proposed building uses every inch for hardscape. The proposed building would tower over the rest of the neighborhoods surrounding it.

The developer is allowing residents to pay for additional indoor parking. Many cannot afford this additional expense. I believe one indoor parking spot should be included for each unit as we are not a walk to destinations neighborhood.

I am also extremely concerned about the additional traffic on Old Sauk. It is very busy and even dangerous already especially for bicyclists, like myself, who use Old Sauk as a thoroughfare.

I don't care who lives in the new structure. I believe all deserve safe, affordable housing with nature surrounding.

Our planners need to think about what all of these apartments buildings will look like in 15 years. If we are interested in helping young people, immigrants and the less fortunate begin to establish generational wealth, why are we as a city not building smaller single family homes or condos or townhomes?

In this current plan, the only ones who really benefit are the landowners and developers.

Thank you for your time,

Tammy Reed and Ken Kloes  
6609 Harvest Hill Rd  
53717

**From:** [Larry and Ginny White](#)  
**To:** [Plan Commission Comments](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com) Zellers; [All Alders](#); [Parks, Timothy](#)  
**Subject:** OPPOSE Stone House Development on Old Sauk Road  
**Date:** Monday, June 10, 2024 4:00:56 PM

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Dear Commissioners: Please include my comments in Legistar File Nos. 92950, 92972, 92979 and 83477.

I'm a long-time Madison resident, and I oppose approval of the proposed development at 6610-6706 Old Sauk Road, as currently designed, for these reasons:

1. Old Sauk Road neighbors have studied the design in depth for weeks. They have expressed to City Planners legitimate reasons for requesting changes.
2. Stone House and other developers should only win approval for buildings that preserve or enhance Madison's design aesthetics and quality of life. Lately, too much emphasis has been given to increased density, in response to unproven growth projections. These projections are used to justify large apartment buildings that offer "the missing middle" no possibility of homeownership.
3. Decisions shouldn't be rushed for the convenience of the developer or pressure from City Planners and the Mayor. It is not the city's responsibility to help developers build as quickly as possible and net as much profit as they can.

As members of the Planning Commission, I urge you to represent me and other property taxpayers, not local or out-of-state developers. Please exercise independent judgement, free of undue influence from Stone House, City Planning staff, and the Mayor.

Respectfully,

Ginny White  
71 Oak Creek Trail  
Madison 53717  
608-821-0056

**From:** [Carrie Grahn](#)  
**To:** [Plan Commission Comments](#); [Ledell.Zellers@gmail.com](mailto:Ledell.Zellers@gmail.com); [Fruhling, William](#)  
**Subject:** Opposition to Stone House Development on Old Sauk Rd  
**Date:** Monday, June 10, 2024 6:11:41 PM

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Please File in Legistar # 82979; #82972; #82950; #83477; I am opposed to all 4.

I live at 22 Saint Andrews Circle and the barn is just over the fence directly in my backyard.

When we first saw the house and yard, we fell in love with it 20 years ago. We were excited to close on the house and on the day of closing, did the final walk through. Much to our concern was that there was visible water damage in the dry wall near where the landscape grading had been constructed outside to drain the rain into the street between our house and that of the Westerns.

Two days after closing on the house we made our first unexpected purchase of being a homeowner. We got a sump pump installed around the parameter of our basement. When it rains, the pump goes on, and has gone on repeatedly over the past 20 years.

Being that the land in question is higher than that of our yard, in other areas that aren't as well drained, we get water pooling in the lawn that can take days to dry out. This has all happened when the land is not developed. Now you want to put a property that size in a space too small with inadequate drainage. What's to happen to all of us with neighboring properties?

Carrie Grahn  
22 Saint Andrews Circle  
Madison, WI 53717  
608-438-3455

**From:** [Bill Grahn](#)  
**To:** [Plan Commission Comments](#); [Ledell.Zellers@gmail.com](mailto:Ledell.Zellers@gmail.com); [Fruhling, William](#)  
**Subject:** Plan Commission Presentation - Stone House Apartments / Old Sauk Road - June, 10 2024  
**Date:** Monday, June 10, 2024 6:26:49 PM

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Please File in Legistar #82979, #82972, #82950, and #83477. I am opposed to all 4.

Understanding that this land would eventually be developed is no surprise and we expected that to happen just as it has with land in close proximity to the land parcel in question. But this development unquestionably does not fit in at all with the current surrounding structures.

With this proposed development, our backyard fence will border a large parking lot that will introduce large amounts of noise and light pollution not to mention the light pollution from the lights of the development units themselves. We will also be bordering the service delivery and trash collection areas which will introduce even more noise, a foul stench and most likely blowing garbage year round.

Traffic is also concern of mine. Getting onto Old Sauk Road around the morning and evening rush hours can be problematic, but adding 100 - 200 cars (at the least) as well as additional bicycle and and pedestrian traffic will also pose its own problems with the added congestion. With the recent storms that closed Old Sauk Road from Ozark to Old Middleton Road, all Eastbound traffic on Old Sauk Road was routed through the residential streets of Parkwood Hills. The volume of traffic on those residential streets was unbelievably high. Adding a dense source of road traffic to this location would most likely result in scenes more like this in the future without the need for storms to close area roads.

Water run-off is a big concern for us and also is for many of our neighbors. We already have a large sump pump system that starts up during rain storms that we installed shortly after purchasing our home in December 2002 as there was water damage to the basement walls that face South and West which is in the direction of the property in question. My understanding from the experts is that the run-off increase that will be introduced with this new development would greatly increase the volume of water coming downhill towards us and the surrounding houses. Substantially changing the water flow could have catastrophic results for the homeowners in this area. Using this space to continue to build single-family homes or condominiums would not have nearly the impact on water management issues.

Thank you,  
Bill.

**From:** [Michael Burton](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Stone House Development Proposed Project: 6610-6706 Old Sauk Road  
**Date:** Monday, June 10, 2024 5:24:13 PM

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Dear Sirs:

I am NOT in favor of the subject development. My wife, Joan Kinney, is also NOT in favor.

We feel that this is just too large a development for this location.

Sincerely,  
Michael Burton  
Joan Kinney  
223 Glen Hollow Rd  
Madison WI 53705

**From:** [Ron Wynne](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Stone House, Old Sauk Road  
**Date:** Monday, June 10, 2024 6:20:51 PM

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

We object to this potential high density project located on Old Sauk Road, just east of Gammon. For many reasons, but primarily because it will have too great an impact on traffic at the intersections of both Old Sauk and Gammon, and Old Sauk and Old Middleton!  
Please say NO to this high density development.

The Wynnes