

From: [David Ruhly](#)
To: [Mayor](#); [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#)
Subject: 100% Opposed to Proposed Development of 6610-6706 Old Sauk Road
Date: Tuesday, October 31, 2023 7:58:10 AM

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Why on Earth would a plan be approved in a residential neighborhood?

Way too many of these plans are being approved and disjointing our Madison neighborhoods, all I ask is, what's the point?

Maybe create more plans that renovate existing areas/buildings in Madison or block these developers from making fist full's of \$\$ at a neighborhood's expense.

Thanks for your ear on this issue.

Make it a great day,

Dave Ruhly
Life long Westside resident

Sent from my iPhone

From: [Stuart Lloyd Gilkison](#)
To: [Plan Commission Comments](#)
Subject: 6610-6706 Old Sauk Road.
Date: Friday, October 27, 2023 10:00:14 PM

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I am totally in favor of this apartment. I own two homes in 53705:

110 Glen Highway

502 N Midvale

We need more apartments.

Stuart Gilkison

Cleveland, Julie

From: GARY FOSTER <foster8434@prodigy.net>
Sent: Wednesday, October 25, 2023 3:21 PM
To: Slack, Kristen; Parks, Timothy; Plan Commission Comments; Mayor
Subject: Proposed Development at 6614-6706 Old Sauk Rd

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My name is Gary Foster and my wife Barb and I own a 110 year old farm house at 6506 Old Sauk Rd about 1/4 mile East of this proposed project. Our home is listed on the Wisconsin Historical Society's Wisconsin Architecture and History Inventory (AHI) and we feel blessed to not only own this home, but to live in this very nice West Madison neighborhood.

Let me be clear, we are 100% opposed to this project, it is unprecedented in size, it doesn't fit our neighborhood, it offers no benefits to us or our neighbors, just more traffic to Old Sauk Rd (which is only 2 lanes), more noise and possible unwanted criminal activity.

It's pretty obvious what's going on here, someone got lucky to be able to purchase this old family farm site and now they want to cram onto the site as many apartment units as they can with no regard to our neighborhood or the folks who live here.

If you look at a satellite view we are in the middle of about 4 square miles of mostly single family homes, some apartments and condominiums, but nothing more than 2 stories high. What is proposed is an excessively huge 175-180 door urban style complex and twice as tall at 4 stories, right in middle of our 4 square miles of suburban neighborhoods and it just doesn't fit.

To all of you that are part of this decision making process we ask that you stop this project now and not let it go a step further.

Thank you, Gary and Barb Foster

Sent from my iPad

From: [Planning](#)
To: [Plan Commission Comments](#)
Subject: FW: Old Sauk Road Zoning Concerns
Date: Thursday, October 26, 2023 10:41:00 AM

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

From: Karly Klagos <karklagos@gmail.com>
Sent: Wednesday, October 25, 2023 10:30 PM
To: Planning <planning@cityofmadison.com>
Subject: Old Sauk Road Zoning Concerns

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Hello,

My name is Karly Curtin and I attended the meeting this week about the proposed property on Old Sauk Road. I was hoping to share some thoughts with you that were not touched on during the meeting.

My grandparents built a home in Parkwood Hills back in the 60s, when this land was still farmland. My parents bought the house from my grandparents in the 80s and it is where I grew up. I now live with my husband and 2 sons (4y/o and 1y/o) on Court of Brixham, off of Sauk Ridge Trail. My parents still live in their home in Parkwood Hills and my sister and her family are moving in across the street from them next week. This area is my home and is the home of my family for multiple generations.

My family and I are extremely concerned about this proposal. The addition of potentially 400 cars to the area is frankly terrifying as a mother who walks her young children across Old Sauk road to visit their grandparents.

My property backs up to the path that leads from Sauk Ridge Trail to Appalachian Trail. We enjoy watching our neighbors walk on this path every day. There is a pretty constant flow of residents who use this path all day, every day. If you look for this area on a map, you can see that taking this path down to Blue Ridge is the easiest way for people to get from our neighborhood across Old Sauk Road. Neighbors are walking to Owen Conservatory, Crestwood School, John Muir School, nearby parks, Parkcrest Pool and family and friends in Parkwood Hills. It can take quite awhile to cross the street safely with current traffic. Adding additional cars who will be driving and likely parking on Old Sauk Road has me extremely nervous. I would imagine bumper to bumper traffic, erratic driving, issues with school drop off, back ups from turkey crossings, biking and pedestrian accidents, fast drivers cutting through our neighborhoods and countless issues with people turning left onto the various streets that run along Old Sauk Road.

I am aware there is a housing crisis in Madison. I am 32 years old and one of the only people my age I know who own a home. I am extremely blessed. When my son was born we lived in a small apartment and could not find affordable housing suited for our family. We were constantly looking for townhomes in Madison, which would be perfect for a small family, but we couldn't find any anywhere. It's extremely rare to find townhomes for rent in Madison. I am really hoping that townhomes could be developed in this area instead of a large apartment complex. Yes, it would not have the density of the current proposal, but it would be serving a portion of our community, young families. Families who are not ready to buy homes but would like more space than an apartment with easy outdoor access for their children. There are other areas zoned for the proposed complex in our city, with easy street access. This area on Old Sauk Road is a perfect area for townhomes.

I am asking you to please not allow a zoning change to occur. Zoning is in place for a reason, and allowing this to change simply because our city is in a housing crisis is irresponsible. There are other forms of housing which would work on this lot and would help out our housing crisis, while not creating a safety hazard. This is our home and we

want our children to be safe. We are not asking for something unreasonable.

I know you have many emails to read through from my concerned neighbors. Thank you for giving this issue your time and attention.

Karly Curtin
Court of Brixham

Sent from my iPhone

Cleveland, Julie

From: Karen Gibson <karengibson.studio@gmail.com>
Sent: Friday, October 27, 2023 9:55 AM
To: Mayor; Slack, Kristen; Parks, Timothy; Plan Commission Comments
Subject: Opposition to the development of 6610-6706 Old Sauk Rd

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Dear officials,

My name is Dan Jaeger. My wife, Karen Gibson, and I live at 14 Torrey Pines Ct. and our home borders the proposed apartment complex at 6614-6706 Old Sauk Rd. We appreciated the opportunity to be heard and to participate in such a well organized virtual meeting.

When we moved to Madison 11 years ago from Chicago, we fell in love with this neighborhood and home. We knew it was where we wanted to raise our children and become part of Madison's amazing culture and progressive approach to people and the environment. We were also realistic and knew the land and barn over our fence would someday be sold and developed, but we counted on the neighborhood being zoned for single family homes to be upheld. We are not against the development of this land, but this 175 unit apartment complex is so outside of anything we would have imagined that we are compelled to oppose it in all ways possible.

Therefore, we'd like to outline our opposition to this proposed project. We are coordinating our response with our neighbors so there is no doubt as to where we stand on this proposed project. Our neighbors Paul and Mary Umbeck recently sent you an outline of their concerns and cited where the project appears to be inconsistent with the approval criteria under the conditional use section of the code.

Concerns / Objections to the Project:

- We agree with the concerns outlined by Mary and Paul Umbeck where the project appears to be inconsistent with the approval criteria under the conditional use section of the code.
- When we bought the home we experienced significant backyard flooding due to the farm house higher elevation and steep grade to our property. Even with the high absorption rate of the wooded and grassed area, heavy rains sent torrents toward us. We worked to landscape and address the problem. The proposed development would significantly reduce the amount of absorption, and even with proposed green space, will significantly increase the runoff from the building area.
- These four acres are an amazing green space that includes first growth trees and animal habitat. Native and migratory birds, horned owls, turkeys, foxes, frogs, deer, and many others call this area home. It is really an extension of Owen Conservatory and any development should be sensitive to this fact.
- The scale of the project would create apartments with a view directly into our property and possibly home as these units would be built at a height of 40-50 ft

- The need for a wrap around road for fire and service vehicles creates an opportunity for headlights to shine directly on our home as well as create noise pollution at undetermined times of the day.
- We have two children 8-10 who are students at Crestwood Elementary School. Old Sauk is already very heavily used and the intersection of Pebble Beach and Old Sauk has been the scene of several accidents, as has Old Sauk near Owen Conservancy. The assumption that car use would be 1:1 per unit is unrealistic as there are very limited walkable areas for groceries, restaurants, retail or bars nearby. Even if only 50% of the units have two vehicles that's 262 additional vehicles accessing this road multiple times a day. Without the introduction of stoplights, cross walks with traffic lights, and the addition of turn lanes this puts our children at a higher risk.
- The barn was built in the 1850's and is a jewel from Madison's past. It should have been registered as a historical site years ago. There is a great chance to develop this land around a theme using this beautiful barn vs tearing it down and losing it to history.

I urge you to align to your support and actions with the residents in the area.

- Listen to residents and neighborhoods and seek input before decisions are made.
- Ensure we are protecting our environment and unique ecosystems
- Address Madison's housing crisis with collaborative approaches that emphasize affordability and home ownership, with a land stewardship-minded approach.

We'd also like to specifically call out the fact that this project would neither be affordable for most middle income families, AND offers no opportunity for home ownership, the number one asset families need to gain financial security.

We are therefore against the proposed development of this property under the plan outlined on 10-24-23

Thank you.

Dan Jaeger and Karen Gibson

From: [Brian S.](#)
To: [Mayor](#); [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#)
Subject: No to Proposed Development of 6610-6706 Old Sauk Road
Date: Wednesday, October 25, 2023 7:13:48 PM

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I am opposed to this project. I am not sure which is worse, this or BRT.

Brian

From: [ABIGALE MARGARET NICHOLSON](#)
To: [Mayor](#); [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#)
Subject: Old Sauk Rd Proposed Development
Date: Wednesday, October 25, 2023 5:35:10 PM

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To whom it may concern,

I am writing in support of the proposed development on the 6600 block of Old Sauk Road by StoneHouse Developments. I have excellent experiences with StoneHouse developments in the past, and cannot understand why people would be opposed to well-designed, well-managed apartments in their neighborhood.

I understand this development has become a pretty heated topic with a large portion of the vocal citizens adamantly opposing it. I just wanted to take a minute to let the folks in charge know that I think this building is an excellent idea. There's already a great bus route through the area, it's almost a 15-minute walkable space, and there's great schools in the area. It seems to me like those in opposition have very short-sighted, NIMBY-esque reasons for opposing and are unable to offer solutions. I can imagine that can be very frustrating for you to deal with.

Finally, I think that this specific lot is great for development as this neighborhood has the capacity to handle an 180-unit building. Many other places, like near other 180-unit buildings, would not be as equipped to handle the increased density.

I appreciate you time, the effort you put into planning, and the patience you must have for your constituents. I hope to hear news of this development moving forward and including many affordable units.

Thank You,
Abby Nicholson

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From: [Vergene Rodman](#)
To: [Plan Commission Comments](#)
Subject: Old Sauk
Date: Wednesday, October 25, 2023 6:07:59 PM

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I cannot believe the city would even consider this project??

I served on a planning commission for 20 years in another state and you do not make decisions to destroy a lovely residential area in your city.

Please reconsider.
Vergene Rodman

Sent from my iPad

From: [Rosemary Neu](#)
To: [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#); [Mayor](#)
Subject: Proposed Development at 6614-6706 Old Sauk Rd
Date: Saturday, October 28, 2023 1:30:10 PM

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

My name is Rosemary Neu and I reside in the Settlers Woods condominiums.

I am oppose to this development as it does not fit our neighborhood. My major concern is the traffic that will be generated on Old Sauk Road, as we already experience heavy volumes of traffic through out the day.

I understand that Madison has a housing problem but I am hoping that you consider the neighborhoods and their needs before constructing a project like this.

Thank you for listening and I hope that you will see fit not to proceed with this project.

Rosemary Neu

From: [Charles G. Spetland](#)
To: [Plan Commission Comments](#)
Subject: Proposed Development of 6610-6706 Old Sauk Road.
Date: Wednesday, October 25, 2023 8:43:15 PM

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RE: Proposed Development of 6610-6706 Old Sauk Road.

Hello,

I am 100% opposed to this proposed development, for all of the reasons that you have heard from others.

Thank you for your time,
cgs

Cleveland, Julie

From: Jane Nelson Worel <jnelsonworel@gmail.com>
Sent: Wednesday, October 25, 2023 7:22 AM
To: Plan Commission Comments
Subject: Fwd: proposed development on Old Sauk Road

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

Begin forwarded message:

From: Jane Nelson Worel <jnelsonworel@gmail.com>
Subject: proposed development on Old Sauk Road
Date: October 25, 2023 at 7:21:00 AM CDT
To: district19@cityofmadison.com, tparks@cityofmadison.com

Hi, Alder Slack and Planner Parks,

I attended the meeting last night and was pleased to see so many neighbors raise the same concerns I have regarding the proposed very large, high density apartment complex on Old Sauk Road. I am deeply concerned about the traffic, safety, noise, light, and environmental habitat loss in our neighborhood if this proposal moves forward. In a nutshell, the quality of life that we have developed over 36 years in this neighborhood will be gone. I challenge the basic premise that “Madison needs more housing”. With this premise, the city seems hell bent to build massive apartment complexes wherever they can be jammed in without regard to maintaining the quality of living that drew most of us to the city, and our neighborhood, in the first place. At what point do we say, “Madison is at capacity? We can no longer continue to add living units willy nilly and continue to be a city that offers the quality of life that Madison has prided itself on.

The land owner and the developers are driven by greed and the almighty dollar. I am not sure what drives the city planners and leadership to even consider this proposal. I don’t understand the need for continued growth of the city. Please consider the sustainment of quality of life for long-term Madison residents when making decisions regarding future building projects. Along with my neighbors who attended the meeting last night strongly oppose this proposal.

Jane Nelson Worel
717 Pebble Beach Drive
Madison, WI 53717

Lynette Fons
301 Ozark Trail
Madison, WI 53705
lynettefons865@gmail.com

November 4, 2023

The Honorable Kristen Slack
Alder, Madison District 19
210 Martin Luther King Jr. Blvd, Room 417
Madison, WI 53703

Re: Opposition to Proposed 6614-6706 Old Sauk Road Development

Dear Alder Slack,

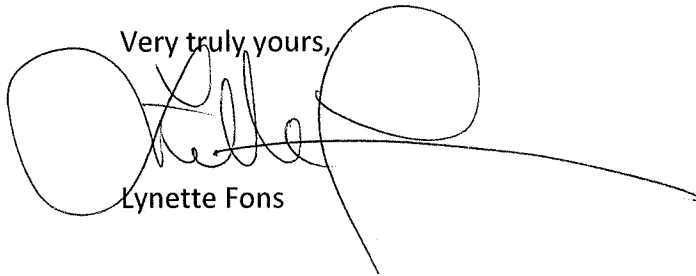
I am writing in opposition to the Stone House Development project proposed for 6614-6706 Old Sauk Road and to urge you to oppose the project as well.

Together with over 200 of my neighbors I watched the October 24 Zoom conference held by the City Planning Department about construction of a four-story apartment building at 6614-6706 Old Sauk Road. I was present for the entire meeting and, aside from the developers, there was no support voiced for the project. The associated Zoom chat, unfortunately neither moderated nor made part of the meeting's record, strongly echoed the comments made by participants verbalizing their well-reasoned and heart-felt opposition to the project. Stone House Development did not make a credible case for causing substantial disruption to our neighborhood and I am 100 percent opposed to the project.

I am concerned that the size and scale of the proposed project would be completely out of step with our single-family neighborhood, and I am particularly concerned by the impact more than 200 cars (which lack adequate parking under the proposal) would bring to this small area. Old Sauk Road is already very busy at peak traffic hours; adding 200-plus cars would only make it worse. The impact would also go beyond traffic on, and cars parked along, Old Sauk Road. A substantial number of those 200-plus vehicles will cut through the neighborhood to get to schools, Mineral Point Road and other destinations. This would create a dangerous situation for the many children and senior citizens who live here. I also am concerned about the height of the project and what I fear will be an inadequate setback from the street. The houses in the neighborhood are surrounded by lawns. Many new multifamily projects in and around Madison are being built nearly to the lot line and mere feet from sidewalks and streets. Regardless of their architectural style, towering, close to the street buildings cause a visual blight, reduce light and green space for people to enjoy and minimize the available area for placement of both trees and plants.

I moved to Madison six years ago from Houston and love it here. Houston had no zoning, horrendous traffic and travel times, zero lot line developments, apartments haphazardly placed, and few green spaces. Madison was different, in a good way. Neighborhoods hardly exist in Houston anymore. I am for growth, but let's be smart about it. The Stone House Development proposal takes Madison and my neighborhood in the wrong direction. The 8614-6706 old Sauk Road project would do substantial harm to our area and should not be allowed to go forward.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lynette Fons', with a long horizontal flourish extending to the right.

CC: Tim Parks, City Planner

Bernard H. White
301 Ozark Trail
Madison, WI 53705
barneywhite700@gmail.com

November 3, 2023

The Honorable Kristen Slack
Alder, Madison District 19
210 Martin Luther King Jr. Blvd, Room 417
Madison, WI 53703


Dear Alder Slack,

I watched with interest the October 24 Zoom conference held by the City Planning Department about construction of a four-story apartment building at 6614-6706 Old Sauk Road, particularly the presentation by Stone House Development. I do not feel Stone House made a credible case for causing substantial disruption to our neighborhood and I am 100 percent opposed to the project.

Beyond the fact that the size and scale of the proposed project would be completely out of step with our single-family neighborhood, I am particularly concerned by the impact more than 200 cars (which lack adequate parking under the proposal) would bring to this small area. Old Sauk Road is already very busy at peak traffic hours; adding 200-plus cars would only make it worse. The impact would also go beyond Old Sauk Road. A substantial number of those 200-plus vehicles will cut through the neighborhood to get to schools, Mineral Point Road and other destinations. This would create a dangerous situation for the many children and senior citizens who live here.

I lived for some years in Houston and saw first-hand the result of throwing apartment buildings into residential areas. Neighborhoods hardly exist in Houston any more. Let's not destroy Madison too. The 8614-6706 old Sauk Road project would do substantial harm to our area and should not be allowed to go forward.

Sincerely Yours,



Bernard H. White

CC: Tim Parks, City Planner ✓

To: Alder Kristen Slack

RE: Proposed apartment building 6614-6706 Old Sauk Rd.

At present I oppose.

1) No current plans submitted.

a. designs: many big box glass constructions now in Madison with no details or embellishments, just boring buildings, soulless and depressing.

b. don't build something that people will want to tear down in 40 years.

2) Traffic:

a. concern re bottleneck of traffic on Old Sauk Rd. near church and school, (Crestwood), leading directly to access University Ave. via Old Middleton Rd.

3) Sidewalks:

a. walking space desired as would also be space for younger occupants to play.

b. will building be flush with walks or off-set?

4) Trees:

a. many beautiful trees along current site, would these be destroyed if sidewalks are added or road widened?

Your attention to these concerns is appreciated,

Yours truly,

Ruth Sheldon (Mrs. Edwin O.)
313 Ozark Trail
Madison, WI. 53705

Copy to: Tim Parks, City Planner