

**From:** [Dino Lucas](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 100%  
**Date:** Tuesday, November 7, 2023 1:08:50 PM

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I am 100% opposed to the apartment project on Old Sauk rd. It's going to create much too much traffic for this residential area

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**From:** [Terri Neider](#)  
**To:** [Mayor](#); [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#)  
**Subject:** 6610 Old Sauk Road Development  
**Date:** Friday, November 3, 2023 7:12:09 AM

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I am writing not in opposition to a multi-family development on the land but in opposition to the size/scale of the project. It is not appropriate for this neighborhood. Homes in this neighborhood were purchased based upon current zoning, and Traffic is already an issue on Old Sauk. If you now want to grant multi-family, please strongly consider reducing the size of the project. There must be room for compromise-no?

Terri Neider  
802 Sauk Ridge Trl

**From:** [Carol Spiegel](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6610-6706 Old Sauk Rd construction proposal  
**Date:** Friday, November 3, 2023 11:43:47 AM

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I am a resident of Wexford Village adjacent to the address above and am strongly opposed to the plan to build an 180 unit on that property. These neighborhoods have single family dwellings and a 4 story apartment complex with it's necessary parking would severely detract from the neighborhood and likely decrease the value of the homes. I urge the city to select another site.

Thank you,

Carol Spiegel

## Cleveland, Julie

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**From:** Eileen Goode <eileen@goodesolutions.com>  
**Sent:** Saturday, November 4, 2023 3:17 PM  
**To:** Mayor; Slack, Kristen; Parks, Timothy; Plan Commission Comments  
**Subject:** Opposition to development of 6610-6706 Old Sauk Road\_Eileen Goode

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Mayor and Alders,

For several reasons mentioned in the last city meeting the development proposed at the above address is not sensical and should not move forward. I do think this type of development can be done at a better location in a less residential setting.

**\*\*Known issues with flooding in this area. The flood of 2018 on the west side of Madison dumped 12” in 6 hrs and the immediate neighborhoods (Parkwood Hills, Walnut Grove) suffered mightily.**

**\*\*School and UW traffic. Old Sauk is heavily used for access to UW and downtown. Crestwood school has a challenging situation with the present traffic situation. Picturing the density of 500 residents and possibly 500-750 additional cars pouring onto Old Sauk would easily create a backup when the school drop starts at 7:45am. Currently it backs up to Ozark Trail at times and could stretch further to San Juan and Everglade Dr. Cars would start racing through Parkwood Hills neighborhood to get to work on time.**

**\*\*There is no existing sidewalk on the north side of Old Sauk. Would the developer create some infrastructure to deal with that and would a traffic signal be installed? If not, there would be some nasty accidents from residents exiting the large complex to turn left and head downtown.**

I have no issues with multi-family housing and the need for affordable housing is real. I think the City needs to take into consideration a location with better access and safety issues. With the redevelopment of Odana Rd. has that been considered as an alternative location? If not it should be.

Regards,

Eileen Goode  
21 Southwick Circle  
Madison WI  
608-438-8906

## Cleveland, Julie

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**From:** Liz Enright <lenright01@gmail.com>  
**Sent:** Monday, November 6, 2023 1:23 PM  
**To:** Plan Commission Comments  
**Subject:** City of Madison plans for Pierstorff property on Old Sauk Rd.

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To the Planning Commission,

Thank you for publishing your email address on the City of Madison website.

I want you to know that I support a two-story apartment building with tenant and visitor parking on the Pierstorff farm.

I oppose a three-story building and a four-story building on the site.

I also oppose a building with commercial space on the ground floor and two or three stories of apartment housing above the commercial space.

Thank you,

Elizabeth Enright

7464 Old Sauk Rd, Madison 53717-1215

**From:** [Connie Brown](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Extending Appalachian Way to Sauk Ridge Trail  
**Date:** Sunday, December 3, 2023 3:24:39 PM

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Regarding this proposal to extend Appalachian Way. What purpose does this serve? How will this benefit traffic? This doesn't really solve a problem because no problem exists at this time. If this is supported to alleviate traffic caused by the addition of a housing project on Old Sauk Rd, than there is an assumption that those new residents are going to be parking on Sauk Ridge Trail instead of their own property and need additional access to Old Sauk Road.

Connie and Jeff Brown  
1 Sauk Woods Ct.

Sent from my iPad

## Cleveland, Julie

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**From:** Audrey Silverman Foote <asilverfoote@gmail.com>  
**Sent:** Saturday, November 4, 2023 10:35 PM  
**To:** Mayor; Slack, Kristen; Parks, Timothy; Plan Commission Comments  
**Subject:** Proposed apartment building on 6610-6676 Old Sauk Rd.

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To Whom It May Concern,

I would like to add my concerns about the audacious attempt to build a 4-story apartment building on Old Sauk Road. Although I understand there is the need for more affordable housing in Madison, there was no mention by the company presenting this that these apartments would have affordable housing units. Nor is this the place to build ANY 4-story apartment building, affordable or not.

I found myself looking at the drawing they presented and the proximity to the houses that are 100 feet away from this planned monstrosity. I then took a walk the next day and looked at the houses on the courts that back up to Old Sauk Road. This doesn't affect me personally, but I kept thinking how I would feel if I had put my life savings into a home, expected to raise my family and or retire there, and suddenly, a huge building that blocks light, eliminates beautiful trees, creates noise and artificial light is a massive obstruction to my home. It is entirely unfair and inappropriate.

There are places, even further down on Old Sauk that are more appropriate to build a building such as this. But this proposal for this location is nuts. What is this fantasy that the people moving into 180 apartments would be satisfied with one parking space/home? Where would they park their 2<sup>nd</sup> cars? Old Sauk is a narrow street, and is wonderful and works well for the quiet neighborhood we live in. It is not meant for a high-density apartment building. The people proposing the building also talked about the walking and biking that people would do on Old Sauk. It is a busy road, without sidewalks on one side, and it has obstructions in spots that makes it hard for cars to see pedestrians crossing. Again, I think they are fantasizing that it will be walkable for the potential residents to make the building proposal look good, but it isn't reality. I walk a lot, and I love the neighborhood, but walking on Old Sauk isn't the safest part of the neighborhood to walk.

The scale of this apartment building is out of character for our neighborhood. We bought a home in this neighborhood because it is bucolic and peaceful. Our property taxes and the cost of our house were high, and we pay this extra money, like so many others, so that we can live in this beautiful area. This apartment doesn't fit with the neighborhood and would cause undo hardship to many of the current residents.


The noise from the HVAC systems, the nighttime lights, the removal of trees, the blocking of sunlight are all untenably impactful for the current residents, let alone for the wildlife in our area. There are condos nestled among the houses here, and they work beautifully. They fit in and don't create any of the problems that this proposed apartment building will cause. One or two story condos or townhouses seem like a much more appropriate use of the land on Old Sauk.

I encourage the powers that be to nix this project immediately and to come up with something that fits in the neighborhood, doesn't ruin other people's homes, and is a project that will not create an eyesore unfitting for the area, harm the natural environment, and cause light and noise pollution for the people and animals who already live here.

Thank you for your attention to these concerns,

Audrey Silverman Foote  
930 Sauk Ridge Trail, Madison  
**Audrey Silverman Foote**

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 925-519-3673

 asilverfoote@gmail.com



**From:** [Anna Schryver](#)  
**To:** [Mayor](#); [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#)  
**Cc:** [Joe Hanauer](#); [Ann MacGuidwin](#); [Jason Verhelst](#)  
**Subject:** Lack of a long term plan for Parkwood Hills Neighborhood  
**Date:** Thursday, November 2, 2023 9:16:21 PM

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Dear Madison leaders,  
Madison is a city built on the strength of its neighborhoods. Parkwood Hills is one of those neighborhoods. But our weakness is we are a neighborhood that lacks any sort of long term plan and so we need your help and vision to keep this neighborhood vibrant.

We know that our area is ripe for development, we're just asking for more involvement in the development plan. Could you slow down the process of what to do with the 4-acres on Old Sauk before you change the zoning? To give us a voice in this plan?

Over 200 people attended the neighborhood meeting. But we all realize we have no plan to address the pressures on Gammon, the already-problematic traffic light on Gammon, and Old Sauk, and more. And I don't see any stance from our alderperson or our neighborhood association -- we're just not as experienced as some other neighborhoods are, such as Dudgeon-Monroe. We're learning to lead. We're not anti-development, just anti-rushing into a short term decision. Could you be patient and help us learn so together we can shape this awesome city for the long term?

Could we know what are next steps, who could help us lead, and how can we proactively work with the City and the developer to be sure we have a voice? Is there someone who can guide us through this process?

Thank you for your consideration.

Anna Schryver  
110 Blue Ridge Parkway  
Madison, 53705

**From:** [Connie Kolpin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk Rd Developement  
**Date:** Tuesday, November 7, 2023 10:33:35 PM

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

I'm writing to strongly oppose the 4 story 180 unit apartment building with at least 200+ vehicles entering in and out of a residential neighborhood with multiple schools full of kids crossing streets! It is just not the right area to squeeze in that many apartments and vehicles. Duplexes or 4 unit condo buildings similar to the neighboring homes would be welcomed, safer, and much better suited to blend in with the surroundings. Old Sauk Road is extremely busy all day especially at rush hour/school times and getting out of the side streets onto Old Sauk is dangerous now...only to become more so if the zoning changes to allow this. The current zone is there for a reason!

Connie Kolpin  
6605 Carlsbad Dr.

Sent from my iPad

**From:** [Kathleen stark](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Old Sauk Road Development Plans  
**Date:** Tuesday, November 14, 2023 9:21:01 AM

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Good Day City of Madison,

We are passionately opposed to any development plans that are being considered for our neighborhood on Old Sauk Road.

We are home owners at 809 Sauk Ridge Trail and our reasons for opposing this project are obvious--increased traffic, increased water use, increased noise, more trash, more crime, more accidents, less trees all leading to a crowded unpleasant place to be.

Regards,

Thomas and Kathleen Stark  
809 Sauk Ridge Trail  
Madison WI 53717

**From:** [Lori Devoti](#)  
**To:** [Mayor](#); [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#)  
**Subject:** Proposed development of 6610-6706 Old Sauk Road  
**Date:** Wednesday, November 1, 2023 5:27:12 PM

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This email is in regards to the proposed development of 6610-6706 Old Sauk Road. We are 100% opposed to this development for a number of reasons.

- The intersection of Old Sauk and Pebble Beach Drive, with current traffic, is already risky with a blind curve and speeding vehicles on Old Sauk. Without some plan to improve Old Sauk or slow traffic, this large of a development and the corresponding traffic would make both Old Sauk in general and the Pebble Beach Drive intersection specifically hazardous.
- The parking planned for this size building is insufficient for the number of units and adults who would live there. This is made worse by the fact that there is no safe parking near this proposed development.
- The building itself, at four stories, would be completely out of place for the surrounding neighborhood.

Thank you for your time.

Lori and Steve Devoti  
942 Pebble Beach Drive  
Madison, WI 53717

**From:** [Sandra Esrael](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Proposed Development of 6610-6706 Old Sauk Road.  
**Date:** Friday, November 3, 2023 4:01:33 PM

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Dear Staff:

Proposed Development of 6610-6706 Old Sauk Road. I am opposed to this project. Please send me information on any public hearing regarding the proposal as I wish to register a “no” vote. Thank you.

Sandra Esrael  
41 Apple Hill Circle  
Madison, WI 53717

Sent from my iPhone

**From:** [Debi Forrestal](#)  
**To:** [Mayor](#); [Slack, Kristen](#); [Parks, Timothy](#); [Plan Commission Comments](#)  
**Subject:** Proposed Stone House Development on Old Sauk Road  
**Date:** Tuesday, November 14, 2023 4:17:46 PM

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Hello, my name is Deborah Forrestal and I reside at 21 Saint Andrews Circle and I have resided here for 26 years. My property is directly adjacent to the land being considered for development. I want to go on the record as being 100% opposed to the current proposal.

As you have most likely heard from other neighbors in the area, most of us always expected that this land would be developed at some point, but never in my wildest dreams did I expect a massive structure such as what is being proposed. Single family homes or other two-story structures (e.g., condos, apartments, townhomes) would be welcome. I am hoping that Stone House would consider some kind of compromise in size and density.

In terms of rezoning this property, what is the point of having zoning in the first place? How can a homeowner make a decision to buy if adjacent property zoning can be changed? No "protection" is provided.

Your home is most possibly your biggest investment. No one wants to see that investment diminished. How would neighbors who are directly impacted/adjacent be compensated? Would our property taxes be reduced?

A partial list of my concerns are:

- Sunlight. A four story structure would block my sunlight for a portion of each day.
- Water run-off. My home is significantly lower than the property. I have never had an issue with water in my basement, but am very concerned that this will change.
- Noise pollution.
- Parking. With 175 units consisting of studios to 3-bedrooms, many unit residents could have more than one vehicle. Where will these residents park?
- Traffic. Old Sauk Road is two-lanes. I can imagine this will be a congested nightmare at certain times of the day. And, with Owen Conservancy down the road, wild life will also be endangered.

Another important concern is safety/crime. This past weekend, I spoke to a gentleman who lives next to a Stone House Development apartment complex in the Garver Feed Mill area. He told me the police are literally there everyday (sometimes multiple times per day) for one reason or another. His home has been broken into twice. The residents throw trash over the fence into his yard. He has found it necessary to install a 15-camera security system. I am a 70-year old widow and find this extremely frightening.

I hope you will take my concerns and those of my neighbors into consideration. Thank you for listening.

Sent from my iPad

**“Above all, the city and its committees should respect the wishes of neighborhoods in the planning process and not simply roll over them like an armored vehicle. Begin and end with neighborhoods, not committees. online participant.”** Comprehensive Plan p. 50

My name is Diane Sorensen. I appreciate this opportunity to share my views with the Plan Commission. Numerous people have told that the scenario described by the anonymous online participant has come true: in its haste to build more and more housing, the City and its Committees are simply rolling over neighborhoods like an armored vehicle. I am, nevertheless, here to speak. I hope to prove them all wrong.

I live in Parkwood Hills, near Old Sauk Road, where there are two parcels that can be developed. Though these parcels are currently zoned SR-C1 and SR-C3, or Low Residential Use, as is surrounding property, I’ve always expected them to be developed to a higher density.. When I saw that the City’s future land use plan put this land in the LMR category this made sense. LMR development would allow the construction of housing that would fill a longstanding housing need referred to as the Missing Middle gap. What I didn’t see coming was the use of the “escalator” the allows the construction of massive 4 story apartment complexes..

As shocking as this is, City planners have made it clear that this is exactly what the City plans to allow and we should expect the properties to be re-zoned accordingly.

## Statement to the Plan Commission

I think this is a wrong strategy and a wrong result. As I stated earlier, I support development of this property. It is the perfect place for building housing units that fit the “Missing Middle” gap. As noted in the recent WSJ coverage of the Bayview’s new townhouses, Missing Middle housing gives individuals and families, young and old, a precious and unique opportunity to put down roots, nest securely and join in the neighborhood experience.

As the planning memo before the Commission today makes clear, there is an inverse relationship between Medium residential density and Missing Middle development.

“ ..., staff raises the following tradeoffs/considerations for the Plan Commission to keep in mind when determining the language to open up possibilities for Medium Residential (MR) densities if (re)development is considered on these sites:

a. Potential loss of opportunity for future missing middle housing development. If language is changed to broadly allow MR, it is unlikely that LMR (missing middle) redevelopment will be proposed. Staff anticipates that instead of considering redevelopment with townhomes and/or small multifamily buildings, many developers and institutional partners may initially assume development intensities at the upper end of the MR range.”



## Statement to the Plan Commission

The Commission should think long and hard before it gives up an opportunity to foster Missing Middle housing. If the City is serious about filling the Missing Middle gap, it will foster such development by designating appropriate parcels LR and LMR.

I am asking the Plan Commission to slow down enough to consider using this opportunity to support Missing Middle housing. I am also asking the Commission to give me and my neighbors an opportunity to participate meaningfully on this issue.

I request the following Commission Action.

1. Defer all action involving the LMR escalator until the West Side Plan is presented in January.
2. Direct that West Side planning staff hold meetings seeking resident and stakeholder input on the plan, with particular attention to parcels considered for LMR and the escalator or MR.
3. Alternatively, defer any action on the language defining “select conditions” until residents and stakeholders have a meaningful opportunity for input.

Statement to the Plan Commission

Thank you,

Diane Sorensen