

**From:** [Mary Arnold](#)  
**To:** [All Alders](#)  
**Subject:** Support for Housing - Common Council  
**Date:** Sunday, June 16, 2024 8:55:52 PM

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Some people who received this message don't often get email from [arnoldemary@gmail.com](mailto:arnoldemary@gmail.com). [Learn why this is important](#)

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Hi Alders,

My name is Mary Arnold and I am a renter in Madison. There are several exciting housing projects being brought forth at the next Common Council meeting I'd like to show my support for.

### **Voit Farm**

This plan is extremely exciting to me because it shows awareness for good development moving forward. The developers have done an excellent job creating a plan that contains a mass amount of housing (potentially over 1000 units!) while also providing access to a new park, and public amenities. As space in Madison is extremely limited it is excellent to see such a well-thought approach to this large plot of land making something that will last, serve the community, and serve Madison as a whole.

### **Essen Haus**

Of all plans being reviewed at his meeting, this may be the most impressive in its persistence and ingenuity. Seeing the city, developers, and neighbors work together to create something so uniquely Madison and pleasing to the masses is very inspiring and gives me hope that the city is moving towards a development first mindset it so desperately needs. I think the positives of this plan speak for themselves, but I'll still mention my appreciation for the new housing units, the hotel being in a very desirable location, and the thought given to pedestrian and bike friendly spaces. My only complaint is that I hope moving forward the city will do more to encourage development and not get it bogged down in minute details and overly complicated processes that not only slow the growth and projection of the city, but serve as obstacles for smaller developers to build in Madison. I understand the need to make sure the designs will work in the spaces given, but if every proposal takes as long as this one did then there's no chance Madison will be able to accommodate its demand very soon.

### **Whitney Way Rezoning**

If this for some reason isn't passed, then I would ask where else would be better to rezone? Rezoning here is the clear next step as this area has BRT, many jobs, and other amenities all of which will be attractive to developers and allow the city to grow in a controlled manner with minimal impact on the environment. I would also ask the Council to look for other areas of similar profiles for rezoning in the future.

### **Old Sauk Rd**

There has been much talk on this proposal in particular, and most of the complaints come down to either environmental concerns or the character of the neighborhood. I'd like to address

At the Plan Commission one supporter of this plan called the neighbors hypocrites for many of the points they made and while I might not have been so blunt, there are definitely aspects of

that that ring true. Many of those opposed act as though the existing neighborhood simply grew from the dirt the way it is and is the only acceptable way it can be. While they'll raise concerns about stormwater management, tree removal, and car traffic they don't seem to acknowledge that their driveways cover way more land than the proposed development and contribute to stormwater issues, that each house and lawn in the area required the removal of trees and wildlife, and that they contribute to traffic as well every time they drive in it. I would not demand anyone living in the area tear down their house, rip out their driveway, and give up their vehicles because that would be ridiculous. However, those opposed to this plan will demand that nothing deemed "too much" be built in the area because although single family homes are proven to be worse for the environment than denser multifamily housing, they purport that this new development is not in line with their environment-conscious lifestyle. I do agree that developments should aim to be environmentally friendly as possible, but to deny this development from moving forward for these reasons when the rest of the surrounding area is worse would be ludicrous.

The character of the neighborhood has also come up many times with the argument that this development does not fit in. What is being purported by opposers of this plan is that things can't change because they've been built a way and so anything outside a certain mold is not welcome. I ask the Council to consider what this area (and really all of Madison) looked like 100 years ago, and 100 years before that. Was the character of the neighborhood the same in each situation? Has Madison remained stagnant since its founding? The answer is clearly no, because cities and the neighborhoods that make up those cities are dynamic and evolve to meet the needs of the people living there. The clear current needs of Madison include more housing and preferably more housing along transportation routes. Even then, Stone House's design doesn't seem egregious to me at all. Stone House has compromised with residents to have fewer floors, and has designed the building with front courtyards to prevent it feeling like a long wall. I ask the Council not treat places where people live as a museum and instead support more housing in all of Madison.

Thank you,  
Mary Arnold

**From:** [Marisa Balistreri](#)  
**To:** [All Alders](#)  
**Subject:** Stone House Old Sauk Proposal [Objection]  
**Date:** Sunday, June 16, 2024 8:46:18 PM

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Some people who received this message don't often get email from marisabal.mb@gmail.com. [Learn why this is important](#)

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I'm a former resident of District 19 and grew up in Parkwood Hills. As my parents still live there, I'm in the neighborhood several times a week. I object to the proposal to build a 3 story 138 unit apartment and recreation complex on 6610 -6706 Old Sauk Road.

In the original "Cinderella", the step sisters have to cut off parts of their feet to fit into Cinderella's slipper. The fact that the area has to be rezoned to accommodate the proposed complex demonstrates that this is the wrong development for the neighborhood. They know this doesn't fit. It is more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high. In addition, it would sit on a flood zone, which seems illogical.

The proposal claims there would not be any disruption to traffic on Old Sauk, but the road is already stressed. I'm concerned that the bike lanes, the school zone, the pedestrians and the wildlife that regularly crosses the road would be put at risk. Other drivers don't wait for you to turn. They regularly try to squeeze into the narrow bike lane to pass on the right.

I'm not a "rich NIMBY" - I'm not even rich! I do support a common sense development that adds housing. If the city really wants to ease the housing shortage and help the "missing middle" to build wealth, then a smaller development of mid-priced condos would not only fit the neighborhood but allow families and individuals to benefit from living in a safe, suburban neighborhood. Otherwise we're just losing parts of our feet.

I ask the Common Council to reject this proposal.

My heartfelt thanks to those who have actually heard me and value compromise.

Sincerely,  
Marisa Balistreri

**From:** [Tom Balistreri](#)  
**To:** [All Alders](#)  
**Subject:** item 83477 for the meeting of June 18 regarding a change of zoning of the beautiful wooded property on Old Sauk Road to allow the dconstruction of a hideous oversize apartment building  
**Date:** Sunday, June 16, 2024 3:19:25 PM

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Some people who received this message don't often get email from onemotom@charter.net. [Learn why this is important](#)

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Once there was a street with a 25 mph speed limit. On this street there was a car going 35 mph. So what did the authorities do about it? Did they stop the driver and say you are not complying with the limit in place so you must slow down. No they simply upped the speed limit to 35 so that the driver was no longer violating the law.

That is basically what the plan commission did in approving a zoning change for the massive apartment building planned for Old Sauk Road. The commission said the development did not meet present standards so they just changed the standards. They offered no reasons why the old standard in place for some time was no longer appropriate and the new standard was. What changed in this neighborhood of single family and small multi-family homes to warrent this change in zoning? Absolutely nothing except the opportunity forf some developer to make money.

When I moved to Madison and bought my present home in 1977 Madison was a great place to live. Neighborhoods and the quality of life meant something. The city's elected officials listened to the residents of the community. Now this place sucks. It seems that civically unconcerned developers, you know like that guy from California who is running for senate, have taken over the town. The mantra seems to be "put up the biggest building you can wherever you can even if it means destroying the quality of life in the neighboring community." The apartment building planned for Old Sauk Road is way too big for this neighborhood. But no one is listening to the comments I and many other residents made to the plan commission. We were simply ignored and brushed off with the comment that the building met the requirements of the new zoning change the commission decided to make for the sole purpose of allowing the new structure to go up.

You are our last hope. Can someone please listen.

Tom Balistreri  
510 Isle Royal Drive  
Madison WI 53705  
(608) 833-7425



**From:** [Deaken Boggs](#)  
**To:** [All Alders](#)  
**Subject:** Supporting Housing in Madison  
**Date:** Monday, June 17, 2024 6:42:13 PM

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Some people who received this message don't often get email from [deaken@macit.org](mailto:deaken@macit.org). [Learn why this is important](#)

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Dear Alders,

I hope this letter finds you well! There are several development proposals before you at Tuesday evenings common council meeting which I urge you to support. While I am associated with one such project, as the housing director with Madison Area Community Land Trust, I believe all three projects serve equal importance in providing Madison with the housing it desperately needs. Those three projects are; the development at the Voit property, the zoning changes along Stoughton road to accommodate a Tiny House Village, and the posed development of a building on Old Sauk Road.

The Voit property development represents a critical investment in Madison's future, addressing both current and future housing demands with up to 1,100 residential units. This initiative not only mitigates the city's housing shortage but also fosters economic growth by integrating commercial spaces, which will attract businesses and create jobs. The inclusion of green spaces and advanced stormwater management systems demonstrates a commitment to sustainability and environmental stewardship. This comprehensive plan aligns with Madison's vision for balanced, inclusive urban development, enhancing community livability and resilience.

The Old Sauk Road development offers significant benefits for the Madison community. The transition from 2 low-density residential units to a 138-unit apartment complex addresses the pressing need for diverse housing options. The development integrates well with the city's Comprehensive Plan by promoting connected neighborhoods and offering a mix of housing types. Additionally, the project's location along a bus route ensures accessibility and supports Madison's transit-oriented development goals. This comprehensive approach to urban planning not only enhances the livability of the immediate area but also contributes to the broader objective of creating balanced, inclusive, and resilient urban environments.

The rezoning of 201 S. Stoughton Rd to Tiny house village is the exact type of ingenuity Madison needs to help address our housing crisis. Occupy Madison has done fantastic work in attempting to address issues of housing access within Madison and this new location will only help support this effort. I strongly support this rezoning and encourage alders to do the same.

Madison needs its alders to support bringing more housing to Madison. Each of the projects highlighted represent an opportunity to do so and I urge you to provide this support.

Thank you

Deaken Boggs

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Deaken Boggs



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 571- 5568  
[DEAKEN@MACLT.ORG](mailto:DEAKEN@MACLT.ORG) | [WWW.MACLT.ORG](http://WWW.MACLT.ORG)

**From:** [Connie Brown](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Monday, June 17, 2024 3:53:26 PM

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Some people who received this message don't often get email from cmbrown710@gmail.com. [Learn why this is important](#)

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I am opposed to change the zoning of property located at [6610-6706](#) Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

There are significant stormwater issues that have not been resolved.  
There's no turning back once this is approved and who will deal with the flooding issues that are going to happen.

Connie Brown

Sent from my iPad

**From:** [Connie Brown](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Monday, June 17, 2024 3:55:13 PM

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Some people who received this message don't often get email from cmbrown710@gmail.com. [Learn why this is important](#)

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

I am opposed to change the zoning of property located at [6610-6706](#) Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

There are significant stormwater issues that have not been resolved.  
There's no turning back once this is approved and who will deal with the flooding issues that are going to happen.

Jeffrey Brown

Sent from my iPad

**From:** [Paula Brugge](#)  
**To:** [All Alders](#)  
**Subject:** Objection to Common Council Item # 13  
**Date:** Monday, June 17, 2024 10:05:29 PM

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Some people who received this message don't often get email from pbrugge@wisc.edu. [Learn why this is important](#)

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

Please register our strong objection to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19).

Many objections have been raised regarding this change, in particular related to storm water management and traffic patterns and safety. Nothing has been presented that answers the concerns raised by both local and professional citizens who have studied this matter carefully. We are very disappointed in and dismayed by the disregard demonstrated towards these real and ongoing concerns.

Thank you for taking these concerns and objections seriously. We are longtime Madison residents and citizens, hoping to find a way to make a development plan work that is fair and equitable to the greater Madison population. Please stay in contact with us about how this matter will progress.

Paula Brugge

President, Settler's Woods Condominium Association

**From:** [Michael L. Burton](#)  
**To:** [All Alders](#)  
**Subject:** Fw: Stone House Development Proposed Project: 6610-6706 Old Sauk Road  
**Date:** Tuesday, June 18, 2024 3:14:33 PM

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Some people who received this message don't often get email from mike223@sbcglobal.net. [Learn why this is important](#)

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Dear Sirs:

I am NOT in favor of the subject development. My wife, Joan Kinney, is also NOT in favor.

We feel that this is just too large a development for this location.

Sincerely,  
Michael Burton  
Joan Kinney  
223 Glen Hollow Rd  
Madison WI 53705

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**From:** Michael Burton <mike223@sbcglobal.net>  
**Sent:** Monday, June 10, 2024 5:24 PM  
**To:** pccomments@cityofmadison.com <pccomments@cityofmadison.com>  
**Subject:** Stone House Development Proposed Project: 6610-6706 Old Sauk Road

Dear Sirs:

I am NOT in favor of the subject development. My wife, Joan Kinney, is also NOT in favor.

We feel that this is just too large a development for this location.

Sincerely,  
Michael Burton  
Joan Kinney  
223 Glen Hollow Rd  
Madison WI 53705

**From:** [Fun to Build](#)  
**To:** [Figuerola Cole, Yannette](#); [Guequierre, John](#); [All Alders](#)  
**Subject:** Please Post for Public Comments, 13. 83477, 6610 - 6706 Old Sauk Rd  
**Date:** Sunday, June 16, 2024 10:32:04 PM

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Some people who received this message don't often get email from foster07cn@gmail.com. [Learn why this is important](#)

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Dear President Cole, Alder Guequierre and All Alders,

Please be aware if you vote to approve agenda item 13. 83477 on 6/18/24 (6610-6706 Old Sauk Rd) you are doing so without the applicant having an approved Stormwater Plan by City Engineering.

Toward the end of May, 2024 the applicant obtained additional soil borings only to discover the soil's infiltration rate was woefully low at .13- .15 in/hr vs. a required .5 in/hr rate necessary to make their largest Underground Infiltration Basin #1 workable (the heart of their stormwater design). This could mean that the applicant may need 2 to 3 times more underground storage for a satisfactory design, of which they do not have room available for.

To overcome this issue they are proposing to use an unproven soils mixing strategy to which City Engineering states "I am not aware of standards of turning soils" or in so many words: there is no acceptable procedure for doing so. See Gregory Fries, Deputy City Engineer posting Stormwater Comments for Old Sauk Road Apartments dated 5/31/24. Being a Civil Engineer I would say you just can't make soil drain better by mixing its poor draining silt and clay components throughout the entire soil mix.

Additionally, the applicant's design does not include spare reserve capacity where flow can be diverted to, whether for an emergency or to perform maintenance. The design does not have a monitoring system to indicate water levels in the basins, or to indicate overflow is occurring to the west property line. The design does not include confined space entry into the basins for inspection and cleaning and to my knowledge there are no local confined space vessel cleaning services available.

It appears the applicant started with a large building design and left a small amount of room for a stormwater system and it should be the other way around, first figure out the room needed for a solid performing stormwater design and then design the building.

Because all of this will likely have a significant impact to the applicant's proposal I would ask that you defer the demolition permitting, rezoning and conditional use at this time.

Gary and Barb Foster  
6506 Old Sauk Rd

**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net)  
**To:** [All Alders](#)  
**Cc:** [npollack@madison.com](mailto:npollack@madison.com); [pfanlund@captimes.com](mailto:pfanlund@captimes.com); [mtreinen@captimes.com](mailto:mtreinen@captimes.com); [faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)  
**Subject:** Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
**Date:** Friday, June 14, 2024 12:48:12 PM  
**Attachments:** [20240613 Comments on 10 June Plan Comm Mtg.pdf](#)  
[20231200 Petition.pdf](#)  
[20240604 Petition.pdf](#)  
[20240606 Petition. Addendum.pdf](#)

Some people who received this message don't often get email from the-greens31@charter.net. [Learn why this is important](#)

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Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at 6610-6706 Old Sauk Road:

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles and almost word-for-word echo our thoughts:
  - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
  - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
  - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
  - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
  - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
  - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
  - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite



substantial, but disregarded community/neighborhood input. This shameful meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).

- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
  - Two community petitions – [See next two attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
  - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
  - Does densification have an end-point? Or, does it continue ad infinitum?
  - What will Madison look like?
  - Is that the Madison we want?
  - To what extent/limit can/should Madison absorb a greater population?
  - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
  - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little Chicago"?
  - What sacrifices should be made before we say enough is enough?
  - Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priority of other outcomes where densification is concerned?
  - At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized developed should not advance.**

Thank you,  
Michael A. Green  
6709 Old Sauk Rd  
Madison

**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net) <[the-greens31@charter.net](mailto:the-greens31@charter.net)>  
**Sent:** Thursday, June 13, 2024 1:05 PM  
**To:** 'Madisonmayor@cityofmadison.com' <[Madisonmayor@cityofmadison.com](mailto:Madisonmayor@cityofmadison.com)>; 'allalders@cityofmadison.com' <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; 'npollack@madison.com' <[npollack@madison.com](mailto:npollack@madison.com)>; 'pfanlund@captimes.com' <[pfanlund@captimes.com](mailto:pfanlund@captimes.com)>; 'mtreinen@captimes.com' <[mtreinen@captimes.com](mailto:mtreinen@captimes.com)>; 'faye.parks@wortfm.org' <[faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)>  
**Cc:** 'pccomments@cityofmadison.com' <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
**Subject:** Comments on 10 June Plan Comm Mtg OR Madison's Future

Good afternoon  
Attached is a review of the process at the Plan Commission meeting at 5:30 pm on Monday 10 June that considered the proposed development at 6610-6706 Old Sauk Rd.  
This is a synthesis of how our family members perceived that meeting. Nevertheless, it likely approximates what others in our opposition would say as well. It is meant to give feedback that will hopefully improve the process.  
I wish the circumstances were otherwise and this review were very different; at the heart of this matter is politics and top-down governance versus bottom-up policy that begins with neighborhood communities.  
In the future, I look forward to seeing this reversal, possibly with different leadership. It’s one thing to chronicle talking to residents, to show “citizen involvement”, but it is entirely different if that box is checked and the input ignored.  
There also needs to be a truly long-term discussion about what makes Madison what it is, what it takes to preserve that “charm”, and set realistic limitations on what we can and want to achieve without eventually diminishing what we love; this needs to be written into the Area Plans and the Comprehensive Plan. Then, the current, short-term impetus to densify needs be consistent with some notion of boundaries written into those Plans.  
There is a larger picture here.  
Thank you,  
Michael A. Green  
6709 Old Sauk Rd.  
Madison

# Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauk woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Sloten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, Wi 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No



DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, WI 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court

Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmamnn	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane

Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl

Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
**Addendum: 6 June 2024**

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

**Petitioner Addendum to Petition of 6 May to 4 June 2024  
Previously Submitted and Posted 5 June 2024**

Signatories - District 19 Resident Petition	
Name	Address
Hui Min Hsu	110 N. Yellowstone Dr. Madison WI53705
Bob Broman	518 san juan trail
Randolph Ashton	221 N Gammon Rd
William Houlihan	6606 Carlsbad Dr.,Madison Wi 53705
Mary S Gerbig	6606 Carlsbad Dr
Mary Ellen Kussow	mekussow@chorus.net
Karen Benton	306 Everglade Drive
Margaret Valitchka	946 SAUK RIDGE TRL
Jacqueline White	326 N Yellowstone Dr Madison, WI 53705
Joanna Otis	13 Blue Ridge Court
Ellen Roney	13 East Spyglass Ct
Elizabeth A Mael	1 Hartleigh Ct
Scott Hagen	21 Mt Rainier Lane, Madison, WI 53705
Douglas Van Leuven	317 Shiloh Dr
James Baccus	305 Yosemite Trail
Jennifer Fronczak	305 YOSEMITE TRL
Andrew Walker	409 Ozark Trl
Beth Anderson	810 Blue Ridge Parkway



**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net)  
**To:** [All Alders](#)  
**Cc:** [npollack@madison.com](mailto:npollack@madison.com); [pfanlund@captimes.com](mailto:pfanlund@captimes.com); [mtreinen@captimes.com](mailto:mtreinen@captimes.com); [faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)  
**Subject:** FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
**Date:** Friday, June 14, 2024 4:43:01 PM  
**Attachments:** [image002.png](#)  
[Comments on the 20240610 PC Meeting #2.pdf](#)  
[20231200 Petition.pdf](#)  
[20240604 Petition.pdf](#)  
[20240606 Petition, Addendum.pdf](#)

Some people who received this message don't often get email from the-greens31@charter.net. [Learn why this is important](#)

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

My most sincere apology: In racing off to my wife's doctor's appointment I hadn't completed the first attachment. That problem has been fixed.

The original message is below with some minor typographic repairs.

Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at 6610-6706 Old Sauk Road:

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is free market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles that almost word-for-word echo our thoughts:
  - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
  - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
  - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
  - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
  - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
  - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
  - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves to the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite substantial, but disregarded community/neighborhood input. This shameful

meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).

- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
  - Two community petitions – [See next three attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
  - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
  - Does densification have an end-point? Or, does it continue ad infinitum?
  - What will Madison look like?
  - Is that the Madison we want?
  - To what extent/limit can/should Madison absorb a greater population?
  - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
  - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little Chicago"?
  - What sacrifices should be made before we say enough is enough?
  - Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priorities of other outcomes where densification is concerned?
  - At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment complex being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized development proposal should not advance.**

Thank you,  
Michael A. Green  
6709 Old Sauk Rd  
Madison

**From:** [the-greens31@charter.net](mailto:the-greens31@charter.net) <[the-greens31@charter.net](mailto:the-greens31@charter.net)>  
**Sent:** Thursday, June 13, 2024 1:05 PM  
**To:** 'Madisonmayor@cityofmadison.com' <[Madisonmayor@cityofmadison.com](mailto:Madisonmayor@cityofmadison.com)>; 'allalders@cityofmadison.com' <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; 'npollack@madison.com' <[npollack@madison.com](mailto:npollack@madison.com)>; 'pfanlund@captimes.com' <[pfanlund@captimes.com](mailto:pfanlund@captimes.com)>; 'mtreinen@captimes.com' <[mtreinen@captimes.com](mailto:mtreinen@captimes.com)>; 'faye.parks@wortfm.org' <[faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)>  
**Cc:** 'pccomments@cityofmadison.com' <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
**Subject:** Comments on 10 June Plan Comm Mtg OR Madison's Future

Good afternoon  
Attached is a review of the process at the Plan Commission meeting at 5:30 pm on Monday 10 June that considered the proposed development at 6610-6706 Old Sauk Rd.  
This is a synthesis of how our family members perceived that meeting. Nevertheless, it likely approximates what others in our opposition would say as well. It is meant to give feedback that will hopefully improve the process.  
I wish the circumstances were otherwise and this review were very different; at the heart of this matter is politics and top-down governance versus bottom-up policy that begins with neighborhood communities.  
In the future, I look forward to seeing this reversal, possibly with different leadership. It’s one thing to chronicle talking to residents, to show “citizen involvement”, but it is entirely different if that box is checked and the input ignored.  
There also needs to be a truly long-term discussion about what makes Madison what it is, what it takes to preserve that “charm”, and set realistic limitations on what we can and want to achieve without eventually diminishing what we love; this needs to be written into the Area Plans and the Comprehensive Plan. Then, the current, short-term impetus to densify needs be consistent with some notion of boundaries written into those Plans.  
There is a larger picture here.  
Thank you,  
Michael A. Green  
6709 Old Sauk Rd.  
Madison

Re: Virtual Public Hearing, Plan Commission Meeting, 5:30 pm on 10 June 2024  
Agenda Items #23, 24, 25, 26  
Concerning the Proposed Development at 6610-6706 Old Sauk Rd

### A Citizen's Experience

Disclaimer: Our position was in opposition to the proposed development. On all points, we lost.

Purpose, to Describe: First, how the process was conducted, or "how the game was played".  
Second, there are arbitrary, imprecise, qualitative judgement "features" in the process that can, depending on how they are selected, or spun, toggle the outcome to the one desired.

Impression: It was a thoroughly miserable experience in local civics and citizen involvement in the discussion of this proposal and of Madison's housing crisis. In a top-down policy environment the neighborhood is marginalized, rather than coming first.

To Begin:

#### 1. Accessibility

- a. There were Zoom login problems because of incorrect instructions to viewers or IT setup. I had to intervene, when another speaker was called, to bring this up as the problem became known from neighbors; this got a nod of recognition, but no redress or apology from the Plan Commission (PC). Had the public's input been valued, this could have been remedied *before* continuation; that was not the case.
- b. The answer to any of the following complaints is/was/or will be that this is not how PC meetings are run; this is not helpful if this is your first, virtual PC meeting.
  - i. Never have I seen a Zoom setup like this ... and I've been to too many virtual meetings:
    - (1) No chat function (useful to ask moderator a question offline)
    - (2) No video function (my presentation relied on being able to hold up an exhibit and I was unable to do so); a possible counter argument was that my graphic could have been sent to the PC ahead of meeting. I didn't do this since I was unfamiliar with their procedures and setup and I wanted to be able to rehearse and time optimize my presentation
    - (3) No participants icon that would/could have indicated login problems
    - (4) Screen so sparse of detail one couldn't even tell if logged in (to speak) or not
  - ii. With no "time expires in xxx seconds" messaging to speakers, speakers were just cutoff even in mid-sentence.

#### 2. Communication

- a. There was an unmistakable, deferential camaraderie between the PC and the developer. The public are definitely on the "outside looking in" of that relationship.
- b. Public input was metered, but not uniformly. Presentation cutoff times varied from 3-3.5 minutes.
- c. By contrast, the developer could be, and was, granted more, unlimited time by virtue of

- simply being asked a leading, soft-ball question by a PC member. There were no instances of the public or its experts being asked any questions or in any way being engaged in dialog. The tone of the meeting was clearly in favor of the developer.
- d. The PC only had discussion about approval, justification, and praise for developer.
  - e. The PC's appreciation to public attendees that "your voice was heard" and "we know how difficult this process can be", etc. came across as hollow and disingenuous on the verge of becoming insulting.
  - f. Finally, all four Items were summarily passed in oblivious disregard for the public's input.
3. PC Decision Making
- a. The outcome was clearly pre-ordained and never in doubt; the default on every motion was always "unanimous consent assumed unless a hand is raised" (by a PC member) ... there was never any discussion, or raised hands: every motion was systematically unanimous. The cruxes of public feedback summarily vanished.
  - b. In this case, at least, the developer worked with the PC for months to reach a mutually desirable outcome; a Staff Report from the Plan Division had gone to the PC a few days before the Meeting where it is given a "public hearing". Since the public's voice is not listened to, absorbed, thought about, questioned, and/or assimilated, "public hearing" essentially means the public gets to hear, but not interfere with, the agreed-to plan.
4. The Staff Report – [shown in blue are examples of critical measures spun for a desired result](#)
- a. Pg 12 is a mess – Under Recommendations the 1<sup>st</sup> & 3<sup>rd</sup> bullets are from another development. Was ignoring these obvious, major written gaffes called for, or was there important text that should have been there and made available to the public?
  - b. There are qualitative, subjective, and tentative wordings such as "could find", "believes", "feels" in critical instances in the absence of more quantitative, objective, and certain measures. This was invariably replaced by either language that discounted negative assertions or resulted in recommended "fact".
  - c. [The development's frontal view is nowhere close to the Comprehensive Plan's wording "... newly developing LMR areas should be seamlessly integrated with surrounding development"](#). This has previously been included in written, public comments including graphics; this would have been shown except that the PC does not allow video. But no matter: the developer justified (to itself and the PC) the proposed building's height and massing by comparison to another, higher complex over a mile away that happens to be in a more appropriate zoning setting and has BRT. The best comparable is the apartments immediately to the east of the proposed development; had they been used for comparison it is immediately apparent that it is vastly exceeded by the proposed building. See attachment.
  - d. Rebuttal of storm water issues was incomplete at best; possibly incorrect at worst. New concepts became apparent in the Staff Report that suggest a storm water easement, and which the City will acquire if the developer can't. This is a new chapter in the discussion.
  - e. [Select conditions](#) – These were spun to justify additional upzoning (in this case du/ac) but also setting future precedent for much greater scale and density (a process the City terms proactive rezoning) elsewhere. Staff and PC stated that arterial status and bus availability were " ... most significant factors as to why the proposed development may be approved." despite the complex not meeting at least 3 other, more significant factors. This is arbitrary cherry-picking favorable to a desired outcome.

Here is a table of those factors, with various points of view; [red is negative](#), [green is positive](#), and [brown is in between](#).

Factor	Opposition's Position	PC	
		Position	Resolve
Relationships between proposed buildings and their surroundings	Totally Negative Simply not consistent with Comprehensive Plan wording	Negative: Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area. But then side with the developer's efforts	Pass
Amenities	Negative: only has meaning if within walking distance	Other than onsite – Unsubstantiated	Pass
Urban Service	None (other than bus which is double counting)	Other than bus (already included) – unsubstantiated	Pass
Arterial Street	Negative: 2-lane, at capacity; don't use to leverage more usage; overflow parking problem especially in winter; OSR is a minor arterial road	Say fulfilled	Pass
Transit	Bus line; leveraged by "arterial" street designation; little usage at present	Overplay	Pass
Natural features	Arguable since not defined. There are trees, wildlife, and good soil. There is a historic barn, likely the last in Madison and one of the few in Dane County ...	Say fulfilled	Pass
Park	Say fulfilled	Say fulfilled	Pass

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In conclusion: This process cannot be distinguished from being political with enough arbitrariness to produce a desired outcome. Is there any monitoring, oversight, check or balance of the Plan Commission procedures? How is meaningful, bottom-up neighborhood feedback and dialog restored to this process?





Side-by-Side Comparison: Top – illustrates height; Bottom – best illustrates frontal length and overall comparison.

#### BEST, IMMEDIATELY NEIGHBORING, COMPARABLE COMPARISON

Parameter	Proposed Building	Settlers Woods
Frontal Length	400 ft	100 ft
Setback from Curb	35	84
Height	More	Less
Ratio, Apparent (Angular) Height from Curb	2-3	to 1
Dwelling Units / Acre	36.6	14.4

# Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.



Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauk woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Sloten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, Wi 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, WI 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court



Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmamnn	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane

Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl

Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
**Addendum: 6 June 2024**

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.

**Petitioner Addendum to Petition of 6 May to 4 June 2024  
Previously Submitted and Posted 5 June 2024**

Signatories - District 19 Resident Petition	
Name	Address
Hui Min Hsu	110 N. Yellowstone Dr. Madison WI53705
Bob Broman	518 san juan trail
Randolph Ashton	221 N Gammon Rd
William Houlihan	6606 Carlsbad Dr.,Madison Wi 53705
Mary S Gerbig	6606 Carlsbad Dr
Mary Ellen Kussow	mekussow@chorus.net
Karen Benton	306 Everglade Drive
Margaret Valitchka	946 SAUK RIDGE TRL
Jacqueline White	326 N Yellowstone Dr Madison, WI 53705
Joanna Otis	13 Blue Ridge Court
Ellen Roney	13 East Spyglass Ct
Elizabeth A Mael	1 Hartleigh Ct
Scott Hagen	21 Mt Rainier Lane, Madison, WI 53705
Douglas Van Leuven	317 Shiloh Dr
James Baccus	305 Yosemite Trail
Jennifer Fronczak	305 YOSEMITE TRL
Andrew Walker	409 Ozark Trl
Beth Anderson	810 Blue Ridge Parkway

**From:** [Sarah Hamilton](#)  
**To:** [All Alders](#)  
**Subject:** 6/18/2024 Common Council Mtg, agenda #83477  
**Date:** Tuesday, June 18, 2024 7:32:52 AM

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We have already voiced our strong objections to the rezoning on Old Sauk Road and to the Stone House proposal for the 3 story 138 unit apartment complex.

We are now asking/begging that you hold off final approval of this rezoning and construction until you have THOROUGHLY investigated all the storm water concerns and issues brought to light at the last meeting by engineers and professionals in this area. They offered valid reasons why the Stone House storm water design was not sufficient and would cause damage to the land and homes around the proposed development. You are replacing 4 acres of land and trees that absorb volumes of storm water with solid concrete that absorbs nothing. You and Stone House must do all you can to be ABSOLUTELY sure you have a system in place that will absorb all this water for years to come and will protect the land and homes surrounding this mass of concrete. As stated at the last meeting many of these homeowners in that area already have water issues. Please do not compound the situation with an inadequate storm water system. Just because you have an accepted system does not mean it is the appropriate one for this area.

Please listen to this very serious concern and do your due diligence. Do not give final approval until you have found the right system for this area.

Thank you,  
Bill and Sarah Hamilton  
401 Blue Ridge Pkwy  
Madison, Wi 53705

Sent from my iPad

**From:** [ianjjamison@gmail.com](mailto:ianjjamison@gmail.com)  
**To:** [All Alders](#)  
**Cc:** [Rummel, Marsha](#); [cailey.jamison@gmail.com](mailto:cailey.jamison@gmail.com)  
**Subject:** Support Old Sauk Rd & Tiny Homes  
**Date:** Monday, June 17, 2024 9:14:37 AM

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Hi,

We're writing to share our strong support for Agenda items #13 and #14.

On Tiny Homes – we live about four blocks away from the existing Occupy community on 3<sup>rd</sup> Street. We have had absolutely no bad experiences with them. On the contrary, they've been a valuable part of our community – including with their great annual plant sale. I ask you to set aside the overwrought, exclusionary fearmongering and support this much-needed housing option for some of our most vulnerable neighbors.

We also strongly support the Old Sauk Road proposal. It is exactly the kind of effort the City needs – led by a local developer with a strong reputation, an incremental infill of only 3 stories, and a transit-friendly project on an arterial. Please remember that the voices you hear opposing this are not representative. They are the loudest, Whitest, richest subset of folks who believe their access and resources earn them an extra voice in this process. You *won't* be hearing from the 138 families who will live in this building in the future and be able to enjoy the West side.

Voting down this proposal will send a terrible message – that no matter how much a project plays by the rules, or what the City plans say, a group of people rich enough to buy their own engineer get the final say. If these folks are successful in stopping a tasteful, three-story “monstrosity”, it will just embolden them to throw more sand into the gears of the City's public objectives.

**Ian & Cailey Jamison**  
District 6

**From:** [Cathy Kennedy](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 3:21:28 PM

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Hello Madison City Alders,

Please go visit the site where this building is proposed. This building will look very strange in this neighborhood. It's way too large for the space and for what is around it. Please consider something smaller that fits with the look of what is in the neighborhood.

Also, increased traffic further East down to Old Middleton Road will create more problems than what is already there. Specifically the intersections of Old Sauk, Old Middleton and Rosa Road.

Thank you so much.

Catherine Kennedy  
226 Glen Hollow Road.



**From:** [Beth Kienbaum](#)  
**To:** [All Alders](#); [Matthias, Isaac L](#)  
**Subject:** Oppose Agenda item 13 on June 18, 2024  
**Date:** Sunday, June 16, 2024 5:29:58 PM  
**Attachments:** [Common Council 624.docx](#)

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Please read and consider our attached letter for opposition to Agenda Item 13 on June 18, 2024.

Thank you,

Dennis and Beth Kienbaum  
Madison, WI  
Residents of District 13

16 June 2024

Dear Common Council:

We write to request your disapproval of the June 18<sup>th</sup> Agenda items 13 and 49 and to Legistar Nos. 82950, 82972, 82979 and 83477, pertaining to Stone House's project proposal for 6610-6705 Old Sauk Road.

It seems bullish of the Council to possibly approve what appears to be a misfit to District 19 residents, given their overwhelming strong opposition to the Stone House proposal. Residents have well pointed out to you the inconsistencies with the Comprehensive Plan for the Neighborhood in two separate petitions opposing the development with 259 and 261 signatures each. For the Planning Commission's June 10<sup>th</sup> meeting, a majority of District 19 residents (93%) voted against all agenda items related to Stone House's proposal (420 vs 30).

Please reconsider the following objections:

- **Rezoning Not Consistent with the Neighborhood.** Rezoning to accommodate a massive housing structure is inconsistent with the neighborhood, adding unacceptable traffic and safety issues. Residents ARE in favor of smaller density, multiple owner and rental properties that accommodate the "Missing Middle" and better fit into the character of this residential neighborhood (e.g., condos, townhouses, duplexes, triplexes, and row housing). Other developers should be invited to provide such housing.
- **Stone House's Proposal is Oversized** in comparison to surrounding houses in the neighborhood, with its proposed 3-story, 138-unit rental apartment structure at approximately 425' long; longer than a football field and better constructed in Madison currently zoned for such a structure! The Planning Commission's Staff Report acknowledges "the scale and mass of the proposed building will be unlike any other residential building in the surrounding area". The proposal inappropriately bypassed considerations of smaller building proposals.
- **Stormwater planning is Deficient.** The proposal does not adequately mitigate stormwater runoff. This site is in a flood prone area per the City Flood Risk Map. Nearby properties require regular use of sump pumps. Given climate change causes increased storm and rainfall events, Madison needs better stormwater mitigation practices for locating large structures such as this. The proposed building site currently absorbs most rainfall events; the proposed building mitigation measures are not adequate for flood protection, and will likely exacerbate existing problems.
- **Increased Traffic and Safety Issues** caused by the proposed high-density apartments, are inconsistent with Neighborhood planning. The Planning Commission's Staff Report indicates that "the property is located in an area of the City that does not have neighborhood-serving commercial businesses within

reasonable walking distance”. Old Sauk Rd is a two-lane road. It is not close to the BRT, not in the Regional Corridor and Growth Priority Area, and not in the Preferred Transit Oriented Development Area. Hundreds of new apartment residents, their visitors, and delivery vehicles will overburden traffic accommodations; adding to safety problems.

Please listen to the valid concerns of the affected residents who are in opposition to this proposal. Hopefully, smaller scale residential development options can be further explored.

Sincerely,

Dennis and Beth Kienbaum  
Madison residents, District 13

**From:** [Grace Kwon](#)  
**To:** [All Alders](#)  
**Subject:** People Before Profit\$\$\$ Vote "NO" #13 &49 on 6/18 Common Council Meeting 6:30pm  
**Date:** Monday, June 17, 2024 7:19:57 PM

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Dear Alders,

Please put "People Before Profit \$\$\$" by voting "NO" on Agenda #13 & 49 at 6/18 Common Council Meeting @6:30pm.

We, the current West Area residents, overwhelmingly opposed the changes to the West Area including the proposed apartment-only Stone House Development on 6610-6707 Old Sauk Rd. We have submitted numerous petitions with 100s of signatures each, written countless letters, spoken up for hours until the wee hours of the morning, and attended meetings to express our opposition to the direction of our City! The recent 6/10 PC meeting link below.

**LEGISTAR FILE 82972: [LINK](#)**

All documents related to demolition, re-zoning, project proposal/plan

**VIDEO: PLAN COMMISSION MEETING 6/10/24: [LINK](#)**

Agenda Items 23-26: Discussion begins at 2:58:00

YES WE CAN... build better!

Rather than apartment-only development which is now 60% of the housing market, let's build better with seller, buyer and neighborhood working together to build homes, townhouses, condos, mixed-use housing with retail, apartments, condos, and other services that fit in seamlessly and enhance the neighborhood while providing additional sustainable housing for the 21st Century!

There's such an offer and other parties interested in building lower density 2 story housing that would be ideal for this property.

Partner with UW to build more dormitories/ housing for the additional 10,000 student increase! 8500 are housed in the dorms at 3-4 per room!

YES WE CAN.... build equity in home/condo/townhouse ownership by converting apartments to condos now!

YES WE CAN.... fix the \$25M deficit! Use the \$41.2M found in the budget to pay for the 2025 \$25M deficit with \$16.2M still in the bank! Use the next year to reevaluate the entire budget line by line, including all positions and services!

**NO REFERENDUM!**

YES WE CAN.... Get our fair share from the State! We reach out to Governor Tony Evers and Rep. Robin Voss to pass a 1/4% sales tax and a 1/4% transit tax! Have developers also pay their fair share of property taxes on apartments. For example, apartments and condos in the same complex should have the same evaluations and generate the same taxes.

YES WE CAN... get to 40% tree canopy! Work together with private property owners, neighborhoods, arborists, landscapers, landscape architects, and the city!

YES WE CAN... bring everybody up through education and opportunity!

YES WE CAN.... work together to bring forth a safe, sustainable, resilient Madison for generations to come!

Please Vote “NO” on Agenda #13 & 49 and put People Before Profit\$\$\$!

Please carefully consider your decision on the upcoming Common Council meeting 6/18 @6:30pm and not “RUBBER STAMP IT” to follow Mayor Satya’s orders like the PC meeting 6/10!

Please question why you became an alder and who you really represent?

“The mission of the Common Council is to represent the residents of Madison by promoting the safety, health, and general well-being of the community by incorporating the City’s core values into their work with currently available resources.”

Sincerely,  
Grace Kwon(she,her)  
District 19

**From:** [Ann MacGuidwin](#)  
**To:** [All Alders](#)  
**Subject:** CC Agenda Item 19, June 18 2024  
**Date:** Tuesday, June 18, 2024 11:56:04 AM

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To: Members of the Common Council

Re: Agenda Item 19 June 18, 2024: Changing the zoning of 6610-6706 Old Sauk Rd from SR-C1 and SR-C3 to TR-U2

6610-6706 Old Sauk Rd is being over built at the behest of a developer and misfortune of neighboring property owners. The parcel was escalated to medium residential density from its low-medium designation in the Comprehensive Plan and then zoned high density, an unnecessary escalation from the districting options considered “primary” and “appropriate” (city’s own words) for medium residential density (SR-V2, TR-V2, TR-U1). Conditional approval was then granted for > 60 units and an outdoor recreation area in a TR-U2 district.

These decisions were flawed because two undisputed issues were rationalized at each step of the process: 1) the property is highly water sensitive, prone to flooding, and known to discharge stormwater runoff to neighbors, and 2) the scale of the proposed apartment building is grossly disproportionate to residences in the two neighborhoods surrounding 6610-6706 Old Sauk Rd (Woodland Hills and Parkwood Hills).

Issue: **Water-sensitive property prone to flooding.**

Evidence: a) Stickers-Mendota Watershed Report maps (2022)  
b) testimony by neighbors (see letters filed as public comments)

Decision: Escalating to medium density

One of the select conditions for escalating to medium density is “relationships between proposed buildings and..... natural features”. There is no definition of “natural features”, text clarifying the intent of this condition, or much precedent as this language was only added to the comprehensive plan in December 2023. The Plan Commission chose to consider only those natural features that limit building size because they (the feature) should be preserved. An equally reasonable inclusion would be natural features that limit building size because a portion of the parcel must be dedicated to mitigating harm caused by the

feature. This is the case with the Stone House Property. Natural features of every soil are porosity and storage capacity that are determined by the composition and arrangement of particulate matter. Porosity and storage capacity are related and together affect the rate at which rainwater infiltrates into the ground. Stone House proposes to use infiltration tanks to harvest and direct stormwater downward. Soil tests on the Stone House property show the soil has low porosity under the building site so the captured water is likely to drain too slow to prevent lateral movement to the west. Stone House proposes the novel measure of excavating and turning the soil to add air and hence, increase porosity. The project will meet city standards only if this maneuver is successful. UW-Madison Soil Science Professor Dr. John Norman is skeptical and points out that the weight of the tanks themselves and the building above them will return the soil to its original state of low porosity within a short time. He points out that the infiltration basin that receives the excess water is also bound to return to a low porosity state because silt particulate matter in combination with de-icing chemicals will make the bottom of the pond impervious over time. A city engineer confirms that the infiltration rates Stone House claims will be achieved meet city standards, but also points out that Stone House has not yet figured out how they will verify those claims. The Plan Commission implied that Stone House is benevolent for soil testing and planning "above and beyond", but the reality is that stormwater issues on this property are real, highly significant to neighbors, and open to scrutiny by the City and DNR. The very fact that Stone House needs an exceptionally aggressive and risky stormwater management system and must dedicate land to an infiltration basin is evidence that escalation to medium residential density is not warranted. This water-sensitive property should not be a candidate for intensification!

Decision: Conditional Approval of > 60 units and an outdoor recreation area

One of the standards that must be met for conditional approval is "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." The Stone House project is unique in that two neighborhoods developed around the Stone House parcel, a former farm. There are 28 single-family and one multi-family properties within 200 feet of the Stone House parcel and many more within 500 feet. All of the properties adjacent to the Stone House parcel will be downhill from the building, underground infiltration system, and infiltration basin. These residences

already have sump pumps and deal with excess water during heavy storms or a series of sequential storms. There is high likelihood that their water problems will increase with the building of the Stone House apartment, damaging their residences, elevating their insurance costs, and diminishing the competitiveness of their homes in the housing market. A similar case can be made for the outdoor recreation area clearly designed for adult use. Excessive noise and light from potentially hundreds of apartment residents only feet away will diminish the ability of neighbors to enjoy their residential property and the competitiveness of their homes in the housing market.

Issue: **Fit with the neighborhood**

Evidence: a.) data from Madison Assessor site  
b.) staff report (“Staff acknowledges that the scale and mass of the proposed building will be unlike any other residential building in the surrounding area.”)

Decision Escalating to medium density

One of the select conditions for escalation to medium density is “Relationship between the proposed building and ...lot and block characteristics.” Of the 29 properties within 200 feet of the proposed building, 100% are less than three stories, 56% are less than two stories, and 12 of the 29 are less than 2000 sq ft. The largest neighboring building visible from Old Sauk Rd is an 8-unit multifamily apartment building and it is two stories and 7600 sq ft – 19.6 times smaller than the proposed apartment building! The Stone House apartment sits on the edge of the Woodland Hills neighborhood and is directly across from the Parkwood Hills neighborhood. The developer claimed comparable fit with apartments outside of both these neighborhoods – one of which was close to Mineral Point Rd, a 4-lane major arterial street nothing like Old Sauk Rd. Failure to meet this condition should have precluded escalation to medium density, but the Plan Commission solved the lack of fit by declaring that all conditions did not have to be met to merit approval.

Decision Zoning to TR-U2 and Conditional Approval of > 60 units and an outdoor recreation area

Urban zoning is out of character for residential properties along Old Sauk Rd or in the two neighborhoods surrounding the Stone House development, Woodland Hills and Parkwood Hills. All of the aforementioned properties are



zoned as a suburban district or as a Planned District with setbacks and usable open space equivalent to suburban zoning. All have front yards with 25 or 30-ft setbacks (except for two condominium homes with 15-ft front setbacks) and every house or unit has its own dedicated garage. The Staff Report says “It was further noted that there are other multi-family developments of a similar scale nearby.”, the key word being “nearby”. All but one multi-family enterprise within a 1-mile radius of the Stone House property (Point Place Senior Living on Tree Lane) are divided among multiple buildings, each many times smaller than the single 148,690 sq ft building proposed by Stone House. Old Sauk Rd presents as the antithesis of “urban” as it is lined with wooded lots, Owen Conservation Park, heritage properties (Brittingham House and Crestwood School), and residences built 40 to 50 years ago. It is very common for traffic to be stopped by turkeys or deer crossing the street.

I’ve paid close attention to this issue and am appalled that the justification for the zoning and approvals has trivialized the concern of neighbors and experts about the impact of the Stone House project on water damage to their homes and ignored their opinions about the “fit” of the project in their neighborhoods. There is strong and widespread support for building more multi-family housing on the west side and the lack of public reaction to the many multi-family residences close to Woodland Hills and Parkwood Hills are testament to that fact. Please know that it is this particular project on this particular site that has elicited our strong opposition.

Ann MacGuidwin  
106 Blue Ridge Pkwy

**From:** [José J Madera](#)  
**To:** [All Alders](#)  
**Cc:** [KIM SANTIAGO](#)  
**Subject:** Opposition to Stone House Development: 6610- 6706 Old Sauk Road  
**Date:** Tuesday, June 18, 2024 9:17:08 AM

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Some people who received this message don't often get email from [jjmaderawi@gmail.com](mailto:jjmaderawi@gmail.com). [Learn why this is important](#)

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Dear All City of Madison Alders,

This message is intended to share and express my strongest opposition to the proposed development by Stone House Development filed for the Pierstorff parcels, 6610- 6706 Old Sauk Road, for a 3 story, 138 unit apartment building.

My wife, Kim Santiago, and I have been residents of 6901 Old Sauk Court for over 20 years. The addition of this out-of scale, monstrous apartment building will directly and negatively affect not just our quality of life, but that of the entire neighborhood E to W, in and around Old Sauk Road. Heavier traffic, higher vehicle density, increased use of neighborhood street parking, noise pollution, light pollution, irreparable effect on wildlife, higher runoff due to removal of trees and vegetation causing flooding events, and increased danger to commuting area bikers are some of the unwanted, critical and imminent negative effects of these potential developments.

The Plan Commission report states that they "found the zoning map amendment is consistent with and furthers or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan", The Comprehensive Plan has drawn great opposition from members of District 19 and those directly impacted by it. The Plan Commission decision was only focused on "the characteristics in the Comprehensive Plan to allow development at higher density up to 70 units an acre ... are met at this site"

No public comments in opposition to the approval of zoning changes were even considered by Plan Commission alders and commissioners during the discussion. There was almost no discussion of the negative impact this development will have in the vicinity and overall neighborhood related to traffic, parking, overall nuisance, impact on the ecosystem, and many other matters brought to the Plan Commission's attention. Please watch the video.

The main concern was the need to create more affordable housing in Madison. The developer has not even proposed units that provide subsidized housing. It is market-rate housing. Combined, approx 60% of the units are studios or one bedroom units. So, who's going to benefit? The needy, low-income folks, or those who can afford to pay market-rate rent?

We want our opposition to this proposal to be recorded in today's City Council meeting. This proposed development is completely out of scale with

the Old Sauk Road neighborhood and undoubtedly, will become the most ugly and unwanted eyesores in our community.

Respectfully submitted,

José J Madera  
Kim Santiago de Madera  
7901 Old Sauk Court  
Madison WI 53717  
(608) 833-5251

**From:** [Judy Meyers](#)  
**To:** [All Alders](#)  
**Subject:** Stone House Project  
**Date:** Tuesday, June 18, 2024 9:36:10 AM

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Please file in Legistar #83477.

**Dear City Council,**

**I write to voice my strong opposition to the plans for the 138-unit Stone House Project which I think is too large for the site (6610-6706 Old Sauk Road). Though I am concerned about impacts such as increased vehicle traffic, additional noise, and the plans to reduce or eliminate the trees on this property, my main worry is that potential watershed and flooding issues have not been adequately addressed. An engineering review conducted by Prof. John Norman on May 24 recommended that this zoning change be postponed "until further detail becomes available regarding the proposed stormwater practices for this development."**

**I have lived on St. Andrew's Circle since 1988, and I know first-hand that the undeveloped land directly behind my home routinely floods when we have storms. I know many of my neighbors already worry about flooding, and this project will only worsen those concerns. The reality of global warming and climate change has increased the likelihood of more dramatic weather events such as major storms, and so we must be extra cautious. Simply meeting minimum codes is not enough.**

**I am not opposed to some development on the site, but what is proposed is simply too large. If the City Council/Planning Commission refuses the rezoning request, this action will place pressure on the landowners to lower their price, making it possible for the developer to build something smaller while still turning a profit. That is the most sensible solution.**

**The city government should show some leadership here and listen to the widespread opposition to this project by the people who live here. We will be the most directly impacted, and our concerns must be taken seriously.**

**Best wishes,  
Judith A. Meyers**

**17 St. Andrews Circle  
Madison WI 53717**

**From:** [Chuck Nahn](#)  
**To:** [All Alders](#)  
**Cc:** [jeff.western](#); [Mary Umbeck](#); [William S. Cole](#); [Tim Burns](#); [cnelson@axley.com](mailto:cnelson@axley.com)  
**Subject:** Fwd: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]  
**Date:** Tuesday, June 18, 2024 10:45:37 AM  
**Attachments:** [nahnandassociatesEngineering Review Comments.pdf](#)

Some people who received this message don't often get email from chucknahn@gmail.com. [Learn why this is important](#)

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Dear President Cole and Alders,

I am a professional engineer hired by the neighboring property owners to review the stormwater management and erosion control plan for the proposed Old Sauk Road Apartments (Stone House Old Sauk proposal-CC Item13.83477).

Listed below are comments I made at the June 10 Plan commission meeting and attached is a list of my stormwater concerns based upon reviewing the latest stormwater plan ( by Wyser Eng. dated May 24,2024).

I am opposed to this zoning change, demolition and certified survey map modification until further stormwater details become available.

Thank you.

Chuck

Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199

----- Forwarded message -----

From: **Chuck Nahn** <[chucknahn@gmail.com](mailto:chucknahn@gmail.com)>  
Date: Mon, Jun 10, 2024 at 11:19 AM  
Subject: Plan Commission Presentation - Stone House Old Sauk Proposal [Objection]  
To: Plan Commission Comments <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>  
Cc: John <[district19@cityofmadison.com](mailto:district19@cityofmadison.com)>, Greg Fries <[gfries@cityofmadison.com](mailto:gfries@cityofmadison.com)>, jeff western <[jwestern@chorus.net](mailto:jwestern@chorus.net)>, Mary Umbeck <[mpumbeck@chorus.net](mailto:mpumbeck@chorus.net)>, Janet <[jschmidt@cityofmadison.com](mailto:jschmidt@cityofmadison.com)>, William S. Cole <[wcole@axley.com](mailto:wcole@axley.com)>, <[tjburns@hotmail.com](mailto:tjburns@hotmail.com)>, <[jmnorman@wisc.edu](mailto:jmnorman@wisc.edu)>, <[tparks@cityofmadison.com](mailto:tparks@cityofmadison.com)>, <[leddell.zellers@gmail.com](mailto:leddell.zellers@gmail.com)>, <[cnelson@axley.com](mailto:cnelson@axley.com)>, <[district10@cityofmadison.com](mailto:district10@cityofmadison.com)>, <[bfruhling@cityofmadison.com](mailto:bfruhling@cityofmadison.com)>

Please Post to Public Comments for Legister #82950, 82972, 83477 and 82979 and for 6610-6706 Old Sauk Rd

"My name is Chuck Nahn and I reside at 5623 Sandhill Drive in Middleton. I am a registered professional Civil Engineer retained by the adjacent neighboring property owners to review and comment on the Stormwater Management and Erosion Control Plan for the Old Sauk Road Apartments. I have over 40 years of engineering experience specializing in stormwater management and flood control issues. I have a bachelors and masters degree in Civil Engineering and have served on the state-wide WDNR Infiltration SOC Technical Standard team.

My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. I have a number of concerns as detailed in my review comments based on two revisions of the stormwater plan dated April 8, April 22 and May 24 including but not limited to:

- Underground Tank Infiltration Rate-
  - The infiltration rates used in the report are overestimated and do not have a correction factor applied to account for soil compaction during construction. Please note the design infiltration rate is integral toward meeting City ordinance for runoff rate control, water quality and infiltration requirements.
  - Soil compaction during construction is inevitable based on the weight of rock and concrete vault structure on top of native soil interface for underground tanks.
  - Mixing the soils 5 feet below the native soil interface will not increase infiltration based on Dr. John Norman's (Professor Emeritus of Soil Science) comments.
  - Sodium Chloride used for winter de-icing of street, driveway and parking lot may cause soil sodification and immediate infiltration failure based on Dr. Norman's comments.
- Pre-existing Detention not applied to on-site discharge- City ordinance requires pre-existing detention applied to on-site discharge. Stormwater plan applies pre-existing detention to off-site discharge from Old Sauk Road flooding and not on-site discharge from paved area increase associated with proposed development.
- Potential Increased Flooding to Lower basements for North Property Owners- Underground Tank infiltration can potentially cause groundwater mounding and increased groundwater flow to the north inundating northern property owner's household lower level and basement. Please note these basements are 7 feet below the native soil interface of Underground Tank #1 which is located 40 feet from the native soil interface.
- Proposed Underground Tank Outflow pipes elevations- If underground infiltration tanks should not infiltrate as designed, the outflow pipe elevation will negate  $\frac{3}{4}$  of the existing storage of the underground tanks.

Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners."

Chuck

--

Charles E. Nahn III, P.E.  
Nahn and Associates  
5623 Sandhill Drive  
Middleton WI 53562  
(608) 712-9199

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## Engineering Review Comments

### Wyser Stormwater Plan and Stormwater Management Report

Dated: May 24, 2024 received May 28

Note: These review comments include a review of the Wyser Cover Letter dated May 24, 2024, Greg Fries Engineering Comments dated May 31, and J. Norman review comments.

**Overall Stormwater Review-** My overall stormwater review of this development is that a high-density multi-family residential development with corresponding greatly increased paved surfaces is being proposed into a small undeveloped area with existing flooding problems caused primarily by inadequate storm sewer infrastructure along Old Sauk Road. To meet City ordinances and achieve the high-density development, the developer is implementing novel, untested underground practices to meet the runoff rate, water quality, infiltration and oil and grease requirements of the City ordinance. Based on the latest submittal by Wyser, serious concerns remain over the underground infiltration tanks infiltration rates, Upflo filters water quality removal rates, unintended detention storage requirements and underground tank low-flow outlet pipe elevations. Please note that the density of this development directly determines the stormwater runoff issues in terms of increased paved area. Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development. The risk of increasing flooding in an already flooded area if these practices do not perform as designed definitely should be considered in more detail before a decision to change the zoning and demolish existing structures is made. For example, if the underground tanks remain filled with water, flood protection volume is lost which is needed to protect downstream property owners. The questionable design infiltration rates, as described below, also directly affect the runoff rate, water quality and infiltration site requirements needed to meet City ordinance- Chapter 37.

### **Specific Review Comments-1. Design Infiltration Rate for Underground Tank #1, #2 and Infiltration Basin-**

**a. Underground Tank #1-** Wyser has obtained two new borings extending Test Pits 9 and 10 to 25 ‘ below the existing surface and 7.8’ -8’ below the native soil interface for Underground Tank #1 at 1013. These extended borings show similar results of Fine Sand (FS) texture with Silt Seams resulting in a .13-.5 in/hr. hydraulic application rate as original Test Pit #8. **All three of these test pits/borings show a similar soil texture of Fine Sand with Silt Seams 5 feet below the native soil interface.** Wyser proposes to increase the infiltration rate to .5 inches/hour by mixing the fine sand and silt seams to 5 feet below the native soil interface. Dr. Normans comments indicate this will not work but even if it did work, there would still be 2.8’-3’ below the 5 ft depths with the undisturbed fine sand with silt seams that would be limiting infiltration. They should mix soils at least to 7.8’ to 8’ which raises the question of what is below the mixed layer that would further limit infiltration below the boring depths of 25 feet. **Recommendation- Use minimum Infiltration rate of .13 in/hr. given the tremendous uncertainties regarding infiltration performance for Underground Tank #1. Relocate Underground Tank #1 in an area more suitable for infiltration with S or VGRLS as soil texture 5 feet below native sand interface.**

**b. Underground Tank #2-** Wyser uses Test Pits 13 and 7 to get an average Design infiltration rate of 1.06 inch/hour. Both test pits do extend 5 feet or more below the native soil interface of 1010.2. However, Test Pit #13 is similar to Test pits 8, 9 and 10 for Underground Tank #1 in that Fine Sand with Silt Seams is shown from 3.3 to 5.8 feet below the native soil interface. Similar comments for Test pit #1 (listed above) apply to this Test Pit in terms of questionable mixing of soils, soil compaction during construction, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for test pit 13 given the tremendous uncertainties regarding infiltration performance for Underground Tank #2.**

**c. Infiltration Basin** – Test pit #3 also has Fine sand with silt lean seams text 5 feet below the native soil interface. Similar comments for Test Pit #9 and #10 (listed above) apply to Test Pit #3 in terms of questionable mixing of soils, how far below the 5' depth below the native soil interface does the fine sand with silt texture extend etc. **Recommendation- Use minimum Infiltration rate of .13 in/hr. for Test pit 3 given the tremendous uncertainties regarding infiltration performance for infiltration basin.**

**2. Infiltration Rate Correction Factors not used-**Table 4 of Technical Standard #1002 recommends correction factors if soil mitigation is not mitigated. This correction factor is to account for incidental compaction during construction. Wyser claims to mitigate soil compaction by mixing the 5 feet below the native soil interface to achieve a .5 inch/hour design infiltration rate and not apply a correction factor due to the soil compaction mitigation. Dr Norman comments have stated this mixing will not work in re-establishing infiltration and it is more likely that an impervious surface will be created at the native soil interface due to the soil properties. As noted above, the 5 feet mixing depth is not deep enough based on the latest soil borings. Even if the mixing worked, there will be significant compaction that will occur as they bring in the rock and concrete vault structure proposed above the native soil interface as noted in Dr. Normans review comments. **Recommendation- A correction factor specified in Table 4 of Tech Standard #1002, should be applied to the design infiltration rates of both underground tanks due to the tremendous uncertainties regarding infiltration performance. Please note that pre-development and post development stormwater flows are based on infiltration rates. If these rates change, the pre-development and post-development runoff rates will also change.**

**3. Elevation of Low flow outlet pipes from Underground Tank #1 and #2 and low flow discharge from tanks-** The Utility Plan on Page C300 shows Manhole #11 and Manholes #8 located very close to the end of underground Tank #1 and #2 but the underground tank details on Page C 401 do not show any low flow outlet pipe connection. The Underground Infiltration System #1 and #2 outlet does reference a “12” pipe from underground to Manhole” at 1020 elevation. If the design infiltration rates do not occur (see comments above), all stormwater below this elevation will remain trapped in the underground system with no possible discharge. **Recommendation- Change configuration of underground tanks so that the elevation of the low flow outlet pipe is closer to the native soil interface. Show 12” low flow pipe connection on detail drawing for Underground Tanks #1 and #2.**

Please note the Wyser Cover letter dated-Item 4, “Old Sauk Road Storm Sewer” b. states

*“Additionally, the underground infiltration facilities do not have discharge into the storm sewer through the 10-year storm event. There is no low flow event to pump from these basins.”*

Once again, based on this comment and as described above, all stormwater flows up to the 10-year event are entirely dependent on infiltration to discharge the accumulated stormwater in the underground tanks

below 1020 elevation. If infiltration fails or is decreased due to underground tank clogging, the underground tank will need to be dewatered to maintain them.

**4. Pre-Existing Detention-** Base on my earlier comments, no calculation or description in the stormwater report is provided to show how Wyser determined the pre-existing detention volume of 30,327 cubic feet or the on-site pre-post matching volume of 3027. The noted added to the report references Drawing D.1 in Appendix D which shows 100-year flow elevations (from the Brown and Caldwell report) ranging from 1018-1021 but does not show the existing ground elevations used to determine the depth of flooding. Measuring the “Volume Boundary” line (delineated in red) yields a surface area of 65,291 sq. feet which would give an average flooding depth of .46 feet to give the pre-existing detention volume of 30,327 cubic feet. The flooding depths appear to be deeper than .46 feet based on a preliminary review of existing topographic maps.

The Wyser Cover letter Item 2 “Pre-existing Detention” a. states:

*“The underground infiltration facilities and a small volume of the infiltration basin were used to meet the pre- to post-rate controls. The additional volume of the pre-existing detention volume was added to the infiltration basin volume to determine the total volume required for the basin.”*

The only stormwater for pre- and post-development on-site rate control used in the infiltration basin is for precipitation falling directly on the grassed surface which is the same as pre-development conditions. Stormwater runoff from the paved surfaces of the development causing the post-development rate increase is being diverted around the infiltration basin directly to the level spreader outfall. Since the on-site post development flows are being diverted, “a small volume of the infiltration basin” cannot be used for pre and post development matching. **Recommendation- Cut off the stormwater pipe diverting post-development flows around the infiltration basin to allow flow to enter infiltration basin on northern end.**

**5. Old Sauk Road Storm Sewer-**The Wyser cover letter states:

*“5. Old Sauk Road Storm Sewer  
a. Discharging into the Old Sauk Road storm sewer would take existing runoff flowing through the site and send it west to a different watershed.”*

Based on the enclosed storm sewer and flood maps from the Brown and Caldwell flood study, the watershed is the same- the Strikers watershed. Both the Old Sauk Road and East Spyglass Circle storm sewer pipes connect to the same pipe 150 ft. downstream. Both pipes and inlets also have the same level of 2% Flood Protection.

Discharging to Old Sauk road storm sewer would:

- provide a stable outlet,
- Prevent blockage of inlet grate at E. Spyglass Court with vegetation and debris and corresponding localized flooding
- eliminate the 40-foot-long level spreader weeper dam.

**6. Groundwater Mounding Potential-** Both the City of Madison and Wyser have commented that there is nothing in the City or State Stormwater Ordinance that requires a groundwater mounding analysis. Tech Standard #1002 Considerations 7. states

*“Consider conducting a groundwater mounding analysis to verify that the highest anticipated groundwater level does not approach the native soil interface. The infiltration rate into saturated soil in this case may be at or near zero. This standard requires that limiting layers within 5 feet below the native soil interface of an infiltration device be considered in the design infiltration rate. It is also possible for a limiting layer more than 5 feet below the native soil interface to affect an infiltration device where lateral movement is limited. Increased mounding height, and therefore the potential for increased infiltration device drawdown time, are more likely to occur under the following conditions: shallow depth to groundwater or limiting layer, increased infiltration device size, decreased device length/width ratio, the presence of low-hydraulic conductivity material, thin aquifer thickness, and shallow water table gradient. It is also appropriate to conduct a mounding analysis in locations where mounding may impact basements or adjacent property. Refer to [https://dnr.wisconsin.gov/topic/Stormwater/standards/gw\\_mounding.html](https://dnr.wisconsin.gov/topic/Stormwater/standards/gw_mounding.html) for mounding calculation guidance.”*

Groundwater mounding, as described above, is more likely to occur under the following conditions which may be present at this site:

- Increased infiltration device size,
- Decreased device length-width ratio,
- Presence of low-hydraulic conductivity material.

As described in my earlier comments, the basements to the North are 7 feet below the native soil interface and already flooding, Increased infiltration from the underground tanks may cause ground water mounding or divert additional groundwater to the north via a silt seam confining layer. The test pits show silt seams with permeability contrast at all three test pits 5 feet below the native soil interface.

**Recommendation- Wyser conduct a groundwater mounding analysis.**

**7. Water Quality and Infiltration Calculations (WinSLAMM)-** The WinSLAMM model could be modified as follows:

- a. **WinSLAMM**-The WinSLAMM model is using “biofiltration” to determine the TSS removal rates and infiltration from the Underground Tanks. It is questionable whether the water quality removal rates for biofiltration in WinSLAMM are similar to underground tanks due to the lack of surface vegetation, compacted soil interface layer and underground storage.
- b. **Storage Area Difference**-The storage area in the biofiltration cell WinSLAMM modeling are not the same as the underground tank storage for pre-to post-development rate control for:
  - Underground Tank #1-31600 c.f. which is higher than the 26,282 c.f. calculated for the runoff rate calculation (Hydrocad).
  - Underground Tank #2-18960 c.f. which is higher than the 14,999 c.f. calculated for the runoff rate calculation (Hydrocad)
- c. **Upflow Filter sump depth**- The sump depth in the detail drawing for Upflow filter shows a 2 ft sump depth but WinSlamm model shows 3-foot sump depth.
- d. **Provide WinSLAMM documentation on Cartridge Life**- The cartridge life should have a minimum life of one year. WinSLAMM output should be provided showing the cartridge life is one year at a minimum.

**8. Snow Storage**- Please add note that snow storage is not to occur at the green space along the northern and northeast property line.

**9. Maintenance of Underground Tanks**- Maintenance of the underground tanks are complicated and difficult because they are underground and difficult to access. Please add notes and make changes to construction plans:

- ADS Plus fabric is laid over top of the foundation stone and
- FLAMP (flared end ramp) is attached to the inlet pipe on the inside of the chamber end cap.
- Manholes should be located at each end of the Isolator Row Plus for JetVac access

Please add the following to the maintenance agreement

- Since inspection ports are not provided, confined space entry is required for maintenance.
- A StormTech Isolator Row Plus should initially be inspected immediately after completion of the site's construction.
- Once in normal service, a StormTech Isolator Row Plus should be inspected bi-annually until an understanding of the sites characteristics is developed.
- If upon visual inspection it is found that sediment has accumulated to an average depth exceeding 3" (76 mm), cleanout is required.
- JetVac maintenance is recommended utilizing a high-pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming.
- More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row Plus.
- For JetVac maintenance cleaning use:
  - Fixed nozzles designed for culverts or large diameter pipe cleaning.
  - Rear facing jets with an effective spread of at least 45" (1143 mm)
  - maximum nozzle pressure of 2000 psi.

#### **10. Maintenance of Upflo Filters-** Add following to Maintenance agreement

Maintenance to include services outside and inside the vessel as follows:

##### **a. Maintenance outside the Up-Flo® vessel including:**

- removal of floatable and oils that have accumulated on the water surface and
- removal of sediment from the sump

##### **b. Maintenance inside the vessel including:**

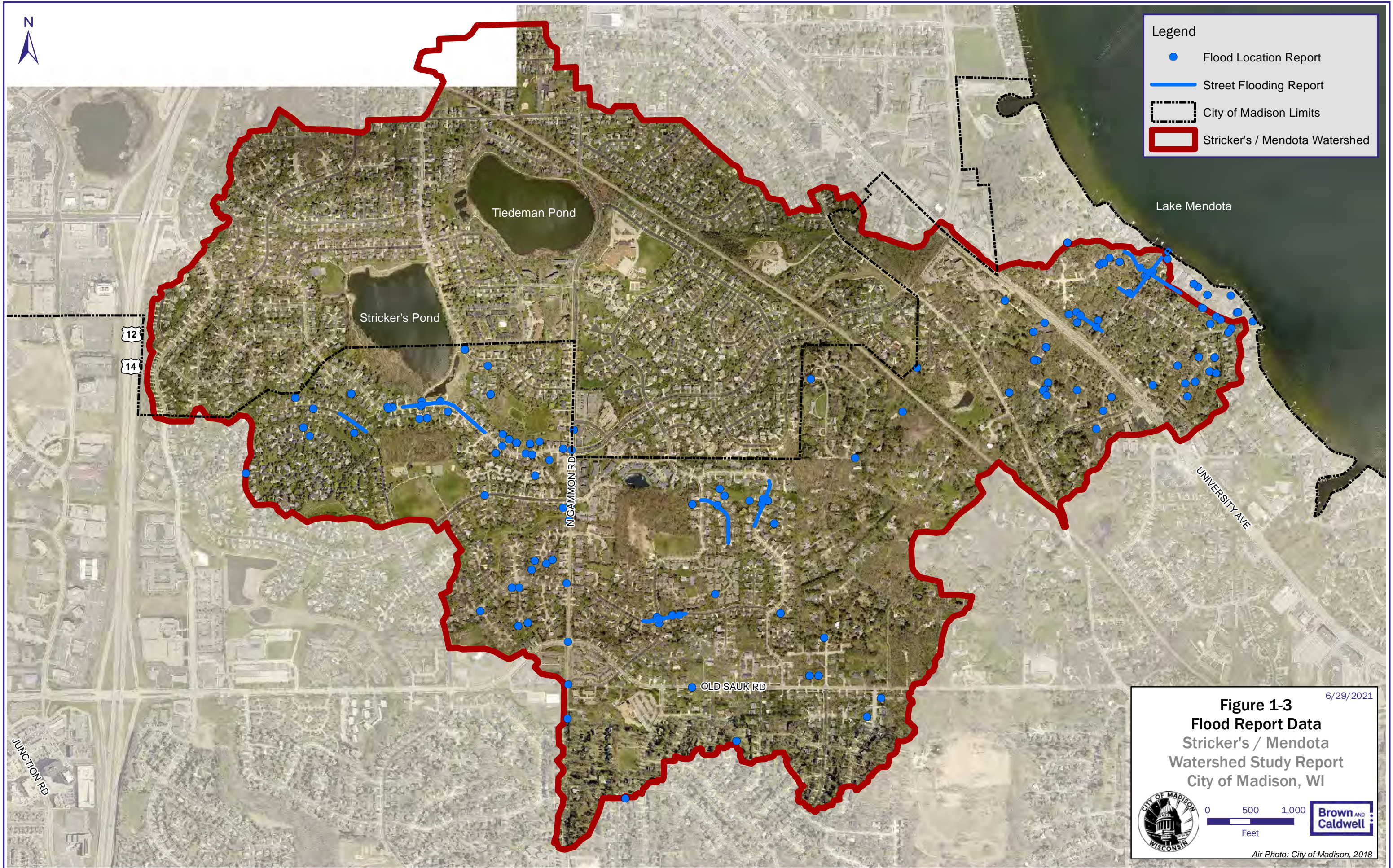
- removal and replacement of Media Bags, Flow Distribution Media and the Drain Down Filter.

##### **c. Maintenance requirements**

- The minimum required frequency for replacement of the Media Pack is annually.
- minimum required frequency for removal of accumulated sediment from the sump is dependent on the Up-Flo® Filter configuration.
- Whenever sediment depth in the sump is found to be greater than 16 inches, sediment removal is required.
- A vactor truck is required for removal of oils, water, sediment, and to completely pump out the vessel to allow for maintenance inside.
- Use only qualified trained service provider for maintenance inside the vessel- Nathan Minor at Drainage Doctors phone 608-576-2369 email:Nathan@drainagedoctors.com.
- A vactor truck is normally required for oil removal, removal of sediment from the sump, and replacement of the Media Packs and Drain Down Filter.
- In most cases, entry into the Up-Flo® Filter vessel is required for replacement of the Media Packs and Drain Down Filter.
- In the case of inspection and floatables removal, a vactor truck is not required.



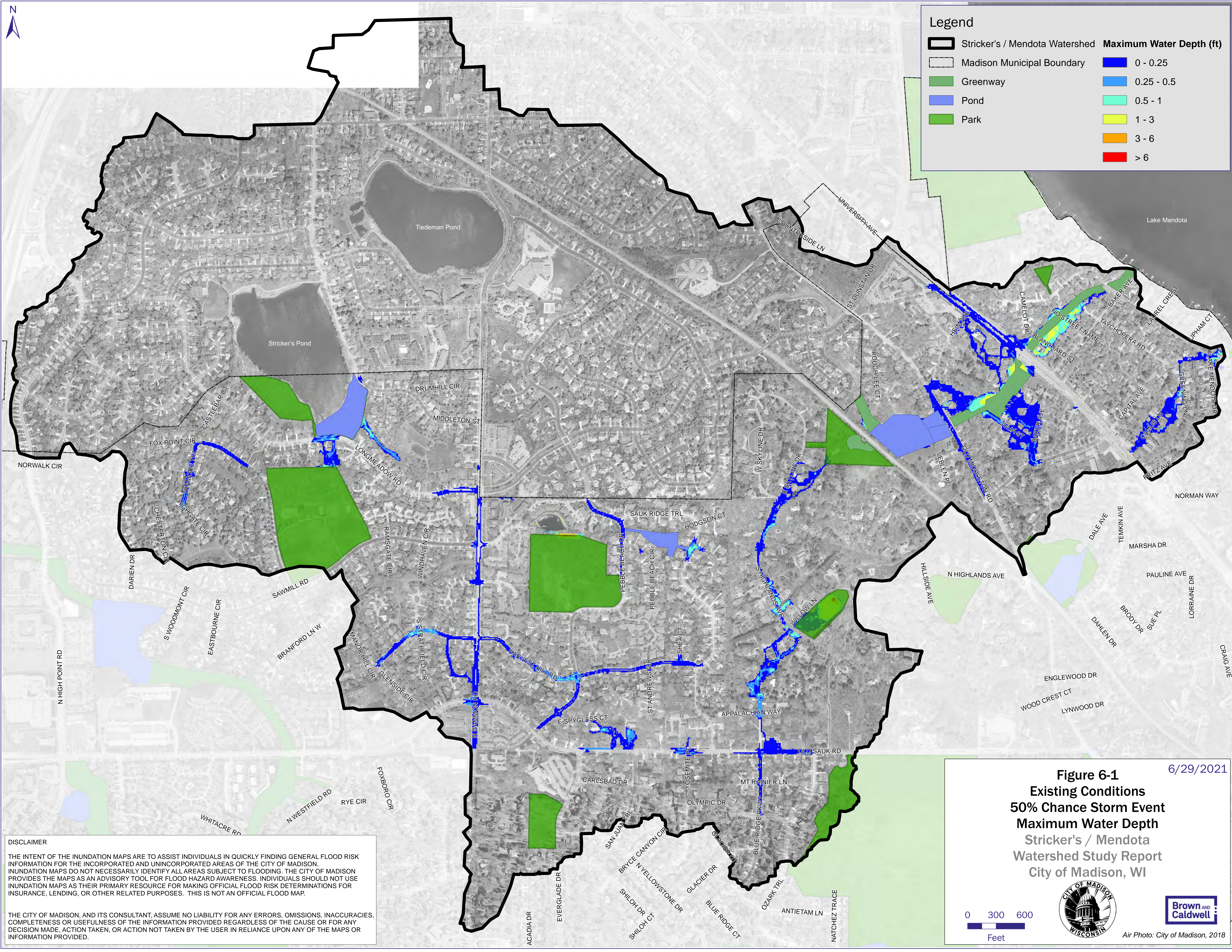
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Legend

Stricker's / Mendota Watershed

Madison Municipal Boundary

Greenway

Pond

Park

Maximum Water Depth (ft)

0 - 0.25

0.25 - 0.5

0.5 - 1

1 - 3

3 - 6

> 6

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THE INTENT OF THE INUNDATION MAPS ARE TO ASSIST INDIVIDUALS IN QUICKLY FINDING GENERAL FLOOD RISK INFORMATION FOR THE INCORPORATED AND UNINCORPORATED AREAS OF THE CITY OF MADISON. INUNDATION MAPS DO NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. THE CITY OF MADISON PROVIDES THE MAPS AS AN ADVISORY TOOL FOR FLOOD HAZARD AWARENESS. INDIVIDUALS SHOULD NOT USE INUNDATION MAPS AS THEIR PRIMARY RESOURCE FOR MAKING OFFICIAL FLOOD RISK DETERMINATIONS FOR INSURANCE, LENDING, OR OTHER RELATED PURPOSES. THIS IS NOT AN OFFICIAL FLOOD MAP.

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Figure 6-1

Existing Conditions

50% Chance Storm Event

Maximum Water Depth

Stricker's / Mendota

Watershed Study Report

City of Madison, WI

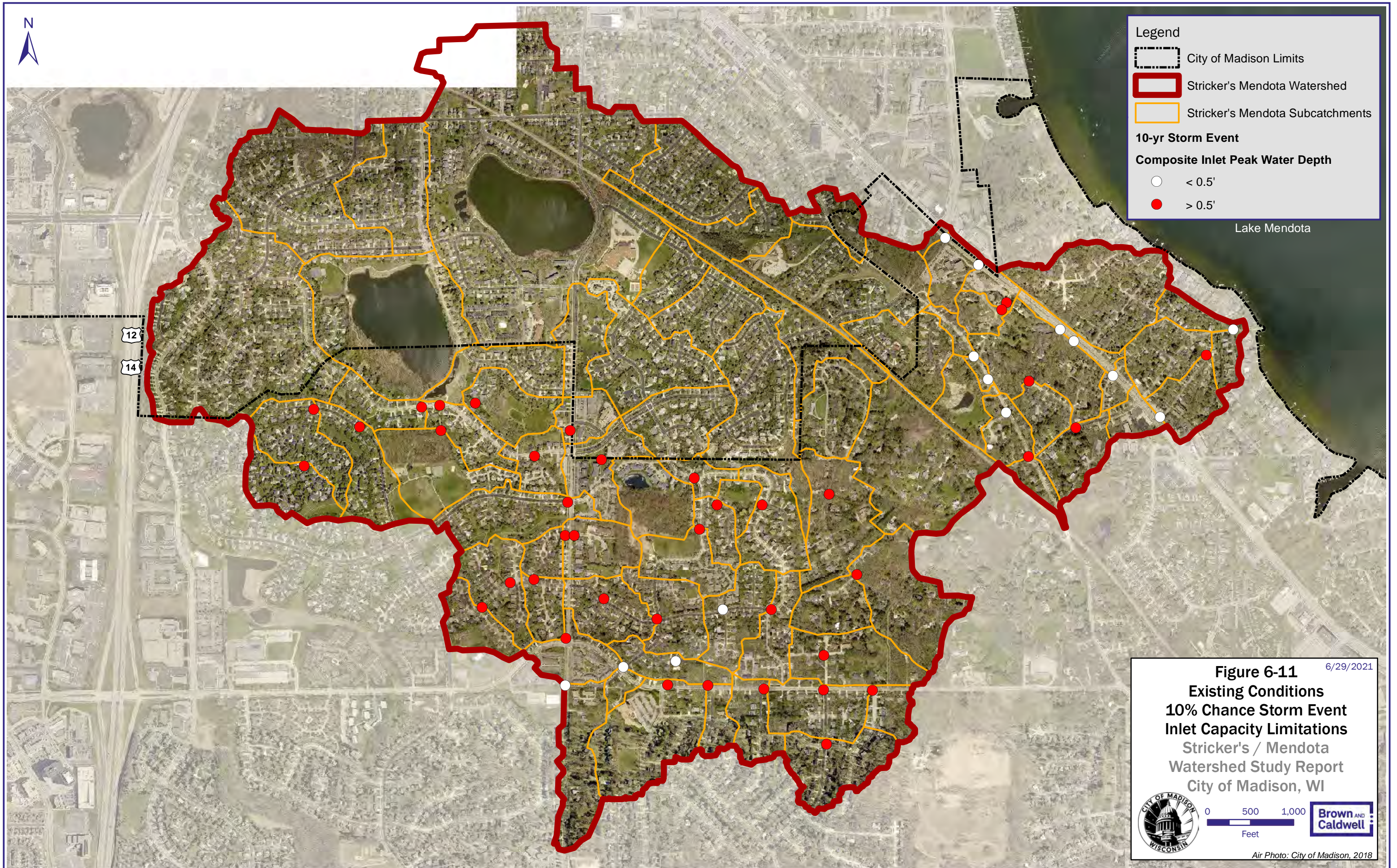
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Feet

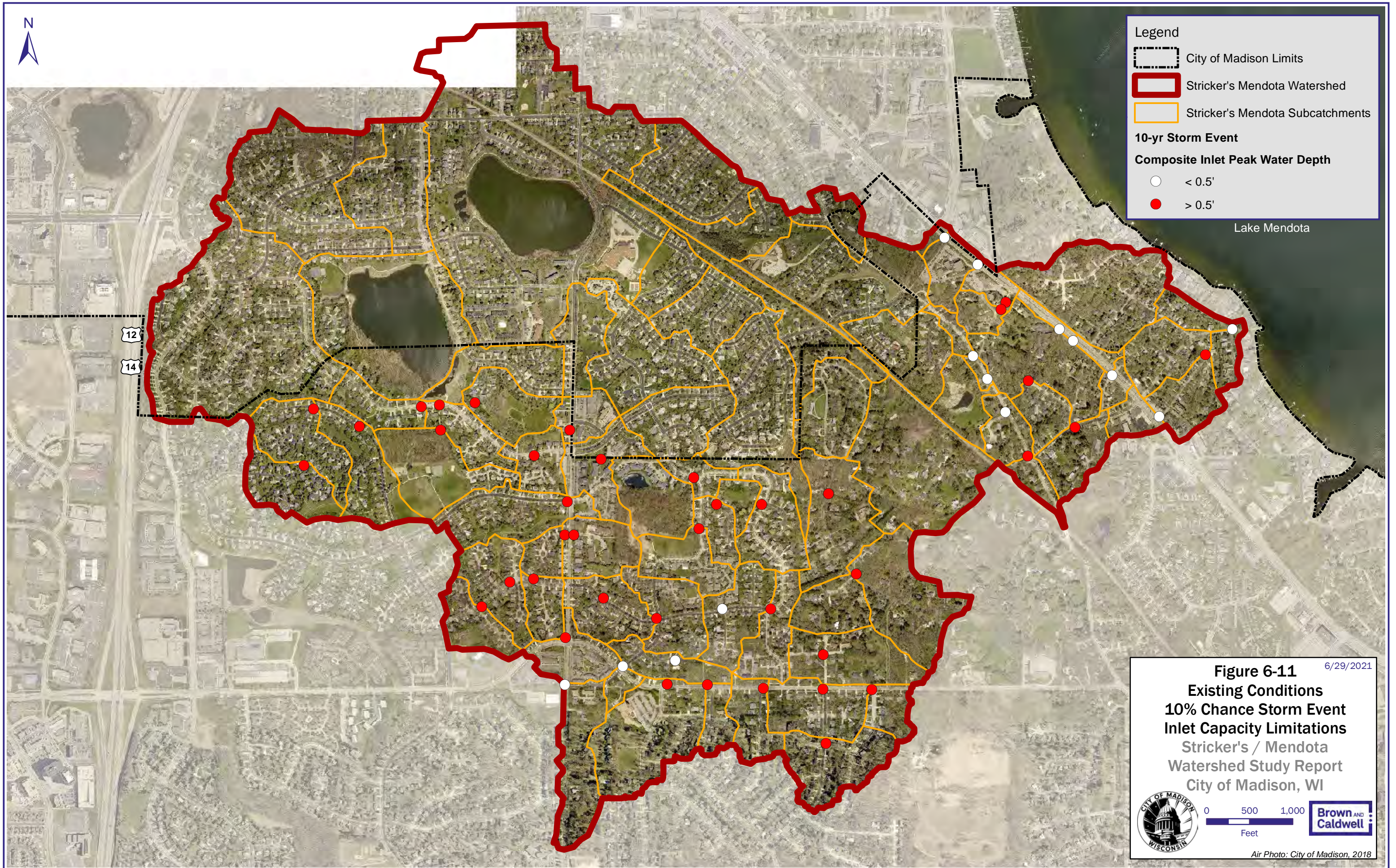
6/29/2021

Air Photo: City of Madison, 2018











**From:** [ruthnair123@aol.com](mailto:ruthnair123@aol.com)  
**To:** [All Alders](#); [Ruth Nair](#)  
**Subject:** June 18 City Meeting, Agenda item 13 (83477), 6610-6706 Old Sauk Rd.  
**Date:** Tuesday, June 18, 2024 2:18:08 PM

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Dear Alders,

Please do not approve the Rezoning or mapping of the property at 6610-6706 Old Sauk Rd. This property should be kept at the current zoning, as approved in the West Area Plan, which is Low to Medium Density. \*The proposed Rezoning would allow for 138 apartment units to be built on 3.7 acres of heavily wooded land (plus a 170 year old barn). This proposal for high density housing will dramatically change the character of the surrounding neighborhoods, which are predominantly single family homes. The closest multi-family apartment complex is Settler's Woods, which only has 16 units! Wyndemere Condos is about 1/4 mile away and only has 50 units.

Please note that grocery stores and other shopping amenities are at least 2 miles away. It would be unreasonable to expect residents of the proposed apartment complex to walk to such destinations. Also, transporting groceries by bus would be burdensome for these residents.

Other concerns are:

- 1). Fencing off the proposed site- shows how problematic it would be. Excessive lights and noise cannot simply be "fenced off".
- 2). Flooding- this area has had substantial, recent flooding. The City has even installed "rain gardens" (ditches) along Old Sauk Rd., because of that situation.
- 3). Condos or duplexes would be more appropriate for this project and would promote home ownership for the "Missing Middle".
- 4). The current Stone House design for this proposed property is out of character with most of the homes in our neighborhood. The Developers submitted "cherry picked" photos of homes from across Parkwood Hills to try to establish that the design is in keeping with their proposed project. Their building design is of a current Madison trend for a flat-roofed, office building/warehouse, cookie-cutter look, which looks nothing like most of our colonial styled homes. If they had submitted a two story building with a gabled roof, that would have been more appropriate. It would also blend in with nearby apartments, duplexes and condos.
- 5). Parking- the proposed number of underground spaces (138?) is inadequate, especially with Winter driving rules. There should be at least two underground parking spaces per unit, in order to avoid street parking congestion.

\*Please see the attached photos, which shows the wooded nature of the properties on Old Sauk Rd. Also, please see a photo of an existing, multi-family property in Middleton, La Trotta (126 units) on Parmenter, which is of a size similar to that of the Stone House Developers' Old Sauk Rd. proposed project. Now, imagine that 455 foot long building replacing the current wooded area. This is much longer than a football field (think Camp Randall Stadium). Green areas within the City of Madison should be preserved. I believe that Parkwood Hills and Sauk Trails residents generally would support a smaller project, which would be less than half the size of the proposed one. It would be great to preserve at least half of the existing green space.

Please, at least reconsider this project development, visit this site, and try to reach a compromise for a better plan with our neighborhood. At this point, good will between the

Thank you for your consideration,

Ruth Nair  
9 Mt. Rainier Lane  
Madison, WI 53705  
608-233-6844



1:53



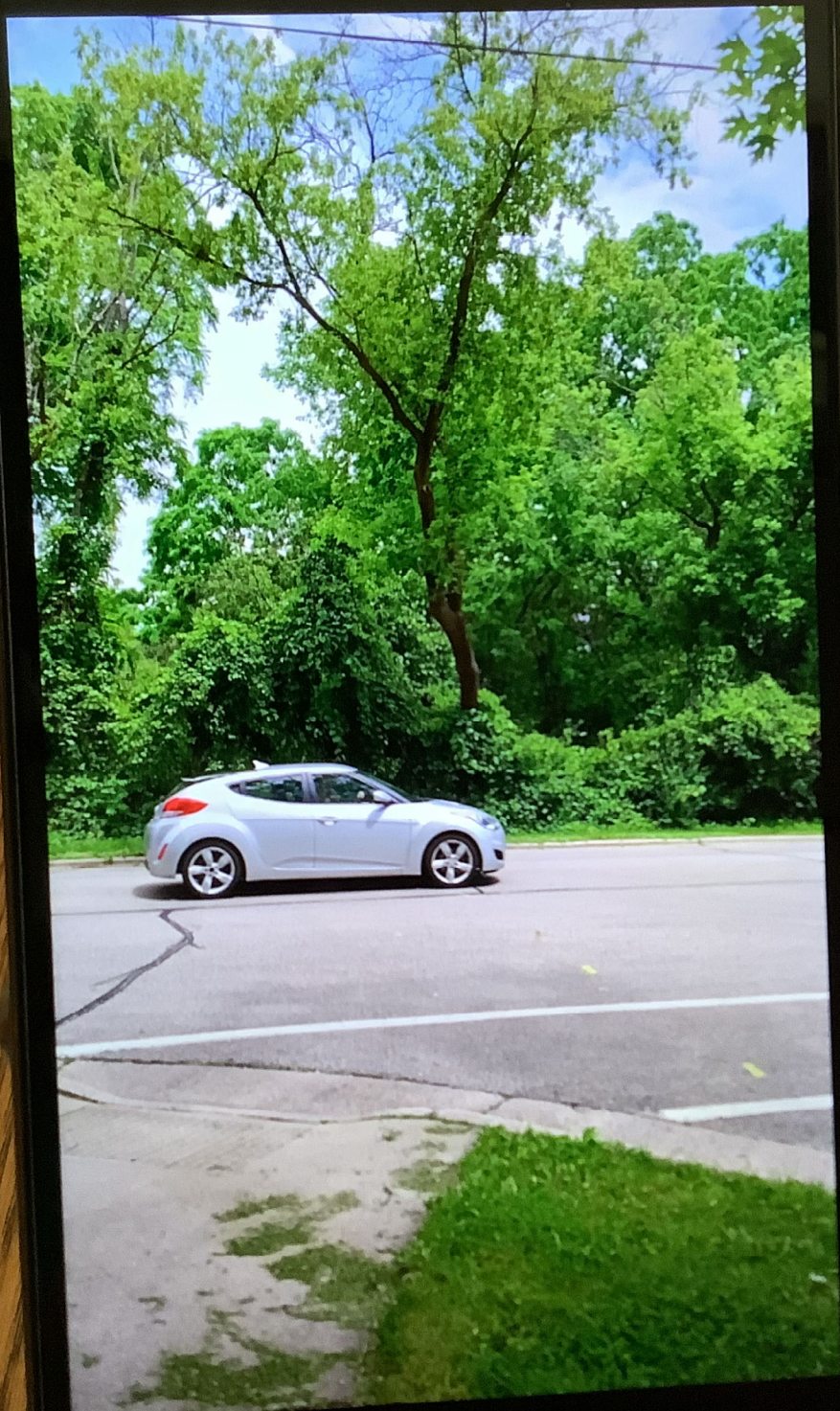


















**From:** [rosemaryneu19](#)  
**To:** [All Alders](#)  
**Subject:** Opposition to the Sauk Woods development  
**Date:** Monday, June 17, 2024 4:43:20 PM

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Some people who received this message don't often get email from rosemaryneu19@charter.net. [Learn why this is important](#)

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I would like to voice my rejection to the Sauk Woods development. I am against the development based on the fact the Old Sauk Road will no longer be safe for cyclists.

Rosemary Neu

Sent from my Verizon, Samsung Galaxy Tablet

**From:** [jawnorman@gmail.com](mailto:jawnorman@gmail.com)  
**To:** [All Alders](#)  
**Subject:** Common Council - June 18, 2024 Meeting Stone House Old Sauk Proposal [Opposition] CC Item 13.83477  
**Date:** Tuesday, June 18, 2024 1:07:50 PM

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**Common Council - June 18, 2024 Meeting Stone House Old Sauk Proposal  
[Objection] CC Item 13.83477**

Dr. John M. Norman, [jmnorman@wisc.edu](mailto:jmnorman@wisc.edu)

President Cole and Alders:

I am an Emeritus Professor of Soil Science from UW-Madison with experience in soil physics and hydrology.

I have studied the online stormwater plans, particularly the infiltration plan, which includes two large underground storage basins with infiltration through their floors into soils with very low natural infiltration rates.

This is a complicated project, and I believe that these structures are experimental and must be built and tested before the rest of the project is started. Even with successful initial tests, because basins are inaccessible, there is no assurance against eventual failure for the following reasons:

1. This site is over layered soils, with unpredictable water flow characteristics. The plan for the largest underground storage basin is to remove the soil below the floor, mix the layers and replace the soil; then build a 400-ton concrete and stone structure and then add more than 700 tons of crushed rock potentially compacting the underlying soil.

Laboratory experiments I have done on mixed-texture soils show high variability and little predictability.

2. A well-known problem in soils is infiltration of water containing dissolved salt (sodium chloride) into soil. This is the salt that is used during winter on streets, walks, driveways, and parking lots. The sodium from this salt attaches to the soil and builds up until it disperses the soil reducing infiltration drastically forming what is called a SODIC soil, and it has occurred in Madison area. This dissolved salt goes right thru the filters on the underground basins and will come from the parking lot on top of the large basin, sidewalks, the driveway etc., which also drain into the large surface infiltration basin on the west side of the property along with salt-laden runoff from Old Sauk Road eventually causing the

surface basin infiltration to continually decrease. To my knowledge, this is not discussed in the plan.

**3.** Infiltration basins for runoff must always deal with the possibility of sediment sealing the soil surface and slowing infiltration. The underground storage basins address this with filters that are about 80% efficient that may be bypassed in large storms so sediment could get into the basins and slowly reduce an already low infiltration rate without any possibility of remediation.

I respectfully request that the Common Council defer action on the zoning change until the above issues are adequately resolved.

John M. Norman

**From:** Christopher Olsen  
**To:** All Alders  
**Subject:** Common Council 6/18 meeting items 13 and 49  
**Date:** Tuesday, June 18, 2024 2:02:20 PM

Some people who received this message don't often get email from olsenc8225@gmail.com. [Learn why this is important](#)

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**Christopher Olsen** <[olsenc8225@gmail.com](mailto:olsenc8225@gmail.com)>

Mon, Jun 10, 9:58 AM (8 days ago)



to pccomments



I wish to express my opinion regarding the proposed large apartment complex development on Old Sauk Road. I am NOT against redevelopment of this property. In fact, the property condition currently is inconsistent with the surrounding neighborhood. However, I believe the proposed project is simply far too large/too tall for the neighborhood. I would like to see a smaller footprint building, together with a higher proportion of family-size units rather than studio and one-bedroom units. I believe such a project would better serve the needs of the Madison community and the aesthetics of the neighborhood.

Thank you.  
Christopher Olsen

**From:** [Josh Olson](#)  
**To:** [All Alders](#)  
**Subject:** Neighbors for more Neighbors - Supporting more housing in Madison at Common Council  
**Date:** Sunday, June 16, 2024 7:56:36 PM  
**Attachments:** [image\\_1](#)

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Some people who received this message don't often get email from jo.olson03@gmail.com. [Learn why this is important](#)

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Hi Alders,

My name is Josh, I live on the Southwest side in District 20. I've been following Madison housing issues since 2019 and I've recently attended many West Area plan meetings.

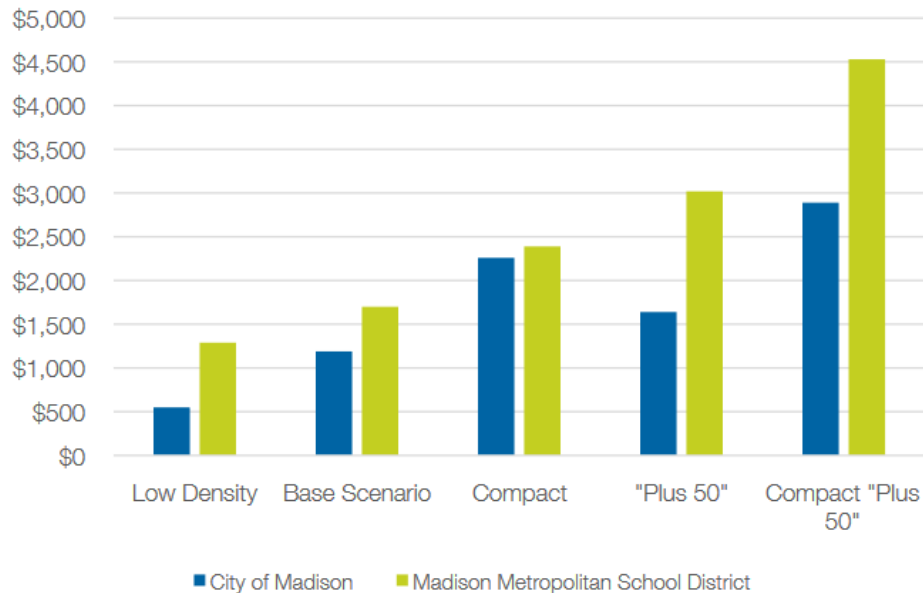
I'm writing to you in support of the pro-housing agenda items for this week's Common Council meeting. We need housing units of all types in Madison and you have the ability this week to make a big dent in our shortage. The following items are particularly important to me:

[Agenda #8 \(78911\) - Voit Farms](#)

- We don't have much space left to build in Madison, so it's important to build sustainable and prosperous home types in the greenfill we do have
- The current Voit farms proposal does a good job of balancing density and desired housing types, making a community where it's easier and safer to walk and bike while not burdening us with costly debt down the road
- I think it's great that we are using [Smart Growth America's lessons](#) from 2015 in Madison in making communities that don't burden the City with additional debt. Low density areas generate the least amount of property taxes and they cost considerable amounts in maintenance after the first depreciation cycle. This plot from Smart Growth America's analysis showing additional density providing the greatest revenue should make us think from a fiscal perspective about our structural deficit, our current need to rely on property taxes to get most of our revenue, and the kinds of housing we should be incentivizing (and this does not even consider the benefits of community, less VMT, and more opportunity for businesses with density)

FIGURE 1

### Estimated annual net fiscal impact per acre



#### [Agenda Item #9 \(82903\) - Essen Haus Redevelopment](#)

- Thank you Alder Rummel for being on board with this redevelopment. I'm glad the City, owners, developers, and neighbors were able to come to a compromise and find something amenable for everyone

- I want to highlight that there were [plans to redevelop this going back to at least 2019](#). It's fantastic that a plan has support now, but what are we showing people in Madison **if it takes 5 years to get approval** to start redeveloping? How many businesses or housing projects are we discouraging from coming to the table because of the risk a project might never break ground?

- How does this long permitting process affect our non-profit or small developers? What can Common Council do to try and shorten these delays? Can we make the rules clearer? Can we try to actively determine landmarks, historic districts, design elements, infrastructure requirements before redevelopment is proposed? How do we reform subjective veto points to be objective checkpoints?

- Cities of our size are not designed to stay in amber. If we continue to look backward and only cherish what has happened before us, we restrict and limit the potentially beautiful, inspiring, and cherished city of the future. There are tradeoffs everywhere and nostalgia is a really powerful emotion, but so is quality of life. Every decision we make, whether it's to redevelop or not redevelop, should be considering Madisonian's quality of life and if we are building towards a more prosperous and resilient city

#### [Agenda Item # 12 \(83476\) - Whitney Way Rezoning](#)

- This area of Madison has access to many jobs, amenities, and BRT. Building up more in these areas is smart development, especially if there are developers who are ready to build

- We should also consider other areas that are of a similar profile and if those areas should be proactively rezoned in a way that attracts projects that couldn't work under existing restrictions

### [Agenda Item # 13 \(83477\) - Old Sauk Road Development](#)

- This item is the heart and soul of housing in Madison and how you respond will establish precedent for either continuing to make our City prosperous and resilient by building more homes OR letting the City become unaffordable as anti-housing, established Madisonians who are not impacted by housing shortages get to call the shots.

Here's the context and the stakes:

1. In an area that the City designated to be Low-Medium residential
2. With a development plan that meets City standards for the zoned area
3. For a development team that has been amenable to public comment, including reducing the number of units, which increases the rent for future tenants
4. And an owner that is likely using the sale of this land as their retirement nest egg, for which we would never ask a single family home owner (with similar retirement plans) to sell their property for less than what it's worth for misguided, subjective, and personal ideals like *the benefit of the neighborhood*

Will Common Council either:

1. Pass the development as it meets city code, showing that it is possible to build incremental housing/"Missing Middle"-like homes *within the Beltline*, saving the City money in the long run on maintenance, while incentivizing developers to find more opportunities within Madison to help families, seniors, young professionals, and all Madisonians find affordable housing

OR

2. Give in to neighbors who are set on maintaining the City in amber, forcing higher property taxes on everyone, reducing City services for everyone, and providing a blueprint for other neighborhoods to [demonize renters and bully their way](#) into no additional housing in **their** backyards, only **other places** in the City, putting us on a wheel of non-existent improvement because everyone gets a veto, resulting in us becoming as unaffordable as San Francisco.

I think in general the City would be in a better spot if it allowed more permitted "missing middle" homes by right rather than conditionally. **When 2/3 of residential land is restricted to only single family detached homes**, it can make new development areas feel like they are getting picked on when they get selected. "Why us? Why not some other area of the City?" These are fair questions in the sense that everyone in Madison is responsible for making this City a better place, so no one should get special treatment. We shouldn't respond to selectivity with "No", we should respond to selectivity with "yes, and other areas are up next".

If we say no to this development, we are maintaining the track we are already on to become San Francisco, San Jose, New York, Boston, or any other desirable city that hasn't built housing. We should be trying something different and not repeating the same disastrous decisions they've made decades ahead of us. We should approve this project and many others like it in the future.

### [Agenda Item # 14 \(83478\) - Tiny House Village](#)

- We should try housing of different types and see what works for people. The City should have goals related to these developments and determining if they are meeting those goals



X amount of time after construction is complete

Thank you for reading. If you want to learn more about incremental housing, what you can be doing as an Alder, and how important it is to make our City more prosperous and resilient you can find info at [Strong Towns - Incremental Housing](#). I'm a part of the local conversation in Madison ([Strong Towns Madison](#)), where as a group of Madisonians we are looking to make our City better. Supporting housing so we can have more neighbors is one of our core goals, so be on the lookout for neighbors for more neighbors!

Josh Olson

**From:** [Sarah Peters](#)  
**To:** [All Alders](#)  
**Subject:** Legistar #83477 on 6/18/2024 Agenda re Old Sauk Road  
**Date:** Sunday, June 16, 2024 8:17:45 PM

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Dear Alders,

I strongly urge you to defer a decision on rezoning 6610-6706 Old Sauk Rd to TR-U2 (which is on the agenda for the June 18<sup>th</sup> meeting under Legistar #83477) until the stormwater drainage plan meets all criteria and addresses the concerns that John Norman and Christopher T. Nelson, Axley Brynerson, LLP mentioned in their write ups before the 6/10 Plan Commission Meeting. Perhaps Wade who spoke about Stone House's plan could meet with them.

During the 6/10 Plan Commission meeting, the City Engineer said that Stone House Development's stormwater plan is currently 90% compliant and that it is "ambitious." Tim Parks said that conditions "can be" or "might be" met several times which is different than will be. Based on how much flooding has occurred in this specific neighborhood around this proposed property over the past several years and how many neighbors surrounding this site already have two sump pumps running in their basements, I am seriously concerned about how this new development could negatively impact the surrounding homes' foundations, basements, etc. I am a nearby homeowner who had to spend ~\$30,000 to have drainage tile and two sump pumps installed in our basement due to the flooding that we had three times in the past 6 years due to storms. Based on conversations with contractors, there doesn't seem to be more that we can do to keep water out of our basement. If I heard the City Engineer correctly, the city doesn't care about how new, high-density development run-off affects houses downstream. I understand that there are many factors both in and out of various stakeholders' control, and yet, we need to do the best job that we can to prevent additional flood risk to the surrounding houses. When we had the "100-year flood" back in the summer of 2018, our house along with many others in our neighborhood had significant water damage to our properties, including water in the basement. When we had the severe thunderstorm and hail recently (10/23/2023 in the mid-afternoon) and severe weather again on May 21, 2024, there was a LOT of water running through the low point in our backyard and along the street in front of our house. In Stone House's proposal, the land will go from 12.34% impervious surface to 55.45%. Based on my (albeit limited) understanding of the development approval process, Stone House has done more stormwater analysis work at this point in the process than is required, and they would have to do a comprehensive stormwater management plan later in the process anyway. So, they went "above and beyond" (to quote the Plan Commission as outlined in the 6/18 Common Council Agenda) for this stage in the process. I appreciate that Stone House took the time now since stormwater drainage was and

continues to be the main concern of the existing neighbors.

When my husband and I first got married, we moved into this neighborhood and rented an apartment at Oakbridge Ct. After saving, we bought a house in this area. For my husband and I, we chose this neighborhood because it is suburban, not urban. During the 3/5/2024 Stone House meeting, Kimberly K., a fellow neighbor who rents an apartment in Settler's Woods, was on the call and opposed to the new development. My husband and I moved to Madison from Chicago. If we wanted to live in an urban area, we would have stayed there or lived downtown Madison. If parcels of land are developed at higher density, then we aren't leaving room for more starter family homes, condos, townhomes, etc. I've read as much as I've had time for from both our current Alder and our past Alder as well as other sources surrounding the issues with building anything but high density. I've attended both of the Stone House meetings (October 2023 and 3/5/2024) as well as read the entire West Area Plan and attended one of the Q&A Zoom meetings for that as well. All this to say, I am truly seeking to understand what is being proposed (and why / how this will help solve city of Madison problems). At the same time, I haven't seen any hard data like the following:

- What is the current vacancy rate of apartments in Madison? How (if at all) has that changed over the past 20 years?
- What data is there about the number of residents moving to (and out of) Madison over the same period?
- Where is the projected growth rate of Madison's population coming from?
- **How is this project being funded? All private funds? Some public?**
  - **What is the main purpose of this large development? Alder John mentions the housing crisis, but based on what I read in our city's housing snapshot report for 2023, our city is seeing the biggest loss in lower-income housing, not in market-rate apartments.**
  - **Since Stonehouse didn't provide any details for what (if any) percentage of the units will be market-rate versus income-restricted units, how will this help those who need help the most? Are there plans for a certain percentage of income-restricted units? If so, what is it? If not, when will those types of plans be determined and shared?**

I am not opposed to welcoming new and more neighbors. I do want to ensure that the stormwater concerns, in particular potential flooding of existing houses due to the new development, are adequately addressed. I urge you to at the very least defer your decision or approve a smaller building / number of units that is in line with current zoning.

Sincerely,

Sarah Peters

702 Blue Ridge Parkway  
Madison, WI 53705  
Cell: 608.712.1043

**From:** [Green, Rebecca](#)  
**To:** [All Alders](#); [Matthias, Isaac L](#)  
**Subject:** Opposition to June 18th Agenda Items 13 & 49 - Project Proposal for 6610-6706 Old Sauk Road  
**Date:** Friday, June 14, 2024 1:15:39 PM  
**Attachments:** [20240604 Petition.pdf](#)  
[20231200 Petition.pdf](#)

Some people who received this message don't often get email from [reg@alumni.caltech.edu](mailto:reg@alumni.caltech.edu). [Learn why this is important](#)

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Dear Common Council,

I am writing to voice my strong opposition to Stone House's project proposal for 6610-6705 Old Sauk Road. My comments pertain to your June 18th agenda items 13 and 49 and to Legistar Nos. 82950, 82972, 82979 and 83477. My family has owned a home across from the property for 44 years and thus has deep roots in the neighborhood and throughout the community.

The vast majority of District 19 residents have come out in strong opposition to the Stone House proposal. They filed two separate petitions opposing the development with 259 and 261 signatures each (see attached). For the Planning Commission's June 10th meeting, the vast majority of District 19 residents (93%) voted against all agenda items related to Stone House's proposal (420 opposition votes, only 30 support votes).

After significant community discourse, research, and discussion there are many points that we vehemently oppose this development plan based on. Some of these points are as follows.

- **Any Rezoning Needs to be Consistent with the Neighborhood.** Rezoning to accommodate the massive structure that Stone House is proposing is completely inappropriate and inconsistent with the neighborhood, bringing unacceptable traffic and noise levels. More appropriately, residents ARE in favor of smaller density, multiple owner and rental properties that accommodate the "Missing Middle" and better fit into the character of this residential family-oriented neighborhood (e.g., condos, townhouses, duplexes, triplexes, and row housing). For example, residents did not oppose the nearby Settler's Woods apartments and other condos and duplexes on Old Sauk. Stone House's comparison to Yorktown Estates is completely inappropriate because it is over a mile away. Note that other developers could build the type of housing that's more appropriate to the neighborhood.
- **Stone House's Proposal is Extremely Oversized** in comparison to surrounding houses in the neighborhood, with its proposed 3-story, 138-unit rental apartment structure at approximately 425' long - it is a single mass that is notably longer than a football field. It also includes recreational facilities, a pool, parking lots, etc. The Planning Commission's own Staff Report acknowledges that "the scale and mass of the proposed building will be unlike any other residential building in the surrounding area". The proposal completely bypassed any consideration of smaller buildings and went straight for a totally unacceptable, very large complex.
- **A Completely Uncharacteristic Architectural Style** is proposed in the plan in comparison to the surrounding homes in the neighborhood. What is being proposed is not seamlessly integrated with the surrounding properties 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. The Planning Commission's own Staff Report said they could have referred the plans to the City's Urban Design Commission to determine whether the plan is aesthetically acceptable, but the Planning Commission simply chose not to.

- **Major Stormwater Issues** are created by the proposed development by the massive amount of proposed concrete which would cover what is currently largely permeable, vegetated soil. Notably, the Stone House proposal requires access to another owner's easement, which they do not have, in order for their stormwater plan to work. 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. Properties directly to the north already have sump pumps that run regularly. Climate change is causing and forecast to cause ever greater storm and rainfall events. Today the site is a large depression that acts as a rain garden and this is proposed to be replaced with impervious roofs and driveways, as well as a pool which would require further drainage.
- **Major Traffic and Safety Issues** would be created by the proposed type of high-density apartments, with their excessively large # of new residents and vehicular traffic. The Planning Commission's own Staff Report indicates that "the property is located in an area of the City that does not have neighborhood-serving commercial businesses within reasonable walking distance". Old Sauk Rd is only a two lane, minor arterial road. It is not a Principal arterial, not on or close to the BRT, not in the Regional Corridor and Growth Priority Area and not in the Preferred Transit Oriented Development Area. This is a suburban residential area and there are no amenities close by. Thus, the hundreds of apartment residents and their visitors would be forced to drive vehicles, in addition to delivery services (e.g., Amazon, FedEx), all of which would significantly add to traffic, safety, and noise problems.
- **Proposed Recreational Facilities Present Major Nuisance and Drainage Issues** with the swimming pool, bocce court, and other facilities. The facilities mean significantly more ground would be covered in concrete (i.e., destroying greenspace) and the need to manage pool water drainage, both of which create stormwater issues. The facility's area lighting and noise generated by users would be a significant nuisance to neighbors. Currently the area is beautiful with its dark night sky which would be impacted by the facility lighting. The noise and facility usage would be hard to manage and rules for use difficult to enforce. This would highly disrupt the well-being of the surrounding neighborhood, as the property is currently largely wooded, quiet, and peaceful. The recreational facility being proposed is an added complication and is not common to developments.
- **Conflicts with Conservation and Environmental Goals** are created by the proposed development. Historically, the City of Madison has been built on a strong tradition of conservation. The city prides itself on recognizing the importance of urban canopy/green space. The city needs to consider the detrimental environmental effects of destroying this currently highly vegetated, green property by largely covering it in concrete with the new development. This type of "silent deforestation, de-greening" is not in keeping with Madison's environmental goals. Properties that are already paved, or otherwise significantly disturbed, would be much better candidates for the proposed development.

- **Negative Impacts on Health and Well-Being** of the existing residents would be caused by the proposed development, in favor of some future TBD residents that the city and developers are attempting to lure. The development would be destroying a prime example of what makes Madison beautiful and special, in this case a uniquely picturesque and historic property with its 170-year-old farm/barn, to build comparatively generic high-density development that will significantly detract from the character, beauty, safety, and well-being of the neighborhood.

Please actively listen to the residents who are in opposition to this proposal. We are longtime residents of the City of Madison and deserve that the City respectfully incorporates our input into the city planning process, rather than fast-tracking ill-conceived, obnoxiously oversized development.

Sincerely,

Rebecca Green

Current resident of District 13

Previous resident & Friend of Old Sauk District 19

DISTRICT 19 RESIDENT PETITION  
TO CITY OF MADISON COMMON COUNCIL AND PLAN COMMISSION  
OPPOSING STONE HOUSE DEVELOPMENT - Legistar Nos. 82950, 82972, & 82979  
Circulated: 6 May to 4 June 2024

We are residents of District 19. We are opposed to the Stone House Development Proposal to build a 3 story 138 unit apartment and recreation complex on parcels located at 6610 -6706 Old Sauk Road. The development would increase an already significant risk of flooding for adjacent homes, as well as traffic and parking issues. Its massive size, more than 19 times larger than the nearest apartment building, far longer than a football field and 40 feet high, is nothing like the existing neighborhood that surrounds it. The proposed high density urban design belongs in an urban setting, not this suburban zone setting. We support reasonable, common sense development that adds housing and honors the neighborhoods that surround it. We ask the City Plan Commission and the Common Council to reject this proposal.



Signatories - District 19 Resident Petition

Name	Address
Patricia Wiberley	6406 Old Sauk Rd
Barbara Foster	6506 Old Sauk Rd
Amy Irving	950 Sauk Ridge Trail, Madison
Adam Schneider	401 Bordner Dr
Andrew Heidinger	6518 Gettysburg Drive, Madison, WI
Brian Anderson	605 Everglade Drive
Jan Anderson	833 Sauk Ridge Trail
Andrea Slotten	
Ann Keller	602 San Juan Trl Madison, WI 53705
Ann Herrold-Peterson	6505 Gettysburg Drive
Ann Conroy	306 Blue Ridge Parkway
Ann MacGuidwin	106 Blue Ridge Pkwy
Andy Pezewski	
Bernard H White	301 Ozark Trail, Madison WI 53705
Bernard Boryc	841 Sauk Ridge Trail
Barbara Mason	6733 Harvest Hill Rd.
Bekke Geier	6922 Old Sauk Ct
Holly Orwin	914 Sauk Ridge Trail
John Orwin	914 Sauk Ridge Trail
Bill Grahm	22 St. Andrews Circle, Madison, WI 53717
William Hamilton	
Bonnie Normington	413 Bordner Drive
Robert Lowery	5725 Cedar Place, Madison 53705
G Robert Howell	6822 Harvest Hill Road
Susan Howell	6822 Harvest Hill Road
Jane Boryc	841 Sauk Ridge Trail Madison, WI 53717
Brenda Brown	6810 Harvest Hill Road, Madison 53717
Bridget Barnett	113 Ozark Trail Madison WI 53705
Laurie Holmquist	5626 Crestwood Place. Madison 53705
Bonnie Weynand	6409 ANTIETAM LN
Janet Campbell	606 Yosemite Place
Ilona Ganetzky	929 Sauk Ridge Trail, Madison, WI 53717
Carl Mauer	6322 Appalachian Way
Merritt E C Crooks	5737 DOGWOOD PL
Chris and Lee Reimann	10 Firestone Ct
George Clifford Reithel	6737 Harvest Hill Rd
Carol Reithel	6737 Harvest Hill Rd
Vergene Rodman	14 Sauk Woods Ct.
J. Arthur Sauer	926 Sauk Ridge Trail
Chris Pajerski	6713 Old Sauk Rd.
Carole Klopp	22 Appomattox Ct, Madison, WI 54705
Clint Walz	7714 Brule St, Madison, WI 53717
Connie Brown	1 Sauk Woods Ct, Madison, WI 53705
Jeffrey Brown	1 Sauk Woods Ct, Madison, WI 53705

Gary Kolpin	6605 Carlsbad Drive, Madison, WI, 53705
Connie Kolpin	6605 Carlsbad Dr
Charles Spetland	6514 Old Sauk Rd
Daniel Franke	5714 Cedar Pl, Madison WI
David Tenenbaum	5741 Bittersweet Pl
William D. Benton	306 Everglade Dr., Madison, WI 53717
Debra Cole	5730 Forsythia Pl. Madison WI 53705
Dan Stier	606 San Juan Trail, Madison
Debra Burlingham	5760 Forsythia Place Madison
Daniel Behler	2 Hodgson Ct
Delores Jenison	505 San Juan Trail
Derek Schuld	6935 Old Sauk Road
Diane	601 Yosemite Place
Diane Sorensen	606 San Juan Trail
Didi Guse	5717 Elder Place
Diana Lutz	6405 Old Sauk Road, Madison WI
Donna Rifken	405 Yosemite Trail
Diane Schuck	6617 Old Sauk Rd
David and Diane Smidt	202 Saratoga Circle
Don Worel	717 Pebble Beach Dr.
Eileen M Collins	7 Court of Brixham
Emily Lutz	6405 Old Sauk Road, Madison WI
Eve Siegel	56 Millstone Road, Madison 53717
Gary Foster	6506 Old Sauk Rd
Diane Sorensen	606 San Juan Trail Madison WI
Barry Ganetzky	929 sauk ridge trail
Gary B. Bertram	12 Court of Brixham, Madison, WI 53705
Adam Gault	6804 Old Sauk Ct
Gayle Martinson	5718 Dogwood Place; Madison, WI 53705
Curt & Geri Madsen	310 blue ridge pkwy
Greg Keller	602 San Juan Trail, Madison WI 53705
Lynn & Mike Green	6709 Old Sauk Rd; Madison 53705
Mike & Lynn Green	6709 Old Sauk Rd; Madison 53705
Dino Lucas	222 Saratoga Circle
Carrie E Grahm	22 Saint Andrews Circle
Gregory Moses	5 Mt Rainier Lane, Madison, WI 53705
Grace Kwon	2 Hartleigh Ct, Madison, WI 53705
John Gubner	513 San Juan TRL, Madison, WI 53705
Glenn Kimmel	225 Glacier Drive, Madison, WI 53705
Connor Hanson	746 Sauk Ridge Trl
Heather Fortune	802 BLUE RIDGE PARKWAY
CHRISTOPHER HAMILTON	802 BLUE RIDGE PARKWAY
HELGE CHRISTENSEN	6 Sauk Woods CT
Pearl Christensen	6 Sauk Woods CT
Hal Harlowe	601 Yosemite Pl.
Hillary Sheehan	
Heidi Kircher	18 Shea Court

Holly Sledge	6638 Gettysburg Dr
Hong-Liang Huang	950 Sauk Ridge Trail
Larry A. Black	5706 Cedar Place, Madison, WI, 53705-2559
Jackie Biang	502 Ozark Trail, Madison 53705
Jean Einerson	7021 Longmeadow Road
James Croxson	6209 S HIGHLANDS AVE
James & Marsha Harnett	1 Schlough Court
Jamie Vander Meer	301 Acadia Dr
Jan Lehman	10 Saint Andrews Circle, Madison WI
Ernest Lehman	10 Saint Andrews Circle, Madison WI
Jared Krueger	10 sauk woods ct.madison wi 53705
Jason Verhelst	314 Yosemite Trail
John M & Jane A Norman	709, Blue Ridge Pkwy
Jeff Collins	7 Court of Brixham
Jeff Ohnstad	110 Ozark Trl
Jen Champoux	5710 Arbor Vitae Place
Jose J Madera	6901 OLD SAUK COURT, MADISON WI 53717
Jefrey C Laramie	605 Ozark Trl, Madison, WI 53705
Jeff Western	25 Saint Andrews Circle, Madison, WI
Jane Nelson Worel	717 Pebble Beach Dr.
Joan Collins	517 San Juan Trl
Joe Bartol	9 Shiloh Ct
Karen Gibson	14 Torrey Pines Ct
Kate Ankumah-Saikoom	6421 Shenandoah Way
Kate McMahon	5733 Forsythia Pl
Kent D Peterson	6505 Gettysburg Drive
Kevin Hanna	5 Sauk Woods Ct.
Kim Santiago	6901 Old Sauk Court Madison, WI 53717
Kip Kircher	18 Shea Court Madison, WI 53717t
Jennifer Rygielwicz	
Kathryn Marty	10 Torrey Pines C
Kim Bunke	
Katherine Packwood	5 Court of Brixham Madison, WI 53705
Kristin Clausen	5722 Dogwood Place Madison 53705
Kathy Western	25 Saint Andrews Circle, Madison, WI
Leeann Katzfey	205 Glacier Drive
Elena Leshchiner	14 Court of Brixham, Madison WI 53705
Lindsay	6706 Inner Drive
Lindsay Rattan	5745 Elder Place
Lisa Hanna	5 SAUK WOODS CT
Lynn M. Sterling	225 Glacier Dr
Larry Nagel	54 Millstone Rd
Lukasz Wodzinski	5618 Crestwood Place
Lynette K Fons	301 Ozark Trail, Madison WI 53705
Tim Holzmamnn	330 N Yellowstone Dr
Manuela Molina	746 Sauk Ridge Trl
Marianne Novella	10 Mt rainier lane

Marjorie Martel	5726 Bittersweet Place Madison WI
Mark Midbon	322 N. Yellowstone Drive
Mary Kay Larson	313 Everglade Drive
Sergey Denisov	14 Court of Brixham, Madison , WI
Matthew Hamilton	802 blue ridge pkwy
Maxim Bunke	6809 HARVEST HILL RD
Meg Wise	5741 Bittw\ersweet Place
Micaela Sullivan-Fowler	6410 OLD SAUK RD
Michael Onheiber	6706 Carlsbad Drive
michael yaffe	9 Schlough Ct
Michael Biang	502 Ozark Trl
Miriam chung	805 Sauk ridge trail, Madison, WI 53717
Joe Hanauer	6437 Antietam Lane
Mary Kinsley	66 S Oakbridge Ct Apt 112 Madison WI 53717
Margaret Krohn	18 Hidden Hollow Trail
Nancy M HOWARD	6814 Harvest Hill Rd
Nancy Yaffe	9 Schlough Court
Nancy Fonzen	9 Firestone Ct
craig fonzen	9 firestone court madison, wi 53717
Tom Balistreri	510 Isle Royal Drive
Patrick Geoghegan	321 N. Gammon Rd
Pat Schubert	13 St. Andrews Circle Madison, WI 53717
Paula Winnig	18 Saint Andrews Circle
patrick	173 Gettysburg Dr. Madison, WI 53705
Patricia Schultz	6305 Old Sauk Rd
Paula Brugge	6514 Old Sauk Rd
Patrice M Onheiber	6706 Carlsbad Dr
Paul Reith	209 N YELLOWSTONE DR
Sarah L. Peters	702 Blue Ridge Parkway, Madison, WI 53705
Ralph Petersen	809 Blue Ridge Pkwy, Madison WI 53705
Rebecca Green	861 Terry Place, Madison, WI 53711
Renee Arakawa	6 Mount Rainier Ln
SungJa Black	6 W Spyglass Court
Rick Jenison	505 San Juan Trail
Rachel Sauer	926 sauk ridge trail
Rosemary Neu	9 Sauk Woods Ct., Madison, WI 53795
Beth Robinson	17 E Spyglass Court
Barb Roeber	5706 Cedar Place
Ryan Stahlke	1 Shea Court
Marc Lehman	505 Bordner Drive, Madison WI 53705
Ruth Nair	9 Mt. Rainier Lane
Shaun T. Sabol	726 Sauk Ridge Trail Madison, Wisconsin
Whitney Schwager	6314 Old Sauk Rd Madison
Steve Devoti	942 Pebble Beach Dr.
Seth Packwood	5 Court of Brixham
Erica Shanks	801 Blue Ridge Pkwy
Sharon Moses	5 Mt. Rainier Lane

Sharon Sweeney	938 Sauk Ridge Trl
Sherill Anthony	514 SAN JUAN TRL
Steve Mason	6733 Harvest Hill Road
Susan Wood	13 Firestone Ct., Madison, WI 53717
Linda Lewis	833 Sauk Ridge Trail
Thomas and Kathleen Stark	809 Sauk Ridge Trail Madison WI 53717
Susan Carnell	11 Stonefield Ter
Kristin S. Daugherty	509 Hillington Way, Madison 53726
Susan Moran	606 Blue Ridge Parkway
Tammy Reed	6609 Harvest Hill Rd, 53717
Jacob Peters	702 Blue Ridge Parkway
Kari Davis	6322 Appalachian Way, Madison, WI. 53705
Theodore Howard	5742 Bittersweet Pl
Grant Moran	606 Blue Ridge Pkwy
Tracey Fine	7310 Old Sauk Rd.
Timothy H Diehl	5729 Elder Pl Madison Wi 53705
Timothy Burns	17 E Spyglass Ct, Madison WI 53717
Theresa Michel	605 Ozark Trail, Madison, WI 53705
Travis and Melissa Rumery	6405 Shenandoah Way, Madison, WI 53705
Todd Peterson	1 Hartleigh Ct
Thomas J Meyer	6405 Appalachian Way
Julia Velikina	6601 Carlsbad Drive
Vince Sweeney	938 Sauk Ridge Trail
Vito Cerniglia	7437 Sawmill Rd Madison WI
Pete Waite	6434 Shenandoah Way
Stephen Wiberley	6406 Old Sauk Rd
Ellen Meyer	710 Saukdale Way Madison Wisconsin
Marc Young	605 Yosemite Pl
Brad Campbell	606 Yosemite Pl
Fran Breit	202 Glen Hollow Road
Thomas Walsh	11 Pinehurst Circle
Julie Maryott-Walsh	11 Pinehurst Circle
Sharon Nellis	10 Inverrary Court, Madison, WI 53717
Pam Bell	11 Court of Brixham
CHIA SHENG HUANG	110 N YELLOWSTONE DR, MADISON, WI
Katy Morreau	1410 E Skyline Dr
Terry Mouchayleh	17 Mount Rainier Lane
John Leemkuil	17 Torrey Pines Ct
Jen Takahashi	205 Acadia Drive, Madison, WI 53717
Lisa Morrison	21 Torrey Pines Court Madison 53717
Bob taylor	210 everglade dr
Geri Gerold	214 Saratoga Circle
John A. Gerold	214 Saratoga Circle, Madison, WI 53705
Mark kraft	23 Stonefield Ter
Joan Gillman	24 Hidden Hollow Trail
Zach Hallum	310 Everglade Drive
Justin Wyatt	310 Yosemite Trl

Anita Bavafa	312 Glenthistle Ct
Brandon Shelley	313 Acadia Drive
GS Sund	317 Blue Ridge Pkwy, Madison WI 53705
Rick Sund	317 Blue Ridge Pkwy, Madison, WI 53705
Cathy Van Leuven	317 Shiloh Drive
James White	326 N Yellowstone Drive
Susan Hardin	330 Acadia Dr, Madison, WI 53717
Jeff Hardin	330 Acadia Dr. Madison, WI 53717
Brooke Ward	401 Ozark Trail
Meagan Mahaffey	5 Saint Andrews circle, Madison 53717
Susan Wulfsberg	5721 Cedar Pl, Madison WI 53705
Shay Moran	5734 Bittersweet Place Madison
Maureen Powers	609 Yosemite Place Madison, 53705
Michael Ostrov	6106 S Hill dr Madison wi 53705
Karen Ostrov	6106 South Hill Dr Madison WI 53705
Theodore Brenner	6410 Antietam Ln, Madison, WI 53705
Peter Fowler	6410 Old Sauk Rd. Madison
Kristen Peterson	6502, Gettysburg Drive
Ken Kloes	6609 Harvest Hill Road, Madison 53717
Dale Tomalin	6706 Colony Drive Madison WI 53717
Georgiana Palmer	6810 Old Sauk Court
Jeanne Heindel	6925 Old Sauk Road, Madison, WI
Carol	734 Sauk Ridge Trail
Claudia Prunuske	8 Oak Grove Dr. Madison
Mary G Jenny	818 Hiawatha Drive
Rick Mcky	906 Sauk Ridge Trail
Bruce Silverman	930 Sauk Ridgd Trl
Aggie Albanese	314 N. Yellowstone Dr, Madison

# Petition to Alder Kristin Slack, District 19, Madison WI

We are residents of Alder District 19. We are aware that a developer has proposed building a **four-story high, 175-unit apartment building at 6610 and 6706 Old Sauk Road**. The proposed development would be architecturally incompatible with existing residences, would increase traffic and create parking problems. We are NOT asking you to oppose ANY development on these parcels, just one of this size. We urge you, as our Alder, to take a strong leadership role in opposing the currently planned development. We will be fully behind you.

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Diane Harlowe	Yosemite Place	Yes
Hal Harlowe	601 Yosemite Pl. 53705	Yes
Seth Packwood	5 Court of Brixham	Yes
Rachel Sauer	926 Sauk Ridge Trail	No
Michael Onheiber	6706 Carlsbad Dr	Yes
Joe Hanauer	6437 Antietam Lane, Madison, 53705	Yes
Connor Hanson	746 Sauk Ridge Trl, Madison, WI 53705	No
Karly Curtin	8 Court of Brixham	No
Heather Fortune	802 Blue Ridge Pkwy, 53705	Yes
Bekke Geier	6922 Old Sauk Ct.	Yes
Jessica Vaught	32 Oak Grove Drive, Madison	Yes
Renee Arakawa	6 mount Rainier lane	Yes
Derek Schuld	6935 Old Sauk Road, Madison, WI 53717	No
Kathryn Marty	10 Torrey Pones Ct	No
Jesse Easley	926 Pebble beach Dr	No
Mike Biang	502 Ozark Trl	Yes
Georgie Palmer	6810 Old Sauk Court	Yes
Adam Gault	6804 Old Sauk Ct	Yes
Todd Peterson	1 Hartleigh Ct., Madison, WI 53705	No
James & Marsha Harnett	1 Schlough Court, Madison, WI 53717	No
Holly Orwin	914 Sauk Ridge Trail	No
Lydia Ashton	221 N Gammon Rd., Madison, WI	Yes
John orwin	914 Sauk ridge trail	No
Rosemary Neu	9 Sauk Woods Ct.	No
Diana Rodum	406 Bryce Canyon Cir. Madison WI 53705	Yes
Linda Lewis	833 Sauk Ridge Trail	No
Sharon Nellis	10 Inverrary Court	No
Michael A. Green	6709 Old Sauk Rd	Yes
Connie Kolpin	6605 Carlsbad Dr	Yes
Maureen Powers	609 Yosemite Place	Yes
Gary Kolpin	6605 Carlsbad Dr	Yes
Kathy Dineen	6911 Old Sauk Court	
Judy Klingbeil	9 Torrey Pines Court	No
Diane Harlowe	601 Yosemite Place, 53705	Yes
Patrice Onheiber	6706 Carlsbad Dr	Yes
Susan Carnell	11 Stonefield Ter	No
Meg K		Yes
Kim Bunke	6809 Harvest Hill Road	No
Lynn Green	6709 Old Sauk Road	Yes
Patrick Geoghegan	321 N. Gammon Rd	Yes
Hal Harlowe	601 Yosemite Pl.	Yes
Jane Nelson Worel	717 Pebble Beach Dr.	No
Richard Ihlenfeld	7613 Sawmill Road	No
Vince Sweeney	938 Sauk Ridge Trail	No
Julie McKy	906 Sauk Ridge Trail	No
Rick McKy	906 Sauk Ridge Trail	No
Tom Meyer	6405 Appalachian Way	No
Matthew	802 Blue Ridge Pkwy	Yes
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barbara Mason	6733 Harvest Hill Road	No
Grace Kwon	2 Hartleigh Ct, Madison WI 53705	No
I strongly oppose this outsized proposal	6733 Harvest Hill Road	No
Rick Jenison	505 San Juan Trail	Yes
Delores Jenison	505 San Juan Trail	Yes
Bonnie Weynand	6409 Antietam Ln	Yes
Carole Klopp	22 Appomattox Ct	Yes
Linda Weynand	6409 Antietam Lane	Yes
Nancy and Michael Yaffe	9 Schlough Court	No
Nadine Marks	6814 Old Sauk Ct	Yes



Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Don Worel	717 Pebble Beach Dr.	No
Susan Moran	606 Blue Ridge Parkway	Yes
Mary Kay Larson	313 Everglade Drive	Yes
Paula Winnig	18 Saint Andrews Circle	Yes
Wendy Kuster	506 Yosemite pl	Yes
Ilona Ganetzky	929 Sauk Ridge Trail	No
Barry Ganetzky	929 Sauk Ridge Trail	No
Tom Walsh	11Pinehurst Circle	No
Linda Orlikova		Yes
Travis and Melissa Rumery	6405 Shenandoah Way	Yes
Aaron Katzfey	205 Glacier Dr.	Yes
Breanna Ritthaler	6306 Keelson drive	Yes
Stephanie Walcott	202 Everglade Drive	Yes
Karen Ostrov	6106 South Hill Dr Madison WI 53705	No
Kate Ankumah-Saikoom	6421 Shenandoah Way	Yes
Jason Ankumah-Saikoom	6421 Shenandoah Way	Yes
Bill & Sarah Hamilton	401 Blue Ridge Pkwy	Yes
Steve Masok	6733 Harvest Hill Road	No
Steve Dillum	32 Oak Grove Drive	Yes
Linda Taylor	210 Everglade Dr	Yes
Bob Taylor	210 Everglade Dr	Yes
John Norman	709, Blue Ridge Pkwy	No
Nelson Ritthaler	6306 Keelson Drive	Yes
Liz Green	506 Ozark Trail	Yes
Mary Sewell	314 Blue Ridge Pkwy	Yes
Tammy Reed	6609 Harvest Hill Rd	No
Nichols Joann	7298 Old Sauk Rd	No
Claire Wyhuske	7306 Old Sauk Rd	No
Sergey Denisov	14 Court of Brixham, Madison, WI, 53705	No
James White	326 N Yellowstone Drive	Yes
Sherill Anthony	514 San Juan Trail, Madison. WI	Yes
Paul Reith	209 N Yellowstone Dr	Yes
Sarah Peters	702 Blue Ridge Parkway, Madison, WI 53705	No
Ann Conroy	306 Blue Ridge	Yes
Anna Schryver	110 Blue Ridge Parkway, Madison, WI 53705	Yes
Beverly Marshall	6924 Old Sauk Court	No
Kristen Peterson	6502, Gettysburg Drive	Yes
Ann Herrold-Peterson	6505 Gettysburg Dr.	Yes
Sharon Moses	5 Mt. Rainier Lane	Yes
Donna and Marty Rifken	405 Yosemite Trail	Yes
Lynn Sterling and Glenn Kimmel	225 Glacier Drive	Yes
Francis Diederich	6908 Old Sauk Road	Yes
Anita Mukherjee	312 Glenthistle Ct	Yes
Heidi and Kip Kircher	18 Shea Court	No
Ann Wilson	209 Acadia Dr	Yes
Cory	6509 Gettysburg Drive	Yes
Guy Wilson	209 Acadia Dr	Yes
Beth Robinson	17 E Spyglass Ct, Madison	No
Terry Mouchayleh	17 Mount Rainier Lane	Yes
Imad Mouchayleh	17 Mount Rainier Ln	Yes
JoAnn Ebbott	218 Glacier Dr.	Yes
Connie Brown	1 Sauk Woods Ct, Madison, 53705	No
Jeff Brown	1 Sauk Woods Ct, Madison, 53705	No
Molly Peterson	Please oppose development at 6610 and 6706 Old Sauk Rd	Yes
Deborah McCauley-Forrestal	21 St Andrews Circle	No
Justin Wyatt	310 Yosemite Trl	Yes
Whitney Schwager	6314 Old Sauk Rd	No
Gregory Keller	602 San Juan Trail	Yes
P. J. Wiberley	6406 Old Sauk Rd	No

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Grant Moran	606 Blue Ridge Pkwy, Madison, WI 53705	Yes
Tom Balistreri	510 Isle Royal Drive	Yes
Maxim Bunke	6809 Harvest Hill Road	Yes
Jan Loeb	102 Everglade Drive	Yes
Stephanie McCaig	21 S Yellowstone Dr	Yes
Gregory A Moses	5 Mt Rainier Lane, Madison WI, 53705-2453	Yes
Pete Waite	6434 Shenandoah Way	Yes
Dan Stier	606 San Juan Trail	Yes
David Smidt	202 Saratoga Circle	Yes
Nancy Howard	6814 Harvest Hill Rd	No
SungJa Black	6 W. Spyglass Court	No
R S Sund	317 Blue Ridge Pkwy	Yes
G S Sund	317 Blue Ridge Pkwy, Madison, WI 53705	Yes
Ryan Schryver	110 Blue Ridge Pkwy, Madison WI 53705	Yes
Sharon Sweeney	938 Sauk Ridge Trail Madison, WI 53717	No
Michelle Klagos	6414 Shenandoah Way	Yes
Carrie Waite	6434 Shenandoah Way	Yes
Shaun OKeefe	905 Sauk Ridge Trail Madison, WI 53717	No
John A. Gerold	214 Saratoga Circle, Madison, WI 53705-2431	Yes
AUDREY SILVERMAN FOOTE	930 SAUK RIDGE TRAIL	No
Krista Laubmeier	6513 Inner Drive	Yes
Stephanie Meadows	6911 Old Sauk Court	Yes
Tom Valitchka	946 Sauk Ridge Trail	No
Margaret Valitchka	946 Sauk Ridge Trail	No
Jason Verhelst	314 Yosemite Trail	Yes
Margaret Valitchka	946 Sauk Ridge Trail	No
Chuck Jaskowiak	13 Court of Brixham	No
Ryan Stahlke	1 Shea Court, Madison	No
Ann MacGuidwin	106 Blue Ridge Pkwy	Yes
Fred Hunt	6501 Old Sauk Rd	Yes
Karen Gibson	14 Torrey Pines Ct., Madison, WI 53717	No
T. Greg -Pam Bell	11 Court of Brixham	No
Curt and Geri Madsen	310 Blue Ridge Pkwy	Yes
Joe Bartol	9 Shiloh Ct	Yes
Helge and Pearl Christensen	6 Sauk Woods Ct, Madison, WI 53705	No
Sue Niesen	6613 Old Sauk Road. Madison WI	Yes
Barb Olsen	6805 Colony Drive	Yes
Peter Fowler	6410 Old Sauk Road	No
Micaela Sullivan-Fowler	6410 Old Sauk Rd.	No
Tim Gomez	6430 Shenandoah Way	Yes
Barb Roeber	5706 Cedar Place, Madison 53705	No
Vicki Tobias	5725 Cedar Place	No
Dianne Guse	5717 Elder Pl.	No
Susan Wulfsberg	5721 Cedar Pl	No
Caroline Creager	734 Sauk Ridge Trail	Yes
Bonnie Normington	413 Bordner Drive, Madison, WI 53705	No
Ann Keller	602 San Juan Trl	Yes
Ulrich Henes	5709 Elder Pl. Madison, WI 53705	Yes
Lisa Naughton	6010 South Hill Drive	No
Diane Sorensen	606 San Juan Trail	Yes
Kristin Clausen	5722 Dogwood Pl.	No
Opposed	5734 Bittersweet Pl	Yes
Julia Velikina	6601 Carlsbad dr., Madison, WI	Yes
Alison McKee	5745 Bittersweet Place	No
Rolf Wulfsberg	5721 Cedar Place, Madison, WI 53705	No
Grace Riedle	610 San Juan TRL	Yes
Stacey Johansson	5726 Forsythia Pl	No
Lisa Kerr	5741 Dogwood Place	No
Geri Gerold	214 Saratoga Circle	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Gary Bertram	12 Court of Brixham, Madison	No
Kent Peterson	6505 Gettysburg Dr	Yes
Lynn Christensen	5620 LAKE MENDOTA DRIIVE	No
Katie Brenner	6410 Antietam Lane	Yes
Todd Sheldon		Yes
J Stangel	5737 Elder pl	No
Lisa Morrison	21 Torrey Pines Court, Madison WI	Yes
Katherine Packwood	5 Court of Brixham, Madison, WI 53705	No
Lynda	154 Nautilus Drive (Faircrest)	No
Marc Shovers	102 Everglade Dr.	Yes
Erin Strange	318 Everglade Dr	Yes
William D. Benton	306 Everglade Drive, Madison	Yes
R. Thevamaran		Yes
Lauren Hallum	310 Everglade Dr	Yes
Zach Hallum	310 Everglade Dr	Yes
David Mann	105 Everglade Drive	Yes
Stephen Kerr	513 Everglade Dr	Yes
Mike Larson	313 Everglade Drive	Yes
Shaun T. Sabol	726 Sauk Ridge Trail Madison	No
Wayne Block	29 Haverhill Circle	No
Joan and Chris Collins	517 San Juan Trail	Yes
Robert Kuster	506 Yosemite place	Yes
Zach Hallum	310 Everglade Dr	Yes
Bernard Boryc	841 Sauk Ridge Trail	No
Pamela Midbon	322 N Yellowstone Drive	Yes
Aggie Albanese	314 N Yellowstone Dr	Yes
James Baccus	305 Yosemite Trail	Yes
Mark Midbon	322 N. Yellowstone Dr.	Yes
Marlys Bauman	6410 Shenandoah Way	Yes
Jennifer Fronczak	305 Yosemite Trail	Yes
Peter Falk	205 Natchez Trace	Yes
Amy Margulies	7398 Old Sauk Rd. Madison, WI 53717	No
Michael Ostrov	6106 S HILL DR, MADISON, WI 53705-4452	No
Ellen Roney	13 East Spyglass Ct	No
Mike Bridwell	838 Sauk Ridge Tr	No
Karen Bridwell	838 Sauk Ridge Tr	No
David Tenenbaum & Margaret Wise	5741 Bittersweet Pl	No
Adam Schneider	401 Bordner Dr	No
Geoffrey Dang-Vu	6714 Carlsbad Dr	Yes
Jared krueger	10 sauk woods CT Madison WI 53705	Yes
Mary Gerbig	6606 Carlsbad Dr Madison WI 53705	Yes
William Houlihan	6606 Carlsbad Dr, Madison Wi. 53705	Yes
Paula Brugge	6514 Old Sauk Rd	No
Dan Vosberg	6613 Harvest Hill Rd	No
Margaret Wise	5741 Bittersweet Place	No
Jill OConnor	5706 Forsythia Pl Madison, WI 53705	No
Nicole Schneider	401 Bordner Drive, Madison	No
Lindsay Rattan	5745 Elder Place	
Jane Boryc	841 Sauk Ridge Trail	No
Ray and Linda Allen	26 Sumter Court	Yes
Paul Bouboutsis	5750 Elder Place, Madison WI 53705	No
Tim Holzmman	330 N Yellowstone Dr	Yes
Conrad Bauman	6410 Shenandoah Way, Madison, WI 53705	Yes
Janet Swain	201 S. Yellowstone Dr., Apt. 208	Yes
Victoria Whelan	5706 Dogwood Placw	Yes
Andrea Slotten	301 Blue Ridge Parkway	Yes
Kenneth Kushner	6714 Colony Dr, Madison, Wi 53717	Yes
Jeremy Roberts	233 Bordner Dr	No
Erica Serlin	6714 Colony Dr., Madison 53717	Yes

Signatories - District 19 Petition		
Name	Address	Do you live in Parkwood Hills?
Jaime Madden	933 Pebble Beach Drive	No
Monika Braun	5738 Bittersweet Pl, Madison WI 53705	No
Laura Bartol	9 Shiloh Ct	Yes
J Campbell	606 Yosemite Pl Madison, Wi	Yes
Gavin Folgert	5734 Bittersweet Pl, Madison, WI 53705	No
Gary Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
Barbara Foster	6506 Old Sauk Rd, Madison, WI. 53705	No
G.Clifford and Carol Reithel	6737 Harvest Hill rd	No
Julia Pooler	305 Blue Ridge Parkway	Yes
Dustin Pooler	305 Blue Ridge Pkwy	Yes
Marc Young	605 Yosemite Pl	Yes
Jessica Young	605 Yosemite Place	Yes
Amanda Pajerski	6713 Old Sauk Rd, Madison, WI 53705	Yes
Chris Pajerski	6713 Old Sauk Rd.	Yes
Stephen and Jean Wiberley	6406 Old Sauk Rd	No
Andy Foster	3429 Crestwood Dr., Madison	No
Emily Litznerski Foster		No
Mary Cole Laub	6301 Offshore Dr., Apt. 319	Yes
Joan Gillman	24 Hidden Hollow Trail	No
Joan Bachhuber	7528 E. Hampstead Ct	No
Katelyn Tillman	505 Everglade Dr	Yes
Jeff Collins	7 Court ofBrixham	No

**From:** [Rachel Robillard](#)  
**To:** [All Alders](#)  
**Subject:** Agenda item 83477 - Old Sauk - Support  
**Date:** Tuesday, June 18, 2024 2:08:48 PM

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Some people who received this message don't often get email from rachelebrobillard@gmail.com. [Learn why this is important](#)

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*I'm submitting these comments ahead of speaking at tonight's meeting. They are similar to those I submitted at the Plan Commission.*

My name is Rachel Robillard and I'm speaking tonight on behalf of 350 Wisconsin, an organization whose primary focus is to make progress toward environmental justice and reduce emissions. Generally we support density initiatives and we support this project.

I'm also speaking as someone who has owned a home in a nearby neighborhood for nearly 15 years.

I'd like to speak on this as an environmental issue, as I have heard folks opposing this in part due to environmental concerns.

I admit it can feel counterintuitive to be promoting development on a decently wooded, mostly natural lot. Trees, of course, are our allies in drawing down and sequestering carbon, and provide habitat for many species.

But lower density, suburban development has been shown to be responsible for significantly more emissions and habitat loss. While these places may seem greener with larger lawns and more space, they are more inefficient uses of that space, are less efficient buildings, have more embodied carbon and by virtue of being spaced out, rely on cars.

We must face the reality that housing demand in Madison isn't going to slow. Housing not built in the city is resulting in it being built on the outskirts and suburbs (Dane County as a whole is outpacing Madison). It will bring development to other natural and agricultural lands while ensuring **more** car traffic flows into the city (and likely down Old Sauk!), all the while not addressing the unaffordable nature of housing in our city. It puts additional demands on or completely pushes out our young people, workforce, and those with fixed income. We need to find density where we can to put folks close to transportation and support walkable neighborhoods. I believe there are others here who would agree, but sadly just don't want it in our neighborhood.

The idea that a 3-story apartment building (which has been determined to be the same

height as other surrounding buildings) is too much for a place a mere 15-minute drive to the center of downtown, on a bus route (a route I take on occasion) that is also bikeable and walkable, is absurd.

I will also mention the issue of stormwater, which is a very real concern. But this project provides an opportunity to *improve* the stormwater situation instead of its current, mainly unimproved state. The developer and city have been taking it seriously. This lot could end up maintaining the status quo, but it may also end up being *better*.

I don't believe we've been ***bold enough*** in rezoning to accommodate the many housing and environmental issues Madison and our region are facing. We are not going fast enough. It's been mentioned to wait for the west area plan, which is already being pressured not to include more density.

I understand many neighbors oppose this development but we must all do our part to meet the challenges of our city and our climate crisis, and this is one way the Old Sauk area can step up.

Blocking this density is going to result in more overall emissions.

I welcome this opportunity for more density and to provide much-needed housing more efficiently.

Thank you for your time.

--

Rachel Robillard  
350 Wisconsin Community Climate Solutions Co-lead

**From:** [Kimberly Santiago](#)  
**To:** [All Alders](#)  
**Subject:** Common Council Meeting: 6/18: Agenda Items 13, 49  
**Date:** Tuesday, June 18, 2024 11:54:05 AM  
**Attachments:** [SANTIAGO Old Sauk Road Letter 18 June 2024.pdf](#)

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Council Members:

Attached and pasted below our letter regarding Agenda Items 13, 49.  
Your attention and consideration appreciated.

Respectfully yours,

Kim Santiago  
Jose Madera

18 June 2024

Members, Common Council  
City of Madison

RE: Agenda Items 13, 49

Dear Alder Members:

We are residents of City of Madison, District 19. Our house is located at 6901 Old Sauk Court. As longtime residents of the city, we are aware and acknowledge a housing shortage exists in Madison, especially affordable options for the "missing middle". As residents, we are not opposed to development, but do oppose *inappropriate development*.

We strongly oppose the current proposal for development at 6610-6706 Old Sauk Road for several reasons:

1. **Size/Scale:** The proposed TRU-2 zoning permits density inconsistent and inappropriate. The massive size and scale of the building does not meet standards in Madison's Comprehensive Plan or its General Ordinances for this area. York Towne Estates (251 Yellowstone Drive) has been offered as a comparison, however, York Town Estates is more than a mile from Old Sauk Road, AND it is just off Mineral Point Road, a four-lane thoroughfare that can better accommodate the number of vehicles expected to accompany the residents of this proposed development.
2. **Market Needs:** The size, scale and current configuration of this project does little to meet the needs of this "missing middle". Units will be rented at market rate, and with more than 60% of the units offered as efficiencies or 1-bedroom, unsuitable for small families. A more sensible and acceptable solution would be a building with a smaller footprint, re-configured to offer 2- or 3-bedroom units.
3. **Traffic/Safety:** Over the last 20 years, as development has intensified in the immediate area and further west of Gammon Road. Both the amount and frequency of traffic has increased significantly on Old Sauk Road, transforming it into a commuter

throughfare between the isthmus and the far west side. Due to the current development along Old Sauk Road, it can only be a two-lane road, and cannot be widened. Permitting high density housing along the Old Sauk Corridor would only further exacerbate this situation, creating a potential safety hazard for the Crestwood School and a traffic/pedestrian hazard at the intersections with Gammon, Old Middleton, and at Whitney Way.

We respectfully request that Council Members consider citizens' concerns and work collaboratively with its residents and incorporate their input into the city planning process. Together we can continue to ensure Madison remains the special community in which we all live, love and value.

Thank you for your consideration.

Respectfully yours,

Kim Santiago  
Jose J. Madera  
6901 Old Sauk Court  
Madison, WI 53717  
(608) 833-5251



18 June 2024

Members, Common Council  
City of Madison

RE: Agenda Items 13, 49

Dear Alder Members:

We are residents of City of Madison, District 19. Our house is located at 6901 Old Sauk Court. As longtime residents of the city, we are aware and acknowledge a housing shortage exists in Madison, especially affordable options for the "missing middle". As residents, we are not opposed to development, but do oppose *inappropriate development*.

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Thank you for your consideration.

Respectfully yours,

Kim Santiago  
Jose J. Madera  
6901 Old Sauk Court  
Madison, WI 53717  
(608) 833-5251

**From:** [GAIL SCHERER](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 1:03:13 PM

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[Some people who received this message don't often get email from gscherer2002@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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I am strongly opposed to the proposed development on Old Sauk Road. There has been a great change in the landscape and local color of Madison in the past few years and it has resulted in the development of huge apartment complexes, one uglier than the other. The charm of the city is ruined in many areas, The green space has diminished. There are many old landmarks that have disappeared. On the far west side, despite the opposition of the neighborhood, the city built low income housing on Tree Lane. The city promised increased police presence, social workers etc and none of this came to pass, certainly not to the degree promised. The situation got so bad that the tenants were evicted and another private company is taking over. No strategic planning was done and no strategic planning has been done for the impact of the great number of apartments, both low income and “at market” apartments that have overtaken the city like a fast-spreading invasive species. The apartments being built are ugly box-like structures with thin walls and in many cases, the rents are not affordable for all but those in higher income brackets. If this doesn't stop there will be fewer and fewer single family dwellings. I wonder if the mayor and her supporters are willing to give up their private housing and to move into these apartments. If not, why not? Are you afraid your property values will decline? If you are wedded to your ideas, why not put your money where your mouth is: give up what you have for “the greater good”. Give further thought to replace decaying areas with 4 plex or 8 plex units. Let areas with single family dwellings alone. Think of replacing old private homes with new private homes. Don't do any more damage to Madison.

**From:** [Carrie Smith](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 9:51:40 AM

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I am against the Stone House Development and the Rezoning of this area. I think the project does not address the housing crisis for the “missing middle”. I also wonder about parking and the amount of traffic this will do to Old Sauk road and surrounding area. Please consider voting NO to such measures.

sincerely Carrie S. Smith

Sent from my iPad

**From:** [John Sobotik](#)  
**To:** [All Alders](#)  
**Subject:** Old Sauk Road: Stone House Development  
**Date:** Tuesday, June 18, 2024 3:52:08 PM

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Dear Alders:

It is with considerable dismay that I see the Stonehouse proposal for Old Sauk Road is apparently going to be pushed through the city council with no regard to neighborhood input.

This neighborhood has plenty of multiunit dwellings at present and has made clear that it would not oppose residential development CONSISTENT WITH CURRENT ZONING. This property is being rezoned for the simple purpose of cramming as many units onto the property as possible with no regard to the effects on the neighborhood or the usability of the site for highly concentrated residential development.

There are no stores, restaurants, or commercial enterprises of any sort within one mile of this site. Busses infrequently pass it for persons who want to commute downtown, but they do not serve to connect the facility with any reasonable shopping. A three-mile bus ride will take residents to Hilldale Mall, but that is not the sort of place people living in efficiency apartments typically shop; it is high-end and expensive retail.

This kind of development would make much more sense on Mineral Point Road or Odana Road or south of the beltline near Woodmans, but it makes no sense at all in this location.

Of course, it is far from any police station, so if it become a LUX type facility with many police calls, there will be no witnesses by the time police arrive.

Neighborhoods like Parkwood Hills, Stonefield and Woodland Hills brought and kept many professionals in this city to live. Not everyone wants to live on the East Side. By changing the comprehensive zoning for this single parcel, you will be "spot-zoning" to benefit a single landowner and turning your backs on the entire neighborhood.

Finally, this development does not lie on an arterial highway; Old Sauk Road is an old town road that serves as a collector street pumping traffic to University Avenue. It is not an arterial, and this development and the restrictions along Old Middleton Road, to which this old town road connects, will make any development of Old Sauk as an arterial prohibitively expensive. Accordingly, it does not qualify for the requested rezoning.

Tell the landowners to develop the property consistently with now existing zoning and reject this poorly considered development that is bound to become a headache for the city.

Thank you.

-----  
John Sobotik

sobotik@stanfordalumni.org

**From:** [Diane Sorensen](#)  
**To:** [Madison Mayor](#); [All Alders](#); [Fruhling, William](#)  
**Subject:** Comments on Agenda item 13, Legistar File No. 83477.  
**Date:** Monday, June 17, 2024 8:19:46 PM  
**Attachments:** [Final Comments to Common Council - June 18, 2024 2.docx](#)

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Some people who received this message don't often get email from dianesorensen1@gmail.com. [Learn why this is important](#)

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

I am attaching comments addressed to Mayor Rhodes-Conway and all members of the Common Council. Please file in Legistar File No. 83477 and distribute. Thank you. Diane Sorensen

Comments to City of Madison Common Council  
June 18, 2024

Dear Alders,

I live at 606 San Juan Trail, one house away from Old Sauk Road. I support LMR development with Missing Middle type housing, whether owner-occupied or rental.

I ask that you decline to rezone the LMR parcels at 6610 - 6706 Old Sauk Road to TR-U2. Such rezoning is contrary to the Comprehensive Plan and the City of Madison Zoning Code.

I also oppose this rezoning because doing so would cause irreparable harm to my neighbors who live to the north and immediately adjacent to the development. A vote to rezone this property to TR-U2 would not only be arbitrary and capricious, it would be heartless.

**THE REQUESTED REZONING IS INCONSISTENT WITH THE COMPREHENSIVE PLAN. REZONING TO TR-U2 IS NOT PERMITTED FOR LMR PARCELS AND THE ‘SELECT CONDITIONS’ FACTORS DO NOT SUPPORT INCREASING DENSITY.**

On November 23, 2023, the Plan Commission had a lengthy discussion of the “select conditions” escalator clause in the course of which the following points were made. First, the select conditions justify increasing density because together they describe a complete neighborhood and the Comprehensive Plan calls for higher density (escalated LMR or MR) in complete neighborhoods (Alder Fields). Second, for a complete neighborhood to occur, all of the select conditions factors must be present (Ben Zellers). Third, none of the select conditions factors are more important than others (Kristi Laatsch). On the basis of this discussion, the “select conditions” that are a pre-requisite to increased density were recommended and passed to the Common Council for final approval.

Old Sauk Road is not a complete neighborhood. It should remain simple LMR with no density increase.

Amenities. There are no amenities - NONE - within walking distance of the parcels. Nonetheless, the Plan Commission found this condition satisfied because one could “imagine” future amenities and one could drive, bike or bus to amenities. This finding is arbitrary and capricious and contrary to the Comprehensive Plan. That Plan clearly describes a complete neighborhood as one with existing amenities that are within a “walking distance” to the residences. (CP p. 48 ) The complete absence of amenities means that this is not a complete neighborhood. Period. Therefore, there is not a proper basis for increasing density beyond LMR. Rezoning LMR property to TR-U2 is inconsistent with the Comprehensive Plan.

Urban Services and Natural Features. These interrelated conditions both dictate that density not be increased on these parcels. It is undisputed that these parcels have major stormwater drainage (flooding) issues. These problems worsen as the development gets bigger. The Plan Commission arbitrarily and capriciously ignored this natural feature and substituted its own standard which appears to be, “Stone House is working on this.”

Comments to City of Madison Common Council  
June 18, 2024

These parcels also lack complete Urban Services. The existing flood problems are primarily caused by the city's inadequate storm sewer infrastructure along Old Sauk Road. The inadequate and incomplete city sewer service makes the finding on this element arbitrary and capricious.

Relationship Between Proposed Buildings and Their Surroundings and Lot and Block

Characteristics. Neither of these interrelated conditions support increasing density to permit the massive Stone House complex. Even the Planning Department memo recognizes that the Stone House development's massive scale is unlike anything in the neighborhood.

Commissioner Solheim's rationale for finding that these factors support increased density is nonsense. She seems to say that density should be increased because of the "very unique" size of the parcel. She also relies on the fact there's a 2 story apartment building nearby, the fact that Stone House didn't propose a 4 story apartment complex and the fact that there are setbacks. Nothing in the Comprehensive Plan supports a finding of select conditions because "we don't get many parcels this big" or "it could be worse." At the same time, she ignores the elephant in the room, the fact that in addition to being one story taller than all surrounding housing within miles, this massive building is longer than a football field, it's mass 19 times that of the nearest apartment building and the setbacks don't come close to those on all of the surrounding lots. Her findings, which were adopted by the Plan Commission, are arbitrary and capricious.

In contrast with Commissioner Solheim's nonsensical findings, the record contains numerous letters, photographs, physical descriptions all of which prove how disproportionately large and oppressive this development is compared to other housing in the neighborhood. It sits, like a circus tent surrounded by pup tents, creating disharmony with its dominant size and hard angles. Hundreds of neighbors have petitioned the Council to stop this development because of its disharmony with other neighborhood structures.

Transit and arterial streets. Old Sauk Road is a minor arterial street with a minor bus route. The Comprehensive Plan provides that intense development should be concentrated along major arterial streets, regional corridors and the BRT. (CP p. 30) Old Sauk Road is not on the BRT; it is not a regional corridor. It is not a Growth Priority Area. It doesn't even have sidewalks on both sides of the street. These parcel's LMR land use designation is an increase of density over surrounding housing that fits with Old Sauk Road's minor arterial/minor bus route status. Increasing density beyond LMR is inconsistent with the Plan.

Parks. There are parks nearby. However, this factor has equal or even greater relevance to LMR/Missing Middle type development which would bring family homes into the neighborhood.

The "select conditions" factors are supposed to identify those complete neighborhoods where more intense development should occur. The parcels along Old Sauk Road do not sit in a complete neighborhood; they have no amenities; they have flooding problems; they lack adequate city services; they are surrounded by structures that are dramatically smaller than the proposed apartment complex; they are not on the BRT; they are not on a regional or major corridor; they are not in a Growth Priority Area. The Commission's finding that the "select conditions" test supports increasing density is arbitrary and capricious. Escalating density on these parcels is wrong for the neighborhood and wrong for the city as a whole. The parcels



Comments to City of Madison Common Council  
June 18, 2024

should remain LMR. Rezoning LMR property to TR-U2 is inconsistent with the Comprehensive Plan.

**THE CREATION OF A TR-U2 SPOT IN THE MIDDLE OF THIS LOW DENSITY RESIDENTIAL AREA IS AN ABUSE OF DISCRETION.**

“The TR-U Districts are established to stabilize and protect and encourage the essential characteristics of high-density residential areas...”. There’s no high-density residential area near these parcels to to be stabilized.. The fact is that creating a TR-U2 zone on the Old Sauk site will have the opposite affect - it will de-stablize a low density residential area. There’s no factual support for a finding that rezoning to TR-U2 is consistent with the zoning code.

Rezoning these parcels to TR-U2 makes a farce out of the zoning code which calls for zoning to, among other things, encourage reinvestment in established urban neighborhoods while **protecting their unique characteristics**, stabilize, protect and **enhance property values**, and to **encourage a sense of place**.

*Sense of Place” refers to people’s perceptions, attitudes and emotions about a place. It is influenced by the natural and built environments and people’s interactions with them. Madison is a community that values its many special places, neighborhoods, and districts. They provide a wide range of opportunities for people to live, work and play and offer something for everyone. While each of these unique places is important and should be supported, the key is what they contribute to the culture and character of the the whole community. Comprehensive Plan, CULTURE AND CHARACTER, pg. 74*

Over 250 people signed a petition that opposes this development. Why? Because rezoning these parcels to TR-U2 completely destroys these residents' sense of place. It allows Stone House to plop down a massive jarring, disruptive structure, one that is completely at odds with its surroundings, in the middle of a large expanse of compatible low density housing. This structure belongs in the urban environments with other big, bustling, spread out developments, like those near Hilldale, Westgate and along the BRT and the belt line.

As I stated at the outset of this paper, I support development of the Pierstoff parcels. “Missing Middle” housing, as defined by the Comprehensive Plan (p.49), **whether owner occupied or rental**, suits this parcel and the neighborhood. Missing Middle forms of housing would increase density while preserving the natural setting; it would complement existing single family homes, duplexes, condos and smaller apartments.

Initially, the Stone House Development development team appeared eager to create housing that would increase density and give their tenants a connection to nature. They talked about how this “beautifully located” parcel could add housing in keeping with the neighborhood: *“We look at this as an opportunity to enable people to live outside of East Washington Avenue. ... some place greener... with space outside...”* Stone House Development owner Helen Bradbury, October 24, 2023.

Comments to City of Madison Common Council  
June 18, 2024

Unfortunately, Stone House Development did not create a place for people who want to escape the tight buildings and intermittent buzz of East Washington Avenue. Instead, it brought East Washington Avenue to the neighborhood.

No, it's not a high-rise apartment going 10 stories up. Rather, it's 4 10 story high rise buildings, tipped on their sides and glued together horizontally. The result is a 3 story, 425 foot long behemoth that bears no resemblance to surrounding residences. Rezoning to TR-U2, Urban high density, is sought to legitimize the huge footprint with the loss of setback, trees and yards. Far from "seamlessly integrating" into the neighborhood, it will be an eyesore that dominates the area. (See, letters from Mike and Lynn Green, Steve Mason, and Grace Kwon, for example.).

We have intense apartment development downtown, along the BRT, along the Beltline, in places like Westgate Mall, Yellowstone Drive and Sherman Avenue and activity centers, like Hilldale.. However, a truly beautiful city is not all intense development. It has residential stretches that display more green than concrete, more shade than light, more space than structures and a matching quiet. And that is exactly what the neighborhoods along Old Sauk Road contribute to this city.

Plunking a massive apartment on the Old Sauk site says that a "go big" ideology trumps culture and character, that the residential neighborhoods that have drawn people to Madison for decades are nothing special and that the zoning code means nothing. It says that the City of Madison Common Council is so enamored of high density development that it will ignore the objectives of the Comprehensive Plan and the Zoning Code. Doing so would be an abuse of discretion that devastates the people living in these neighborhoods and harms the city as a whole.

**REZONING TO TR-U2 WILL CAUSE GRIEVOUS HARM TO RESIDENTS TO THE NORTH OF THE PROPERTY. IT WOULD NOT ONLY BE ARBITRARY AND CAPRICIOUS, IT WOULD BE HEARTLESS.**

Whenever I walk in the neighborhood directly north of Old Sauk Road, along Spyglass and St. Andrews Circle, I am struck by the natural beauty and peacefulness of the setting. Clearly these homeowners valued nature, peace and privacy. Now these are the very people who will be hurt the most if the city allows the massive Stone House development to go through.

If this complex is built, these families will fear flooding with every good rainfall. There are multiple reasons why flooding can be expected. The area has longstanding storm drainage issues caused largely by the inadequate city's storm sewer infrastructure. The massive complex adds to the problem by covering pervious earth with impervious concrete. The untested stormwater management plan offered by Stone House can best be described as "ambitious." According to Dr. John Norman, it's not a question of whether this system will fail, it's a question of when. Finally, neither the city nor Stone House has any plan to protect these homes from the ground water and runoff streams the massive development will cause.

In short, if this rezoning is approved, the city will have joined with Stone House dumping these flooding problems on my neighbors to the north.

Comments to City of Madison Common Council  
June 18, 2024

Is the city so callused that it will ram this massive development through despite the harm to these good citizens?

The zoning code imposes a duty on the city to protect and stabilize residential neighborhoods for the good the people living there and the city as a whole. Rezoning these parcels to TR-U2 will turn zoning on its head. Instead of offering stability and protection, it will wreck havoc and cause irrevocable harm.

I ask the city to reject this rezoning request. If the city is not ready to do that, I ask that it defer this matter, sending to the appropriate committee or back to the Plan Commission for further study and improvement.

Respectfully submitted,

Diane Sorensen

**From:** [Troy Thiel](#)  
**To:** [the-greens31@charter.net](mailto:the-greens31@charter.net)  
**Cc:** [All Alders](#); [npollack@madison.com](mailto:npollack@madison.com); [pfanlund@captimes.com](mailto:pfanlund@captimes.com); [mtreinen@captimes.com](mailto:mtreinen@captimes.com); [faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)  
**Subject:** Re: FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
**Date:** Friday, June 14, 2024 5:27:28 PM  
**Attachments:** [image002.png](#)

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Mr. Green...your present to the assembled here is on point and important...and very urgent to be discussed appropriately by the Powers that be. It is time to delay approval and have significant discussions on several of your questions. Corporate Profits over People, Community and Neighborhoods...and Sheer Density above all else reeks of "Drill Baby Drill" with a new Mantra "Build Baby Build"..completely ignoring character, needs, equity and its WHAT we build to further make our EXISTING Housing stock..which is 99.9% of the housing stock that will be available in the future...MORE Efficient.

Simply, Build what People Want and what People Need. Building what Developers want to enhance THEIR profits and further push true Equity away from Madison's residents?? Not as wise of decision.

It's in your hands electeds and staff to build a Better for ALL Madison...not just a more profitable one for the extreme few. Who do you represent..and Why did you run are questions you should be asking yourself.

Very best, Troy Thiel  
Madison, WI

----- Forwarded message -----

From: <[the-greens31@charter.net](mailto:the-greens31@charter.net)>  
Date: Fri, Jun 14, 2024 at 4:42 PM  
Subject: FW: Opposition to Agenda Items #13 & #49 of the 18 June Common Council Meeting Concerning the Stone House Development of the Pierstorff Farm  
To: <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>  
Cc: <[npollack@madison.com](mailto:npollack@madison.com)>, <[pfanlund@captimes.com](mailto:pfanlund@captimes.com)>, <[mtreinen@captimes.com](mailto:mtreinen@captimes.com)>, <[faye.parks@wortfm.org](mailto:faye.parks@wortfm.org)>

My most sincere apology: In racing off to my wife's doctor's appointment I hadn't completed the first attachment. That problem has been fixed.

The original message is below with some minor typographic repairs.

---

Good afternoon Alders,

Regarding Agenda Items #13 (Legistar 83477) and #49 (Legistar 82979) for the 6:30 pm, 18 June Meeting of the Common Council that relate to the Stone House development of the Pierstorff Farm at

- This is in **Opposition to this development**, and the Items cited above
- We are not against reasonable development and increased density. In fact, **we support so called missing middle housing** that provides owner-occupied alternatives to landlord controlled apartments.
- We are against the City's relentless obsession to enable vertical urban sprawl, its complicity with developers endlessly building apartments, its unacceptable rationale that this is free market forces in action and there is no alternative, and its current top-down ideological policy-making marginalizing neighborhood and community input which should be highest, not least, in priority.
- The greater, overarching problem has been well described in this series of Cap Times articles that almost word-for-word echo our thoughts:
  - April 1 [Fanlund]: [Historian Mollenhoff laments power shift to Madison planners](#)
  - March 29 [Soglin]: [Zoning proposals would erode Madison's sense of place](#)
  - March 25 [Fanlund]: [Does zoning furor suggest Madison is becoming two cities?](#)
  - March 16 [Soglin]: [Madison zoning plan stinks, and so does its implementation](#)
  - March 8 [Fanlund]: [City hall is taking aim at Madison homeowners' neighborhoods](#)
  - May 24 [Fanlund]: [The common narrative around Madison rezoning is misleading](#)
  - June 14 [Fanlund/Soglin]: [As BRT and rezoning advance, recall Paul Soglin's narrative](#) (published today)
- Particularly and presently at issue is the proposed Stone House development. It has been actively facilitated by the City, it has **massing that is NOT CONSISTENT WITH THE COMPREHENSIVE PLAN**, and continues the perpetuation of apartment-only construction preferred by landlords. This proposal gained faulty, arbitrary, and pivotal support from a Planning Staff Report that was then passed unanimously (that is the default) by the Plan Commission in pre-ordained fashion (PC meeting 5:30 pm, Monday, 10 June) and now moves to the Common Council which rarely does not accede to Plan Commission recommendations. Distilled: A low-level, specious but crucial Staff Report gets rubber-stamped ... despite substantial, but disregarded community/neighborhood input. This shameful meeting was the subject of an email that I sent out yesterday to the mayor, Common Council, and local print media; [see first attachment](#).
- Please note that Item #13 (Legistar 83477), concerning rezoning, is **upzoning greatly in excess of what is required by this development** (it only needed another 6 dwelling units per acre) which is consistent with the City's proactive (think preemptive) rezoning that sets precedent for future expansive development in the area.
- Opposition is reflected in these numbers:
  - Two community petitions – [See next three attachments](#). The earlier petition has **259 in opposition**. The second petition (with its addendum) totaled **261 in opposition**.
  - Registered attendees at the PC meeting on 10 June – In District 19 those **Opposing was 420** whereas those supporting was 30.
- Returning to the larger context on Madison's housing response and development – There is a long overdue and very much needed City-wide dialog (presently confined to the print media) that addresses these questions:
  - Does densification have an end-point? Or, does it continue ad infinitum?
  - What will Madison look like?
  - Is that the Madison we want?
  - To what extent/limit can/should Madison absorb a greater population?
  - How much of the influx is to be absorbed by the City vs the Madison-area vs the County?
  - What is a sustainable balance between the preferences of current residents versus the desire of incoming residents (and developers/City)? What is sustainable before the Madison we love evolves into an "urban jungle" (pardon hyperbole) via infill, loss of surrounding environment, and going vertical in the pursuit of sky's-the-limit higher-densification? Is vertical densification another form of "(skyline) sprawl"? Do Madisonians want a "Little

Chicago”?

- What sacrifices should be made before we say enough is enough?
- Is the City producing the other outcomes professed in the Comprehensive Plan? What are the priorities of other outcomes where densification is concerned?
- At what level can/should these be decided ... neighborhood, sub-area, district, area, or city-wide?

There is much more at issue, here, than just deciding on yet another rental-only apartment complex being constructed. In its own right, however, **this over-sized, improperly purposed, and over-facilitated City incentivized development proposal should not advance.**

Thank you,

Michael A. Green

6709 Old Sauk Rd

Madison

**From:** [Jeff Western](#)  
**To:** [All Alders](#)  
**Cc:** [Jeff Western](#)  
**Subject:** Common Council June 18 Meeting – Stone House Old Sauk Proposal [Objection]  
**Date:** Tuesday, June 18, 2024 8:47:54 AM

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## **Common Council June 18 Meeting – Stone House Old Sauk Proposal [Objection] CC Item 13.83477**

President Cole and Alders,

My name is Jeff Western and I am opposed to this project. My wife Kathy and I live at 25 Saint Andrews Circle in Madison. We have lived in our home for 30 years. Our property directly adjoins the proposed development site, closer than any other home to the development site. This development has watershed, access road vehicle traffic, pollution, noise, light and shadowing impacts to our home, property and environment significantly impacting our quality of life and use of our property.

Kathy and I are not opposed to multi-family housing development on this site and have always publicly indicated our support of such. It is that this facility is just too large for the site negatively impacting our environment, home and way of life.

Our most major concern is flooding of our home and property. We have double sump pumps that run when we have significant rains as we had the past few weeks. Our yard is properly drained so surface water drains directly to Saint Andrews Circle. What we are experiencing is water flowing underground (hydrostatic pressure) from the proposed development. Significant water during a storm flows underground to our underdrain system resulting in our sump pumps running continuously for hours. The proposed underground tanks approximately twenty feet from our property would infiltrate water (pushing

water into the soil) approximately five feet above the level of our backyard, which will definitely result in additional water flowing underground to our property. This does not include the additional surface water generated by the site reconstruction and snow piling that our property will be bearing.

What is more concerning with the proposed watershed plan is the potential flooding it will cause, not only to our property, but many of the properties on Saint Andrews Circle, Spy Glass Court, Torrey Pines Court as well as others. In an Engineering Review dated May 24 by Chuck Nahn, PE and Professor John Norman stated, "Given the uncertainties that exist at this time, we ask that you defer a decision on the zoning change until further detail becomes available regarding the proposed stormwater practices for this development".

We respectfully request ... The Common Council does not approve or recommend the approval of this Project or any land use applications for this Project until Stone House has a fully approved stormwater management plan. We further request the Common Council refer this project back to Public Works for further review.

Thank you for your thoughtful consideration.

Jeffrey L. Western, PE, SE  
608-692-8414



**From:** [Kathy Western](#)  
**To:** [All Alders](#)  
**Subject:** #83477 6/18 CC meeting, 6610-6706 Old Sauk Rd.  
**Date:** Tuesday, June 18, 2024 1:16:28 PM

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Please File in Legistar # 83477, public comments.

President Cole and Alders,

We've lived on St. Andrews Circle, a small cul de sac of 11 homes with low/medium density backing up to the Pierstorf Old Sauk farm property for 30 years. Nearby we have condos and apartments that are appropriately sized to seamlessly fit into the neighborhood. Stone House's (SH) inappropriate super-sized rezoning change puts an urban high density massive build so close behind our fence, so close to our home that the 24/7 noise and lights would force us into living in a noisy 100% urban high density area, not an environment we chose nor one we would ever choose to live in and one never meant to be on this property when our small cul de sac neighborhoods were created. This hardly seems fair. 24/7 noise, night-time lights, blocking of the sun, a total lack of privacy and an absence of natural greenery would negatively change the entire essence of our peaceful yard. Being surrounded by constant noise, lights and lack of privacy is not what anyone who values being surrounded by nature would want.

Of major concern is SH's watershed plan. By necessity we already have two sump pumps about six feet underground that run frequently during storms. This underground water runs freely through the sand like water through a sieve, flowing down from the elevated Old Sauk farm property, sitting above us. SH adding on to our current flood concerns with an ill conceived watershed plan is unthinkable and puts us at an even greater risk of flooding. The risk is great and one of the reasons the opposition is so strong.

These are all preventable problems made worse by the high density rezoning. SH's plan is just too big and dense of a build for the property size, leaving little if any room for common-sense solutions to fit in.

We respectfully request the Common Council not approve or recommend the approval of this Project or any land use applications for this Project until Stone House has a fully approved stormwater management plan. We further request the Common Council refer this project back to Public Works for further review.

Kathy Western  
25 Saint Andrews Circle  
Madison, WI 53717

Sent from my iPad

**From:** [Olivia Williams](#)  
**To:** [All Alders](#)  
**Subject:** Support Tiny House Village, Voit, and Old Sauk Rd Tuesday  
**Date:** Friday, June 14, 2024 2:53:15 PM

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Dear Alders,

There are several decisions at the next Common Council meeting on Tuesday that will support the development of affordable housing and I urge you to support all of them. I wear a few different hats in regard to these proposals - as a neighbor to two of them, an Executive Director for Madison Area Community Land Trust, and a general supporter of affordable housing in all forms.

I support the zoning changes that would allow a new Tiny House Village on Stoughton Road. As an ED of a fellow affordable housing nonprofit, I applaud the work of Occupy Madison, and I see them as being very successful at achieving their mission. One of the biggest hurdles of affordable housing development work is finding suitable and affordable sites for a project. The site is a great location for this project-- it is located in a residential area near a bike bridge over Stoughton Road (in fact, the lot is just across Stoughton from my own home), on a lot big enough for a multifaceted facility to support the residents. I am in strong support of this project.

I also support the zoning and platting needed to develop the Voit property. My organization, Madison Area Community Land Trust, has an option to purchase one of the lots that will be zoned and platted with these items. We plan to develop permanently-affordable condo units at this site. I have found the Starkweather Group pleasant and forthcoming to work with, and it will mean a lot to my organization to be able to move ahead with this project. I also live close to this site, and am excited to have more connecting bike paths, park space, commercial options, and new neighbors with the Starkweather Plat developed.

I would, however, like to see the Council and staff re-commit to planning for the Chicago Ave crossing as a bike-only bridge over the creek, and to commit to never build an expensive car bridge at this crossing. There is a lot of value in connectivity between places - for people, pedestrians, and people traveling on bike and wheelchair, but seeing this connectivity in a car-centric light is misguided. Our streets are in fact safer for pedestrians, people on bikes, and people with other mobility devices when we reduce car traffic where it is unnecessary.

Finally, I support the zoning and platting of the Stone House Development project on Old Sauk Road. Any concerns regarding stormwater I trust will be handled and considered in detail by City Engineering in the next phase of the project.

Affordable housing is desperately needed in Madison, and approvals of these projects are essential to getting them off the ground.

Thank you for considering their approval,

Olivia

**OLIVIA R. WILLIAMS (they/she/Dr.)** | EXECUTIVE DIRECTOR



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[OLIVIA@MACLT.ORG](mailto:OLIVIA@MACLT.ORG) | [MACLT.ORG](http://MACLT.ORG)

Office hours by appointment only

**From:** [Don Worel](#)  
**To:** [All Alders](#)  
**Subject:** Opposition to rezoning Old Sauk Rd. parcels  
**Date:** Tuesday, June 18, 2024 2:47:10 PM

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**To:** Members of the Madison City Council  
**Re:** Rezoning parcels on Old Sauk Road

Along with my neighbors, I've participated in every meeting that city planners have allowed us to attend. We've been called privileged, rich, and racist by city employees, who know nothing about us. Are we opposed to apartments being built in our neighborhood, far from it. Ours, is a neighborhood of multi- and single-family dwellings, apartments included.

What we object to is the city rezoning this property to advance a proposal, that should have been dead on arrival. It's too big, not affordable, too far away from essential services, will most likely flood adjacent properties, and will surely increase the danger, noise, and congestion Old Sauk Rd. already experiences. We fully support the sensible development of these parcels, constructed without the need to rezone.

No alder can possibly be up to speed on every proposal that comes before the Common Council. Naturally, you look for guidance from the alder whose district is impacted. Unfortunately, District 19 is without representation. Alder Guequierre lost the last election by a substantial margin and yet was selected by the city to represent us. He is a frequent communicator of his own opinions and someone who dismisses the clear and considered views of his constituents.

More than 270 people, who live closest to the property in question, signed a petition, which reads in part:

While we support reasonable, common sense development of the Old Sauk Road parcels, we are adamantly opposed to Stone House's unreasonable proposal.

- The project would increase the risk of substantial flooding to neighborhood homes and yards.
- This building would establish a wall, 40 feet in height towering over adjacent properties and extending down Old Sauk Road significantly longer than a football field.
- 
- The property is 19 times larger than the apartment building next door. It lacks the setbacks that make all of the nearby properties, including multi-family properties, and the entire existing neighborhood so attractive and cohesive.
- 
- The project would subject the neighborhood to noise and light pollution, seriously aggravated by the Stone House plan for a recreation area.
- 
- TR-U rezoning exists to "stabilize and protect and encourage the essential characteristics of **high density** residential areas...". This area is low density. The

Stone House Development proposal for rezoning to TR-U2 should be rejected.

Please consider the more than 270 voices of the people who live in the neighborhood, over those whose only consideration is profit, and reject this request to rezone.

Don Worel