

**From:** [Richard Ziehr](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Gorman's Multi-Unit Condo Project #64349 at 9301 Crosswinds Lane  
**Date:** Monday, April 26, 2021 2:46:28 PM

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

My wife, Joan, and I live at 9316 Crosswinds Lane, Verona, WI 53593, and we are concerned ranch-style condo owners who live directly across from Gorman's proposed multi-unit condominium project at 9301 Crosswinds Lane. Previously, we sent you correspondence voicing our concerns about vehicle traffic and safety regarding the project and its impact on Crosswinds Lane. Today, we are voicing our concerns about storm water control and drainage.

Conrad Gorman currently has 3 high rise, 16-unit condo buildings on Crosswinds Lane in Hawks Landing, and he is seeking approval for Buildings 4 and 5 from the Madison Planning Commission based on old plans approved in 2000. Those plans come within 15 feet of the westerly property line of the construction site.

Our concern is the control of storm water. As the city of Madison and its neighboring communities have experienced unprecedented flooding in recent years due to changes in our climate and the increased population density of neighborhoods, all proposed new construction must provide for the accommodation of water flow and drainage. Gorman's proposed plans will have 16 condominium units with parking for 32 vehicles in each four-story building. Right now Crosswinds Lane is a narrow access road, and it is without curbs or gutters. It is the sole access for two duplex ranch-style condos, which will be directly across from the proposed buildings. We are concerned about the quantity of storm water that may be directed to the westerly border of Gorman's property line. Our condo will be right next to the driveway accessing the 5<sup>th</sup> building's underground parking garage.

We do not want a torrent of water directed at our condo at the end of Crosswinds Lane. We have not experienced any water problems in the past, and we do not want any now for us or for our neighboring condo owners or for the residential home behind us.

We want assurance the units will be built and engineered using the most efficient and safe standards regarding water control and accommodation plus adherence to current environmental standards. Doing so will protect the lower parking garage of Building #5 from flooding and will protect the neighboring properties from being flooded. An alternative to building two buildings is to have Gorman construct Building 4 and use the remaining area to include a water retention basin—a basin that would be large enough to handle water flow and drainage during rain events and one that would be green during dry spells? Most new building projects now require such accommodation.

Thank you for your consideration.

Richard and Joan Ziehr

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Richard Ziehr

**From:** [sganderson403](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 64349 Zoning Map Amendment for 9301 Crosswinds Lane  
**Date:** Monday, April 26, 2021 1:19:40 PM

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My name is Steve Anderson and I represent the Board of Directors for the Crosswinds at Hawk's Landing Condominium Association.

**The purpose of my email is to request that the Planning Commission not approve Gorman & Co.'s request for rezoning this property at this time. But rather it be postponed for reconsideration until at least its meeting scheduled for May 24th. Postponing it until the next meeting scheduled for May 10th may not provide enough time for representatives of Gorman and the Association to fully resolve the latter's concerns with Gorman's plans for the vacant lot in their present form.**

Members of our Board and a concerned resident did meet onsite with Conrad Gorman and others that represented Gorman & Co. on Friday, April 9th and pointed out our concerns with their plans. We even offered some suggestions on how to improve them. These covered both the exterior and the interior of the buildings. Conrad told us at that meeting that they would consider what we discussed and get back to us. As of April 26th we haven't received their answers. Conrad has told us that "it has been a challenge to get it reviewed by all of the right people".

So, you can see that with so many people involved that only postponing this matter until the 10th will probably not give us sufficient time. I am sure you don't want us to keep coming back to request another delay for this.

Our concerns involve several areas but the key ones involve vehicular traffic, storm water drainage, the dog run, the amount of additional lamp posts, and the distance between the buildings.

With an additional 32 units, with the potential of 64 vehicles, and very large garbage trucks having to come to each of the two buildings twice a week to pick up the recycling and trash from their dumpsters, we don't feel that section of Crosswinds Lane is wide enough to handle it. It is more like a "fire lane" in width. Plus, we feel it should have curbs and gutters. Currently, large trucks, including the garbage trucks, cannot turn around on that street but must back out.

We are also concerned with the traffic in the front of the buildings. Gorman's plans only have one roadway that would take vehicular traffic to the front of all five buildings. This roadway is located between buildings #1 and #2. There is no second exit onto Mid Town Road. Because our parking areas in the front of the buildings are small, very large delivery trucks and moving vans, etc. have to back out because they cannot turn around. So, trucks that travel down to the new buildings (#4 & #5) would have to back up all the way to the front of building #1 in order to get out.

We also brought up our concerns with how storm water would be controlled so it didn't flow

into or around our duplexes nor into our neighbors' yards.

We told Conrad that we did not want a dog run and have to maintain it.

We told Conrad that we wanted to keep the number of lamp posts to minimum so our residents wouldn't complain about the amount of light shining in their windows at night.

And we said we wanted as much distance between buildings #3 and #4 as possible.

Thank you for your consideration of the above.

Steve Anderson  
(608) 630-5781

**From:** [Kathryn Pensack](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 4/26/21 PC Agenda item#6, 9301 Crosswinds:Written Comment to Plan Commission neither in Support nor Opposition  
**Date:** Sunday, April 25, 2021 5:44:22 PM

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To the Plan Commission members,

I would like to submit a question relating to all projects before the PC and specially about the approval of the 9301 Crosswinds project, legistar#64349.

This project was part of a project of 5 buildings approved back in 2001-2006. Times have changed, but I find few sustainability elements in this project to reflect the sorely needed changes. Finding any sustainability plans is not simple since there are no sustainability questions asked in the city's required proposal plans.

I see that bike parking is planned, some concerns about saving some trees on the site, and mention of metro peak hour bus service on the area. I was unable to find any other environmental plans.

I would urge the Plan Commission to include at least a simple, unadorned question such as "Please list any environmental sustainability elements you have put into this project plan". Not even having a question in the applications does not reflect well on the critical importance reducing CO2 through our built environment.

Thanks for your attention to this,

Kathryn Pensack  
207 N. Dickinson St  
Madison 53703

**From:** [Richard Ziehr](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Safety Issues re. 9301 Crosswinds Lane Condo Project  
**Date:** Sunday, April 25, 2021 6:40:10 PM

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

My wife and I reside at 9316 Crosswinds Lane. We are in opposition to the proposed Gorman high-rise condominium project at 9301 Crosswinds Lane, and we ask the Planning Commission to delay approval of the Gorman condominium project until safety concerns are addressed and resolved.

We have two main concerns with the project:

1. Lack of a safety zone between our home and the driveway going to Building #5.
2. Lack of a vehicle turn around to assure safety as vehicles exit Crosswinds Lane.

#### Concern # 1: Safety Zone Between Our Home and the Driveway Going to Building #5

The west section of Crosswinds Lane is truly a “lane” that provides access to two ranch-style, side by side condominiums. It is not designed to provide access for four underground parking garages and 64 vehicles. Currently, it is a road without curbs or gutters. Crosswinds Lane dead ends right next to our condominium at 9316 Crosswinds Lane. Currently, our condo has zero clearance between the roof on its south side and the asphalt ending Crosswinds Lane. The plans for Building #5 show the access driveway to the underground parking garage to be south of our ranch-style condo with little clearance provided for protection of our condominium.

The zero clearance poses a significant safety concern for the south side of our home. Therefore, we are requesting a 20-foot green space to act as a safety zone between the south side of our condo and the driveway that will access the parking garage for Building #5 in order to safeguard our home from residential and commercial traffic.

#### Concern #2—Developing a Safe Exit from Crosswinds Lane

Currently, Crosswinds Lane does not have a cul-de-sac. Cars, garbage trucks, and delivery vehicles at the end of Crosswinds Lane either need to back up the entire distance to the intersection of Crosswinds Lane and Whistling Lane or use our driveway as their turn around in order to exit the Lane.

With the expected increase in traffic from the multi-unit condominium project, we request a cul-de-sac with curbs and gutters on Crosswinds Lane for vehicles to navigate the Lane safely as they exit.

In addition, due to our concerns for our family’s protection—especially that of our grandchildren--and the safety of anyone on our driveway, we request a more secure entrance to our driveway and a green-space buffer between our property and the driveway accessing the parking garage of Building #5.

Addressing these concerns now will help alleviate any potential problems relating to residential traffic flow and safety pertaining to Gorman’s multi-unit condominium project on

Crosswinds Lane.

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(608) 381-4203

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Richard Ziehr