

From: James Brown <ntofw1@gmail.com>
Sent: Friday, June 07, 2019 9:05 PM
To: Punt, Colin
Cc: zachary.henak@gmail.com
Subject: 5006 Hammersley Rd Project Question

Follow Up Flag: Follow up
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Hi, Colin! I am property owner of house 1 door down from the proposed development at 5006 Hammersley Rd. Quick question about the zoning change request - how come the request is for SR-V1 instead of SR-V2? Looks like the entire area behind the development is SR-v2. Is it normal to have a zone of just one property?

Thanks!
Jim Brown
5102 Hammersley Rd
608 206-7443

From: [Alex Saloutos](#)
To: [Parks, Timothy](#)
Cc: [Punt, Colin](#); [Wells, Chris](#); [Firchow, Kevin](#); [Tucker, Matthew](#)
Subject: Zoning applications
Date: Friday, June 07, 2019 4:38:24 PM

Thanks, Tim, this is helpful! I'll followup with Colin with any questions I may have about the 5006 Hammersley Rd.

Cheers,

--



Alex Saloutos, Broker Associate

First Weber, Inc.

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From: Timothy Parks <TParks@cityofmadison.com>

Date: Friday, June 7, 2019 at 12:49 PM

To: Alex Saloutos <asaloutos@tds.net>

Cc: "Punt, Colin" <CPunt@cityofmadison.com>, "Wells, Chris" <CWells@cityofmadison.com>, "Firchow, Kevin" <KFirchow@cityofmadison.com>, Matt Tucker <MTucker@cityofmadison.com>

Subject: RE: Zoning applications

Alex,

Section 28.181(4) is entitled "Completeness Review," which gives the Zoning Administrator the authority to determine whether the information required for a particular application has been provided in the correct form using the application materials as a guide. It is not expected that every or any application will be required to provide every single item enumerated on LND-B.

Procedurally, Zoning and Planning staff meet following an application intake to review each submittal and make a determination whether the information needed to process an individual request has been provided in the correct number and form, and if so, the Zoning Administrator will find the application "complete" and processing will continue. An application may be delayed if the applicant needs to supplement their submittal based on this staff review.

Relevant staff are copied. Please let us know if you have any additional questions about the processing of land use applications.

Regards,
TIM



Timothy M. Parks

Planner
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
tparks@cityofmadison.com
T: 608.261.9632

From: Alex Saloutos
Sent: June 07, 2019 12:10 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Zoning applications

Thanks, Tim!

Regarding any zoning application, the LND-B states, "Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid." Also 28.181(4) of the MGO states, "No Application is complete unless all of the required information is included and all application fees have been paid." What is the "required information"? I'm just trying to learn how this works. Thanks!

--

Alex Saloutos, Broker Associate

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From: Timothy Parks <TParks@cityofmadison.com>
Date: Friday, June 7, 2019 at 11:33 AM
To: Alex Saloutos <asaloutos@tds.net>

Cc: William Fruhling <WFruhling@cityofmadison.com>, "Punt, Colin" <CPunt@cityofmadison.com>

Subject: RE: 5006 Hammersley Road

Alex,

LND-B is a checklist intended to serve as an all-encompassing reference for applicants regarding what their submittal may be required to contain, but the boxes are not usually checked.

For future reference, Colin Punt is the reviewing planner for this request if you have any additional questions; Colin is copied and may be reached at 243-0455. If I may be of assistance otherwise, please let me know.

Best regards,
TIM



Timothy M. Parks

Planner
Department of Planning & Community & Economic Development
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tparks@cityofmadison.com
T: 608.261.9632

From: Alex Saloutos

Sent: June 07, 2019 10:06 AM

To: Parks, Timothy <TParks@cityofmadison.com>; Fruhling, William <WFruhling@cityofmadison.com>

Subject: 5006 Hammersley Road

Bill and Tim:

Regarding Legistar items [55460](#) and [55829](#) and the redevelopment of 5006 Hammersley Road, I don't see a [Form LND-B, Land Use application—Plan Sheet & Supplemental Submittal Requirements](#) for this project in Legistar files. Is one required for this project? If so, how could I get a copy? Thank you!

--

A handwritten signature in black ink, appearing to be the name "Alex".

Alex Saloutos, Broker Associate

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From: Alex Saloutos <asaloutos@tds.net>

Date: Thursday, June 6, 2019 at 3:45 PM

To: Timothy Parks <TParks@cityofmadison.com>, William Fruhling
<WFruhling@cityofmadison.com>

Subject: 5006 Hammersley Road

Tim and Bill:

Regarding Legistar items [55460](#) and [55829](#) and the redevelopment of 5006 Hammersley Road, will there be a Staff Report on these items available prior to the Plan Commission meeting on Monday, June 10? Could I receive a copy when it is available? Thank you for your attention to this.

Cheers,

--

A handwritten signature in black ink, appearing to be the letter 'A' with a horizontal stroke extending to the right.

Alex Saloutos, Broker Associate

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June 9, 2019

Dear Members of the Plan Commission:

After hearing from several hundred residents of the Orchard Ridge neighborhood in two public meetings and many individual conversations it has become abundantly clear that rezoning 5006 Hammersley Rd to allow construction of a four-unit apartment building would be antithetical to their opinions and concerns. Moreover, it violates the Plan Commission's approval standards #1, #3 and #9, as currently designed, and #5 if the Staff's recommendation to remove guest parking is implemented. In particular, the proposed rental building would:

1. impair and diminish substantially the uses, values and enjoyment by residents of their properties in numerous foreseeable ways,
2. not sustain an aesthetic desirability compatible with the existing houses on Hammersley Road and nearby areas,
3. be detrimental to public safety since this unusual multi-unit building lacks a basement or underground parking that could be used as a tornado shelter, and
4. lack adequate parking, if Staff recommendations to remove guest parking at the rear of the building is implemented.

Allow me to elaborate on each of these points.

1. A substantial component of the value and enjoyment of a single-family home is that the home is part of a community of households who, in general, live as neighbors for years, perhaps lifetimes. Such communities grow in camaraderie with the passage of time creating the backbone of a caring, strong and sustainable society. Rental communities, on the other hand, tend to live in apartments until something better comes along. The commitment to building a caring, strong and sustainable neighborhood is generally lacking. The addition of rental housing into single family areas tends to diminish cohesiveness and community spirit, which in turn moderates the value and enjoyment of the property by its owners, a loss that is entirely foreseeable.

Rezoning amounts to changing the rules in the middle of the game, something that should be done only for a very important reason. Hammersley Road is a street of contiguous single-family houses, except for one group home built 28 years ago that is indistinguishable from other single-family homes on the street, from the Beltline to near the junction of Hammersley Road and McKenna Blvd at Elver Park, a distance of 1.7 miles. Every owner of a single-family home on Hammersley Road bought their house with the expectation – a nonverbal contract with the City – that the City of Madison would keep Hammersley Road a street of single-family homes. By rezoning this lot and allowing construction of the proposed apartment building, the City would unilaterally break this contract with residents in the vicinity of this project for no important reason.

2. The building as currently designed would be uncharacteristic of neighboring ranch and cape cod style dwellings. First, it is very wide – 100 feet – nearly 50% wider than any other building in the area. And, it is sited too close to Hammersley Road considering its width and is substantially taller than surrounding residential houses.
 - a. Staff recommends that the pitch of the roof be lowered to make the building less tall.
 - b. Staff also recommends that the building be set back from Hammersley Road (to match existing homes) requiring the design to eliminate guest parking, *which would create a parking deficit for the project.*
 - c. Staff has *NO RECOMMENDATION* to cure the problem of a 100-foot-wide façade.
3. The building, which was presented at two public meetings as intended to cater to the 55+ age clientele, is designed without a basement or underground structure that could shelter residents from a tornado, something non uncommon in our area. Casually researching other nearby apartments and condominiums, all seem to have basements or underground parking, which could save lives during a tornado. It seems prudent that any building that houses many people should have some provision for a tornado shelter.
4. As mentioned in point 2, increasing the set back from Hammersley Road to make the building less imposing would eliminate three of its eight parking spaces. This means more cars will be parked on Hammersley Road or on the rather narrow Whitcomb Drive. Approval standard #5 requires adequate parking supply and this is violated by eliminating the three surface parking stalls.

In conclusion, the Orchard Ridge Neighborhood Association, persuaded by the feedback and analysis of Orchard Ridge residents, requests the Plan Commission not to rezone 5006 Hammersley Road to permit the construction of a rental apartment building.

Sincerely,

Mike Thomsen, President
Orchard Ridge Neighborhood Association

From: [Alex Saloutos](#)
To: [Punt, Colin](#)
Subject: 5006 Hammersley Road
Date: Monday, June 10, 2019 3:33:04 PM

Colin!

I had a couple of questions regarding the rezoning of 5006 Hammersley Road:

1. Has the applicant provided any drawings with the overall length, width, and height of the proposed building? In looking through the plans in Legistar, I can't seem to find them.
2. What is the source for the dimensions of 5010 Hammersley in the Staff Report?
3. Has staff verified that the in-situ drawing (labeled "Context/Scale") the applicant provided is accurately drawn to scale or that it accurately reflects the proper perspective as 5006 will be closer to the street than 5010? Using the measurement tool in Access Dane to measure the width of 5010 Hammersley and the dimensions of the wall sections for 5006 Hammersley on the drawings provided by the applicant to establish an overall length of the building, the in-situ drawing of the proposed building appears grossly out of scale. The proposed building is much too small and does not realistically represent what someone would experience when viewing the proposed building from the street. For example, look at the door heights between the drawing of 5006 and 5010 and you can see that it is out of scale. When proper perspective is accounted for, since 5006 will be closer to the street, it will further exacerbate the false sense of scale in this drawing.

Thanks in advance for your help and consideration.

Cheers,

--



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From: "Punt, Colin" <CPunt@cityofmadison.com>
Date: Thursday, June 6, 2019 at 4:17 PM
To: Alex Saloutos <asaloutos@tds.net>
Subject: RE: 5006 Hammersley Road -- Staff Report

It was completed today and has been shared with the applicant and alder. It will go up on Legistar today or tomorrow morning.

Colin Punt
Planner

Department of Planning & Community & Economic Development
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cpunt@cityofmadison.com | 608.243.0455

From: Alex Saloutos
Sent: Thursday, June 06, 2019 4:13 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: 5006 Hammersley Road -- Staff Report

Thanks! When was this Staff Report completed? Has it been distributed to the neighborhood and/or published in Legistar? If so, when?

--



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From: "Punt, Colin" <CPunt@cityofmadison.com>
Date: Thursday, June 6, 2019 at 4:07 PM
To: Alex Saloutos <asaloutos@tds.net>
Subject: RE: 5006 Hammersley Road

Alex,

Please find the staff report for the 5006 Hammersley Rd proposal attached.

Colin Punt
Planner

Department of Planning & Community & Economic Development
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Madison, WI 53703
cpunt@cityofmadison.com | 608.243.0455

From: Parks, Timothy
Sent: Thursday, June 06, 2019 3:57 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: FW: 5006 Hammersley Road

It's for you... Thanks!

From: Alex Saloutos
Sent: June 06, 2019 3:45 PM
To: Parks, Timothy <TParks@cityofmadison.com>; Fruhling, William <WFruhling@cityofmadison.com>
Subject: 5006 Hammersley Road

Tim and Bill:

Regarding Legistar items [55460](#) and [55829](#) and the redevelopment of 5006 Hammersley Road, will there be a Staff Report on these items available prior to the Plan Commission meeting on Monday, June 10? Could I receive a copy when it is available? Thank you for your attention to this.

Cheers,

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