

From: [Fruhling, William](#)
To: [Plan Commission Comments](#)
Subject: FW: Escalator Clause, Stone House Development Proposal for 6610-6706 Old Sauk Rd
Date: Thursday, May 30, 2024 1:23:00 PM

Please include in the public comments if it hasn't been already. Thanks.



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From: Fun to Build <foster07cn@gmail.com>

Sent: Thursday, May 30, 2024 12:01 PM

To: Ledell.Zellers@gmail.com; Guequierre, John <district19@cityofmadison.com>; Fruhling, William <Wfruhling@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Figueroa Cole, Yannette <district10@cityofmadison.com>

Subject: Escalator Clause, Stone House Development Proposal for 6610-6706 Old Sauk Rd

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Please post as Public Comments for Legistar #82950, 82972, 83477 and 82979 for 6610 - 6706 Old Sauk Rd.

Dear Chair Zellers, Alder Guequierre, Interim Planning Director Fruhling and Mr. Parks,

We are opposed to the use of the Escalator Clause for the Stone House Development proposal for 6610-6706 Old Sauk Rd. We respectfully ask that you do not allow the Escalator Clause to be used.

We find it quite astonishing that the 2018 Comprehensive Plan includes an enormous Escalation Clause to densify housing that could allow up to 70 DU/ac for LMR designated locations on arterial roads vs. 30 DU/ac for non-arterial roads. This is not just a small density bump up, but a whopping 133% increase. We can only assume that the authors of this clause had one objective in mind and that was to maximize densification to the greatest extent possible, with no regard to its unintended

consequences and the huge impacts it could place on the surrounding neighborhoods.

Last year it was stated that because this clause created uncertainty with developers and residents the Revised 2023 Comprehensive Plan (Amended December 5, 2023) now includes this language for the future land use category Low-Medium Residential (LMR):
**Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

It is our understanding that this Escalation Clause has been used very little since 2018 or not at all, one exception could possibly be for a location on East Washington Ave which is obviously a very different street than Old Sauk Rd. It appears that there is no written process as to how these 8 factors will be formally reviewed and there are no detailed definitions of the eight factors. We can only hope that the analysis to be used will be fair and transparent.

So now we all face a Stone House Development proposal for 6610-6706 Old Sauk Rd that requires the use of this Escalation Clause. Below is our analysis of the eight factors based on what we know about the property and the Stone House proposal.

1) Relationships between proposed buildings and their surroundings.

The proposed structure is huge, approximately 425' long, 40' high and with only a 30' setback from the curb of Old Sauk Rd, enormously large when compared to the surrounding homes that surround up to one mile or more in all directions from the site. It is assumed that because of shadowing issues the structure has to be located very close to Old Sauk Rd, which then means the access driveway with all of its noise and light impacts is located to the back of the site, very close to neighboring homes. Homes in the neighborhoods have architectural styles with sloped roofs, most of them resembling Colonial, Mid-Century, French/English Country, not a Craftsman or Prairie style and not with flat roofs as being proposed. What is being proposed is not seamlessly integrated with the surrounding developments 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.

2) Natural features. 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. Today the site has a large depression that acts as a rain garden and this is proposed to be replaced with impervious roofs and driveways.

3) Lot and block characteristics. In this suburban residential area there are only lots and the surrounding lots sizes and setbacks follow existing zoning requirements. This enormously large structure, set so close to Old Sauk Rd is totally inconsistent and does not follow the existing lot characteristics of the area.

4) Access to urban services. We assume urban services to be defined as sanitary sewers, water, fire protection, parks, streets, roads and mass transit. We assume that all of these services will be available to this property. However, it is known that the Old Sauk Rd stormwater sewers are woefully undersized.

5) Transit. Old Sauk Rd does have limited bus service, but it is not a BRT route. The bus is only used by M-F commuters and university students, despite the hopes of some, it is not used to access amenities or for shopping.

6) Arterial streets. Old Sauk Rd is a two lane, minor arterial road with use of over 10,000 vehicles per day, including many emergency vehicles. It is not a Principal arterial road, not on or close to the BRT corridor, not in the Regional Corridor and Growth Priority Area and not in the Preferred Transit Oriented Development Area. It has bike lanes on both sides, one lightly used south side parking lane and it will surely have safety issues if and when increased parking was to occur as a result of this proposal.

7) Parks. There are two parks in the vicinity, one located on Everglades Dr and the other on Pebble Beach Dr. It is surprising that the Stone House proposal has no playground proposed or features for children, but does have adult facilities like Bocce.

8) Amenities. This is a suburban residential area, there are no amenities close by, there are no amenities that can be walked to. Taking a bus or riding a bike to the closest amenities would be very time consuming for this location and doesn't happen, despite the hopes of some. The closest grocery store is approximately 2 miles away. To be honest for this location, a vehicle is required to access amenities, always has and will always be.

Sincerely, Gary and Barb Foster
6506 Old Sauk Rd