

**From:** Gruber, Timothy  
**Sent:** Monday, August 18, 2008 1:16 PM  
**To:** Murphy, Brad; Ethington, Ruth  
**Subject:** for tonight's meeting

Please make copies of this email to distribute to members of the Plan Commission for tonight's meeting. Thanks.

Tim Gruber, District 11 Alder, City of Madison  
 Email: [district11@cityofmadison.com](mailto:district11@cityofmadison.com)  
 Home phone: 608-663-5264  
 Cell phone: 608-217-3390

**From:** Ripple Welke Family [mailto:[ripwel@chorus.net](mailto:ripwel@chorus.net)]  
**Sent:** Monday, August 18, 2008 1:10 PM  
**To:** Gruber, Timothy  
**Subject:** Re: Extra Edition of Alder's Newsletter for August

Hi Tim,

Thanks for asking. I cannot see value in the greenspace as it is very small and seems unlikely to benefit anyone looking for a place that is "green." I think calling that space a greenspace is somewhat farcical. I believe some of that greenspace could be added to the Caromar side if the setback was 30 feet as originally approved.

I truly believe in infill, and despise the suburban sprawl and gobbling up of beautiful land outside the urban limits. However, infill should be considerate towards those nearby. The 100 units of apartments plus 42 condos is simply too much in one place. Why can't Mr. Krupp see his way to a 50 or 60 unit building, spend lots less money, and still make an ungodly amount after all? I think that is the question you should be asking yourself, and he should be asking himself.

The look of phase 1 is very nice, which I applaud. The phase 2 size is just too much. The garage entrance/exit should be on Midvale. There is no good reason that I have seen to negate that.

Will you submit this e-mail as comments into the record this evening as I cannot be there? Thank you.

Susanne Ripple Welke

----- Original Message -----

**From:** [Gruber, Timothy](mailto:Gruber, Timothy)  
**To:** [Ripple Welke Family](mailto:Ripple Welke Family)  
**Sent:** Monday, August 18, 2008 12:08 PM  
**Subject:** RE: Extra Edition of Alder's Newsletter for August

Susanne:

Thanks for the comments, sorry to disappoint you. Do you have any response to what I wrote? I am attaching a copy in case you didn't receive it. Specifically, I wonder what you think about the loss of green space associated with the Plan Commission approval of August 4.

Tim

Tim Gruber, District 11 Alder, City of Madison  
 Email: [district11@cityofmadison.com](mailto:district11@cityofmadison.com)  
 Home phone: 608-663-5264  
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**From:** Ripple Welke Family [mailto:ripwel@chorus.net]  
**Sent:** Wednesday, August 13, 2008 11:07 PM  
**To:** Gruber, Timothy  
**Subject:** Re: Extra Edition of Alder's Newsletter for August

Hello Alderperson Gruber,

I am very disappointed in this. We in the neighborhood know as much as you do about the plans and you should respect our wishes on this and keep the approval as is.

Susanne Ripple Welke

----- Original Message -----

**From:** Gruber, Timothy  
**Sent:** Wednesday, August 13, 2008 5:01 AM  
**Subject:** Extra Edition of Alder's Newsletter for August

Welcome to a special extra edition of Alderperson Tim Gruber's monthly newsletter.

In this issue:

Sequoia Commons (Midvale Plaza)  
Book Sale

Sequoia Commons (Midvale Plaza)

The Plan Commission approved plans for Sequoia Commons at its meeting of August 4. Conditions as part of that approval will result in a loss of green space, difficult access, and other problems. I will be moving reconsideration (taking up the issue again) at the Plan Commission meeting of August 18. Attached are my comments for that meeting. The plans are on the agenda for the Common Council on Tuesday, September 2.

Book Sale

West Madison Senior Center  
602 Sawyer Terrace  
Saturday, August 16 through Saturday, August 23  
Weekdays, 11:00 am to 7:00 pm  
Saturdays, 9:00 am to 4:00 pm  
Sundays, 12 noon to 4:00 pm

Tim Gruber, District 11 Alder, City of Madison  
Email: [district11@cityofmadison.com](mailto:district11@cityofmadison.com)  
Home phone: 608-663-5264  
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DATE: August 18, 2008  
TO: Planning Commission  
FROM: Jerry Pasdo  
RE: Sequoia Commons Phase II

I have not weighed in on Phase II project other than conversations with the Westmorland Planning and Development Committee, which I am a member. This correspondence is personal and not as a member of the Westmorland Committee. I've been a Westmorland resident since 1981 and do like to see well designed apartment development that attracts residents that may not only come from outlying areas also, but as an alternative housing source for retiring and home selling Westmorland residents.

I support Option C, dual entry, for this phase of the development. I'm assuming there would be no left turn exiting on Caromar.

While everyone likes to minimize traffic into our neighborhood, I do see that the best option is to have two entrances/exits to the project. The Midvale only entrance would still have traffic through Caromar and Owen because they can turn right at the light at Tokay while entering the project from Midvale Blvd. No matter what the design for ingress/egress there will be some additional through traffic on all the streets in Westmorland, including Toepfer, and in some instances Westmorland Blvd.

The other reason I like the two access points is the substantially increased area for rain garden and mature planting along the north side of the project. This improves the storm runoff considerably from all the other proposals I have seen and also serves as a green space buffer from the huge surface parking lot of the apartment complex next door.

Dual entry is the best option.

A:\word\pasdo\Sequoia (#113)

August 15, 2008

City of Madison Plan Commission  
Planning and Community and Economic Development  
215 MLKJ Blvd, Suite LL 100  
Madison, WI 53703  
Attn: Brad Murphy

Dear Mr. Murphy,

As recent purchasers of a condominium at Sequoya Commons we have become aware of issues relating to parking access in Phase 2. We are also aware that this issue may be revisited at an upcoming Plan Commission meeting. Because of a prior commitment we are unable to attend this meeting. But we hope that the concerns expressed in this letter will be considered in your deliberations.

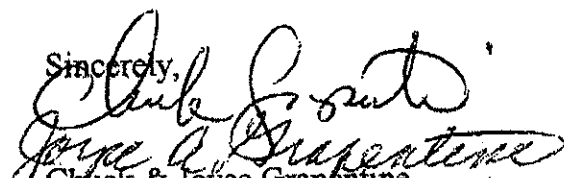
There are many reasons that we decided to return to Madison. Among them are the proximity to family and friends. Another is the superior quality of life offered in Madison.

When we investigated the neighborhoods of Madison we were intrigued by the Sequoya Commons design and the reputation of the developer, Joe Krupp. The integration of a library, commercial space and residences in an infill location appeared to integrate a progressive urban design model. The significant landscaping and storm water management design impressed us because of the positive ecological impact on Madison's lakes. Easy access to public transportation was a plus. The access to safe streets from the parking areas was also a desirable element as the traffic on Midvale Boulevard is dense and very fast.

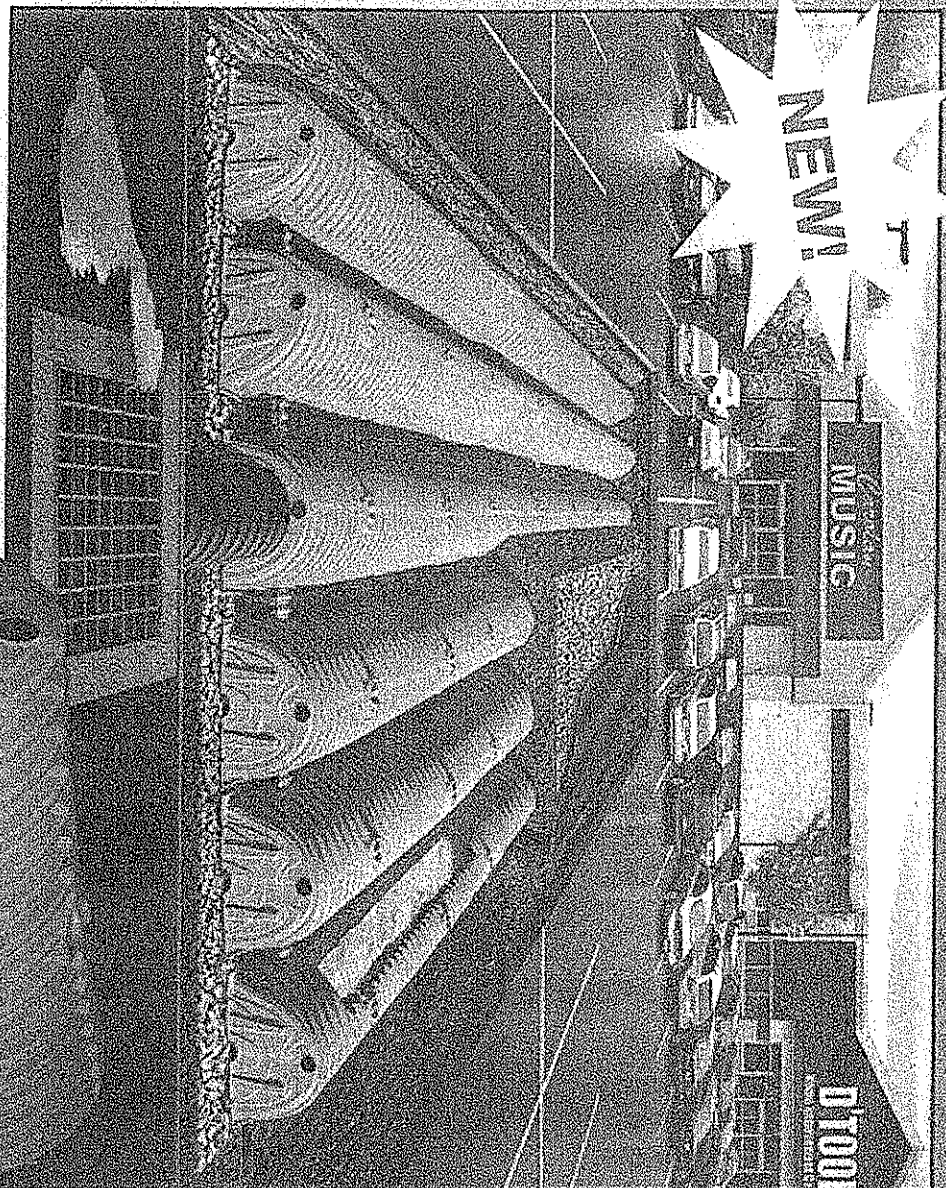
We have learned that there may be some changes being considered to the plan that will be to the detriment of the storm water management design, the attractiveness of the landscaping as well as the safe entry and exit from designated parking.

We urge you to strongly consider the compromise design offered by Alderman Gruber and the developer, Joe Krupp. This plan supports the protection of Lake Wingra, retains the attractiveness of the grounds to both the new and existing residents in the neighborhood, and provides for alternative safe access from the underground parking site in Phase 2.

Your consideration of the above comments will be greatly appreciated.

Sincerely,  
  
Chuck & Joyce Grapentine  
555 S. Midvale Blvd, #411  
Madison, WI 53711

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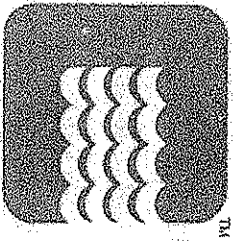


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