

From: [Timothy Burns](#)
To: [All Alders](#)
Subject: Issues for 6610 - 6706 Old Sauk Rd, Legistar 82950, 82972 and 82979
Date: Thursday, May 30, 2024 11:13:59 AM

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In January of 2022, my wife and I moved to Madison from Monroe after we retired and after finding our forever home at 17 E Spyglass Ct. We looked for quite a while for something we both liked and had to jump on it when we found it. A 1980's house in a nice cul-de-sac in a neighborhood with single family houses, lots of condos, and several apartment buildings. It looked like a nice mix. There was a farm property one lot over from the house which was going to be developed at some time, and we anticipated it would be developed with structures similar to what existed.

We overpaid for the place, which is just what had to be done at the time. We invested in solar (and got taken by SunBadger for a good amount of money in the process) and caught up on a substantial amount of deferred maintenance. We thought it was worthwhile as we would be spending the rest of our lives here.

There is a proposal to allow massive apartment buildings to be built everywhere on the West Side. Zoning changes are proposed (and it appears, already approved in principle) to allow taller building construction and much higher density than what exists in the area.

We are seriously concerned about storm water drainage from this development. Along with several neighbors directly adjacent to the farm, we hired an expert engineer to examine the Stone House storm water plan. He found many serious issues and submitted them to the city and Stone House.

Neighbors tell us that during a 2018 storm, the yards here were inundated with water. I can't imagine how paving over nearly 4 acres of land up hill from our house isn't going to result in that same problem with much smaller precipitation amounts. When the runoff from this project gets to our house, will the city be available to help? Will the developer? I don't believe anyone but us will be dealing with the problem, and we hope our insurance is adequate. Obviously, Climate Change will result in more severe rain.

We were looking for someplace low key and we found that. Finding out we will soon be yards away from a massive development has us concerned. Stone House is planning a building with around 138 units, 3 stories tall. There are apartment buildings in the area, but nothing like this.

It seems that people in this neighborhood are being portrayed as racists because we oppose this development. I'm not exactly sure why this is, but it appears that asking for development consistent with the existing zoning somehow makes us appear to be that. These are planned to be market price apartments. If the allegation is based on affordability in

the area, then it doesn't make sense. They are going to be expensive.

From talking to neighbors and others around here, the allegation of racism simply isn't true. It's a nice political bomb to launch against us for opposing this and makes a good sound bite, because how do you defend against such an allegation?

We don't oppose development. We don't oppose apartments. We do oppose a building this large on this site. There are already numerous apartment buildings in the area. I have heard no one express any problem with those units; they are part of our existing neighborhood. It seems that the city, including our own alder, are uninterested in engaging the neighborhood to see what the issues are and we are reduced to trying to express complex issues through emails. We are not afraid of rental units nor declining property values as portrayed by our appointed District 19 Alder and in the local news.

If you would like to visit us to talk about our concerns and to look at the site and the area, please feel free to email me and we will make some time to meet. I'm sure others in the area would also take advantage of actually talking to the decision makers in person.

Timothy Burns
Beth Robinson
17 E Spyglass Ct
Madison

From: jan.lehman7795@gmail.com
To: [All Alders](#); [Plan Commission Comments](#); [Parks, Timothy](#); [Guequierre, John](#)
Subject: Old Sauk Road: Demo Permit - 6610-6706 Old Sauk Road, 82950/cond Use - 6610-6706 Old Sauk Rd, 82972/CSM-6610-6706 Old Sauk Rd, 82979
Date: Saturday, May 25, 2024 4:16:29 PM

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Please note our objections to this proposed project.

We are 100% opposed to the project as presented as it creates many negative impacts to our home which is adjacent to the facility. The footprint of this proposal is too large for the property.

Watershed and flooding issues are a primary concern as well as 24/7 lights and noise from the property. Increased traffic on Old Sauk Road and limited access to the property from the street are issues as well. With recent storms and rain, our sump pumps are working overtime.

The water issues created by this project will only increase our concerns for where storm runoff will collect or travel. (Most likely in our basements and yards!) Current zoning is adequate for development of the property versus changing zoning to meet the needs of a building that will be too large and an eyesore to our lovely neighborhood.

Jan and Ernest Lehman
10 Saint Andrews Circle
Madison, WI 53717
608-831-2682

Sent from my iPad

From: [Ann MacGuidwin](#)
To: [Guequierre, John](#); [All Alders](#); ledell.zellers@gmail.com; [Parks, Timothy](#); hstrouder@cityofmadison.com
Subject: Stone House Development on Old Sauk Rd / file# 82972
Date: Wednesday, May 29, 2024 12:32:33 PM

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I oppose rezoning 6610-6706 Old Sauk Rd to TR-U2 for the proposed Stone House development.

Rezoning the property to SR-V2 is more appropriate as multi-family housing on Old Sauk Rd is already zoned to this district and it is considered low-to-moderate density which is consistent with the West Area Plan.

Rezoning the project SR-V2 would mean little or no change in the proposed number of units or the percent impervious surface (61% on the plan vs 60% allowed). The development might have to scale back a bit to comply with larger front- and rear-setbacks but adding green space is beneficial.

Increasing the setback to 25 feet in the front would improve the aesthetics of the building, making it appear less imposing to the adjacent properties. An additional 10 ft of green space in the back would reduce noise and light pollution for the four properties on the project's northern border.

Most important, green space acts as a biofilter for storm water which is crucial for this property!

The Strickers / Mendota Watershed Study Report (2022) shows 6610–6706 Old Sauk Rd fails to meet the City's targets for flood mitigation: 1) "No home or business will be flooded during the 100-year (1% chance event) design storm", and 2) "Enclosed depressions to be served to the 100-year (1% chance event) design storm". Even worse, this parcel and its downhill neighbors on E. Spyglass Ct and Old Sauk Rd are even at risk of flooding for 5- and 10-year storm events.

The Stone House Stormwater Management Report predicts post-development compliance with Ordinance 37.09(3)(c)5 maintaining the current volume of discharge to other private lands west of the parcel. Their models estimate 0.78% less discharge post-development vs pre- development for the 10-yr storm. But it's important to remember that models are subjective - with multiple reasonable possibilities for design and parameterization. The Stone House pre-development models classified all impervious areas as urban roofs and paved roads (CN=98). Had the impervious areas been classified as a gravel drive/parking area (CN=85) and barn (CN=74), the existing peak runoff rates and discharge volumes would have been less. Similarly, the Stone House pre-development models classified pervious areas as "urban open space-good" (CN=61) and "agricultural woods-good" (CN=58). Had even a portion of the pervious space been classified as "brush-weed-grass with brush the major element-good" (CN=48) as depicted in tree report, the existing peak runoff rates and discharge volumes would have been less. A pre-development model was selected that favored Stone House, but it's easy to see how different subjective land use settings could result in a "non-compliance" outcome.

The key point is that the best outcome for stormwater management predicted for the Stone House project is to maintain the status quo of “a high risk of flooding” for the 10-yr storm.

Sad. Adding more green space and trees on larger setbacks will help mitigate the problem. This is water-sensitive land that needs all the help you can offer.

Please rule for SR-V2 zoning - multi-family housing with less environmental impact than TR-U2!

Ann MacGuidwin
106 Blue Ridge Pkwy

From: FMS
To: [Plan Commission Comments](#); [Guequierre, John](#); ledell.zellers@gmail.com; [All Alders](#); [Planning](#); [Parks, Timothy](#); hstrouder@cityofmadison.com
Subject: Opposition to Stone House Development project at 6610-6706 Old Sauk Road (Legistar Nos. 82950, 82972, 82979)
Date: Monday, May 27, 2024 11:02:29 AM

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To Plan Commission Chair Zellers and Alder Guequierre:

I am writing in opposition to the proposed demolition permit, conditional use and Certified Survey Map associated with the Stone House Development project at 6610 – 6706 Old Sauk Road.

The size and density of the project is inappropriate for this location.

The proposed multi-story structure would tower over the surrounding mature, stable neighborhood.

Adjoining and nearby residents who have invested in and maintained their homes for decades in a sought-after low-density setting would now be faced with increased traffic, noise and disruption from an incongruous, high-density apartment complex.

A preferred proposal for this location would retain the current wooded condition and history of the farm as green space.

If new construction is inevitable, then a far better land use example can be found just a block away – the lower-impact development at Sauk Woods Court.

I request that the City Plan Commission and the Common Council reject the current proposal in favor of a project that is consistent with the prevailing residential density of the neighborhood.

Thank you.

Frederick M. Swed, Jr., P.E.
6313 Appalachian Way
Madison, WI 53705

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