

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

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

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

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

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

Jan and Ernie Lehman

Sent from my iPad

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

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Comments on Old Sauk Proposal – Watershed

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

-Watershed Statement

From the presentation it appears the developer is proposing holding a less than 200-year flood event on the property, without any discharge off of the property. If this is the case, what is the developers' plan for a 500-year event, as we had in 2018? The proposed development property's discharge, combined with the City's flash flooding issues, (City of Madison/Flash Flooding Resilience Study/ Watershed Flood Risk Map), shows we have a significant chance of flooding in this area that could lead to substantial flooding of property and homes. The engineer's approach of using volumetric distribution controls is not realistic because the basin area is too small to accommodate the system proposed. I would be very surprised if the City engineers would be supportive of such an approach on this property.

-North Watershed Areas

The developer states they are discharging water to the north and east similar to existing conditions. This is not correct, as snow in the winter months will be plowed/placed along the fence on the north, in the Dog Park area on the north east and the Stormwater detention area on the north west. Because the soil in these areas is sand, the melt off will result in high water flow and hydrostatic water pressure through the sand; resulting in flooding of basements for properties on Saint Andrews Circle, Torrey Pines Court and Sauk Woods Court. With the spring rains and melting snow, basements in the area have water issues. This also occurs with heavy rain, such as the 500-year rainfall event in 2018 that caused excess flooding in the area. One unique example is with heavy rains and snow melt on the higher elevation of the proposed development property, where water flows through the sandy soil percolating up through the floor of a parking area of a nearby apartment building. As the soil is sand, water runs through the soil almost as quickly as it does overground. The developer needs to confine all rain and snow event stormwater on the development site. The developer's statement that they are maintaining a similar runoff as exiting is not factual, instead they are actually creating a flooding situation for neighbors surrounding the development. The developer needs to maintain all storm events, water and snow, on areas that do not negatively impact their

neighbors.

-North West Stormwater Basin

The North West Stormwater Detention Basin is also of major concern. With the snow melt and spring rain or a heavy rain and the basin filling up, hydrostatic water pressure flowing through the sandy soil will flood existing homeowners' basements and lower levels on Torrey Pines Court, Saint Andrews Circle as well as Spyglass Court. I mentioned this in my earlier comments on the October SH Proposal but these comments were not addressed. If water is going to be held on site in this area, an additional subsurface stormwater basin will need to be considered in lieu of the Stormwater Detention Basin.

-Primary Stormwater Detention Basin

The Primary Stormwater Detention Basin to the west is of major concern. It is surprising that it is not a Retention Basin. I believe by ordinance, (Chapter 37 – Stormwater Management – Municode Library), it must be. In the event of a major rain event (greater than 200-year event) when the basin fills up, where does the stormwater go? It appears the stormwater works its way on the surface to Spyglass Court flowing over adjacent properties. This stormwater, complicated by the City's current watershed issues in this area and combined with a 500-year flood event, will significantly impact those home owners on Spyglass Court. When Subsurface Basins are full, typically there is a release of stormwater into a city owned stormwater system, this is not the case here. This proposal, if approved will flood adjacent homes and properties.

I am surprised the Engineer on Record for this project is not solving the entire Watershed issue within this project. A workable solution would be for the detention/retention basin to overflow into the to the City's existing stormwater systems on both Old Sauk Road and Spyglass Court, a realistic and appropriate design for stormwater control for this property. This is the ethical design for the engineer to do. The current watershed basin design proposal does not protect adjacent homeowners. Registered Professional Engineers have an ethical responsibility to all entities related to a project, and as a result are required to take many hours of ethics training.

-North Underground Basins

The construction of the basin along the north fence is also of major concern. As the soil in that area is sand, standard excavation is not possible as the sand will collapse back into the excavation. How are the basins going to be constructed? It appears sheet piling is going to have to be driven along the total length of the basin to hold back the sand, in order to be able to construct the basins. Standard backfill excavation is not appropriate for this basin placement. If piling is used, both my home and property will be damaged: piling location is about 15'-20' from my 7' high stone wall and about 30'-40' from my house. The installation of piling will displace the stone wall and potentially cause structural damage to my home.

-Watershed Summary

The developer needs to reassess the watershed strategy for this proposed development as the current proposal has many issues and concerns. The Watershed Plan needs to be constructed connecting into the City's existing Stormwater System; the Northwest Detention Basins will flood neighbors' basements; the Underground Basins will be a difficult installation, if not impossible to construct in the sandy soils; and the West Detention Area must be a retention basin with connection into the City's stormwater system.

Most importantly, the Watershed System must be designed and constructed in an ethical and responsible manner to protect the residents of this community. It's the engineer's, developer's and City's responsibility to do so.

Jeffrey L. Western, PE, SE

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

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

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Dear Planning Division,

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

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