

**From:** [jan.lehman7795@gmail.com](mailto:jan.lehman7795@gmail.com)  
**To:** [Guequierre, John](#); [Parks, Timothy](#); [Plan Commission Comments](#)  
**Cc:** [ckarasov@gmail.com](mailto:ckarasov@gmail.com); [patschubert@gmail.com](mailto:patschubert@gmail.com)  
**Subject:** 6610-6706 Old Sauk Road Project.  
**Date:** Thursday, March 14, 2024 10:11:04 AM

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We are homeowners at 10 Saint Andrews Circle and strongly object to the proposed project in our neighborhood. Our objections start with the zoning change so that this developer can override what currently exists in the area. As our alderman, Mr. Guequierre should be instrumental in stopping this zoning change based on the complete objections to the project by homeowners (tax paying voters). Not only is the project too large for the subdivision there are major concerns about traffic/parking, water/flooding of surrounding property, loss of wildlife, decreased property values and noise and light pollution.

There is NO reason to build this project in our neighborhood given the already existing multi-family housing that adheres to the current zoning! Our Mayor and alderman cannot shove this idea down our throats.

The people that live here do not want it and we must be heard! The property should be developed with one or two story condos or duplexes and look like the surrounding structures instead of an office building. This whole thing really is all about the money and the disrespectful city government and developer (representative was chewing a huge wad of gum during the entire meeting!).

Pat and Corliss, please share this with other neighbors. I encourage all in the area to send emails to help discourage this distasteful and unnecessary project!

Jan and Ernie Lehman

Sent from my iPad

**From:** [Kathy Western](#)  
**To:** [Guequierre, John](#); [Plan Commission Comments](#); [Parks, Timothy](#); [Fruhling, William](#); [lzellers@cityofmadison.com](mailto:lzellers@cityofmadison.com)  
**Subject:** My Comments: Old Sauk Road / Pierstorff property 6610-6706  
**Date:** Saturday, June 8, 2024 9:12:20 AM

You don't often get email from [kwestern@tds.net](mailto:kwestern@tds.net). [Learn why this is important](#)

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Legistar #82979, #82972, #82950

PLEASE ENTER INTO PC COMMENTS for MARCH 2024

This was originally sent March 25 at 6:30 p.m. to [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) and [district19@cityofmadison.com](mailto:district19@cityofmadison.com) but doesn't show up in Legistar.

Thank You,

-Kathy Western, 25 Saint Andrews Circle, Madison 53717

The proposed Stone House (SH) design will prevent us from using and enjoying our yard in the manner we have for 30 years. We bought our home 30 years ago because of the quiet, peaceful, serene yard on the quiet street. Our home is the closest home to the SH proposed project, much of which is situated right on the other side of our fence, only about 30' from our home. This leaves us with a massive building shading our yard and blocking the sky, with all the noise, and other chaos directly behind our fence. SH's thoughtless design will eliminate every bit of peace, serenity, quiet and privacy, destroying the very essence of our yard that we have cherished for 30 years. This is absolutely unacceptable.

In a span of about ten years, as recent as 2020, I lost four siblings and my father; my mother died much earlier when I was six years old, all the result of various types of cancer. One sibling survives, but he is having to fight two major cancers simultaneously. I am the only one in my family of eight who has been spared a cancer diagnosis. Two sisters died ten months apart; my brother died one month after a third sister was buried. It was mind boggling how quickly they were gone. My siblings had all been healthy, very active, vibrant beings prior to their devastating diagnosis, making their untimely deaths even more shocking and tragic. Why am I sharing this very personal information, at the risk of insensitive comments? I found healing through the peace and serenity in the quiet privacy of my own back yard. Feeling the warm sun on my face with eyes closed; inhaling the soft breeze; listening to the birds high up in the trees, or concentrating on the quiet, gentle movement of a single leaf; all leading me to slow, deep, restorative breathing, filling the empty cavern inside me and helping to make me whole again. Stone House's thoughtless design totally destroys that serene, peaceful environment and replaces it with chaos.

This massive building with balconies of people towering over our yard, forces us to live in the shadow of the giant with 24/7 noise from hundreds of people, dogs and vehicles all right next to our fence, less than only about 30' from our home. Similar to Pixar's movie "UP", we also have the little house overshadowed by the bully high-rise, the bespectacled older man and the young boy with the sweet dog. In the movie the adored wife/ gramma is deceased (so far, I'm still here). What we don't have are enough balloons to take our house up into the clouds far away from the high density high-rise bully, overshadowing our little house, to a land where common sense isn't uncommon but actually very common, once again.

Unwanted noise and light traveling beyond our fence is noise and light pollution, invading our

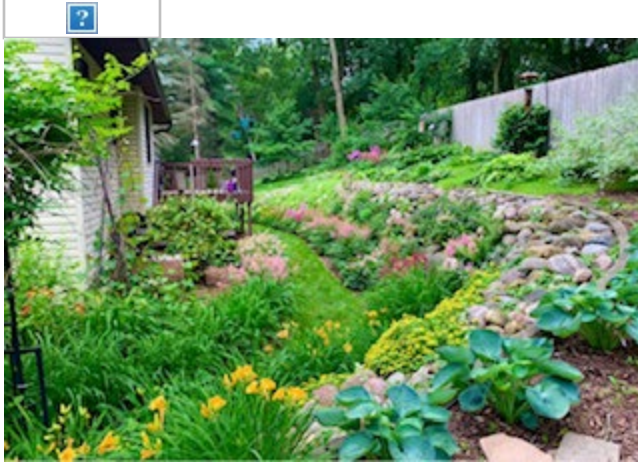
private, quiet yard and home. SH's careless design, thoughtlessly creates a very busy 24/7 noisy access road, only feet from our quiet backyard, that all of the hundreds of cars, service vehicles and idling delivery trucks spewing exhaust fumes, will be forced to use. The access road is designed with parking stalls along the majority of our lot-line, with headlights facing our bedroom windows, to be right up to the backside of our fence. This ill conceived road leads to 100% of the parking, both the above ground stalls and to the underground parking, with only one entrance/exit for all those vehicles. There is also a loading area right behind our fence that will add to the chaotic jumble of vehicles with different objectives, all trying to be in a small area at the same time. What about the traffic jams with all those vehicles trying to get a parking place or trying to get in and out? The cars will be coming onto the access road at the same time as cars trying to leave. This sounds like a potential source of gridlock with a side order of road rage, leading to more chaos, more noise, nothing anybody who cherishes a quiet, peaceful backyard would want directly behind them.

The noise of hundreds of people with potentially as many barking dogs on their balconies and outdoors and people in the nearby swimming pool, (AKA an "attractive nuisance" to insurance companies), will be in stark contrast to my peaceful yard. Loud Partying? Drinking? Rough play? Conflicts?...or is everyone always on their best behavior? Is this 24/7 noise? Is there a life guard/ supervisor on hand to monitor who is using the pool, and to monitor activities? What about the children? Are they being 100% supervised to keep them safe or are they in a potentially dangerous water situation, like the young Sun Prairie boys that recently drowned in a retention pond ?

I saw Mr. Pierstorff in his yard waving, motioning to me that he had a snow rake if we needed. I thought surely he couldn't see me in my pajamas in my rocking chair, but with the high elevation of the land and the close distance, he did!! Imagine hundreds of people on balconies and in their homes able to see in, giving us no privacy outside or inside, forcing us to live behind closed windows and blinds to block out any intruding views or intruding noise. We will see people, the massive building and shade where we had seen sky, sun, and nature for 30 years. It would be like being incarcerated in our own home.

During the 1st SH presentation, Helen Bradbury was asked, why this huge project on this lot and the response was that she didn't think the neighbors would even notice because of all the trees. Sounds like she saw the property from Old Sauk Road only, and never walked to the end of the lot by our property...the closest home. Now almost 100% of the trees will be removed and a massive design will be taking up the entire lot causing us to see not the sky, but a massive structure blocking the sky, keeping us in the shadows. Last week my husband was invited by Bob Pierstorff, farm landowner to be present during the soil excavations. SH's William Butcher and his associate, Eric were present. When my husband expressed concerns for the design : the parking stalls with headlights shinning into our bedroom windows; the access road, the noise, all right on top of us, Butcher quickly dismissed them. When my husband persisted with his concerns, Butcher and Eric walked with my husband to the back on an elevated spot where they could see over our 6' fence to our bedroom windows, could see how close the parking stalls would be and the headlights would shine into our bedroom windows. Seeing how close our house was ( see photo), Eric looked at Butcher and asked, why he wasn't told about this? Butcher had no comment. This is yet another example of SH /Butcher not seeing the full property, not having all the facts and understanding the full impacts of such a careless design. They are not carefully designing to fit into the existing neighborhood, rather they are bullying their way in, and plowing us over.

The inconvenient truth: SH's thoughtless design just doesn't fit on the lot. Much like Cinderella's size 5 slipper doesn't fit on the step-sister's size 11 foot, despite all the squeezing, pushing, twisting/turning, screaming, and wishing it would fit, it doesn't. The shoe won't get larger, finding a smaller foot that fits into the existing shoe is the only solution. Our yard is heavily impacted by this massive design, because the noisy, towering, shade producing building and access road are pushed right on top of us, with serious negative impacts to property and our quality of life. There is no expanse of land to step back from, to buffer us, to shield us from the behemoth. Most of the many other problems, watershed, over flow parking, traffic congestion, etc. are also the result of the formidable size of this thoughtless design.



**From:** [Jeff Western](#)  
**To:** [Guequierre, John](#); [Parks, Timothy](#); [Plan Commission Comments](#)  
**Cc:** [Stouder, Heather](#); [Wolfe, James](#)  
**Subject:** Comments on Old Sauk Proposal – Watershed  
**Date:** Monday, March 25, 2024 10:23:15 AM

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## Comments on Old Sauk Proposal – Watershed

Below are my Watershed comments on the Old Sauk proposal. These comments are in complement to the questions provided by Gary Foster on Watershed following the Stone House (SH) presentation on [March 13](#).

### -Watershed Statement

From the presentation it appears the developer is proposing holding a less than 200-year flood event on the property, without any discharge off of the property. If this is the case, what is the developers' plan for a 500-year event, as we had in 2018? The proposed development property's discharge, combined with the City's flash flooding issues, (City of Madison/Flash Flooding Resilience Study/ Watershed Flood Risk Map), shows we have a significant chance of flooding in this area that could lead to substantial flooding of property and homes. 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 exiting 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

**From:** [Planning](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: 6610-6706 Old Sauk Road Project  
**Date:** Thursday, March 28, 2024 8:43:08 AM

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**From:** Serguei Denisov <sdenissov@yahoo.com>  
**Sent:** Wednesday, March 27, 2024 8:17 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** 6610-6706 Old Sauk Road Project

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Dear Planning Division,

I am a resident of West Madison, living not far from the proposed 6610-6706 Old Sauk Road Project. The suggested project contradicts the current zoning of our neighborhood and creates hazards both for traffic and potential flooding. The infrastructure we have is simply not enough for projects of that size. The zoning rules we had in Madison for decades were designed to preserve the comfortable living of Madison taxpayers. The suggested rezoning goes against these principles and will make many residents leave for a better place.

Cordially,  
Sergey Denisov  
14 Court of Brixham, Madison, WI, 53705