From: Bonnie Broderick
To: All Alders
Subject: Stonehouse proposal
Date: Tuesday, June 18, 2024 5:34:16 PM

Some people who received this message don't often get email from fgsbbmp@gmail.com. Learn why this is important

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To Alders:
Many D19 (over 500) residents have petitioned against the Stonehouse proposal. Based on how comments and emails were handled at the Plan Commission meeting last time, (meaning they were ignored) the way this project is proceeding has many earmarks of skirting due process. The way things are proceeding by not commenting on residents' concerns, speaking to us about how these decisions are being made, how the city plans to handle negative impacts on bike and auto traffic on Old Sauk Road and Old Middleton Road, stormwater and drainage issues for THAT MANY apartments, etc, etc. raises the appearance of possible deceitful,practices in this administration…. I want to impress upon you the importance of avoiding ANY APPEARANCE of impropriety.

The current appearance is of a rush job by avoiding engagement on appropriate issues which impact existing residents who pay property taxes, use these roads and conservation areas, etc. This is not a good start for the City. Do better.
Bonnie Broderick
221 Glen Hollow Rd
Madison

From:	Paul Reith
To:	All Alders
Subject:	Old Sauk side by side comparison attachment.
Date:	Tuesday, June 18, 2024 9:56:56 PM
Attachments:	Side-by-Side Comparison of SH Site Context Pix.pdf

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Attached. Thank you for your consideration!

Paul Reith
608.616.0808

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From: Diane Sorensen
To: Mayor; All Alders
Subject: Appeal of Conditional Use approval for project at 6610 -6706 Old Sauk Road.
Date: Sunday, June 23, 2024 9:57:59 AM
Attachments: Erroneous Conditional Use Decision. .pdf
Opposition - Stone House Dev 6610-6706 Old Sauk Rd (Mike & Lynn Green).pdf

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Dear Mayor and Council Members,

Attached please find my letter in support of the Appeal of the Conditional Use approval for the Stone House Development project for the above parcels. I am also attaching an earlier letter from Michael and Lynn Green because it contains additional photographic evidence that the conditional use was erroneously approved.

Please add these letters to Legistar File No. 82972 and link to related files, No. I 82950, 82979 and 83774.

Thank you for your careful reconsideration of the evidence and my arguments.

Sincerely,
Diane Sorenen

Dear Mayor Rhodes-Conway and Madison Alders,

I am one of the parties appealing the Plan Commission's approval of a conditional use permit to the Stone House Development for a 3 story, 138 unit apartment complex at 6610 - 6706 Old Sauk Road. I write in support of the appeal and ask that my comments and argument be filled in Legistar Files No. 82950, 82972, 82979 and 83477.

THE CONDITIONAL USE STANDARDS ARE NOT MET.

As shown below, conditional use standards 1, 3. 5 and 8 are not met.

1 and 5. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare. 5. Adequate utilities …. drainage ….have been or are being provided.

The project brings numerous problems in its wake, but by far the most serious is the threat of flooding. The staff report slides right over the serious storm water flooding threat posed by this excessively large development and its inadequate, untested storm water management system. I cannot add substance to what the experts say. I refer the Commission to the reports of Engineer Chuck Kahn, Prof. Emeritus John Norman and the summary letter of Christopher Nelson, Axley Attorneys for Jeff and Kathy Western and Paul and Mary Umbeck. These materials make it clear that this conditional use will be detrimental to the public health, safety and general welfare of those who reside to the north of this development.

If the Commission, in its haste to build, build, build, ignores this expert advice, it will be responsible for planting a time bomb across the fence from these homeowners. To quote Dr. Norman, *"I see no way for the designers to escape the fact that not only will the underground storage basins fail in a year or two, but the infiltration dry-pond basin, which serves as a backup drainage for either underground basins as well as infiltration from pervious areas is also very likely to fail. … Delaying this development NOW is critical because it is certain that this design will fail seriously long before its design life."*

Because of the flood threat created and not remedied by this development, standards 1and 5 are not met. The Plan Commission decision to the contrary is arbitrary and capricious.

3. 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.

If 1 person comes to a doctor and complains that a pill prescribed by the doctor is causing him great stomach pain, the doctor may reasonably question whether the pain exists and whether his pill caused it. However, if 279 people complain of a stomach ache and each of these people was prescribed and swallowed the same pill, the doctor

must accept the fact that the pill she prescribed is causing pain. No doubt the medical community would listen. Our city politicians should too.

To state the obvious, each of the 279 co-petitioners opposes the development because the development it impairs/diminishes his or her use and enjoyment of his or her property. Indeed, these residents feel such a degree of harm that they are petitioning their government for relief. The losses of the co-petitioners are foreseeable; in fact, they are described in detail in the many letters opposing this development. I won't attempt to recap all of the damage described in the letters, which include personal stories and personal angst. They speak for themselves. They speak about the shared losses that a too-big development causes: the loss of neighborhood cohesion, safety, peace, order, beauty and respite, and the unique additional losses for a smaller group, including flooding and invasion of privacy.

The Plan Commission's finding that this standard was met is infuriating. How dare Commissioner Solheim toss out the statements of 279 residents as though we are idiots! How dare the Plan Commission ignore our many authentic and individualized descriptions of lost and impaired uses, values and enjoyment and substitute its pre-ordained, density-driven finding that there is no loss! This is a prime example of the city refusing to listen to its residents.

PLEASE READ THE LETTERS IN LEGISTAR FILE NO. 82972.

Speaking for myself, I want to add that I don't want to live on East Washington Avenue or in any other high density area. I live here for the lower volume, slower pace and greater, greener space. The proposed apartment complex impairs that too. Yes, it is a privilege to live here with space and green and ease and I guess that makes me a "privileged" person. I can think of nothing finer than sharing my "privileged" life here with others who crave the same lifestyle, but that's only possible if here is here. It won't be if the Stone House development goes in.

The Plan Commission's finding that Standard 3 is not met is contrary to fact.. The conditional use approval must be reversed.

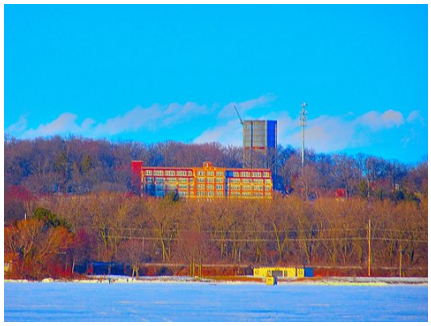
8, .. When applying these standards to any new construction of a building …. The Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose in the zoning code……

The Plan Commission conveniently skipped over this standard and for good reason: the proposed development is incompatible with the character of the area. Even the staff report concedes that **"the building is unlike any other residential building in the surrounding area."** The staff report then turns to the fact that "efforts have been made to limit the differences in scale". With all due respect to this novel argument, you can't put a quart into a pint jar. It does not fit. It will not work. It makes a mess. And that's the result here.

This monstrous building does not belong in this neighborhood. It looks much like another institution designed by the same architectural firm (Law, Law & Potter) - the Lake View Sanitorium, except that the Lake View Sanitorium is a much smaller building on a much larger parcel (48 acres), making the building to grounds setting more aesthetically pleasing and balanced. There is no comparable forested hilltop setting for the Stone House apartment complex - instead its close-up, in-your-face like the neighborhood bully.

Stone House Development.

Lake View Sanitorium.



I could go on and on. There's the lack of set back from Old Sauk Road, the loss of trees and other vegetation, the monstrous 425 foot spread, the complete lack of any warmth or welcome, but it will make no difference if the Council refuses to acknowledge the elephant in the room. This apartment complex is the elephant in the room. It's the elephant in the neighborhood. . If you do open your eyes and your minds, you will see that. .Once seen, it cannot be unseen and you must recognize that the proposed

apartment complex does not meet the standard 8 requirement that it creates and atmosphere of sustained aesthetic desirability compatible with the surrounding area.*. For this reason, too, the Plan Commission's approval of a conditional use is an error.

In conclusion, the Plan Commission erred granting approving this conditional use. The Common Council must reverse this decision.

Thank you for your careful consideration of my views.

Diane Sorensen

*. (For additional evidence of the incompatibility of this development with other structures in the area, see the photographs attached to the Opposition Paper filed by Mike and Lynn Green on June 5, 2024, which I have attached to my cover email for your convenience.)

Position Against
Proposed Stone House Development of the
Pierstorff Farm, 6610-6706 Old Sauk Road
Mike and Lynn Green
44 Year Residents at 6709 Old Sauk Rd, Opposite the Proposed Development
5 June 2024

We are firmly against this Proposal as it stands. We are not against change, development, some increase in density, residents of any ethnicity/race or economic status, or proper use. This Proposal has major deficiencies that are technical, that include overbearing size, and that are inappropriate in use as described below.

Originally, Stone House Development (SHD) showed an interest in community/neighborhood feedback. That feedback has consistently been negative. As planning and development progressed, mutual interaction with SHD faded and that with City Planning was most disheartening both for this project and, so far, for the evolving West Side Plan. The developer is out to make money while following the City's lead. As to the latter, there is a stark difference between present City policies and those of past administrations regarding the evolution of Madison. Previously, Madison housing had bottom-up, neighborhood/community driven policies; now that is reversed with top-down policy that marginalizes local involvement. Rationale for current policy is overly weighted, to dominated, by a projected massive influx of new residents over the next few decades; that will come at the expense of current residents with differing values, vision, and preferred use. But, this is a topic in its own right that is being developed elsewhere [Ref 1]. The fundamental point is that there should be a mutual discussion of these values, and not a monolog on our part that is unheard by the City, before a massive, and yet another, rental-only apartment complex is built.

Specifics of Opposition – There are many issues of which these are the most significant.

- **STORMWATER MITIGATION** – Homes immediately to the north, and downhill from the proposed development suffered damage from the "1000 year" rainfall in August 2018; and that was from farmland that could absorb water. This situation will likely/possibly get worse either from climate change or that the real Recurrence Interval for similar storms is actually much less than 1000 years. The problem gets even worse when the site becomes 60% impervious because of construction. These north-border residents have vivid recollections of flooding damage, the heightened likelihood of worsened conditions, and thus major concern for the proposed development.
- **MASSING** – LMR land use permits 3 stories and 30 dwelling units per acre (du/ac). This development is 3 stories and 36 du/ac which would require escalation for "special conditions". First, the escalation increases capacity/density by roughly 20%, which is to say, areal coverage by the same amount. But, not allowing that escalation reduces the building footprint which has two beneficial effects. The first effect is to reduce the storm water problem (above) and the second enables further increasing setback(s) for an already offensive structure.
    - The developer shows what are taken to be "comparables" in the area [Ref 2] but does not

show them juxtaposed with the proposed development. Some of these (not cherry-picked) comparables are shown side-by-side in [Ref 3] with comparison to neighborhood housing and a nearby apartment complex.

- Starting with the comparison most favorable to the developer, the nearby Settlers Woods apartments, one observes a much shorter extent along Old Sauk Road (roughly 100 ft vs 400 ft) and shorter height. But, the most noticeable difference is the setback from the curb: roughly 87 ft vs 37 ft which is to say the "apparent" height of the new development is more than twice that of its nearest "comparable" besides being 4 times longer.
- Comparison (height and frontal length) of the new development to its surrounding [houses in Ref 3] highlights how incongruous this structure actually is; and in the length comparison bear in mind that the apartment is an unbroken, continuous "wall".
- The Comprehensive Plan states "... newly developing LMR areas should be seamlessly integrated with surrounding development" with which the Plan Commission is supposed to be consistent. A reasonable comparison of this development to its surroundings shows it is neither seamless or integrated, either in height or frontal extent. This development is literally and figuratively "in your face". On this single, basis alone this proposal should be rejected. Subjectively, it is appalling.

- USE – Whereas much is made of the "housing crisis", there is an acknowledged crisis-within-a-crisis in terms of housing alternative to rental, apartment-only construction. This alternative, "Missing Middle" housing offers occupant ownership with several benefits. Renting means landlord control. Rental rate increases are the highest in the country [Ref 4]. Skyrocketing rental rates increase owner profits ... indefinitely. Rentals are already 60% of Madison housing; substantially increasing to more and more apartments from influx exacerbates all of these negatives. It does not appear to be providing, nor is it likely to provide "affordable housing". Non-rental, Missing Middle housing is the needed alternative which must be enabled. Further, and more importantly for the community, ownership provides investment not just financially but also in the neighborhood. Owners are likely to be longer-term residents with families who participate in local, civic activities, send their kids to local schools, and become active and vibrant neighbors that thrive and grow in this housing type. Present understanding is that the Stone House apartment proposal is neither family-oriented nor affordable (especially to families).

City Leveraging – There is another problem at play as well, and that is the City leveraging its position on Old Sauk Road (OSR). This is a two lane road with few crosswalks (three now, it used to be only one at Crestwood School) in the 1.2 mile stretch between Old Middleton Road and Gammon Road. It is a very busy road, with often speeding traffic (passing over the center line or in the parking lane) and scant speed enforcement that, to a resident on OSR, is already at capacity. The SHD proposal will double to triple the number of dwelling units in that stretch of road. Further, the City with its Proactive Zoning philosophy has aspirations to build more higher density units just east of here. All of this is just "piling-on" (leveraging), by the City, to a saturated corridor.

Timing – These comments come ahead of the Plan Commission's Public Review of the SHD Proposal on 10 June. That Review will cover Re-zoning and Conditional Uses but the Staff

Report covering the "specific standards" against which the Proposal will be judged are not available until noon on Friday, 7 June. As a result, comments, above are necessarily incomplete as not only the "specific standards" but the parameters to be judged are not yet spelled out or available. Further, and worst of all, is that there are only a few days over the weekend for citizens to read over the objective details of the Proposal before the Public Review. This simply is grossly unfair to the public reviewers.

Finally, review, and possible passage of the SHD come at a time when other, relevant and possibly consequential meetings are occurring. One such is the series of the Housing Strategy Subcommittee which, in part, is looking into timely solutions for Missing Middle housing; it is believed that results from that study should be released this summer. Additionally, there is the ongoing and maturing West Area Plan meetings and drafts. The property addressed in the Proposal is in the West Area and would, or should, be subject to its recommendations. Both of these series concern getting-it-right where new development is concerned. The City's development polices should reflect, and give substantial weight to, these ongoing studies in lieu of maximizing apartment construction (present form of densification).

References

[1a] March 8, 2024 [Fanlund, Cap Times] "City hall is taking aim at Madison homeowners' neighborhoods"
[1b] March 16, 2024 [Soglin, Cap Times] "Madison zoning plan stinks, and so does its implementation"
[1c] March 25, 2024 [Fanlund, Cap Times] "Does zoning furor suggest Madison is becoming two cities?"
[1d] March 29, 2024 [Soglin, Cap Times] "Zoning proposals would erode Madison's sense of place"
[1e] April 1, 2024 [Fanlund, Cap Times] "Historian Mollenhoff laments power shift to Madison planners"
[1f] May 24, 2024 [Fanlund, Cap Times] "The common narrative around Madison rezoning is misleading"
[2] Pg 18, Project Plans, #3, Legistar 82972 Version 1
[3] See side-by-side comparisons (attached)
[4] March 28, 2023 [Channel 3] "Madison year-over-year rent increases are the highest in the country, study finds"

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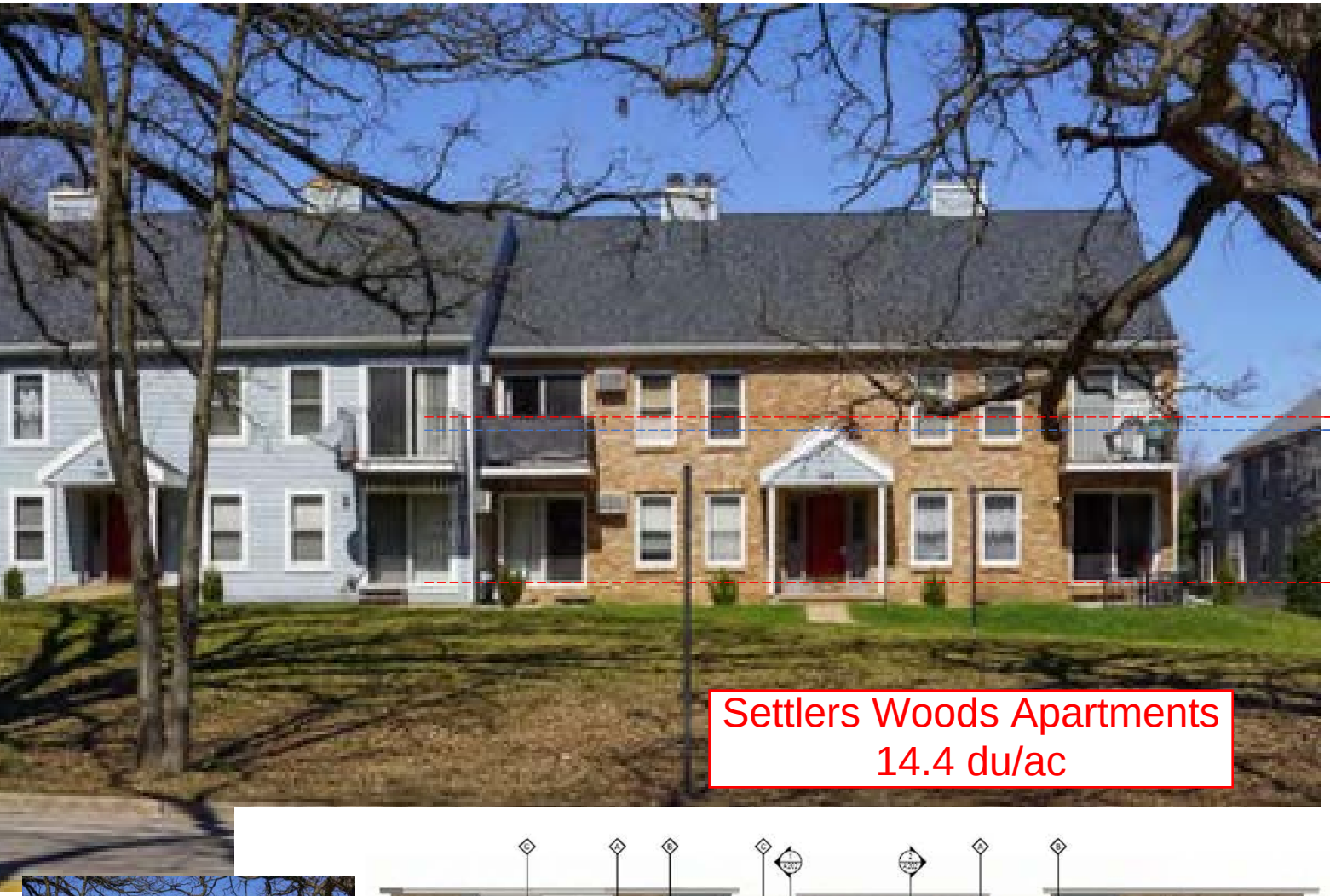

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Wyndemere Condominiums

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From: Victor Toniolo
To: All Alders
Subject: Lies
Date: Tuesday, June 18, 2024 10:05:43 PM

> Some people who received this message don't often get email from vatoniolo@gmail.com. Learn why this is important

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

Alders,

I hope you are checking your email here. You are being lied to by the neighbors re: stormwater. You should ignore every comment related to stormwater and listen to the city employees whose actual job this is.

The plan commission are the authority here. NOT neighbors with an axe to grind.

From: Martin VanHaren
To: All Alders
Subject: Old Sauk Road: Stone House Development
Date: Friday, June 21, 2024 2:16:21 PM

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

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Traffic impact from this project will be a nightmare at the morning and afternoon rush on weekdays.

There is already so much traffic going eastbound, in the morning, that it is difficult to turn right from northbound Blue Ridge Parkway.

It will be very difficult for tenants leaving a property on the north side of Old Sauk to attempt a LEFT turn across traffic to get on eastbound Old Sauk. And that is when the roads are not covered with snow and ice.

God forbid there will be increased bicycles and pedestrians trying to cross Old Sauk from the north side to the south to catch a bus or use a bike lane.

Traffic is likely to be backed up exiting the property and will undoubtedly block the sidewalk and or the bike lane for westbound traffic.
Sent from my iPhone

From: Jeff Western
To: All Alders
Subject: Common Council 82979
Date: Tuesday, June 18, 2024 11:47:52 PM

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Please combine with item 83477

I suggest these items be sent back to the Planning Commission for rework of the watershed plan.

Flooding is so important, we need a 100% Approved Watershed Plan before Common Council Approval.

Thank you.

Jeff Western
25 Saint Andrews Circle
Madison, WI 53717