

**Stone House Development Second Neighborhood Virtual Meeting
March 13, 2024, ZOOM Chat**

18:04:53 From John Sobotik to Tim Parks, Planning Division (he | him) (direct message):

Why do you give us the meeting ID but not the passcode? Zoom does not let one login without the passcode.

18:09:23 From John Sobotik to Everyone:

Why is this being referred to as an "Approval" rather than an application process? Is city staff inferring that the application is pre-ordained to be approved?

18:10:42 From Mark Clear to Everyone:

"Approval" is the word used for the process because that's what the applicant will be requesting, should they submit an application. No application has been submitted yet. Tim is just describing the standard city process.

18:13:43 From Lynn Green to Everyone:

Thanks you Alder John for your support and assistance!

18:13:49 From Paul Reith to Everyone:

+1

18:13:59 From John Sobotik to Everyone:

Will the notice be on the city website?

18:15:24 From Paul Reith to Everyone:

<https://www.cityofmadison.com/dpced/planning/west-area-plan/3896/>

18:16:28 From Mark Clear to Everyone:

Plan Commission meeting notices are posted on the city Web site along with land use application documents. Ald. Guequierre may provide links to this information on his blog.

18:17:52 From Mark Clear to Everyone:

Information on development projects (approved and under review) is available here: <https://www.cityofmadison.com/dpced/planning/current-development-proposals-/1599/>

18:20:38 From J Johnson to Everyone:

cannot see the slide still

18:21:31 From Fred Hunt to Everyone:

Those shadows in that image are for maybe late afternoon...if it were a one story building...

18:24:33 From Fred Hunt to Everyone:

Oh great, now only one vehicle entrance. Lots of people will be driving through whatever stop sign is there after getting tired of waiting for an opportunity to turn onto Old Sauk Rd.

18:24:34 From Alice Pedersen to Everyone:

currently no sidewalks are on Old Sauk on that side, will there be sidewalks?

18:25:05 From Kimberly Santiago to Everyone:

the City's west area development plan includes adding sidewalks on that north side

18:26:36 From Josh Posey to Everyone:

The visuals are very helpful. Thanks everyone for putting this together!

18:29:38 From Lisa Morrison to Everyone:

when was the last time we had a 100-year rain event?

18:29:52 From jesse easley to Everyone:

2018?

18:29:53 From Fred Hunt to Everyone:
I believe it was 2018

18:29:54 From Miriam Anderson to Everyone:
In the West area plan this area is depicted as having areas at risk to higher levels of water (.5 to 4/5 feet) HIs this being addressed?

18:29:55 From J Johnson to Everyone:
about 6 years ago

18:30:11 From Miriam Anderson to Everyone:
This is lazy architecture.

18:31:03 From jesse easley to Everyone:
I like the cream brick

18:31:09 From Todd Peterson to Everyone:
How many square feet of impermeable roof would there be?

18:31:16 From Fred Hunt to Everyone:
So one mature tree is proposed to be kept in the front?

18:31:53 From John Sobotik to Everyone:
A flat roof is cheap. All our other high density housing has sloped roofs.

18:32:04 From Lisa Morrison to Everyone:
Is there a view that those of us adjacent to the northwest backside of the property might see?

18:32:43 From Jeff Laramie to Everyone:
It looks like a school or office building, and still does not belong on this street.

18:32:44 From jesse easley to Everyone:
wouldn't a flat roof be better for overall height profile though?

18:33:10 From Paul Reith to Everyone:
most of the trees by the front of the parcel are pretty poor.

18:33:13 From Miriam Anderson to Everyone:
This looks like every new apartment building in the city

18:33:38 From Aiden Tierney to Everyone:
We have a dentist office and a warehouse (midtown twisters) in the neighborhood, it's not worse than those

18:33:46 From Fred Hunt to Everyone:
That's a great question, Lisa M.

18:33:55 From John Sobotik to Everyone:
Not if they use dormers for the 3rd floor and a sloped roof, or build only 2 stories consistent with the rest of the neighborhood.

18:33:56 From Tammy Reed to Everyone:
Very institutional looking

18:34:14 From mike bridwell to Everyone:
This building is massive! And very little setback from the road. Very intimidating! It will stick out like a sore thumb.

18:34:22 From Ronald L. and Nancy M. Howard to Everyone:
It no longer looks like Old Sauk Rod

18:34:58 From Lisa Morrison to Everyone:
Please create an image from the northside. We will have the most impacted view and be closest to the fence, retaining ponds, road, and building.

18:35:20 From John Sobotik to Everyone:
No shadow for the 8' wall?

18:35:32 From Bill and Sarah Hamilton to Everyone:
I don't see any bike lanes on Old Sauk.

18:35:46 From Miriam Anderson to Everyone:

Will there be charging stations for electric cars

18:36:00 From Jeff Laramie to Everyone:
The photos do not show bike lanes, and the "bump out" would impede bikes. Also missing is the traffic this will create.

18:36:24 From J Johnson to Everyone:
if this were a neighborhood that would slowly be evolving to have several buildings like this, I'd be excited and try my best to embrace the change. But the truth is, there is no other property that looks anything like this within many many blocks.

18:36:38 From Miriam Anderson to Everyone:
Will there be lights in the parking areas

18:36:46 From Andy Pezewski to Everyone:
The speedway project was stalled because of parking. That is a winning issue here. There is absolutely no room to sustain this building and the traffic will destroy our neighborhood

18:37:00 From jesse easley to Everyone:
after seeing all these other buildings i can appreciate the overhang/prairie style roof

18:37:09 From Lisa Morrison to Everyone:
is there a way to upload a photo of what we see now on the north side of the property?

18:37:27 From Tammy Reed to Everyone:
Is parking included in rent so that residents will park underground rather than take over the surrounding neighborhoods?

18:37:31 From J Johnson to Everyone:
"Style" is objective, but a mismatch in style is not. There are a lot of 2-story sloped roof multi-unit buildings one block north.

18:37:38 From Josh Posey to Everyone:
There's a massive church just down the road that's at least 3+ stories tall. So to say there's nothing like it around is simply wrong.

18:37:43 From J Johnson to Everyone:
sorry, subjective!

18:38:35 From Aiden Tierney to Everyone:
Plust the St. Thomas Aquinas parking lot is basically as big as this entire site

18:38:40 From Peter Fowler to Everyone:
I currently take the bus near where the crosswalk would be, during the morning when school would be starting. I cannot remember a single occasion where I saw elementary students walking to school. (Maybe from Old Middleton up old Sauk, but never down hill from Old Sauk and Blue Ridge trails.

18:39:52 From John Sobotik to Everyone:
Peter -- north side of old sauk goes to Crestwood, and there are no north side sidewalks now, so they do not walk now.

18:41:16 From Dan Stier to Everyone:
There is no "raise hand" in the lower right corner of my Mac.

18:41:50 From Mark Clear to Everyone:
Raise Hand function is under the Reactions button

18:42:51 From Andy Pezewski to Everyone:
Hell yeah Gary!

18:43:01 From Aiden Tierney to Everyone:
Apartments on Old Sauk makes sense, It's a major east-west road!

18:43:21 From J Johnson to Everyone:
Jane we cannot hear you

18:43:29 From Fred Hunt to Everyone:

Josh Posey, the closest thing adjacent to the church's lot and building is a park, not housing, and there is no housing as close to the building as this proposed development

18:43:55 From William Houlihan to Everyone:

There are no proposed cohesive plans relative to the interface/safety issue with the local schools programs or support services for families; environment impact problems; traffic problems relative to Old Sauk and Crestwood; lack of support for single family options for families

18:44:25 From Andy Pezewski to Everyone:

Well said Jane! We support you. Together we can stop this.

18:44:29 From Todd Peterson to Everyone:

Traffic was not addressed in the presentation.

18:45:44 From Andy Pezewski to Everyone:

Thank you Jane, very well said.

18:45:48 From Amy Irving to Everyone:

Did they mention the actual number of Studio vs 1 bdrm vs 2 bdrm? I think I heard heavy on the Studio and 1 bdrm?

18:45:52 From jesse easley to Everyone:

thank you jane

18:46:40 From Lynn Green to Everyone:

Very well articulated Jane! :)

18:47:33 From Andy Pezewski to Everyone:

It's not even close to the same kind of structures here. Shame on the city for considering this rezoning effort, it reeks of collusion to be honest

18:47:36 From Josh Posey to Everyone:

Wyndemere housing units on the corner of N Gammon and Old Sauk are 3+ stories w/ an angled roof.

18:47:43 From Todd Peterson to Everyone:

Simply due to Old Sauk being a major East West road does not mean that high density are a good idea.

18:48:31 From Fred Hunt to Everyone:

Aiden Tierney, there are much more appropriate apartments on Old Sauk Rd. that I've heard no opposition to. Settler's Woods. That's what Stone House should have been using a model

18:48:35 From Brian Beard to Everyone:

question for Wade Wyse. The storm water plan as described seems to be designed to dump the water to the north in the event of a severe storm? Is this correct? A neighbor to the north of the proposed development

18:48:40 From Andy Pezewski to Everyone:

Nope. Wyndemere is 2 stories, and they are CONDOS hence OWNERS are here, not renters with no ties to our community

18:48:44 From Barbara Foster to Everyone:

Well said, Jane.

18:49:32 From Josh Posey to Everyone:

Wyndemere has units w/ Garage + 2 floors = 3 stories. Renters are still residents of the community.

18:49:48 From Andy Pezewski to Everyone:

100% agree with Miriam

18:50:15 From Andy Pezewski to Everyone:

And they only are responsible for the water issue for 10 years as he said earlier

18:50:22 From Aiden Tierney to Everyone:

Would you guys like an Art Deco style building like that one near Pick N Save better?

18:50:25 From Andy Pezewski to Everyone:

so in 11 years it will be on us

18:50:49 From Fred Hunt to Everyone:

The N. Gammon Rd. apartments are surrounded by. Dense condo and duplex lots

18:51:21 From William Houlihan to Everyone:

Sauk is a narrow 2 lane road, the cars back up now for drop off and pick up for Crestwood and there are hazards for kids and parents crossing; the programs are already full and stressed at Crestwood; the water runoff and environmental impact is high, and the flood plan is inadequate

18:51:32 From Andy Pezewski to Everyone:

The traffic will be absolutely insane, already is.

18:52:02 From Andy Pezewski to Everyone:

Love the impression of our horrible mayor by the way

18:52:18 From Aiden Tierney to Everyone:

Just saying, opening up Woodland Hills to through traffic is one fix for that

18:52:19 From William Houlihan to Everyone:

Even on the bus, it requires transfers to go to shopping or groceries.

18:52:33 From Andy Pezewski to Everyone:

We'd rather have single. family. homes.

18:52:37 From Andy Pezewski to Everyone:

to attract owners

18:52:42 From J Johnson to Everyone:

There is a cul du sac off of Sauk Ridge Trails with I think 11 houses built on it - Court of Brixham, seems to be a similar footprint. Who would be willing to put forward their own money to acquire this property and develop it in a way that isn't what the city is missing the target on here?

18:52:50 From Yash Makkena to Everyone:

or town houses even!

18:53:22 From Andy Pezewski to Everyone:

Me and my family would contribute whatever we can to join the group and buy this land.

18:53:37 From Ashley Prochaska to Everyone:

You can take the R to Aldi, Whole Foods, Metcalfe's, Metro Market without a transfer 7 days a week.

18:53:46 From Mary Lamon-Smith to Everyone:

Agree with Yash, townhomes would be a better fit on this property. We need 3 bedroom homes for families.

18:53:50 From Andy Pezewski to Everyone:

there is no down side, we could sit on it and it will not ever lose value. or we can have COMPLETE control to develop it as we see fit.

18:54:08 From jesse easley to Everyone:

sign me up andy

18:54:13 From William Houlihan to Everyone:

Even on Junction road, the apt complexes are only 2 stories, and have a greater amount of land and sufficient traffic (4 lane roads) for safety

18:54:56 From J Johnson to Everyone:

Given what I've learned about the city's opinion on things, I think seeking a way to acquire this property is the only way it's not going to become something well below the mark.

18:55:02 From Andy Pezewski to Everyone:

Between all of us we could each throw in 10-20k and together buy this land and stop this incredibly inappropriate development in it's tracks.

18:55:26 From Josh Posey to Everyone:

Lower density only creates more traffic. The further you are from everything, the more you have to drive.

18:55:33 From Andy Pezewski to Everyone:

Absolutely Jesse!

18:57:20 From J Johnson to Everyone:

The truth is, our home values will be diminished by a lot more than \$10-20K, on average, if this type of thing gains a foothold here. By foothold, I mean the precedent for rezoning, set by the city.

18:57:56 From Andy Pezewski to Everyone:

J Johnson is correct. So this is a great opportunity for us to invest in our own backyard and have FULL control.

18:58:11 From Ryan Cohagan to Everyone:

This development won't hurt your home values.

18:58:17 From Ilona Rodan Ganetzky to Everyone:

Sounds like a good plan!

18:58:27 From Fred Hunt to Everyone:

Lower density means fewer people/fewer vehicles, hence, less traffic

18:58:38 From William Houlihan to Everyone:

Actually, lower density creates greater opportunity to support families with appropriate supports, school services (comprehensive planning to support children and families)

18:58:40 From Andy Pezewski to Everyone:

"This development won't hurt your home values" is just a flat out lie

18:58:49 From John Sobotik to Everyone:

Josh Posey: There is no plan to provide any commercial space on this site. So everyone at this site will be using a car to reach groceries and supplies. There is no grocery in convenient walking distance from this site.

18:58:58 From Yash Makkena to Everyone:

higher density only creates less traffic if you have walkable areas

18:59:11 From Yash Makkena to Everyone:

i'd hardly call this area bikable

18:59:22 From Andy Pezewski to Everyone:

William H is correct.

18:59:27 From J Johnson to Everyone:

How many years will old sauk rd be torn up in order to allow for the necessary improvements to the sewer system to accomodate these 140 units?

18:59:40 From John Sobotik to Everyone:

This is NOT proposed to be family housing. Families do not live in studios and 1 bedroom apartments.

18:59:50 From Amy Irving to Everyone:

Not bikeable or walkable to much, and not on the bus lines. Are more busses going to run on Old Sauk?

19:00:01 From Tammy Reed to Everyone:

Please raise your hands and ask these questions as they are not monitoring the chat

19:00:02 From Aiden Tierney to Everyone:

They would with more people living here

19:00:20 From William Houlihan to Everyone:

When there are two plus bedrooms, there are families.

19:00:37 From Josh Posey to Everyone:

Families can rent apartments too.

19:00:50 From Amy Irving to Everyone:

They said heavy on studio and 1 bdrm

19:00:56 From John Sobotik to Everyone:

Grocery shopping for a family is impractical on a bus. You can't carry 10 bags of groceries on the bus.

19:01:10 From Jeff Laramie to Everyone:

The city doesn

19:01:16 From Andy Pezewski to Everyone:

Great question

19:01:40 From J Johnson to Everyone:

Significant low income housing tax credits come from the federal government programs

19:01:57 From Helge Christensen to Everyone:

The first rainwater storage will be the vast underground parking lot.

19:02:18 From Andy Pezewski to Everyone:

Will they receive FEDERAL funds then???

19:02:47 From Lynn Green to Everyone:

Great comments Yash!

19:03:36 From Andy Pezewski to Everyone:

1 out 140

19:04:07 From Andy Pezewski to Everyone:

That's not part of their plan despite that being THE WHOLE PURPOSE OF THEIR LAST SALES PITCH

19:04:29 From William Houlihan to Everyone:

Once the project is built there are options for the developers to ask to funds to subsidize

19:04:37 From J Johnson to Everyone:

This 4 acres needs multiple single family homes added to it.

19:04:54 From Jeff Laramie to Everyone:

The city doesn't care about density or existing home values. They DO care about traffic, pedestrian and bicycle safety, and impact on the school zone. Cars will be parked on Old Sauk and one car access and one pedestrian crossing is inadequate for this many units. Include these issues when writing to our representatives.

19:05:32 From Andy Pezewski to Everyone:

Yep. We support townhouses or single family homes, 2-3 bedrooms, etc. This solves absolutely nothing, it only creates problems. And these problems will be OUR problems. Not the City, Not the Developer US!

19:06:09 From Andy Pezewski to Everyone:

Just like the city washed its hands of Tree lane they will 100% wash their hands of this, and then WE lose.

19:06:24 From J Johnson to Everyone:

Does anyone on here have a connection to the current owners? I understand it stands to become owned by several adult children of the longtime owner.

19:06:42 From Todd Peterson to Everyone:

I'm concerned that a stop light will need to be installed. Likely at the intersection of Old Sauk and Sauk Ridge Trail.

19:07:07 From Andy Pezewski to Everyone:

Very well said Julie

19:07:40 From Andy Pezewski to Everyone:

"I was wrong" is something you'll never hear from our current mayor by the way. Would much rather have Paul back.

19:08:13 From Aiden Tierney to Everyone:

If thicker development is legally banned over most of the neighborhood, that's a few square miles with no real new housing. ever. The only fix for affordability is making you able to sell or develop your own land! No neighborhood should be exempt from change forever. That's the alternative I'm hearing here

19:08:20 From Andy Pezewski to Everyone:

Thank you Julie! Very well said, great points!!

19:08:29 From Lynn Green to Everyone:

Well said Julie!

19:09:14 From Andy Pezewski to Everyone:

Thank you for bringing up Parking, John.

19:11:15 From Aiden Tierney to Everyone:

The neighborhood is increasingly unaffordable for young families as it stands. There's also three playgrounds in walking distance

19:11:22 From Kimberly Santiago to Everyone:

water and flooding continues to be a problem on OSR-

19:12:29 From Andy Pezewski to Everyone:

Aiden, so 1 bedroom and studios are going to attract more FAMILIES? do you hear your own argument?

19:12:54 From Steve Mason to Everyone:

Steve Mason

19:13:47 From Andy Pezewski to Everyone:

Thank you Mike!

19:13:57 From Fred Hunt to Everyone:

Young families need to be able to own a home of their own, not be shoveling the equivalent of 1-2X monthly mortgage cost to a landlord for years, with nothing of their own to show for it

19:14:00 From Aiden Tierney to Everyone:

The current neighborhood isn't attracting middle class families. I don't care much who lives in the building

19:14:03 From Andy Pezewski to Everyone:

City could care less about us and it shows

19:14:24 From Jane Nelson Worel to Everyone:

We have welcomed several new young families to the neighborhood over the past few years - we have smaller as well as larger single family homes and condos. We also have rental duplexes as well as the apartments that already exist on Old Sauk.

19:15:23 From Andy Pezewski to Everyone:

We are a new young family. 2 kids, both in school, this is our first place, WE are who we want as our neighbors, we do not want single renters, period.

19:15:24 From Fred Hunt to Everyone:

Aiden, I live here and have seen a significant number of younger middle class families move into this area since moving here over 7 years ago, as older homeowners sell and move

19:15:31 From Helge Christensen to Everyone:

Settlers Woods (old Sauk and Sauk Ridge Tr) has 9 units, water catchment and green space on about 2 acres, This property could fit 18 - 20 units. The unit lots at 100K per lot would support the high price being demanded to this proposal and be much more attractive.

19:16:14 From Whitney Schwager to Everyone:

Aiden, the current neighborhood is absolutely attracting middle class and young families. I have to ask if you even live in this neighborhood if you haven't seen that

19:16:39 From Yash Makkena to Everyone:

Right here Aiden lol 🙌

19:16:47 From Andy Pezewski to Everyone:

Thank you Whitney. Please elaborate Aiden, do you live here? Or are you a plant by this developer?

19:17:45 From Aiden Tierney to Everyone:

And how many have families that have aged out in the same time? On this call, and from a few people speaking, the neighborhood is turning into more of a retirement community naturally. I said increasingly unaffordable, not completely unaffordable. No increased density = not many new people moving in, and the people that do have less kids. That's not encouraging families long term

19:18:09 From Andy Pezewski to Everyone:

Aiden that's just not at all true.

19:18:14 From J Johnson to Everyone:

Also middle class family here.

19:18:54 From Andy Pezewski to Everyone:

I'm a new homeowner, just moved here 3 years ago, our family's first home purchase. we literally ARE the people you have the audacity to claim you "CAN'T SEE". Guess what buddy? We're here, maybe open your eyes then

19:19:12 From Brian Beard to Everyone:

Holy cr**. He lives here....just has a different opinion regarding zoning.

19:19:13 From Fred Hunt to Everyone:

Aiden, it sounds like you need to walk the neighborhood some late afternoon

19:19:23 From Aiden Tierney to Everyone:

Yep, I live here. On my walks, I see about 30x as many cars as people, and 5x as many retirees as young families

19:19:31 From J Johnson to Everyone:

Also, people tending to their young kids are statistically less likely to be on a 4-ish hour city zoom call, during dinner and bed times.

19:19:39 From Aiden Tierney to Everyone:

That's not bad, just facts on the ground

19:19:56 From Andy Pezewski to Everyone:

they are not facts Aiden and we don't believe you.

19:19:58 From Andy Pezewski to Everyone:

PLANT

19:20:12 From Andy Pezewski to Everyone:

Hey Aiden, do you work for the developer?

19:20:46 From Julie Walsh to Everyone:

Andy, we'd like more people to have the opportunity you've had to BUY a home and not pay high rents for places you can't own.

19:21:07 From William Houlihan to Everyone:

It sounds like Aiden isn't walking our neighborhood if he isn't seeing families, engagement in the family activities

19:21:10 From Andy Pezewski to Everyone:

I couldn't agree more, Julie.

19:21:36 From Fred Hunt to Everyone:

Aiden, what's wrong with retirees remaining where they are until they are ready to move on. People live longer now (exception being COVID-19 pandemic). Are we shuffling the elder retirees out for supplanted youth?

19:22:20 From Andy Pezewski to Everyone:

by the way, Aiden, not only have WE just moved here with young children, but 4 of our direct neighbors ALSO with young children have as well, they are our neighbors and friends. Stop lying here, you are lying.

19:22:31 From Aiden Tierney to Everyone:

Nothing at all! But it's not an argument for other people not living here

19:22:58 From Brian Beard to Everyone:

all of you are incorrect. Aiden lives in the neighborhood walks a dog all over....his opinions simple differ from mine and yours.

19:24:03 From Andy Pezewski to Everyone:

Brian: Aiden can have "opinions" but as you can see above he is calling HIS observations Facts. And I will not stop calling him out for his lies

19:24:19 From Julie Walsh to Everyone:

Aiden, we'd love to see some condos built on this site so that we old folks could downsize and sell our home to a young couple who'd love living in this neighborhood as much as we have.

19:25:42 From Yash Makkena to Everyone:

Idk how adding 165 cars is reasonable. When I look out my window in the morning and evening there are literally cars backed up as far as I can see both sides. 165!! is wild to me

19:26:11 From Andy Pezewski to Everyone:

That's not acceptable at all, the road will be undriveable

19:26:12 From J Johnson to Everyone:

we're gonna have a lot more dead turkeys, sadly

19:26:18 From Yash Makkena to Everyone:

):

19:26:40 From Andy Pezewski to Everyone:

Thank you John!

19:27:31 From Andy Pezewski to Everyone:

John is absolutely right.

19:27:39 From Yash Makkena to Everyone:

Also parking is still definitely a concern. I lived at the Urbana apartments, ~100 units, 1:1 parking and a garage. There were still so many complaints from neighboring companies abt the tenants parking there

19:27:53 From Lisa Morrison to Everyone:

Maybe the city will require a wildlife bridge crossing for the turkeys

19:28:19 From J Johnson to Everyone:

Those turkeys almost have squatters rights, at this point!

19:28:48 From Fred Hunt to Everyone:

Me doing crossing guard duty for the turkeys isn't going to help traffic :D (we're at a VERY frequently used crossing location)

19:28:59 From jesse easley to Everyone:

and remember this is just the tip of the development iceberg for old sauk. If they develop all the properties to the east itll increase considerably more

19:29:26 From Andy Pezewski to Everyone:

Old Sauk Rd will turn into Odana Rd if we don't insist on stopping this at all costs

19:30:20 From J Johnson to Everyone:

"at all costs" - we could buy it, and take control

19:30:24 From Andy Pezewski to Everyone:

We want neighbors that are invested with us in our shared community. This is NOT that, doesn't matter how you slice it.

19:31:09 From Andy Pezewski to Everyone:

J Johnson I completely agree we should buy it. My family is willing to put up 20k.

19:31:37 From Yash Makkena to Everyone:

Do we know how much it would cost?

19:31:53 From Gregory Clark to Everyone:

my heart goes out to everyone in this neighborhood, I not only live in the neighborhood, I live on the proposed property.

19:31:56 From Andy Pezewski to Everyone:

Thanks Joe! Proud to call you my neighbor and ready to join the resistance here!

19:32:07 From J Johnson to Everyone:

I might go \$100k for our. looking at the folks on the call, this should be doable.

19:32:09 From Steve Mason to Everyone:

Steve mason

19:32:15 From Todd Peterson to Everyone:



19:33:09 From Yash Makkena to Everyone:

If we're serious about the purchasing, I'm also interested

19:33:16 From Todd Peterson to Everyone:

I'm trying to raise my hand from my iPad. Not finding the raised hand.

19:33:32 From Steve Mason to Everyone:

Steve mason

19:33:51 From Andy Pezewski to Everyone:

Thankyou Yash, J Johnson. I don't know the first thing about buying land from the city but we should talk offline and set up an intial meeting

19:34:05 From J Johnson to Everyone:

the city doesnt own the land.

19:34:17 From Tammy Reed to Everyone:

Todd, me too

19:34:40 From Lynn Green to Everyone:

Very well articulated Jesse!

19:34:52 From Fred Hunt to Everyone:

Relating to John's sentiment about feeling like a loss of control to the city...this year was the first year that we're paying our property taxes in installments rather than lump sum. We save it throughout the year, so why lose out on the potential interest gains by giving it to the city sooner than later?

19:34:57 From Andy Pezewski to Everyone:

We need to locate the owner selling

19:35:10 From Andy Pezewski to Everyone:

I've heard 2.2 million is the asking price, does anyone know if that's correct?

19:35:16 From Steve Mason to Everyone:

Steve mason

19:35:35 From Gregory Clark to Everyone:

4.2

19:35:47 From J Johnson to Everyone:

The owner's last name is Pierstorff

19:35:53 From Timothy Bendfelt to Everyone:

Unless the alder(s) feel the heat, this will be happening.

19:35:53 From Andy Pezewski to Everyone:

For clarification Helen that was NOT an answer to the question

19:35:55 From Brian Beard to Everyone:

Has anyone tested for common agriculture chemical...this was a farmstead

19:36:05 From Steve Mason to Everyone:

Steve mason

19:36:29 From J Johnson to Everyone:

Robert Pierstorff

19:37:32 From Aiden Tierney to Everyone:

Would that ever increase? Do we really expect the neighborhood to stay two story buildings max forever while Madison's population doubles?

19:38:09 From Timothy Bendfelt to Everyone:

That's a revealing attitude to the "listening" session.

19:38:25 From Lynn Green to Everyone:

Again, Stone House is not the enemy. I respect them. The City is the enemy; they have a vision for this City that is not shared by the majority of the residents. The City is meeting the needs of people who are coming here and not of the current residents who have invested in this community, The City is allowing this to happen.

19:38:39 From J Johnson to Everyone:

we do not have on record that there will not be low income housing

19:38:44 From Andy Pezewski to Everyone:

Thank you Ric

19:39:38 From Andy Pezewski to Everyone:

We already have water problems here

19:39:42 From J Johnson to Everyone:

this project could generate \$1 million in low income housing tax credits

19:39:42 From Andy Pezewski to Everyone:

Thanks Lisa

19:39:43 From Tammy Reed to Everyone:

Is parking included in the rent?

19:40:11 From J Johnson to Everyone:

that's why the shrinkage in units was to the larger units, and retained the studios and 1 bedrooms

19:40:12 From Andy Pezewski to Everyone:
Yep, it will be ugly.

19:40:42 From Andy Pezewski to Everyone:
So they're taking FEDERAL money, not local, but are they taking federal low income credits?

19:40:50 From Ronald L. and Nancy M. Howard to Everyone:
Renters violate the privacy of home owners when units overlook yards.

19:41:01 From Yash Makkena to Everyone:
^^

19:41:33 From Josh Posey to Everyone:
As if a neighbor's two story home magically can't see into your yard.

19:41:50 From Yash Makkena to Everyone:
Also if they are taking tax money (federal or local) I think we as taxpayers have a right to see how much profit they're making off this lol

19:42:01 From Gregory Clark to Everyone:
is there a closing date?

19:42:38 From Andy Pezewski to Everyone:
Click on Reactions, then raise hand

19:42:40 From Whitney Schwager to Everyone:
Steve: it might be under More > Reactions

19:43:19 From Aiden Tierney to Everyone:
You're talking right now man lol

19:44:06 From Andy Pezewski to Everyone:
Amen.

19:44:07 From Kimberly Santiago to Tim Parks, Planning Division (he | him) (direct message):
Tim-thanks so much for your patience and civility:)

19:44:55 From Kimberly Krueger to Everyone:
For me, I had to click more (3 dots), then click reactions, then click raise hand below the emojis - hope this helps.

19:46:07 From J Johnson to Everyone:
<https://www.taxpolicycenter.org/briefing-book/what-low-income-housing-tax-credit-and-how-does-it-work>

19:46:40 From Andy Pezewski to Everyone:
NOT EVERYONE HAS CARS?????

19:46:42 From Yash Makkena to Everyone:
Really?

19:46:48 From Andy Pezewski to Everyone:
Absolute LIE

19:46:54 From Yash Makkena to Everyone:
yeah lol i feel like people have at LEAST one car

19:47:09 From Paula Brugge to Everyone:
Where are they going to park??????

19:47:11 From Andy Pezewski to Everyone:
Parking Parking Parking. This is the winning issue they can't get around, this will stall the project.

19:47:15 From Ronald L. and Nancy M. Howard to Everyone:
Parking charge raises the rent!

19:47:20 From Yash Makkena to Everyone:

it's not a walkable or bikeable area!! i bike regularly and it's a struggle

19:48:07 From Kimberly Krueger to Everyone:

What, parking should be included in with the rent. That means more parking on the streets. Is it possible to put up no parking signs on the streets?

19:48:31 From Brian Beard to Everyone:

I agree that no business is close enough to walk to but biking to campus and downtown is very easy

19:49:02 From Diana Lutz to Everyone:

Totally agree with Yash. It is not bike able or walkable. Someone talked about walkable schools? Where? Crestwood? Always full.

19:49:20 From Andy Pezewski to Everyone:

I encourage ppl to research the World Economic Forum. This is part of their stated 2030 agenda, we will OWN nothing and BE HAPPY. They want us to be perpetual renters who own nothing so they can switch it off as we displease them.

19:50:04 From Aiden Tierney to Everyone:

I see why you called me a plant Andy 😊

19:50:15 From Lisa Morrison to Everyone:

My kids also walked Middle School and High School

19:50:16 From Diana Lutz to Everyone:

I've seen too many bike/car collisions on Old Sauk to agree with you Brian. Ok for the risk takers. Not for kids on bikes.

19:50:16 From Patrick Geoghegan to Everyone:

So, If the city zoning committee does not approve the re-zoning of the property, the project is dead?

19:50:34 From Andy Pezewski to Everyone:

Aiden you also haven't denied it.

19:50:45 From Lynn Green to Everyone:

If the City didn't rezone this, it could not happen. Hence my comment that the City is the enemy.

19:50:59 From Whitney Schwager to Everyone:

yes, it's the rezoning that needs to be stopped

19:51:26 From Andy Pezewski to Everyone:

Great question Sarah.

19:52:36 From Lynn Green to Everyone:

Bottom line: The City has the ability to stop this. If they don't, Stone House is our very best option!!

19:53:12 From Patrick Geoghegan to Everyone:

Perhaps our focus should be on the zoning committee. The developers don't really care about our comments at this point.

19:54:18 From Patrick Geoghegan to Everyone:

What's the lot size?

19:54:21 From Lynn Green to Everyone:

I think Stone House cares about our comments. Unfortunately, I don't think that the City does.

19:54:21 From Julia Velikina to Everyone:

as someone who bikes to work regularly, I'm really worried about biking safety. without parking included in rent, there will likely be cars parked in the bike lane on Old Sauk, which will significantly endanger bikers. same with the cars turning on and off Old Sauk and cars trying to go around them.

19:54:48 From Brian Beard to Everyone:

Many owls live in the barn

19:55:26 From Yash Makkena to Everyone:
Agree with Julia, there are already cars that park along the bike lane as it is

19:55:45 From Andy Pezewski to Everyone:
Parking will overtake the entire road.

19:55:47 From Andy Pezewski to Everyone:
Then what?

19:56:01 From Andy Pezewski to Everyone:
They got rid of only the 3 bedroom units btw...

19:56:28 From Yash Makkena to Everyone:
that'll definitely attract more families! /s

19:56:33 From Lynn Green to Everyone:
The City has a goal of 40% tree cover. They are far short of that goal. Approving this makes it only worse. Why set those goals if they don't really believe in them.

19:56:38 From Peter Fowler to Everyone:
And there are (or used to be) bats in the barn, good for less bugs and mosquitos in the summer. I am hoping that is considered in any sort of environmental impact study.

19:56:39 From Liz Green to Everyone:
Creastwood Elementry should be the main reason not to increase the traffic on Old Sauk Rd. The city should follow the proper zoning rules for the school.

19:57:05 From Andy Pezewski to Everyone:
it already has.

19:57:20 From Andy Pezewski to Everyone:
And we're going to fight it until it goes away.

19:57:39 From Aiden Tierney to Everyone:
It sounds like the Highlands has to be opened up to through traffic if that's what everyone's concerned about. Three isthmus-bound is worse than four! Traffic will still increase no matter what because of the suburbs sprouting up on the edge of town

19:58:14 From jesse easley to Everyone:
Thank you Fred

19:58:15 From Andy Pezewski to Everyone:
Thanks Fred.

19:58:53 From Gregory Clark to Everyone:
thanks Fred...I hear that owl as well...

19:59:00 From Paula Brugge to Everyone:
Yes, thank you Fred

20:01:14 From Jake Peters to Everyone:
Our dog hears those owls every night!

20:01:23 From Fred Hunt to Everyone:
To make it clear to anyone wondering, the woods I referred to are on our property, not the lot in question, but the slippery slope of ongoing tree removals eventually has an impact because birds (and other tree dependent wildlife...so basically everything) don't just live on one city lot, like us

20:02:35 From Gregory Clark to Everyone:
there are actually deer bedding on the property

20:03:51 From Pete Waite to Everyone:
For those who live on Old Sauk...is parking allowed on one side of Old Sauk near this development?

20:04:14 From Andy Pezewski to Everyone:

"Yes, we don't"

20:04:19 From Whitney Schwager to Everyone:

Pete, yes only parking on 1 side along old sauk between gammon and old middleton

20:04:36 From John Sobotik to Everyone:

Yes, parking is permitted on the south side. It is prohibited on much of the north side.

20:04:49 From Whitney Schwager to Everyone:

and to add to that, only the south side so they would need to cross street to get to complex

20:04:59 From Andy Pezewski to Everyone:

until they get rid of parking all together Jake, then what?

20:07:05 From Aiden Tierney to Everyone:

Would you support building another school in the neighborhood?

20:07:27 From Pete Waite to Everyone:

I thought so, street parking is allowed on one side. With so many units proposed, the street would be overflow parking at times for guests visiting people in the complex. That would make it extremely dangerous for bikers on that side of the street. Less/smaller units would allow for more parking within the complex.

20:08:00 From Amy Irving to Everyone:

Another school is not needed. It's not a space concern, it's a personnel concern.

20:08:09 From Aiden Tierney to Everyone:

We should be though! That could be us!

20:08:09 From Diana Lutz to Everyone:

Property taxes are already among the highest in the country according to AARP

20:08:20 From Amy Irving to Everyone:

There are not enough teachers and staff, nor funds to hire more.

20:08:27 From Jennifer Fronczak to Everyone:

Checking with the elementary school should not be the only step. Should also verify that the middle school and high school can handle the increases.

20:09:44 From Stephen Drake to Everyone:

These developments typically pay MUCH higher property than homeowners

20:09:51 From Stephen Drake to Everyone:

*property taxes

20:10:00 From John Sobotik to Everyone:

No parking on north side signed at Old Sauk WB at Ozark, Blue Ridge, Old Sauk Trail, Yosemite, San Juan, everglade, Pebble Beach.

20:14:13 From John Sobotik to Everyone:

Steve, you are mistaken. All real estate in this state is constitutionally required to be assessed at fair market value. They pay taxes based on the value of the property. BUT, FARMERS can use land for AG purposes and pay at a lower property tax rate. Developers often use the AG exemption to keep property taxes low while holding lands for future development.

20:14:33 From Andy Pezewski to Everyone:

Aiden: Again I ask you, Are you working for or otherwise connected to the developer or the city of Madison?

20:14:57 From Brian Beard to Everyone:

Andy,
20:16:35 From Aiden Tierney to Everyone:
If I could get paid for having opinions, that'd be cool, sadly no
20:18:37 From Fred Hunt to Everyone:
Aiden, politely asking, how close do you live to the proposed development and do you own the dwelling you live in? I'm just curious about what the impact would be to you in this neighborhood. Same question to Brian too, I suppose
20:19:54 From Brian Beard to Everyone:
I live just to north of the proposed development. Not for it unless they come up with a real traffic plan and a believable stormwater runoff plan.
20:20:01 From jesse easley to Everyone:
not just the traffic from this building, but all buildings that may be developed to the east
20:21:34 From Andy Pezewski to Everyone:
Aiden, just answer the question. I didn't ask you "do you get paid for your opinion" I asked do you work for the city or the developer or in any way connected to those parties?
20:21:46 From Aiden Tierney to Everyone:
I can see the barn pretty well, and no I don't own. There'd be more traffic and the "sustainability" stuff is clearly marketing, and the design is whatever. I sympathize with all of this, but I don't think more people in the neighborhood is a bad thing. Especially if there was more mixed use development, I can only see it being better, because people wouldn't have to drive everywhere
20:22:16 From Andy Pezewski to Everyone:
Helen: Do you have anything other than hypothetical NON answers to these questions?
20:22:24 From Andy Pezewski to Everyone:
1
20:22:28 From Yash Makkena to Everyone:
Did they ever propose mixed use development?
20:22:54 From Amy Irving to Everyone:
Not that I've ever heard.
20:22:58 From Andy Pezewski to Everyone:
GREAT question Shaun, BRAVO
20:23:04 From Amy Irving to Everyone:
That's the thing, what do we have to walk to around here?
20:23:30 From Andy Pezewski to Everyone:
We don't care about your "typical or "other" devs, we're asking about THIS ONE
20:24:13 From Andy Pezewski to Everyone:
Thank you Shaun.
20:24:14 From Timothy Bendfelt to Everyone:
Overparking... so more cars than spots.
20:24:47 From Andy Pezewski to Everyone:
Helen you should go "FUTZ" with someone elses neighborhood. We're going to shut you down.
20:25:12 From Andy Pezewski to Everyone:
Yep.
20:25:34 From Andy Pezewski to Everyone:
Children?????
20:25:47 From Andy Pezewski to Everyone:

I say Let Shaun talk more

20:26:22 From Yash Makkena to Everyone:
 *

20:27:00 From Andy Pezewski to Everyone:
 Let the record show we requested this chat record be saved and logged by the city .

20:28:21 From Andy Pezewski to Everyone:
 The zoning thing is ridiculous, the traffic is ridiculous. They have no plan other than to give us NON answers to direct questions.

20:29:41 From Andy Pezewski to Everyone:
 Yep. Thank you Audrey

20:30:26 From Nancy Fonzen to Everyone:
 Why not build single family homes similar to the other ones that were built on the corner of Old Sauk and Sauk Ridge Trail.

20:30:52 From Fred Hunt to Everyone:
 Thanks Audrey. First time homeowners and can't seeing not selling our large lot for development in less than five years if this can of worms is opened

20:30:53 From Andy Pezewski to Everyone:
 Thank you Shaun, ask it again

20:31:42 From Andy Pezewski to Everyone:
 Shaun your demeanor is fine.

20:34:19 From Andy Pezewski to Everyone:
 13/15 parcels from Stonehouse in Madison entertain low- income restricted properties...

20:34:57 From Lisa Morrison to Everyone:
 Just trying to clarify. If the Zoom meeting is recorded as part of public record, the Meeting Chat is included in that recording IF the Auto Save chat feature is enabled as part of the recording. I understand that you aren't moderating the chat, but is it actually being saved as part of the meeting recording (i.e., so it could be accessed if someone requests the meeting recording)?

20:35:27 From Yash Makkena to Everyone:
 Shaun, I do not think that's a fair point, low-income people deserve a place to live too

20:35:30 From Andy Pezewski to Everyone:
 Yep. Let's talk about crime.

20:36:09 From Andy Pezewski to Everyone:
 Yash I disagree, they deserve to live in the appropriately zoned areas of the city, not wherever they please

20:36:29 From Andy Pezewski to Everyone:
 179 calls to ONE property

20:36:35 From Yash Makkena to Everyone:
 Can you compare that to crime reports in the current area?

20:36:48 From Andy Pezewski to Everyone:
 Fair Oaks: 236 calls for police assistance.

20:37:08 From Tammy Reed to Everyone:
 Poor does not mean crime. But how the building is managed makes a huge difference to the safety of a building. I am in apartment buildings all over the city every day of all income levels. It depends on the management

20:37:15 From Yash Makkena to Everyone:
 ^^

20:37:57 From Andy Pezewski to Everyone:

Thank you Shaun for saying what a lot of you agree with and afraid to agree with.

20:38:15 From Andy Pezewski to Everyone:

Thank you Shaun.

20:38:27 From Ann Brehm to Everyone:

To be clear, we do not all agree with Shaun.

20:38:43 From Yash Makkena to Everyone:

Yes, want to make that VERY clear

20:39:01 From Andy Pezewski to Everyone:

crime is a valid point regardless.

20:39:09 From Andy Pezewski to Everyone:

i.e. tree lane

20:39:10 From Yash Makkena to Everyone:

Thank you Julie!

20:39:36 From William Houlihan to Everyone:

Please support the missing middle, help low income be able to achieve in less dense

20:39:46 From Lynn Green to Everyone:

Thanks Julie for ending on a positive note!

20:39:47 From Yash Makkena to Everyone:

Duplexes, townhouses, or condos are the solution here

20:40:40 From Aiden Tierney to Everyone:

Missing middle is anything denser than single family but under ~6 stories. This building would count

20:40:53 From Andy Pezewski to Everyone:

Strettttttch

20:41:09 From Andy Pezewski to Everyone:

Aiden "The missing middle is whatever I define it as"

20:41:31 From Aiden Tierney to Everyone:

Your definition, friend? 🤔

20:41:33 From Yash Makkena to Everyone:

We need more land owned by people not corporations

20:41:34 From Brian Beard to Everyone:

Is there a venue to submit a petition to let the common council know how opposed the neighborhood is to this astronomical change to the current zoning

20:42:00 From Gregory Clark to Everyone:

I'll sign it

20:42:23 From Fred Hunt to Everyone:

Vote out the alders who support this rezoning