

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

Some people who received this message don't often get email from 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: [Deaken Boggs](#)
To: [All Alders](#)
Subject: Supporting Housing in Madison
Date: Monday, June 17, 2024 6:42:13 PM

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

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Dear Alders,

I hope this letter finds you well! There are several development proposals before you at Tuesday evenings common council meeting which I urge you to support. While I am associated with one such project, as the housing director with Madison Area Community Land Trust, I believe all three projects serve equal importance in providing Madison with the housing it desperately needs. Those three projects are; the development at the Voit property, the zoning changes along Stoughton road to accommodate a Tiny House Village, and the posed development of a building on Old Sauk Road.

The Voit property development represents a critical investment in Madison's future, addressing both current and future housing demands with up to 1,100 residential units. This initiative not only mitigates the city's housing shortage but also fosters economic growth by integrating commercial spaces, which will attract businesses and create jobs. The inclusion of green spaces and advanced stormwater management systems demonstrates a commitment to sustainability and environmental stewardship. This comprehensive plan aligns with Madison's vision for balanced, inclusive urban development, enhancing community livability and resilience.

The Old Sauk Road development offers significant benefits for the Madison community. The transition from 2 low-density residential units to a 138-unit apartment complex addresses the pressing need for diverse housing options. The development integrates well with the city's Comprehensive Plan by promoting connected neighborhoods and offering a mix of housing types. Additionally, the project's location along a bus route ensures accessibility and supports Madison's transit-oriented development goals. This comprehensive approach to urban planning not only enhances the livability of the immediate area but also contributes to the broader objective of creating balanced, inclusive, and resilient urban environments.

The rezoning of 201 S. Stoughton Rd to Tiny house village is the exact type of ingenuity Madison needs to help address our housing crisis. Occupy Madison has done fantastic work in attempting to address issues of housing access within Madison and this new location will only help support this effort. I strongly support this rezoning and encourage alders to do the same.

Madison needs its alders to support bringing more housing to Madison. Each of the projects highlighted represent an opportunity to do so and I urge you to provide this support.

Thank you

Deaken Boggs

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Deaken Boggs



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 571- 5568
DEAKEN@MACLT.ORG | WWW.MACLT.ORG

From: [Michael L. Burton](#)
To: [All Alders](#)
Subject: Fw: Stone House Development Proposed Project: 6610-6706 Old Sauk Road
Date: Tuesday, June 18, 2024 3:14:33 PM

Some people who received this message don't often get email from mike223@sbcglobal.net. [Learn why this is important](#)

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

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: Michael Burton <mike223@sbcglobal.net>
Sent: Monday, June 10, 2024 5:24 PM
To: pccomments@cityofmadison.com <pccomments@cityofmadison.com>
Subject: Stone House Development Proposed Project: 6610-6706 Old Sauk Road

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: [Lynn Endicott](#)
To: [All Alders](#)
Subject: Old Sauk Road: Stone House Development
Date: Thursday, June 13, 2024 11:22:22 AM

[Some people who received this message don't often get email from endi.lynn@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Madison Alders - I strongly oppose the 200+ renters, 138 unit Stone House apartment plan. Sadly it is once again a short-sighted harmful ambition by developer and consultants and lacks engagement of homeowners in the area. I was a homeowner on Old Sauk for 15 years. You can rely on families in the neighborhoods who take pride in ownership and do not want to see property values impacted - to overwhelmingly support preserving the quality of life they enjoy, the livability, safe residential streets, schools, parks, libraries, eateries etc. This outsized development contributes urban density, impermanent neighbors, traffic issues, potential increases in crime. We implore our alders and legislatures to abandon this economic boon and be transparent communicating with all residents in this OSR area, work for us and with us as environmental stewards of our beautiful, valued neighborhood.

If a comprehensive 20yr plan for future development exists, I believe it should be accessible to Madison residents.

Lynn E

Sent from my iPhone

From: [larry goad](#)
To: LMcNabola@cityofmadison.com
Subject: Fw: Opposition to the tiny house project on 205 S. Stoughton Road Madison WI
Date: Sunday, June 9, 2024 10:05:36 PM

From: larry goad <lgnlgo@outlook.com>
Sent: Sunday, June 9, 2024 10:02 PM
To: LMcNabola@cityofmadison.com <LMcNabola@cityofmadison.com>
Subject: Fw: Opposition to the tiny house project on 205 S. Stoughton Road Madison WI

From: larry goad <lgnlgo@outlook.com>

Sent: Sunday, June 9, 2024

Subject: Opposition to the tiny house project on 205 S. Stoughton Road Madison WI

June 9, 2024

My 1st. opposition to these houses being built is because there are no deterrents for the members and possible visitors of these houses to stop the substance abuse because at present there are TWO places within **ONE BLOCK** walking distance to purchase alcohol. One location is past a ½ block of a city park (Portland Park) is Rocky's Liquor store directly across from a women's shelter. (Formally Karmenta nursing home 4700 Milwaukee street). And, let's not forget Woodmans only a short walk over the bridge to also purchase substance. This makes 3 very convenient places to purchase beverages that will not make good neighbors.

My 2nd opposition is there is no requirements for the members to be taken daily to a vocational facility to get training for any type of gainful employment, such as painting, drywall, concrete, brick, carpentry, electrical, etc. I do not understand having bees and a garden as a way to provide income.

My 3rd opposition and probably the most important to these houses is the definite risk of property value drop. My wife and I bought this home in 1973 for \$24,900 as it was considered a starter home in this area. Now because of the tax assessments over 51 years these homes

are going for over \$250,000 and up. My last assessment was over \$31,000!!! \$6000 more than the initial cost! I cannot imagine what my tax bill will be in December that will be extremely hard to pay. Soon, I will be forced to move someday as I can no longer afford to pay taxes, healthcare insurance, home insurance, utilities, and food costs anymore. I want to stay in my home of 51 years, I take excellent care of my home, but it sure seems like the city does not care about seniors.

My 4th opposition is because of the Whitehorse and Schenk grade and middle schools just a few blocks of these houses where the kids walk over the crosswalk during school hours. This is not a good place for these houses, too close to schools, elderly nursing home, family homes.

My 5th opposition: is the very loud road noise from Highway 51 that forces me to keep my windows closed. And, these houses will be less than 200 feet from the highway. And, a trucking company directly behind these units where they are open 24/7. I also can hear the trucks being loaded and unloaded being almost 3 blocks away. Seems to me this is an extremely poor choice for these houses.

And my last opposition, Soon, because of only social security as my only source of income I will be forced out of my home, because at the same time I am forced to pay higher taxes to provide small houses for 22 men. This I see as extremely unfair to myself and for many elderly living on Portland, Walbridge, and Belmont roads.

I am 78 handicapped, and, I am also concerned with the possible panhandling that will occur in our neighborhood. My wife and I did it the right way, but it now seems that we are being punished for that.

Larry Goad
101 S. Walbridge Ave.
Madison WI 53714
608-241-1407

From: the-greens31@charter.net
To: [Madison Mayor](#); [All Alders](#); npollack@madison.com; pfanlund@captimes.com; mtreinen@captimes.com; faye.parks@wortfm.org
Cc: [Plan Commission Comments](#)
Subject: Comments on 10 June Plan Comm Mtg OR Madison's Future
Date: Thursday, June 13, 2024 1:05:40 PM
Attachments: [Comments on the 20240610 PC Meeting.pdf](#)

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Good afternoon

Attached is a review of the process at the Plan Commission meeting at 5:30 pm on Monday 10 June that considered the proposed development at 6610-6706 Old Sauk Rd.

This is a synthesis of how our family members perceived that meeting. Nevertheless, it likely approximates what others in our opposition would say as well. It is meant to give feedback that will hopefully improve the process.

I wish the circumstances were otherwise and this review were very different; at the heart of this matter is politics and top-down governance versus bottom-up policy that begins with neighborhood communities.

In the future, I look forward to seeing this reversal, possibly with different leadership. It's one thing to chronicle talking to residents, to show "citizen involvement", but it is entirely different if that box is checked and the input ignored.

There also needs to be a truly long-term discussion about what makes Madison what it is, what it takes to preserve that "charm", and set realistic limitations on what we can and want to achieve without eventually diminishing what we love; this needs to be written into the Area Plans and the Comprehensive Plan. Then, the current, short-term impetus to densify needs be consistent with some notion of boundaries written into those Plans.

There is a larger picture here.

Thank you,

Michael A. Green
6709 Old Sauk Rd.
Madison

Re: Virtual Public Hearing, Plan Commission Meeting, 5:30 pm on 10 June 2024
Agenda Items #23, 24, 25, 26
Concerning the Proposed Development at 6610-6706 Old Sauk Rd

A Citizen's Experience

Disclaimer: Our position was in opposition to the proposed development. On all points, we lost.

Purpose, to Describe: First, how the process was conducted, or "how the game was played".
Second, there are arbitrary, imprecise, qualitative judgement "features" in the process that can, depending on how they are selected, or spun, toggle the outcome to the one desired.

Impression: It was a thoroughly miserable experience in local civics and citizen involvement in the discussion of this proposal and of Madison's housing crisis. In a top-down policy environment the neighborhood is marginalized, rather than coming first.

To Begin:

1. Accessibility

- a. There were Zoom login problems because of incorrect instructions to viewers or IT setup. I had to intervene, when another speaker was called, to bring this up as the problem became known from neighbors; this got a nod of recognition, but no redress or apology from the Plan Commission (PC). Had the public's input been valued, this could have been remedied *before* continuation; that was not the case.
- b. The answer to any of the following complaints is/was/or will be that this is not how PC meetings are run; this is not helpful if this is your first, virtual PC meeting.
 - i. Never have I seen a Zoom setup like this ... and I've been to too many virtual meetings:
 - (1) No chat function (useful to ask moderator a question offline)
 - (2) No video function (my presentation relied on being able to hold up an exhibit and I was unable to do so); a possible counter argument was that my graphic could have been sent to the PC ahead of meeting. I didn't do this since I was unfamiliar with their procedures and setup and I wanted to be able to rehearse and time optimize my presentation
 - (3) No participants icon that would/could have indicated login problems
 - (4) Screen so sparse of detail one couldn't even tell if logged in (to speak) or not
 - ii. With no "time expires in xxx seconds" messaging to speakers, speakers were just cutoff even in mid-sentence.

2. Communication

- a. There was an unmistakable, deferential camaraderie between the PC and the developer. The public are definitely on the "outside looking in" of that relationship.
- b. Public input was metered, but not uniformly. Presentation cutoff times varied from 3-3.5 minutes.
- c. By contrast, the developer could be, and was, granted more, unlimited time by virtue of

- simply being asked a leading, soft-ball question by a PC member. There were no instances of the public or its experts being asked any questions or in any way being engaged in dialog. The tone of the meeting was clearly in favor of the developer.
- d. The PC only had discussion about approval, justification, and praise for developer.
 - e. The PC's appreciation to public attendees that "your voice was heard" and "we know how difficult this process can be", etc. came across as hollow and disingenuous on the verge of becoming insulting.
 - f. Finally, all four Items were summarily passed in oblivious disregard for the public's input.
3. PC Decision Making
- a. The outcome was clearly pre-ordained and never in doubt; the default on every motion was always "unanimous consent assumed unless a hand is raised" (by a PC member) ... there was never any discussion, or raised hands: every motion was systematically unanimous. The cruxes of public feedback summarily vanished.
 - b. In this case, at least, the developer worked with the PC for months to reach a mutually desirable outcome; a Staff Report from the Plan Division had gone to the PC a few days before the Meeting where it is given a "public hearing". Since the public's voice is not listened to, absorbed, thought about, questioned, and/or assimilated, "public hearing" essentially means the public gets to hear, but not interfere with, the agreed-to plan.
4. The Staff Report – [shown in blue are examples of critical measures spun for a desired result](#)
- a. Pg 12 is a mess – Under Recommendations the 1st & 3rd bullets are from another development. Was ignoring these obvious, major written gaffes called for, or was there important text that should have been there and made available to the public?
 - b. There are qualitative, subjective, and tentative wordings such as "could find", "believes", "feels" in critical instances in the absence of more quantitative, objective, and certain measures. This was invariably replaced by either language that discounted negative assertions or resulted in recommended "fact".
 - c. [The development's frontal view is nowhere close to the Comprehensive Plan's wording "... newly developing LMR areas should be seamlessly integrated with surrounding development"](#). This has previously been included in written, public comments including graphics; this would have been shown except that the PC does not allow video. But no matter: the developer justified (to itself and the PC) the proposed building's height and massing by comparison to another, higher complex over a mile away that happens to be in a more appropriate zoning setting and has BRT. The best comparable is the apartments immediately to the east of the proposed development; had they been used for comparison it is immediately apparent that it is vastly exceeded by the proposed building. See attachment.
 - d. Rebuttal of storm water issues was incomplete at best; possibly incorrect at worst. New concepts became apparent in the Staff Report that suggest a storm water easement, and which the City will acquire if the developer can't. This is a new chapter in the discussion.
 - e. [Select conditions](#) – These were spun to justify additional upzoning (in this case du/ac) but also setting future precedent for much greater scale and density (a process the City terms proactive rezoning) elsewhere. Staff and PC stated that arterial status and bus availability were " ... most significant factors as to why the proposed development may be approved." despite the complex not meeting at least 3 other, more significant factors. This is arbitrary cherry-picking favorable to a desired outcome.

Here is a table of those factors, with various points of view; **red is negative**, **green is positive**, and **brown is in between**.

| Factor | Opposition's Position | PC | |
|---|--|--|---------|
| | | Position | Resolve |
| Relationships between proposed buildings and their surroundings | Totally Negative Simply not consistent with Comprehensive Plan wording | Negative: Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area. But then side with the developer's efforts | Pass |
| Amenities | Negative: only has meaning if within walking distance | Other than onsite – Unsubstantiated | Pass |
| Urban Service | None (other than bus which is double counting) | Other than bus (already included) – unsubstantiated | Pass |
| Arterial Street | Negative: 2-lane, at capacity; don't use to leverage more usage; overflow parking problem especially in winter; OSR is a minor arterial road | Say fulfilled | Pass |
| Transit | Bus line; leveraged by "arterial" street designation; little usage at present | Overplay | Pass |
| Natural features | Arguable since not defined. There are trees, wildlife, and good soil. There is a historic barn, likely the last in Madison and one of the few in Dane County ... | Say fulfilled | Pass |
| Park | Say fulfilled | Say fulfilled | Pass |

In conclusion: This process cannot be distinguished from being political with enough arbitrariness to produce a desired outcome. Is there any monitoring, oversight, check or balance of the Plan Commission procedures? How is meaningful, bottom-up neighborhood feedback and dialog restored to this process?



Side-by-Side Comparison: Top – illustrates height; Bottom – best illustrates frontal length and overall comparison.

BEST, IMMEDIATELY NEIGHBORING, COMPARABLE COMPARISON

| Parameter | Proposed Building | Settlers Woods |
|--|-------------------|----------------|
| Frontal Length | 400 ft | 100 ft |
| Setback from Curb | 35 | 84 |
| Height | More | Less |
| Ratio, Apparent (Angular) Height from Curb | 2-3 | 1 |
| Dwelling Units / Acre | 36.6 | 14.4 |

From: the-greens31@charter.net
To: All Alders
Cc: npollack@madison.com; pfanlund@captimes.com; mtreinen@captimes.com; faye.parks@wortfm.org
Subject: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm
Date: Friday, June 14, 2024 12:48:12 PM
Attachments: [20240613 Comments on 10 June Plan Comm Mtg.pdf](#)
[20231200 Petition.pdf](#)
[20240604 Petition.pdf](#)
[20240606 Petition. Addendum.pdf](#)

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Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at 6610-6706 Old Sauk Road:

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles and almost word-for-word echo our thoughts:
 - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
 - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
 - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
 - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
 - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
 - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
 - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite

substantial, but disregarded community/neighborhood input. This shameful meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).

- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
 - Two community petitions – [See next two attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
 - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
 - Does densification have an end-point? Or, does it continue ad infinitum?
 - What will Madison look like?
 - Is that the Madison we want?
 - To what extent/limit can/should Madison absorb a greater population?
 - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
 - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little Chicago"?
 - What sacrifices should be made before we say enough is enough?
 - Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priority of other outcomes where densification is concerned?
 - At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized developed should not advance.**

Thank you,
Michael A. Green
6709 Old Sauk Rd
Madison

From: the-greens31@charter.net <the-greens31@charter.net>

Sent: Thursday, June 13, 2024 1:05 PM

To: 'Madisonmayor@cityofmadison.com' <Madisonmayor@cityofmadison.com>; 'allalders@cityofmadison.com' <allalders@cityofmadison.com>; 'npollack@madison.com' <npollack@madison.com>; 'pfanlund@captimes.com' <pfanlund@captimes.com>; 'mtreinen@captimes.com' <mtreinen@captimes.com>; 'faye.parks@wortfm.org' <faye.parks@wortfm.org>

Cc: 'pccomments@cityofmadison.com' <pccomments@cityofmadison.com>

Subject: Comments on 10 June Plan Comm Mtg OR Madison's Future

Good afternoon

Attached is a review of the process at the Plan Commission meeting at 5:30 pm on Monday 10 June that considered the proposed development at 6610-6706 Old Sauk Rd.

This is a synthesis of how our family members perceived that meeting. Nevertheless, it likely approximates what others in our opposition would say as well. It is meant to give feedback that will hopefully improve the process.

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There also needs to be a truly long-term discussion about what makes Madison what it is, what it takes to preserve that "charm", and set realistic limitations on what we can and want to achieve without eventually diminishing what we love; this needs to be written into the Area Plans and the Comprehensive Plan. Then, the current, short-term impetus to densify needs be consistent with some notion of boundaries written into those Plans.

There is a larger picture here.

Thank you,

Michael A. Green

6709 Old Sauk Rd.

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 Dillum | 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 |

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 |

DISTRICT 19 RESIDENT PETITION
 TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION
 OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979

Addendum: 6 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.

**Petitioner Addendum to Petition of 6 May to 4 June 2024
 Previously Submitted and Posted 5 June 2024**

| Signatories - District 19 Resident Petition | |
|---|--|
| Name | Address |
| Hui Min Hsu | 110 N. Yellowstone Dr. Madison WI53705 |
| Bob Broman | 518 san juan trail |
| Randolph Ashton | 221 N Gammon Rd |
| William Houlihan | 6606 Carlsbad Dr.,Madison Wi 53705 |
| Mary S Gerbig | 6606 Carlsbad Dr |
| Mary Ellen Kussow | mekussow@chorus.net |
| Karen Benton | 306 Everglade Drive |
| Margaret Valitchka | 946 SAUK RIDGE TRL |
| Jacqueline White | 326 N Yellowstone Dr Madison, WI 53705 |
| Joanna Otis | 13 Blue Ridge Court |
| Ellen Roney | 13 East Spyglass Ct |
| Elizabeth A Mael | 1 Hartleigh Ct |
| Scott Hagen | 21 Mt Rainier Lane, Madison, WI 53705 |
| Douglas Van Leuven | 317 Shiloh Dr |
| James Baccus | 305 Yosemite Trail |
| Jennifer Fronczak | 305 YOSEMITE TRL |
| Andrew Walker | 409 Ozark Trl |
| Beth Anderson | 810 Blue Ridge Parkway |

From: the-greens31@charter.net
To: [All Alders](#)
Cc: npollack@madison.com; pfanlund@captimes.com; mtreinen@captimes.com; faye.parks@wortfm.org
Subject: FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm
Date: Friday, June 14, 2024 4:43:01 PM
Attachments: [image002.png](#)
[Comments on the 20240610 PC Meeting #2.pdf](#)
[20231200 Petition.pdf](#)
[20240604 Petition.pdf](#)
[20240606 Petition. Addendum.pdf](#)

Some people who received this message don't often get email from the-greens31@charter.net. [Learn why this is important](#)

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

My most sincere apology: In racing off to my wife's doctor's appointment I hadn't completed the first attachment. That problem has been fixed.

The original message is below with some minor typographic repairs.

Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at 6610-6706 Old Sauk Road:

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is free market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles that almost word-for-word echo our thoughts:
 - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
 - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
 - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
 - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
 - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
 - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
 - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves to the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite substantial, but disregarded community/neighborhood input. This shameful

meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).

- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
 - Two community petitions – [See next three attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
 - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
 - Does densification have an end-point? Or, does it continue ad infinitum?
 - What will Madison look like?
 - Is that the Madison we want?
 - To what extent/limit can/should Madison absorb a greater population?
 - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
 - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little Chicago"?
 - What sacrifices should be made before we say enough is enough?
 - Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priorities of other outcomes where densification is concerned?
 - At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment complex being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized development proposal should not advance.**

Thank you,
Michael A. Green
6709 Old Sauk Rd
Madison

From: the-greens31@charter.net <the-greens31@charter.net>

Sent: Thursday, June 13, 2024 1:05 PM

To: 'Madisonmayor@cityofmadison.com' <Madisonmayor@cityofmadison.com>; 'allalders@cityofmadison.com' <allalders@cityofmadison.com>; 'npollack@madison.com' <npollack@madison.com>; 'pfanlund@captimes.com' <pfanlund@captimes.com>; 'mtreinen@captimes.com' <mtreinen@captimes.com>; 'faye.parks@wortfm.org' <faye.parks@wortfm.org>

Cc: 'pccomments@cityofmadison.com' <pccomments@cityofmadison.com>

Subject: Comments on 10 June Plan Comm Mtg OR Madison's Future

Good afternoon

Attached is a review of the process at the Plan Commission meeting at 5:30 pm on Monday 10 June that considered the proposed development at 6610-6706 Old Sauk Rd.

This is a synthesis of how our family members perceived that meeting. Nevertheless, it likely approximates what others in our opposition would say as well. It is meant to give feedback that will hopefully improve the process.

I wish the circumstances were otherwise and this review were very different; at the heart of this matter is politics and top-down governance versus bottom-up policy that begins with neighborhood communities.

In the future, I look forward to seeing this reversal, possibly with different leadership. It's one thing to chronicle talking to residents, to show "citizen involvement", but it is entirely different if that box is checked and the input ignored.

There also needs to be a truly long-term discussion about what makes Madison what it is, what it takes to preserve that "charm", and set realistic limitations on what we can and want to achieve without eventually diminishing what we love; this needs to be written into the Area Plans and the Comprehensive Plan. Then, the current, short-term impetus to densify needs be consistent with some notion of boundaries written into those Plans.

There is a larger picture here.

Thank you,

Michael A. Green

6709 Old Sauk Rd.

Madison

Re: Virtual Public Hearing, Plan Commission Meeting, 5:30 pm on 10 June 2024
Agenda Items #23, 24, 25, 26
Concerning the Proposed Development at 6610-6706 Old Sauk Rd

A Citizen's Experience

Disclaimer: Our position was in opposition to the proposed development. On all points, we lost.

Purpose, to Describe: First, how the process was conducted, or "how the game was played".
Second, there are arbitrary, imprecise, qualitative judgement "features" in the process that can, depending on how they are selected, or spun, toggle the outcome to the one desired.

Impression: It was a thoroughly miserable experience in local civics and citizen involvement in the discussion of this proposal and of Madison's housing crisis. In a top-down policy environment the neighborhood is marginalized, rather than coming first.

To Begin:

1. Accessibility

- a. There were Zoom login problems because of incorrect instructions to viewers or IT setup. I had to intervene, when another speaker was called, to bring this up as the problem became known from neighbors; this got a nod of recognition, but no redress or apology from the Plan Commission (PC). Had the public's input been valued, this could have been remedied *before* continuation; that was not the case.
- b. The answer to any of the following complaints is/was/or will be that this is not how PC meetings are run; this is not helpful if this is your first, virtual PC meeting.
 - i. Never have I seen a Zoom setup like this ... and I've been to too many virtual meetings:
 - (1) No chat function (useful to ask moderator a question offline)
 - (2) No video function (my presentation relied on being able to hold up an exhibit and I was unable to do so); a possible counter argument was that my graphic could have been sent to the PC ahead of meeting. I didn't do this since I was unfamiliar with their procedures and setup and I wanted to be able to rehearse and time optimize my presentation
 - (3) No participants icon that would/could have indicated login problems
 - (4) Screen so sparse of detail one couldn't even tell if logged in (to speak) or not
 - ii. With no "time expires in xxx seconds" messaging to speakers, speakers were just cutoff even in mid-sentence.

2. Communication

- a. There was an unmistakable, deferential camaraderie between the PC and the developer. The public are definitely on the "outside looking in" of that relationship.
- b. Public input was metered, but not uniformly. Presentation cutoff times varied from 3-3.5 minutes.
- c. By contrast, the developer could be, and was, granted more, unlimited time by virtue of

- simply being asked a leading, soft-ball question by a PC member. There were no instances of the public or its experts being asked any questions or in any way being engaged in dialog. The tone of the meeting was clearly in favor of the developer.
- d. The PC only had discussion about approval, justification, and praise for developer.
 - e. The PC's appreciation to public attendees that "your voice was heard" and "we know how difficult this process can be", etc. came across as hollow and disingenuous on the verge of becoming insulting.
 - f. Finally, all four Items were summarily passed in oblivious disregard for the public's input.
3. PC Decision Making
 - a. The outcome was clearly pre-ordained and never in doubt; the default on every motion was always "unanimous consent assumed unless a hand is raised" (by a PC member) ... there was never any discussion, or raised hands: every motion was systematically unanimous. The cruxes of public feedback summarily vanished.
 - b. In this case, at least, the developer worked with the PC for months to reach a mutually desirable outcome; a Staff Report from the Plan Division had gone to the PC a few days before the Meeting where it is given a "public hearing". Since the public's voice is not listened to, absorbed, thought about, questioned, and/or assimilated, "public hearing" essentially means the public gets to hear, but not interfere with, the agreed-to plan.
 4. The Staff Report – [shown in blue are examples of critical measures spun for a desired result](#)
 - a. Pg 12 is a mess – Under Recommendations the 1st & 3rd bullets are from another development. Was ignoring these obvious, major written gaffes called for, or was there important text that should have been there and made available to the public?
 - b. There are qualitative, subjective, and tentative wordings such as "could find", "believes", "feels" in critical instances in the absence of more quantitative, objective, and certain measures. This was invariably replaced by either language that discounted negative assertions or resulted in recommended "fact".
 - c. [The development's frontal view is nowhere close to the Comprehensive Plan's wording "... newly developing LMR areas should be seamlessly integrated with surrounding development"](#). This has previously been included in written, public comments including graphics; this would have been shown except that the PC does not allow video. But no matter: the developer justified (to itself and the PC) the proposed building's height and massing by comparison to another, higher complex over a mile away that happens to be in a more appropriate zoning setting and has BRT. The best comparable is the apartments immediately to the east of the proposed development; had they been used for comparison it is immediately apparent that it is vastly exceeded by the proposed building. See attachment.
 - d. Rebuttal of storm water issues was incomplete at best; possibly incorrect at worst. New concepts became apparent in the Staff Report that suggest a storm water easement, and which the City will acquire if the developer can't. This is a new chapter in the discussion.
 - e. [Select conditions](#) – These were spun to justify additional upzoning (in this case du/ac) but also setting future precedent for much greater scale and density (a process the City terms proactive rezoning) elsewhere. Staff and PC stated that arterial status and bus availability were " ... most significant factors as to why the proposed development may be approved." despite the complex not meeting at least 3 other, more significant factors. This is arbitrary cherry-picking favorable to a desired outcome.

Here is a table of those factors, with various points of view; **red is negative**, **green is positive**, and **brown is in between**.

| Factor | Opposition's Position | PC | |
|---|--|--|---------|
| | | Position | Resolve |
| Relationships between proposed buildings and their surroundings | Totally Negative Simply not consistent with Comprehensive Plan wording | Negative: Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area. But then side with the developer's efforts | Pass |
| Amenities | Negative: only has meaning if within walking distance | Other than onsite – Unsubstantiated | Pass |
| Urban Service | None (other than bus which is double counting) | Other than bus (already included) – unsubstantiated | Pass |
| Arterial Street | Negative: 2-lane, at capacity; don't use to leverage more usage; overflow parking problem especially in winter; OSR is a minor arterial road | Say fulfilled | Pass |
| Transit | Bus line; leveraged by "arterial" street designation; little usage at present | Overplay | Pass |
| Natural features | Arguable since not defined. There are trees, wildlife, and good soil. There is a historic barn, likely the last in Madison and one of the few in Dane County ... | Say fulfilled | Pass |
| Park | Say fulfilled | Say fulfilled | Pass |

In conclusion: This process cannot be distinguished from being political with enough arbitrariness to produce a desired outcome. Is there any monitoring, oversight, check or balance of the Plan Commission procedures? How is meaningful, bottom-up neighborhood feedback and dialog restored to this process?



Side-by-Side Comparison: Top – illustrates height; Bottom – best illustrates frontal length and overall comparison.

BEST, IMMEDIATELY NEIGHBORING, COMPARABLE COMPARISON

| Parameter | Proposed Building | Settlers Woods |
|--|-------------------|----------------|
| Frontal Length | 400 ft | 100 ft |
| Setback from Curb | 35 | 84 |
| Height | More | Less |
| Ratio, Apparent (Angular) Height from Curb | 2-3 | 1 |
| Dwelling Units / Acre | 36.6 | 14.4 |

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 Dillum | 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 |

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 |

DISTRICT 19 RESIDENT PETITION
 TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION
 OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979

Addendum: 6 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.

**Petitioner Addendum to Petition of 6 May to 4 June 2024
 Previously Submitted and Posted 5 June 2024**

| Signatories - District 19 Resident Petition | |
|---|--|
| Name | Address |
| Hui Min Hsu | 110 N. Yellowstone Dr. Madison WI53705 |
| Bob Broman | 518 san juan trail |
| Randolph Ashton | 221 N Gammon Rd |
| William Houlihan | 6606 Carlsbad Dr.,Madison Wi 53705 |
| Mary S Gerbig | 6606 Carlsbad Dr |
| Mary Ellen Kussow | mekussow@chorus.net |
| Karen Benton | 306 Everglade Drive |
| Margaret Valitchka | 946 SAUK RIDGE TRL |
| Jacqueline White | 326 N Yellowstone Dr Madison, WI 53705 |
| Joanna Otis | 13 Blue Ridge Court |
| Ellen Roney | 13 East Spyglass Ct |
| Elizabeth A Mael | 1 Hartleigh Ct |
| Scott Hagen | 21 Mt Rainier Lane, Madison, WI 53705 |
| Douglas Van Leuven | 317 Shiloh Dr |
| James Baccus | 305 Yosemite Trail |
| Jennifer Fronczak | 305 YOSEMITE TRL |
| Andrew Walker | 409 Ozark Trl |
| Beth Anderson | 810 Blue Ridge Parkway |

From: [Cathy Kennedy](#)
To: [All Alders](#)
Subject: Old Sauk Road: Stone House Development
Date: Tuesday, June 18, 2024 3:21:28 PM

[Some people who received this message don't often get email from ck621@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello Madison City Alders,

Please go visit the site where this building is proposed. This building will look very strange in this neighborhood. It's way too large for the space and for what is around it. Please consider something smaller that fits with the look of what is in the neighborhood.

Also, increased traffic further East down to Old Middleton Road will create more problems than what is already there. Specifically the intersections of Old Sauk, Old Middleton and Rosa Road.

Thank you so much.

Catherine Kennedy
226 Glen Hollow Road.

From: [Grace Kwon](#)
To: [All Alders](#)
Subject: People Before Profit\$\$\$ Vote "NO" #13 &49 on 6/18 Common Council Meeting 6:30pm
Date: Monday, June 17, 2024 7:19:57 PM

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

Dear Alders,

Please put "People Before Profit \$\$\$" by voting "NO" on Agenda #13 & 49 at 6/18 Common Council Meeting @6:30pm.

We, the current West Area residents, overwhelmingly opposed the changes to the West Area including the proposed apartment-only Stone House Development on 6610-6707 Old Sauk Rd. We have submitted numerous petitions with 100s of signatures each, written countless letters, spoken up for hours until the wee hours of the morning, and attended meetings to express our opposition to the direction of our City! The recent 6/10 PC meeting link below.

LEGISTAR FILE 82972: [LINK](#)

All documents related to demolition, re-zoning, project proposal/plan

VIDEO: PLAN COMMISSION MEETING 6/10/24: [LINK](#)

Agenda Items 23-26: Discussion begins at 2:58:00

YES WE CAN... build better!

Rather than apartment-only development which is now 60% of the housing market, let's build better with seller, buyer and neighborhood working together to build homes, townhouses, condos, mixed-use housing with retail, apartments, condos, and other services that fit in seamlessly and enhance the neighborhood while providing additional sustainable housing for the 21st Century!

There's such an offer and other parties interested in building lower density 2 story housing that would be ideal for this property.

Partner with UW to build more dormitories/ housing for the additional 10,000 student increase! 8500 are housed in the dorms at 3-4 per room!

YES WE CAN.... build equity in home/condo/townhouse ownership by converting apartments to condos now!

YES WE CAN.... fix the \$25M deficit! Use the \$41.2M found in the budget to pay for the 2025 \$25M deficit with \$16.2M still in the bank! Use the next year to reevaluate the entire budget line by line, including all positions and services!

NO REFERENDUM!

YES WE CAN.... Get our fair share from the State! We reach out to Governor Tony Evers and Rep. Robin Voss to pass a 1/4% sales tax and a 1/4% transit tax! Have developers also pay their fair share of property taxes on apartments. For example, apartments and condos in the same complex should have the same evaluations and generate the same taxes.

YES WE CAN... get to 40% tree canopy! Work together with private property owners, neighborhoods, arborists, landscapers, landscape architects, and the city!

YES WE CAN... bring everybody up through education and opportunity!

YES WE CAN.... work together to bring forth a safe, sustainable, resilient Madison for generations to come!

Please Vote "NO" on Agenda #13 & 49 and put People Before Profit\$\$\$!

Please carefully consider your decision on the upcoming Common Council meeting 6/18 @6:30pm and not "RUBBER STAMP IT" to follow Mayor Satya's orders like the PC meeting 6/10!

Please question why you became an alder and who you really represent?

"The mission of the Common Council is to represent the residents of Madison by promoting the safety, health, and general well-being of the community by incorporating the City's core values into their work with currently available resources."

Sincerely,
Grace Kwon(she,her)
District 19

From: [Tya Lichtie](#)
To: [Guequierre, John](#); [All Alders](#); [Parks, Timothy](#); plancommission@cityofmadison.com
Subject: Stone House Development
Date: Friday, June 7, 2024 5:57:10 PM

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

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

Dear Aler Guequierre,

I am writing to you in opposition to the Stone House Development. A 138 unit apartment building is preposterous for this part of the city. There are plenty of alternative areas which can support this size of development.

Old Sauk is a main artery to University Avenue, UW Hospital and campus. This will cause additional stress for residents to access University Avenue as well as the workers of the hospital and people in need of critical care. Also, there is a school which already has safety concerns with the current traffic. Our children don't need to be at additional risk.

This development can be welcomed in an area which can be better suited but not on Old Sauk Road.

Thank you,
Tya Lichtie

From: [José J Madera](#)
To: [All Alders](#)
Cc: [KIM SANTIAGO](#)
Subject: Opposition to Stone House Development: 6610- 6706 Old Sauk Road
Date: Tuesday, June 18, 2024 9:17:08 AM

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

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

Dear All City of Madison Alders,

This message is intended to share and express my strongest opposition to the proposed development by Stone House Development filed for the Pierstorff parcels, 6610- 6706 Old Sauk Road, for a 3 story, 138 unit apartment building.

My wife, Kim Santiago, and I have been residents of 6901 Old Sauk Court for over 20 years. The addition of this out-of scale, monstrous apartment building will directly and negatively affect not just our quality of life, but that of the entire neighborhood E to W, in and around Old Sauk Road. Heavier traffic, higher vehicle density, increased use of neighborhood street parking, noise pollution, light pollution, irreparable effect on wildlife, higher runoff due to removal of trees and vegetation causing flooding events, and increased danger to commuting area bikers are some of the unwanted, critical and imminent negative effects of these potential developments.

The Plan Commission report states that they "found the zoning map amendment is consistent with and furthers or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan", The Comprehensive Plan has drawn great opposition from members of District 19 and those directly impacted by it. The Plan Commission decision was only focused on "the characteristics in the Comprehensive Plan to allow development at higher density up to 70 units an acre ... are met at this site"

No public comments in opposition to the approval of zoning changes were even considered by Plan Commission alders and commissioners during the discussion. There was almost no discussion of the negative impact this development will have in the vicinity and overall neighborhood related to traffic, parking, overall nuisance, impact on the ecosystem, and many other matters brought to the Plan Commission's attention. Please watch the video.

The main concern was the need to create more affordable housing in Madison. The developer has not even proposed units that provide subsidized housing. It is market-rate housing. Combined, approx 60% of the units are studios or one bedroom units. So, who's going to benefit? The needy, low-income folks, or those who can afford to pay market-rate rent?

We want our opposition to this proposal to be recorded in today's City Council meeting. This proposed development is completely out of scale with

the Old Sauk Road neighborhood and undoubtedly, will become the most ugly and unwanted eyesores in our community.

Respectfully submitted,

José J Madera
Kim Santiago de Madera
7901 Old Sauk Court
Madison WI 53717
(608) 833-5251

From: [Chuck Nahn](#)
To: [All Alders](#)
Cc: [jeff.western](#); [Mary Umbeck](#); [William S. Cole](#); [Tim Burns](#); [cnelson@axley.com](#)
Subject: Fwd: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]
Date: Tuesday, June 18, 2024 10:45:37 AM
Attachments: [nahnandassociatesEngineering_Review_Comments.pdf](#)

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

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

Dear President Cole and Alders,

I am a professional engineer hired by the neighboring property owners to review the stormwater management and erosion control plan for the proposed Old Sauk Road Apartments (Stone House Old Sauk proposal-CC Item13.83477).

Listed below are comments I made at the June 10 Plan commission meeting and attached is a list of my stormwater concerns based upon reviewing the latest stormwater plan (by Wyser Eng. dated May 24,2024).

I am opposed to this zoning change, demolition and certified survey map modification until further stormwater details become available.

Thank you.

Chuck

Charles E. Nahn III, P.E.
Nahn and Associates
5623 Sandhill Drive
Middleton WI 53562
(608) 712-9199

----- Forwarded message -----

From: **Chuck Nahn** <chucknahn@gmail.com>
Date: Mon, Jun 10, 2024 at 11:19 AM
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]
To: Plan Commission Comments <pccomments@cityofmadison.com>
Cc: John <district19@cityofmadison.com>, Greg Fries <gfries@cityofmadison.com>, jeff western <jwestern@chorus.net>, Mary Umbeck <mpumbeck@chorus.net>, Janet <jschmidt@cityofmadison.com>, William S. Cole <wcole@axley.com>, <tjburns@hotmail.com>, <jmnorman@wisc.edu>, <tparks@cityofmadison.com>, <leddell.zellers@gmail.com>, <cnelson@axley.com>, <district10@cityofmadison.com>, <bfruhling@cityofmadison.com>

Please Post to Public Comments for Legister #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd

"My name is Chuck Nahn and I reside at 5623 Sandhill Drive in Middleton. I am a registered professional Civil Engineer retained by the adjacent neighboring property owners to review and comment on the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments. I have over 40 years of engineering experience specializing in stormwater management and flood control issues. I have a bachelors and masters degree in Civil Engineering and have served on the state-wide WDNR Infiltration SOC Technical Standard team.

My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. I have a number of concerns as detailed in my review comments based on two revisions of the stormwater plan dated April 8, April 22 and May 24 including but not limited to:

- Underground Tank Infiltration Rate-
 - The infiltration rates used in the report are overestimated and do not have a correction factor applied to account for soil compaction during construction. Please note the design infiltration rate is integral toward meeting City ordinance for runoff rate control, water quality and infiltration requirements.
 - Soil compaction during construction is inevitable based on the weight of rock and concrete vault structure on top of native soil interface for underground tanks.
 - Mixing the soils 5 feet below the native soil interface will not increase infiltration based on Dr. John Norman's (Professor Emeritus of Soil Science) comments.
 - Sodium Chloride used for winter de-icing of street, driveway and parking lot may cause soil sodification and immediate infiltration failure based on Dr. Norman's comments.
- Pre-existing Detention not applied to on-site discharge- City ordinance requires pre-existing detention applied to on-site discharge. Stormwater plan applies pre-existing detention to off-site discharge from Old Sauk Road flooding and not on-site discharge from paved area increase associated with proposed development.
- Potential Increased Flooding to Lower basements for North Property Owners- Underground Tank infiltration can potentially cause groundwater mounding and increased groundwater flow to the north inundating northern property owner's household lower level and basement. Please note these basements are 7 feet below the native soil interface of Underground Tank #1 which is located 40 feet from the native soil interface.
- Proposed Underground Tank Outflow pipes elevations- If underground infiltration tanks should not infiltrate as designed, the outflow pipe elevation will negate $\frac{3}{4}$ of the existing storage of the underground tanks.

Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners."

Chuck

--

Charles E. Nahn III, P.E.
Nahn and Associates
5623 Sandhill Drive
Middleton WI 53562
(608) 712-9199

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Engineering Review Comments

Wyser Stormwater Plan and Stormwater Management Report

Dated: May 24, 2024 received May 28

Note: These review comments include a review of the Wyser Cover Letter dated May 24, 2024, Greg Fries Engineering Comments dated May 31, and J. Norman review comments.

Overall Stormwater Review- My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. Based on the latest submittal by Wyser, serious concerns remain over the underground infiltration tanks infiltration rates, Upflo filters water quality removal rates, unintended detention storage requirements and underground tank low-flow outlet pipe elevations. Please note that the density of this development directly determines the stormwater runoff issues in terms of increased paved area. Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners. The questionable design infiltration rates, as described below, also directly affect the runoff rate, water quality and infiltration site requirements needed to meet City ordinance- Chapter 37.

Specific Review Comments-1. Design Infiltration Rate for Underground Tank #1, #2 and Infiltration Basin-

a. Underground Tank #1- Wyser has obtained two new borings extending Test Pits 9 and 10 to 25 ' below the existing surface and 7.8' -8' below the native soil interface for Underground Tank #1 at 1013. These extended borings show similar results of Fine Sand (FS) texture with Silt Seams resulting in a .13-.5 in/hr. hydraulic application rate as original Test Pit #8. **All three of these test pits/borings show a similar soil texture of Fine Sand with Silt Seams 5 feet below the native soil interface.** Wyser proposes to increase the infiltration rate to .5 inches/hour by mixing the fine sand and silt seams to 5 feet below the native soil interface. Dr. Normans comments indicate this will not work but even if it did work, there would still be 2.8'-3' below the 5 ft depths with the undisturbed fine sand with silt seams that would be limiting infiltration. They should mix soils at least to 7.8' to 8' which raises the question of what is below the mixed layer that would further limit infiltration below the boring depths of 25 feet. **Recommendation- Use minimum Infiltration rate of .13 in/hr. given the tremendous uncertainties regarding infiltration performance for Underground Tank #1. Relocate Underground Tank #1 in an area more suitable for infiltration with S or VGRLS as soil texture 5 feet below native sand interface.**

b. Underground Tank #2- Wyser uses Test Pits 13 and 7 to get an average Design infiltration rate of 1.06 inch/hour. Both test pits do extend 5 feet or more below the native soil interface of 1010.2. However, Test Pit #13 is similar to Test pits 8, 9 and 10 for Underground Tank #1 in that Fine Sand with Silt Seams is shown from 3.3 to 5.8 feet below the native soil interface. Similar comments for Test pit #1 (listed above) apply to this Test Pit in terms of questionable mixing of soils, soil compaction during construction, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for test pit 13 given the tremendous uncertainties regarding infiltration performance for Underground Tank #2.**

c. Infiltration Basin – Test pit #3 also has Fine sand with silt lean seams text 5 feet below the native soil interface. Similar comments for Test Pit #9 and #10 (listed above) apply to Test Pit #3 in terms of questionable mixing of soils, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for Test pit 3 given the tremendous uncertainties regarding infiltration performance for infiltration basin.**

2. Infiltration Rate Correction Factors not used-Table 4 of Technical Standard #1002 recommends correction factors if soil mitigation is not mitigated. This correction factor is to account for incidental compaction during construction. Wyser claims to mitigate soil compaction by mixing the 5 feet below the native soil interface to achieve a .5 inch/hour design infiltration rate and not apply a correction factor due to the soil compaction mitigation. Dr Norman comments have stated this mixing will not work in re-establishing infiltration and it is more likely that an impervious surface will be created at the native soil interface due to the soil properties. As noted above, the 5 feet mixing depth is not deep enough based on the latest soil borings. Even if the mixing worked, there will be significant compaction that will occur as they bring in the rock and concrete vault structure proposed above the native soil interface as noted in Dr. Normans review comments. **Recommendation- A correction factor specified in Table 4 of Tech Standard #1002, should be applied to the design infiltration rates of both underground tanks due to the tremendous uncertainties regarding infiltration performance. Please note that pre-development and post development stormwater flows are based on infiltration rates. If these rates change, the pre-development and post-development runoff rates will also change.**

3. Elevation of Low flow outlet pipes from Underground Tank #1 and #2 and low flow discharge from tanks- The Utility Plan on Page C300 shows Manhole #11 and Manholes #8 located very close to the end of underground Tank #1 and #2 but the underground tank details on Page C 401 do not show any low flow outlet pipe connection. The Underground Infiltration System #1 and #2 outlet does reference a “12” pipe from underground to Manhole” at 1020 elevation. If the design infiltration rates do not occur (see comments above), all stormwater below this elevation will remain trapped in the underground system with no possible discharge. **Recommendation- Change configuration of underground tanks so that the elevation of the low flow outlet pipe is closer to the native soil interface. Show 12” low flow pipe connection on detail drawing for Underground Tanks #1 and #2.**

Please note the Wyser Cover letter dated-Item 4, “Old Sauk Road Storm Sewer” b. states

“Additionally, the underground infiltration facilities do not have discharge into the storm sewer through the 10-year storm event. There is no low flow event to pump from these basins.”

Once again, based on this comment and as described above, all stormwater flows up to the 10-year event are entirely dependent on infiltration to discharge the accumulated stormwater in the underground tanks

below 1020 elevation. If infiltration fails or is decreased due to underground tank clogging, the underground tank will need to be dewatered to maintain them.

4. Pre-Existing Detention- Base on my earlier comments, no calculation or description in the stormwater report is provided to show how Wyser determined the pre-existing detention volume of 30,327 cubic feet or the on-site pre-post matching volume of 3027. The noted added to the report references Drawing D.1 in Appendix D which shows 100-year flow elevations (from the Brown and Caldwell report) ranging from 1018-1021 but does not show the existing ground elevations used to determine the depth of flooding. Measuring the “Volume Boundary” line (delineated in red) yields a surface area of 65,291 sq. feet which would give an average flooding depth of .46 feet to give the pre-existing detention volume of 30,327 cubic feet. The flooding depths appear to be deeper than .46 feet based on a preliminary review of existing topographic maps.

The Wyser Cover letter Item 2 “Pre-existing Detention” a. states:

“The underground infiltration facilities and a small volume of the infiltration basin were used to meet the pre- to post-rate controls. The additional volume of the pre-existing detention volume was added to the infiltration basin volume to determine the total volume required for the basin.”

The only stormwater for pre- and post-development on-site rate control used in the infiltration basin is for precipitation falling directly on the grassed surface which is the same as pre-development conditions. Stormwater runoff from the paved surfaces of the development causing the post-development rate increase is being diverted around the infiltration basin directly to the level spreader outfall. Since the on-site post development flows are being diverted, “a small volume of the infiltration basin” cannot be used for pre and post development matching. **Recommendation- Cut off the stormwater pipe diverting post-development flows around the infiltration basin to allow flow to enter infiltration basin on northern end.**

5. Old Sauk Road Storm Sewer-The Wyser cover letter states:

*“5. Old Sauk Road Storm Sewer
a. Discharging into the Old Sauk Road storm sewer would take existing runoff flowing through the site and send it west to a different watershed.”*

Based on the enclosed storm sewer and flood maps from the Brown and Caldwell flood study, the watershed is the same- the Strikers watershed. Both the Old Sauk Road and East Spyglass Circle storm sewer pipes connect to the same pipe 150 ft. downstream. Both pipes and inlets also have the same level of 2% Flood Protection.

Discharging to Old Sauk road storm sewer would:

- provide a stable outlet,
- Prevent blockage of inlet grate at E. Spyglass Court with vegetation and debris and corresponding localized flooding
- eliminate the 40-foot-long level spreader weeper dam.

6. Groundwater Mounding Potential- Both the City of Madison and Wyser have commented that there is nothing in the City or State Stormwater Ordinance that requires a groundwater mounding analysis. Tech Standard #1002 Considerations 7. states

“Consider conducting a groundwater mounding analysis to verify that the highest anticipated groundwater level does not approach the native soil interface. The infiltration rate into saturated soil in this case may be at or near zero. This standard requires that limiting layers within 5 feet below the native soil interface of an infiltration device be considered in the design infiltration rate. It is also possible for a limiting layer more than 5 feet below the native soil interface to affect an infiltration device where lateral movement is limited. Increased mounding height, and therefore the potential for increased infiltration device drawdown time, are more likely to occur under the following conditions: shallow depth to groundwater or limiting layer, increased infiltration device size, decreased device length/width ratio, the presence of low-hydraulic conductivity material, thin aquifer thickness, and shallow water table gradient. It is also appropriate to conduct a mounding analysis in locations where mounding may impact basements or adjacent property. Refer to https://dnr.wisconsin.gov/topic/Stormwater/standards/gw_mounding.html for mounding calculation guidance.”

Groundwater mounding, as described above, is more likely to occur under the following conditions which may be present at this site:

- Increased infiltration device size,
- Decreased device length-width ratio,
- Presence of low-hydraulic conductivity material.

As described in my earlier comments, the basements to the North are 7 feet below the native soil interface and already flooding, Increased infiltration from the underground tanks may cause ground water mounding or divert additional groundwater to the north via a silt seam confining layer. The test pits show silt seams with permeability contrast at all three test pits 5 feet below the native soil interface.

Recommendation- Wyser conduct a groundwater mounding analysis.

7. Water Quality and Infiltration Calculations (WinSLAMM)- The WinSLAMM model could be modified as follows:

- a. **WinSLAMM**-The WinSLAMM model is using “biofiltration” to determine the TSS removal rates and infiltration from the Underground Tanks. It is questionable whether the water quality removal rates for biofiltration in WinSLAMM are similar to underground tanks due to the lack of surface vegetation, compacted soil interface layer and underground storage.
- b. **Storage Area Difference**-The storage area in the biofiltration cell WinSLAMM modeling are not the same as the underground tank storage for pre-to post-development rate control for:
 - Underground Tank #1-31600 c.f. which is higher than the 26,282 c.f. calculated for the runoff rate calculation (Hydrocad).
 - Underground Tank #2-18960 c.f. which is higher than the 14,999 c.f. calculated for the runoff rate calculation (Hydrocad)
- c. **Upflo Filter sump depth**- The sump depth in the detail drawing for Upflow filter shows a 2 ft sump depth but WinSlamm model shows 3-foot sump depth.
- d. **Provide WinSLAMM documentation on Cartridge Life**- The cartridge life should have a minimum life of one year. WinSLAMM output should be provided showing the cartridge life is one year at a minimum.

8. Snow Storage- Please add note that snow storage is not to occur at the green space along the northern and northeast property line.

9. Maintenance of Underground Tanks- Maintenance of the underground tanks are complicated and difficult because they are underground and difficult to access. Please add notes and make changes to construction plans:

- ADS Plus fabric is laid over top of the foundation stone and
- FLAMP (flared end ramp) is attached to the inlet pipe on the inside of the chamber end cap.
- Manholes should be located at each end of the Isolator Row Plus for JetVac access

Please add the following to the maintenance agreement

- Since inspection ports are not provided, confined space entry is required for maintenance.
- A StormTech Isolator Row Plus should initially be inspected immediately after completion of the site's construction.
- Once in normal service, a StormTech Isolator Row Plus should be inspected bi-annually until an understanding of the sites characteristics is developed.
- If upon visual inspection it is found that sediment has accumulated to an average depth exceeding 3" (76 mm), cleanout is required.
- JetVac maintenance is recommended utilizing a high-pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming.
- More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row Plus.
- For JetVac maintenance cleaning use:
 - Fixed nozzles designed for culverts or large diameter pipe cleaning.
 - Rear facing jets with an effective spread of at least 45" (1143 mm)
 - maximum nozzle pressure of 2000 psi.

10. Maintenance of Upflo Filters- Add following to Maintenance agreement

Maintenance to include services outside and inside the vessel as follows:

a. Maintenance outside the Up-Flo® vessel including:

- removal of floatable and oils that have accumulated on the water surface and
- removal of sediment from the sump

b. Maintenance inside the vessel including:

- removal and replacement of Media Bags, Flow Distribution Media and the Drain Down Filter.

c. Maintenance requirements

- The minimum required frequency for replacement of the Media Pack is annually.
- minimum required frequency for removal of accumulated sediment from the sump is dependent on the Up-Flo® Filter configuration.
- Whenever sediment depth in the sump is found to be greater than 16 inches, sediment removal is required.
- A vactor truck is required for removal of oils, water, sediment, and to completely pump out the vessel to allow for maintenance inside.
- Use only qualified trained service provider for maintenance inside the vessel- Nathan Minor at Drainage Doctors phone 608-576-2369 email:Nathan@drainagedoctors.com.
- A vactor truck is normally required for oil removal, removal of sediment from the sump, and replacement of the Media Packs and Drain Down Filter.
- In most cases, entry into the Up-Flo® Filter vessel is required for replacement of the Media Packs and Drain Down Filter.
- In the case of inspection and floatables removal, a vactor truck is not required.



Legend

- Flood Location Report
- Street Flooding Report
- City of Madison Limits
- Stricker's / Mendota Watershed



Path: M:\Madison, City of\153393 Strickers Mendota Watershed Study\GIS\MXD\ExCondReportFigures\Fig1-3-FloodReports.mxd

Lake Mendota

Stricker's Pond

Tiedeman Pond

12

14

N GAMMON RD

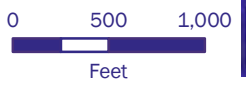
UNIVERSITY AVE

OLD SAUK RD

JUNCTION RD

Figure 1-3
Flood Report Data
 Stricker's / Mendota
 Watershed Study Report
 City of Madison, WI



6/29/2021





Air Photo: City of Madison, 2018



Legend

-  City of Madison Limits
-  Stricker's / Mendota Watershed

Drainage System

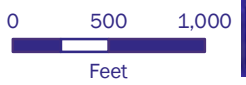
-  Storm Sewer
-  Open Channel



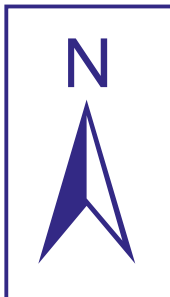
Path: M:\Madison, City of\153393 Strickers Mendota Watershed Study\GIS\MXD\ExCondReport\Figures\Fig2-2-DrainageSystem.mxd

Figure 2-2
Existing Drainage System
 Stricker's / Mendota
 Watershed Study Report
 City of Madison, WI

6/29/2021

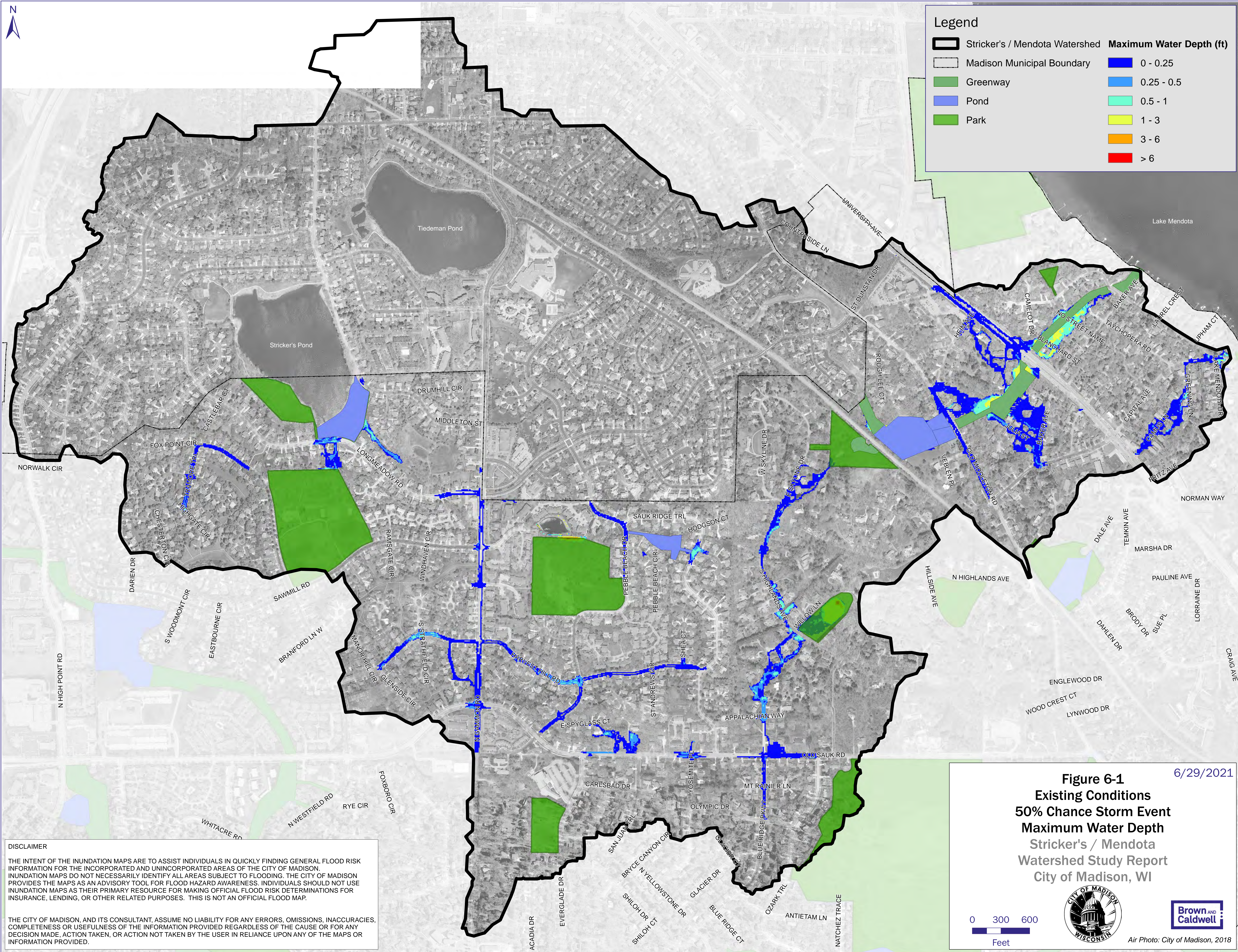


Air Photo: City of Madison, 2018



Legend

| | |
|--------------------------------|---------------------------------|
| Stricker's / Mendota Watershed | Maximum Water Depth (ft) |
| Madison Municipal Boundary | 0 - 0.25 |
| Greenway | 0.25 - 0.5 |
| Pond | 0.5 - 1 |
| Park | 1 - 3 |
| | 3 - 6 |
| | > 6 |



DISCLAIMER

THE INTENT OF THE INUNDATION MAPS ARE TO ASSIST INDIVIDUALS IN QUICKLY FINDING GENERAL FLOOD RISK INFORMATION FOR THE INCORPORATED AND UNINCORPORATED AREAS OF THE CITY OF MADISON. INUNDATION MAPS DO NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. THE CITY OF MADISON PROVIDES THE MAPS AS AN ADVISORY TOOL FOR FLOOD HAZARD AWARENESS. INDIVIDUALS SHOULD NOT USE INUNDATION MAPS AS THEIR PRIMARY RESOURCE FOR MAKING OFFICIAL FLOOD RISK DETERMINATIONS FOR INSURANCE, LENDING, OR OTHER RELATED PURPOSES. THIS IS NOT AN OFFICIAL FLOOD MAP.

THE CITY OF MADISON, AND ITS CONSULTANT, ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, INACCURACIES, COMPLETENESS OR USEFULNESS OF THE INFORMATION PROVIDED REGARDLESS OF THE CAUSE OR FOR ANY DECISION MADE, ACTION TAKEN, OR ACTION NOT TAKEN BY THE USER IN RELIANCE UPON ANY OF THE MAPS OR INFORMATION PROVIDED.

Figure 6-1 6/29/2021
Existing Conditions
50% Chance Storm Event
Maximum Water Depth
Stricker's / Mendota
Watershed Study Report
City of Madison, WI

0 300 600
 Feet

Air Photo: City of Madison, 2018

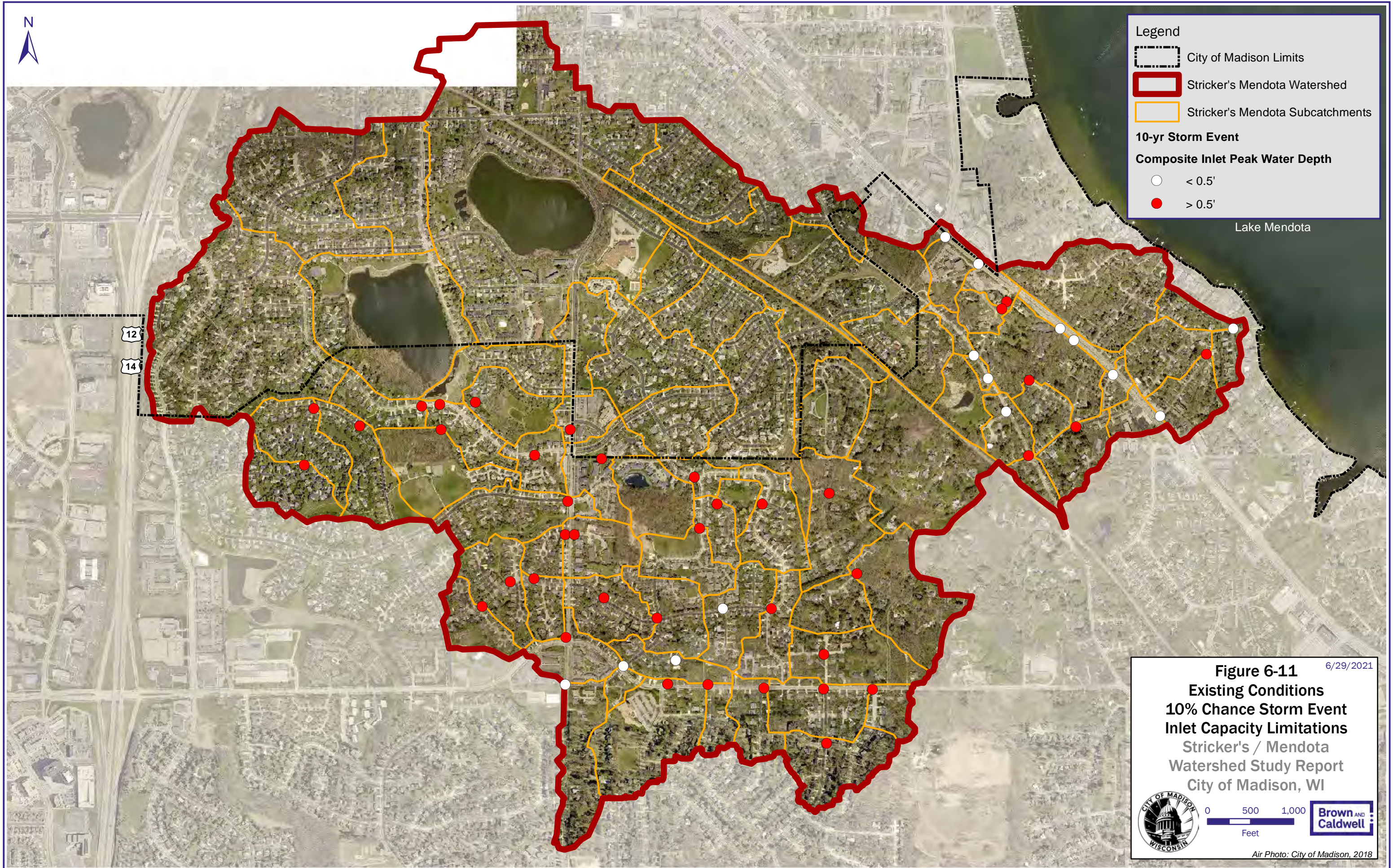


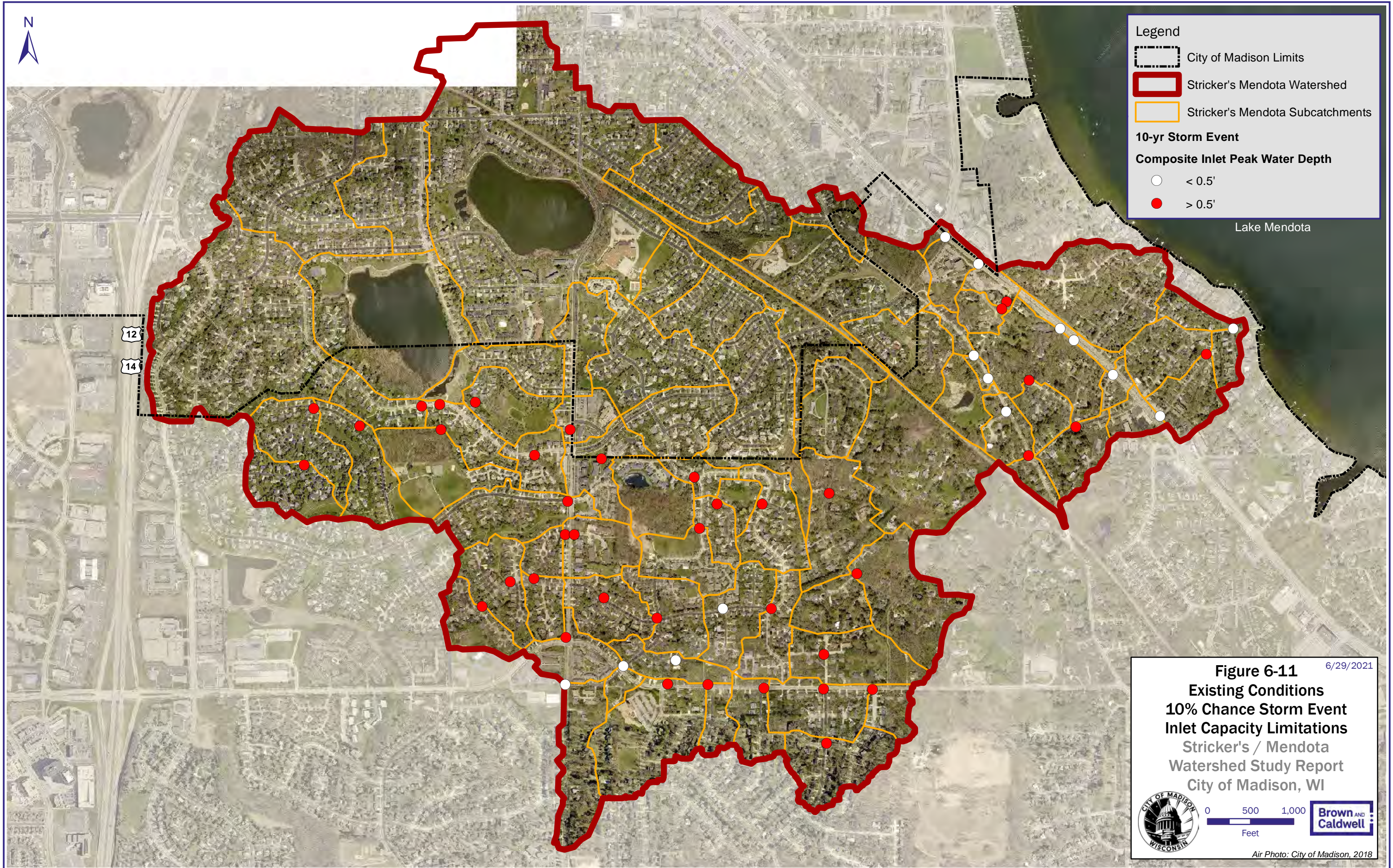


Figure 6-11 6/29/2021
Existing Conditions
10% Chance Storm Event
Inlet Capacity Limitations
Stricker's / Mendota
Watershed Study Report
City of Madison, WI



0 500 1,000
Feet





Legend

- City of Madison Limits
- Stricker's Mendota Watershed
- Stricker's Mendota Subcatchments

10-yr Storm Event


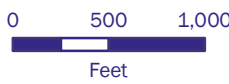

Composite Inlet Peak Water Depth

- < 0.5'
- > 0.5'

Lake Mendota

12
14

Figure 6-11 6/29/2021
Existing Conditions
10% Chance Storm Event
Inlet Capacity Limitations
Stricker's / Mendota
Watershed Study Report
City of Madison, WI



Air Photo: City of Madison, 2018

From: [rosemaryneu19](#)
To: [All Alders](#)
Subject: Opposition to the Sauk Woods development
Date: Monday, June 17, 2024 4:43:20 PM

Some people who received this message don't often get email from rosemaryneu19@charter.net. [Learn why this is important](#)

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

I would like to voice my rejection to the Sauk Woods development. I am against the development based on the fact the Old Sauk Road will no longer be safe for cyclists.

Rosemary Neu

Sent from my Verizon, Samsung Galaxy Tablet

From: jawnorman@gmail.com
To: [All Alders](#)
Subject: Common Council - June 18, 2024 Meeting Stone House Old Sauk Proposal [Opposition] CC Item 13.83477
Date: Tuesday, June 18, 2024 1:07:50 PM

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

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Common Council - June 18, 2024 Meeting Stone House Old Sauk Proposal [Objection] CC Item 13.83477

Dr. John M. Norman, jmnorman@wisc.edu

President Cole and Alders:

I am an Emeritus Professor of Soil Science from UW-Madison with experience in soil physics and hydrology.

I have studied the online stormwater plans, particularly the infiltration plan, which includes two large underground storage basins with infiltration through their floors into soils with very low natural infiltration rates.

This is a complicated project, and I believe that these structures are experimental and must be built and tested before the rest of the project is started. Even with successful initial tests, because basins are inaccessible, there is no assurance against eventual failure for the following reasons:

1. This site is over layered soils, with unpredictable water flow characteristics. The plan for the largest underground storage basin is to remove the soil below the floor, mix the layers and replace the soil; then build a 400-ton concrete and stone structure and then add more than 700 tons of crushed rock potentially compacting the underlying soil. Laboratory experiments I have done on mixed-texture soils show high variability and little predictability.
2. A well-known problem in soils is infiltration of water containing dissolved salt (sodium chloride) into soil. This is the salt that is used during winter on streets, walks, driveways, and parking lots. The sodium from this salt attaches to the soil and builds up until it disperses the soil reducing infiltration drastically forming what is called a SODIC soil, and it has occurred in Madison area. This dissolved salt goes right thru the filters on the underground basins and will come from the parking lot on top of the large basin, sidewalks, the driveway etc., which also drain into the large surface infiltration basin on the west side of the property along with salt-laden runoff from Old Sauk Road eventually causing the

surface basin infiltration to continually decrease. To my knowledge, this is not discussed in the plan.

3. Infiltration basins for runoff must always deal with the possibility of sediment sealing the soil surface and slowing infiltration. The underground storage basins address this with filters that are about 80% efficient that may be bypassed in large storms so sediment could get into the basins and slowly reduce an already low infiltration rate without any possibility of remediation.

I respectfully request that the Common Council defer action on the zoning change until the above issues are adequately resolved.

John M. Norman

From: [Christopher Olsen](#)
To: [All Aides](#)
Subject: Common Council 6/18 meeting items 13 and 49
Date: Tuesday, June 18, 2024 2:02:20 PM

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Christopher Olsen <olsenc8225@gmail.com>

Mon, Jun 10, 9:58 AM (8 days ago)



to pccomments



I wish to express my opinion regarding the proposed large apartment complex development on Old Sauk Road. I am NOT against redevelopment of this property. In fact, the property condition currently is inconsistent with the surrounding neighborhood. However, I believe the proposed project is simply far too large/too tall for the neighborhood. I would like to see a smaller footprint building, together with a higher proportion of family-size units rather than studio and one-bedroom units. I believe such a project would better serve the needs of the Madison community and the aesthetics of the neighborhood.

Thank you.

Christopher Olsen

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 Dillum | 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: [Barb Roeber](#)
To: [All Alders](#)
Subject: Fwd: Common Council Mtg. 6/18/2024 agenda item #49 (82979)
Date: Sunday, June 16, 2024 5:29:17 PM

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

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

Subject: Common Council Mtg. 6/18/2024 agenda item #49 (82979)

Dear Madison Alders,

We write to you with great sadness, frustration, and yes anger, over the Plan Commission approvals at their meeting on June 10th, for the building of a 3-story, 138 unit apartment building on Old Sauk Road in District 19. As we listened to the public hearing, nearly every one of the speakers was opposed to this proposed development and were residents of that neighborhood who will be dramatically affected. The few speakers we heard speak in favor of this development do not live anywhere nearby and will suffer no consequences whatsoever.

This proposed apartment building will be immediately adjacent to, and across from, single family homes on an already busy 2-lane street. The apartment building will only have 103 parking stalls, not included with the rent, which will likely lead to an enormous amount of street parking in this now quiet neighborhood. With 138 units, some 2-bedroom, a few 3-bedroom, that sounds like way more than 103 vehicles to us! In addition, there are no nearby amenities to this proposed development which means that most residents of this apartment building will likely need a vehicle. Have you visited the intersection of Old Middleton Road, Rosa Road, and Old Sauk Road during a rush hour? Do that. It is already dangerous and nearly impossible to navigate.

We have deep concern for the single family homeowners whose property values will plummet when their homes end up adjacent to, or across from, a 3-story 138 unit apartment building. We do not understand why existing residents will be forced to suffer these consequences. Many of these residents have lived in their homes for 30 and 40 years. They have held jobs in this city (attorneys, judges, heads of departments, professors at the University...) and paid taxes in this city as upstanding citizens. This is not how they should be treated.

Most of us opposed to this development would not be opposed to several small apartment or condo buildings on this site. Such development would save some of the many large, beautiful trees on the property and maintain adequate spacing between homes and buildings. We are not hypocrites as we were called at the Plan Commission meeting on June 10th. We are not an organized group opposed to renters as we were characterized at that meeting. We are not a group of NIMBY folks. We are longstanding citizens of this city, in this neighborhood, and we do not want to see it destroyed - or any other neighborhood in Madison destroyed! Imagine for just a minute a 3-story, 138 unit apartment building next door to, or across the street from, your home!

Please, do the right thing. Do not approve this development on Old Sauk Road. Move this 3-story, 138 unit apartment building to a parcel of land that can accommodate it.

Sincerely,

Barbara Roeber and Larry Black
5706 Cedar Place
Madison 53705

From: [Kim Santiago](#)
To: [Lynn Endicott](#)
Cc: [All Alders](#)
Subject: Re: Old Sauk Road: Stone House Development
Date: Thursday, June 13, 2024 11:28:53 PM

[Some people who received this message don't often get email from kimsantiago@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Lynn,

Wow, great letter. Thanks so much for taking the time to write and for sharing.

I'll be canvassing tomorrow and Monday to try and get as much participation as we can.

Thank you, Lynn. Look forward to catching up very soon.

Kim
Sent from my iPhone

> On Jun 13, 2024, at 11:22 AM, Lynn Endicott <endi.lynn@gmail.com> wrote:

>

> Madison Alders - I strongly oppose the 200+ renters, 138 unit Stone House apartment plan. Sadly it is once again a short-sighted harmful ambition by developer and consultants and lacks engagement of homeowners in the area.

> I was a homeowner on Old Sauk for 15 years. You can rely on families in the neighborhoods who take pride in ownership and do not want to see property values impacted - to overwhelmingly support preserving the quality of life they enjoy, the livability, safe residential streets, schools, parks, libraries, eateries etc. This outsized development contributes urban density, impermanent neighbors, traffic issues, potential increases in crime.

> We implore our alders and legislatures to abandon this economic boon and be transparent communicating with all residents in this OSR area, work for us and with us as environmental stewards of our beautiful, valued neighborhood.

> If a comprehensive 20yr plan for future development exists, I believe it should be accessible to Madison residents.

>

> Lynn E

>

> Sent from my iPhone

From: [Kimberly Santiago](#)
To: [All Alders](#)
Subject: Common Council Meeting: 6/18: Agenda Items 13, 49
Date: Tuesday, June 18, 2024 11:54:05 AM
Attachments: [SANTIAGO Old Sauk Road Letter 18 June 2024.pdf](#)

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

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Council Members:

Attached and pasted below our letter regarding Agenda Items 13, 49.
Your attention and consideration appreciated.

Respectfully yours,

Kim Santiago
Jose Madera

18 June 2024

Members, Common Council
City of Madison

RE: Agenda Items 13, 49

Dear Alder Members:

We are residents of City of Madison, District 19. Our house is located at 6901 Old Sauk Court. As longtime residents of the city, we are aware and acknowledge a housing shortage exists in Madison, especially affordable options for the "[missing middle](#)". As residents, we are not opposed to development, but do oppose *inappropriate development*.

We strongly oppose the current proposal for development at 6610-6706 Old Sauk Road for several reasons:

1. **Size/Scale:** The proposed TRU-2 zoning permits density inconsistent and inappropriate. The massive size and scale of the building does not meet standards in Madison's Comprehensive Plan or its General Ordinances for this area. York Towne Estates (251 Yellowstone Drive) has been offered as a comparison, however, York Town Estates is more than a mile from Old Sauk Road, AND it is just off Mineral Point Road, a four-lane thoroughfare that can better accommodate the number of vehicles expected to accompany the residents of this proposed development.
2. **Market Needs:** The size, scale and current configuration of this project does little to meet the needs of this "missing middle". Units will be rented at market rate, and with more than 60% of the units offered as efficiencies or 1-bedroom, unsuitable for small families. A more sensible and acceptable solution would be a building with a smaller footprint, re-configured to offer 2- or 3-bedroom units.
3. **Traffic/Safety:** Over the last 20 years, as development has intensified in the immediate area and further west of Gammon Road. Both the amount and frequency of traffic has increased significantly on Old Sauk Road, transforming it into a commuter

throughfare between the isthmus and the far west side. Due to the current development along Old Sauk Road, it can only be a two-lane road, and cannot be widened. Permitting high density housing along the Old Sauk Corridor would only further exacerbate this situation, creating a potential safety hazard for the Crestwood School and a traffic/pedestrian hazard at the intersections with Gammon, Old Middleton, and at Whitney Way.

We respectfully request that Council Members consider citizens' concerns and work collaboratively with its residents and incorporate their input into the city planning process. Together we can continue to ensure Madison remains the special community in which we all live, love and value.

Thank you for your consideration.

Respectfully yours,

Kim Santiago
Jose J. Madera
6901 Old Sauk Court
Madison, WI 53717
(608) 833-5251

18 June 2024

Members, Common Council
City of Madison

RE: Agenda Items 13, 49

Dear Alder Members:

We are residents of City of Madison, District 19. Our house is located at 6901 Old Sauk Court. As longtime residents of the city, we are aware and acknowledge a housing shortage exists in Madison, especially affordable options for the "missing middle". As residents, we are not opposed to development, but do oppose *inappropriate development*.

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1. **Size/Scale:** The proposed TRU-2 zoning permits density inconsistent and inappropriate. The massive size and scale of the building does not meet standards in Madison's Comprehensive Plan or its General Ordinances for this area. York Towne Estates (251 Yellowstone Drive) has been offered as a comparison, however, York Town Estates is more than a mile from Old Sauk Road, AND it is just off Mineral Point Road, a four-lane thoroughfare that can better accommodate the number of vehicles expected to accompany the residents of this proposed development.
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3. **Traffic/Safety:** Over the last 20 years, as development has intensified in the immediate area and further west of Gammon Road. Both the amount and frequency of traffic has increased significantly on Old Sauk Road, transforming it into a commuter thoroughfare between the isthmus and the far west side. Due to the current development along Old Sauk Road, it can only be a two-lane road, and cannot be widened. Permitting high density housing along the Old Sauk Corridor would only further exacerbate this situation, creating a potential safety hazard for the Crestwood School and a traffic/pedestrian hazard at the intersections with Gammon, Old Middleton, and at Whitney Way.

We respectfully request that Council Members consider citizens' concerns and work collaboratively with its residents and incorporate their input into the city planning process. Together we can continue to ensure Madison remains the special community in which we all live, love and value.

Thank you for your consideration.

Respectfully yours,

Kim Santiago
Jose J. Madera
6901 Old Sauk Court
Madison, WI 53717
(608) 833-5251

From: [GAIL SCHERER](#)
To: [All Alders](#)
Subject: Old Sauk Road: Stone House Development
Date: Tuesday, June 18, 2024 1:03:13 PM

[Some people who received this message don't often get email from gscherer2002@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am strongly opposed to the proposed development on Old Sauk Road. There has been a great change in the landscape and local color of Madison in the past few years and it has resulted in the development of huge apartment complexes, one uglier than the other. The charm of the city is ruined in many areas, The green space has diminished. There are many old landmarks that have disappeared. On the far west side, despite the opposition of the neighborhood, the city built low income housing on Tree Lane. The city promised increased police presence, social workers etc and none of this came to pass, certainly not to the degree promised. The situation got so bad that the tenants were evicted and another private company is taking over. No strategic planning was done and no strategic planning has been done for the impact of the great number of apartments, both low income and “at market” apartments that have overtaken the city like a fast-spreading invasive species. The apartments being built are ugly box-like structures with thin walls and in many cases, the rents are not affordable for all but those in higher income brackets. If this doesn't stop there will be fewer and fewer single family dwellings. I wonder if the mayor and her supporters are willing to give up their private housing and to move into these apartments. If not, why not? Are you afraid your property values will decline? If you are wedded to your ideas, why not put your money where your mouth is: give up what you have for “the greater good”. Give further thought to replace decaying areas with 4 plex or 8 plex units. Let areas with single family dwellings alone. Think of replacing old private homes with new private homes. Don't do any more damage to Madison.

From: [Carrie Smith](#)
To: [All Alders](#)
Subject: Old Sauk Road: Stone House Development
Date: Tuesday, June 18, 2024 9:51:40 AM

[Some people who received this message don't often get email from poetbuddy@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am against the Stone House Development and the Rezoning of this area. I think the project does not address the housing crisis for the “missing middle”. I also wonder about parking and the amount of traffic this will do to Old Sauk road and surrounding area. Please consider voting NO to such measures.

sincerely Carrie S. Smith

Sent from my iPad

From: [John Sobotik](#)
To: [All Alders](#)
Subject: Old Sauk Road: Stone House Development
Date: Tuesday, June 18, 2024 3:52:08 PM

Some people who received this message don't often get email from soby1@tds.net. [Learn why this is important](#)

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Dear Alders:

It is with considerable dismay that I see the Stonehouse proposal for Old Sauk Road is apparently going to be pushed through the city council with no regard to neighborhood input.

This neighborhood has plenty of multiunit dwellings at present and has made clear that it would not oppose residential development CONSISTENT WITH CURRENT ZONING. This property is being rezoned for the simple purpose of cramming as many units onto the property as possible with no regard to the effects on the neighborhood or the usability of the site for highly concentrated residential development.

There are no stores, restaurants, or commercial enterprises of any sort within one mile of this site. Buses infrequently pass it for persons who want to commute downtown, but they do not serve to connect the facility with any reasonable shopping. A three-mile bus ride will take residents to Hilldale Mall, but that is not the sort of place people living in efficiency apartments typically shop; it is high-end and expensive retail.

This kind of development would make much more sense on Mineral Point Road or Odana Road or south of the beltline near Woodmans, but it makes no sense at all in this location.

Of course, it is far from any police station, so if it become a LUX type facility with many police calls, there will be no witnesses by the time police arrive.

Neighborhoods like Parkwood Hills, Stonefield and Woodland Hills brought and kept many professionals in this city to live. Not everyone wants to live on the East Side. By changing the comprehensive zoning for this single parcel, you will be "spot-zoning" to benefit a single landowner and turning your backs on the entire neighborhood.

Finally, this development does not lie on an arterial highway; Old Sauk Road is an old town road that serves as a collector street pumping traffic to University Avenue. It is not an arterial, and this development and the restrictions along Old Middleton Road, to which this old town road connects, will make any development of Old Sauk as an arterial prohibitively expensive. Accordingly, it does not qualify for the requested rezoning.

Tell the landowners to develop the property consistently with now existing zoning and reject this poorly considered development that is bound to become a headache for the city.

Thank you.

John Sobotik

sobotik@stanfordalumni.org

From: [Troy Thiel](#)
To: the-greens31@charter.net
Cc: [All Alders](#); npollack@madison.com; pfanlund@captimes.com; mtreinen@captimes.com; faye.parks@wortfm.org
Subject: Re: FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm
Date: Friday, June 14, 2024 5:27:28 PM
Attachments: [image002.png](#)

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

Mr. Green...your present to the assembled here is on point and important...and very urgent to be discussed appropriately by the Powers that be. It is time to delay approval and have significant discussions on several of your questions. Corporate Profits over People, Community and Neighborhoods...and Sheer Density above all else reeks of "Drill Baby Drill" with a new Mantra "Build Baby Build"..completely ignoring character, needs, equity and its WHAT we build to further make our EXISTING Housing stock..which is 99.9% of the housing stock that will be available in the future...MORE Efficient.

Simply, Build what People Want and what People Need. Building what Developers want to enhance THEIR profits and further push true Equity away from Madison's residents?? Not as wise of decision.

It's in your hands electeds and staff to build a Better for ALL Madison...not just a more profitable one for the extreme few. Who do you represent..and Why did you run are questions you should be asking yourself.

Very best, Troy Thiel
Madison, WI

----- Forwarded message -----

From: <the-greens31@charter.net>
Date: Fri, Jun 14, 2024 at 4:42 PM
Subject: FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm
To: <allalders@cityofmadison.com>
Cc: <npollack@madison.com>, <pfanlund@captimes.com>, <mtreinen@captimes.com>, <faye.parks@wortfm.org>

My most sincere apology: In racing off to my wife's doctor's appointment I hadn't completed the first attachment. That problem has been fixed.

The original message is below with some minor typographic repairs.

Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at

6610-6706 Old Sauk Road:

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is free market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles that almost word-for-word echo our thoughts:
 - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
 - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
 - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
 - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
 - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
 - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
 - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves to the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite substantial, but disregarded community/neighborhood input. This shameful meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).
- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
 - Two community petitions – [See next three attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
 - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
 - Does densification have an end-point? Or, does it continue ad infinitum?
 - What will Madison look like?
 - Is that the Madison we want?
 - To what extent/limit can/should Madison absorb a greater population?
 - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
 - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little

Chicago”?

- What sacrifices should be made before we say enough is enough?
- Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priorities of other outcomes where densification is concerned?
- At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment complex being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized development proposal should not advance.**

Thank you,

Michael A. Green

6709 Old Sauk Rd

Madison

From: [Debra Tompkins](#)
To: [All Alders](#)
Subject: Old Sauk Road: Stone House Development
Date: Wednesday, June 12, 2024 4:45:09 PM

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

I strongly object to the Stone House development on Old Sauk Road.

I have lived on the 600 block of North Rosa Road for the past 24 years, within a mile of the proposed Stone House development on Old Sauk Road.

From Old Sauk Road the only way to get to Mineral Point Road is via Gammon Road or Rosa Road, and the fastest way to get downtown is to take Old Middleton east. The added traffic from this development would create increased and potentially dangerous traffic for Crestwood Elementary, Glen Stephens Elementary, Memorial High School, Capital High School, Thomas Jefferson Middle School and John Muir Elementary School.

A lot of drivers already use Rosa Road as a racecourse, ignoring the 25 mph speed limit because the street is a straight line with no stop signs between Old Middleton and Mineral Point. When Rosa Road was redone 12 or so years ago we were told that speed bumps could not be added because Rosa Road is a thoroughfare for ambulances. How will the increased traffic impact the ability for emergency services to do their job?

I'd like to know what sort of traffic study has been done to give clearance for this development, including what time of year the study was done, which days of the week, and what hours of the day. Summers should not be taken into account because the schools are not in session, so the traffic is much less then. Last spring/summer should not be taken into account because the 609 block of North Rosa Road and major sections of Old Middleton were closed to traffic for months due to construction. The study should include weekdays and rush hours. Was a traffic study done both on the intersection of Old Sauk and Gammon as well as the intersection of Old Sauk and Old Middleton? Traffic is already congested at the confluence of Old Sauk, Old Middleton and Rosa Roads during rush hour. Drivers coming down Old Sauk already ignore the stop sign at the bottom of the Old Sauk while zipping right onto Old Middleton to head downtown or take a turn onto Rosa Road. There are two pedestrian crosswalks within the first mini block, and in spite of the flashing yellow pedestrian crosswalk light many drivers pay no attention to the pedestrians and instead speed through. There is a blind curve on Old Middleton directly east of Rosa Road. In the time I have lived here there have been 4 very dangerous vehicle accidents near the intersection of Old Middleton and Rosa Road, all of which ended up in property damage but thankfully no deaths. One in particular created so much damage that it still amazes me that the two occupants of the vehicle were not badly injured or killed in spite of their car being totaled. These 3 roads are all one lane each way, with no room to widen them. How does Madison intend to rectify this situation to keep drivers, pedestrians and bikers safe in this area?

Please take the time to read this and respond to my questions before the meeting next Tuesday. This is a very serious issue for all of us who live here, love this neighborhood, and want to remain safe.

Thank you.

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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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 | MACLT.ORG

Office hours by appointment only

From: [Don Worel](#)
To: [All Alders](#)
Subject: Opposition to rezoning Old Sauk Rd. parcels
Date: Tuesday, June 18, 2024 2:47:10 PM

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To: Members of the Madison City Council
Re: Rezoning parcels on Old Sauk Road

Along with my neighbors, I've participated in every meeting that city planners have allowed us to attend. We've been called privileged, rich, and racist by city employees, who know nothing about us. Are we opposed to apartments being built in our neighborhood, far from it. Ours, is a neighborhood of multi- and single-family dwellings, apartments included.

What we object to is the city rezoning this property to advance a proposal, that should have been dead on arrival. It's too big, not affordable, too far away from essential services, will most likely flood adjacent properties, and will surely increase the danger, noise, and congestion Old Sauk Rd. already experiences. We fully support the sensible development of these parcels, constructed without the need to rezone.

No alder can possibly be up to speed on every proposal that comes before the Common Council. Naturally, you look for guidance from the alder whose district is impacted. Unfortunately, District 19 is without representation. Alder Guequierre lost the last election by a substantial margin and yet was selected by the city to represent us. He is a frequent communicator of his own opinions and someone who dismisses the clear and considered views of his constituents.

More than 270 people, who live closest to the property in question, signed a petition, which reads in part:

While we support reasonable, common sense development of the Old Sauk Road parcels, we are adamantly opposed to Stone House's unreasonable proposal.

- The project would increase the risk of substantial flooding to neighborhood homes and yards.
- This building would establish a wall, 40 feet in height towering over adjacent properties and extending down Old Sauk Road significantly longer than a football field.
-
- The property is 19 times larger than the apartment building next door. It lacks the setbacks that make all of the nearby properties, including multi-family properties, and the entire existing neighborhood so attractive and cohesive.
-
- The project would subject the neighborhood to noise and light pollution, seriously aggravated by the Stone House plan for a recreation area.
-
- TR-U rezoning exists to "stabilize and protect and encourage the essential characteristics of **high density** residential areas...". This area is low density. The

Stone House Development proposal for rezoning to TR-U2 should be rejected.

Please consider the more than 270 voices of the people who live in the neighborhood, over those whose only consideration is profit, and reject this request to rezone.

Don Worel