

From: [Trisha Malisch](#)
To: [David Virgell](#); [Faustina Bohling](#); [Planning Department](#)
Subject: CF Developments LLC (proposal for 2701 W Main Street)
Date: Friday, July 1, 2022 3:41:48 PM

Good afternoon,

I live at 2760 Bomani Drive, in Fox Point North. My wife and I purchased our home just over 1 year ago. Our neighborhood is dynamic, diverse, and inclusive. But as a voter, and a taxpayer, I have some concern that perhaps this project is not receiving the scrutiny that it should. The developer has been in the news recently, with some significant problems in the exact same buildings they have built in other suburbs. As you are able to review tenant complaints and news articles, I won't focus on that.

My concerns with the proposal are:

1. If you look at a map of the area, it would appear that Main Street is a dividing line between two neighborhoods (Fox Point and Fox Point North). But if you lived here, you would quickly see that this is **ONE neighborhood**. The kids play together, neighbors know each other, and Main is just another street to cross to meet friends at the park, or visit neighbors. Putting a large, high-density project at 2701 W Main, would essentially build a wall in the middle of an existing neighborhood.
2. The rooftop amenity includes fire pits, and various sport areas, including a basketball court. I am not sure that anyone has considered the noise level that a hardscape like that would create on the roof of a 4-story structure, or how far that noise would travel. The developer stated that the rooftop would be closed at 10 PM each evening, which seems late for folks with school-age kids on a weeknight. Given that the structure would be so close to existing homes, this could cause problems.
3. The developer compared their plan to Talamore, because the apartment building they propose is 4 stories. However, this comparison ignores the fact that our senior neighbors do not generate traffic or noise. The residents at Talamore are not having cocktails or bouncing basketballs on the rooftop of their building.
4. My final point is that my house is the largest investment I have. Most of my neighbors would say the same thing. Surely, this developer has the ability to produce multi-family housing of a gentler density, that would not have such a devastating effect on our quality of life, or the value of our investment. Something that actually fits into the neighborhood aesthetic, and where the renters and owners can feel a part of the community they live in.

I really do appreciate you taking the time to read my email, and any consideration you may give to these matters. Thank you so much, and have a great 4th of July.

Trisha Malisch
2760 Bomani Drive
602-791-1778

From: michelle.kammerud@gmail.com
To: [Planning Department](#); [David Virgell](#); [Faustina Bohling](#)
Subject: OPPOSE PLAN: CF Investments at 2701 W Main Street
Date: Sunday, July 10, 2022 5:54:19 PM
Importance: High

The City of Sun Prairie created a DEI statement, which states:

“Sun Prairie is committed to advancing equity, honoring our diverse identity, and creating an inclusive culture. These serve as our guiding principles every day in all that we do.”

There were a series of guiding principles created, with the guidance of local leaders from diverse communities in Sun Prairie, to serve as policy tent poles. These guiding principles, while supporting Sun Prairie’s commitment to fair housing, does not address the homeownership and, subsequently, the wealth gap for People of Color, in Wisconsin or Sun Prairie.

According to the Urban Institute, the gap in home ownership rates between black and white families in the US is bigger today than it was when it was legal to refuse to sell someone a home because of the color of their skin (1). Wisconsin is no exception. In fact, Wisconsin has one of the lowest Black homeownership rates in the country, a rate that hasn’t improved since 1968. In Wisconsin, only 26% of Black residents own their own homes, compared to the white homeownership rate of 72%.

According to The Lakota Group’s engagement with Sun Prairie (2), and their interviews with various stakeholders, including community members of various racial identities, one of the primary housing concerns was not only the cost of housing in Sun Prairie, but also the limited supply of preferred housing (single-family homes).

The approval of the CF Investment rental apartment, proposed for 2701 West Main Street, marketed as luxury apartments, will not improve access to home ownership and, thereby, the ability to build generational wealth for Sun Prairie’s non-white community members? Now is the time to listen to our communities of color and provide opportunities for them to access homeownership.

Thank you for your time,

Michelle Kammerud

2760 Bomani Drive, 608-217-7633

1. <https://www.urban.org/policy-centers/housing-finance-policy-center/projects/reducing-racial-homeownership-gap>
2. https://www.thelakotagroup.com/wp-content/uploads/2021/05/Sun-Prairie-Housing-for-All_CDA-Presentation_Existing-Conditions-DRAFT-2021-06-11-v2.pdf

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 04-Jul-2022 03:14:10
Date: Sunday, July 3, 2022 10:19:19 PM

SurveyMonkey Response Below

Full Name:

Anthony Drinkwater

Street Address:

109 N Legacy Way, Sun Prairie Wi 53590

Agenda Items I wish to Comment On:

PLAN COMMISSION Planning Commission 7/12/2022 7:00:00 PM

My Comments:

Bringing the property value down of newly built homes. The entire neighborhood bought to get away from the apartments and condos. Sun Prairie cannot even fill current apartment buildings. The idea of expansion to grow also brings the big city problems. We like being a small community. I grew up here and have been in the military since 2003 and just moved back in 2021 to be disgusted with the expansion of constant apartments and condos. Being all over the world and in California for the last 19 years, this is how it ends. There is no appreciation for our community you only see money and this will drive out the homeowners eventually.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 04-Jul-2022 03:42:59
Date: Sunday, July 3, 2022 10:57:52 PM

SurveyMonkey Response Below

Full Name:

Krista Placencia

Street Address:

109 N Legacy Way, Sun Prairie, WI 53590

Agenda Items I wish to Comment On:

PLAN COMMISSION Planning Commission 7/12/2022 7:00:00 PM

My Comments:

So much construction going on around the city that still has to be filled. Schools are so understaffed and struggling to keep up with proper staffing that includes bus drivers. More population will harm the already understaff schools. This will intensely increase traffic around schools and neighborhoods with young children who need to cross streets or are playing, and riding bikes. More dwelling also equals more trash that is accumulating around the city's streets.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 08-Jul-2022 17:40:40
Date: Friday, July 8, 2022 12:43:18 PM

SurveyMonkey Response Below

Full Name:

Laura Anders

Street Address:

295 Hallmark Way, Sun Prairie, WI 53590

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

I oppose the rezoning proposed for this land parcel. The city infrastructure surrounding this plot does not support the proposed density and will negatively impact the surrounding area.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 08-Jul-2022 17:47:50
Date: Friday, July 8, 2022 12:50:02 PM

SurveyMonkey Response Below

Full Name:

Daniel Grob

Street Address:

3553 Heatherstone Ridge

Agenda Items I wish to Comment On:

Plan Commission item PC22-3038

My Comments:

Keep residential zoning to less than 12 units per acre for all of West Main St in Sun Prairie

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 08-Jul-2022 20:31:04
Date: Friday, July 8, 2022 3:41:27 PM

SurveyMonkey Response Below

Full Name:

Carl Williamson

Street Address:

1221 Marcella Ct

Agenda Items I wish to Comment On:

CF INVESTMENTS, LLC - PC22-3038

My Comments:

The increase in traffic coming out of a higher density residential zone onto eastbound W Main St could cause significant problems with traffic coming south on western N City Station Dr at its W Main St stop sign. You can presently see traffic coming from far off to the right, which makes the view obstruction of the small hill on W Main St manageable, but if someone were to pull out of this new apartment at the wrong time, it would likely cause a minor accident. I recommend adding a four-way stop there as it is too close to the round-about to host traffic lights.

Support or Do Not Support:

Support Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 08-Jul-2022 23:59:52
Date: Friday, July 8, 2022 7:04:56 PM

SurveyMonkey Response Below

Full Name:

Pavan Rao Chennamaneni

Street Address:

236 Covington Trail, Sun Prairie

Agenda Items I wish to Comment On:

CF INVESTMENTS, LLC - PC22-3038

My Comments:

This proposal goes against what we expected this area to look like when we built out home here. This building plan will have a SEVERE negative effect on current residents. We strongly oppose this.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 09-Jul-2022 11:24:05
Date: Saturday, July 9, 2022 6:24:51 AM

SurveyMonkey Response Below

Full Name:

Alex Hall

Street Address:

341 Covington Trail

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 09-Jul-2022 11:41:26
Date: Saturday, July 9, 2022 6:55:40 AM

SurveyMonkey Response Below

Full Name:

Judith Montgomery

Street Address:

1811 Steven street

Agenda Items I wish to Comment On:

Fox point neighborhood

My Comments:

We already have enough high density apartments in sun Prairie. Putting these type of high density buildings right in the middle of Fox Point and Fox Point North would completely spoil the neighborhood for those who have built/ bought homes there and lower their property values. Please slow down on apartment building, sun Prairie needs more affordable houses for young people looking to get out of apartment living and start having families, they want yards not balconies. Many around their late twenties that grew up in Sun Prairie are now moving and buying homes in outlying towns because starter homes in sun Prairie are very few, vey hard to come buy. We need more condos like Bronze Leaf for our aging population. Please put more thought into planning. As a resident of Sun Prairie for almost 30 years, it has changed over that period of time, population has exploded from 12,000 to now around 35,000. Please slow down.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 10-Jul-2022 11:38:48
Date: Sunday, July 10, 2022 6:40:26 AM

SurveyMonkey Response Below

Full Name:

Trisha Malisch

Street Address:

2760 Bomani Dr

Agenda Items I wish to Comment On:

PC22-3038 CF Investments, LLC

My Comments:

I oppose this development.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 10-Jul-2022 13:36:11
Date: Sunday, July 10, 2022 8:44:05 AM

SurveyMonkey Response Below

Full Name:

Eric Anders

Street Address:

295 Hallmark Way

Agenda Items I wish to Comment On:

Rezoning 2701 Main Street Item

My Comments:

My wife and I had a very difficult time finding an affordable house here in Sun Prairie when we moved here this spring, in part because so many apartment buildings are being built instead of single-family houses. My wife grew up here, her parents live here and so do many of our family and relatives. But because of the high prices and low availability of houses, we were looking into Verona, Middleton, Fitchburg and other areas - effectively being priced out of the community and neighborhood we love. We only ended up here in Sun Prairie because we were able to increase our budget, which is not always an option for us in our early 30s. We moved here from Dallas which has an incredibly high number of apartment complexes relative to single family homes, and the feeling of community simply doesn't exist there like it does here. This fox point neighborhood is very community oriented and safe, and I'm concerned that adding so many multi-unit dwellings in an area with two schools and two lane roads will erode that community feeling and significantly increase traffic incidents and noise.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 10-Jul-2022 17:40:28
Date: Sunday, July 10, 2022 1:05:18 PM

SurveyMonkey Response Below

Full Name:

Ashraf H Abd Alla

Street Address:

237 S Goldenrod Dr, Sun Prairie, WI 53590

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038 On PLAN COMMISSION
7/12/2022 7:00:00 PM Requesting approval of Rezoning 5.34 acres located at 2701 W. Main Street from Suburban Residential (SR-4) to Planned Development (PUD) and approval of a General Development Plan (GDP) that entails a 48-dwelling condominium, 14-dwelling condominium, and a 123-dwelling apartment building with structured parking.

My Comments:

opposition to the CF INVESTMENTS, LLC - PC22-3038 located at 2701 W. Main Street from Suburban Residential (SR-4) to Planned Development (PUD) and approval of a General Development Plan (GDP) that entails a 48-dwelling condominium, 14-dwelling condominium, and a 123-dwelling apartment building with structured parking.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 10-Jul-2022 22:25:23
Date: Sunday, July 10, 2022 5:39:17 PM

SurveyMonkey Response Below

Full Name:

Matthew McCredie

Street Address:

350 S Legacy Way

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

I oppose this item. This may negatively impact property values of homes nearby, the building height is quite high obstructing the view of surrounding homes, and this will increase road traffic in the surrounding area.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 10-Jul-2022 22:53:16
Date: Sunday, July 10, 2022 5:55:14 PM

SurveyMonkey Response Below

Full Name:

Michelle Kammerud

Street Address:

2760 Bomani Drive

Agenda Items I wish to Comment On:

PC22-3038 CF Investments, LLC proposal

My Comments:

The City of Sun Prairie created a DEI statement, which states: “Sun Prairie is committed to advancing equity, honoring our diverse identity, and creating an inclusive culture. These serve as our guiding principles every day in all that we do.” There were a series of guiding principles created, with the guidance of local leaders from diverse communities in Sun Prairie, to serve as policy tent poles. These guiding principles, while supporting Sun Prairie’s commitment to fair housing, does not address the homeownership and, subsequently, the wealth gap for People of Color, in Wisconsin or Sun Prairie. According to the Urban Institute, the gap in home ownership rates between black and white families in the US is bigger today than it was when it was legal to refuse to sell someone a home because of the color of their skin (1). Wisconsin is no exception. In fact, Wisconsin has one of the lowest Black homeownership rates in the country, a rate that hasn’t improved since 1968. In Wisconsin, only 26% of Black residents own their own homes, compared to the white homeownership rate of 72%. According to The Lakota Group’s engagement with Sun Prairie (2), and their interviews with various stakeholders, including community members of various racial identities, one of the primary housing concerns was not only the cost of housing in Sun Prairie, but also the limited supply of preferred housing (single-family homes). The approval of the CF Investment rental apartment, proposed for 2701 West Main Street, marketed as luxury apartments, will not improve access to home ownership and, thereby, the ability to build generational wealth for Sun Prairie’s non-white community members? Now is the time to listen to our communities of color and provide opportunities for them to access homeownership. Thank you for your time, Michelle Kammerud 2760 Bomani Drive, 608-217-7633 (1) <https://www.urban.org/policy-centers/housing-finance-policy-center/projects/reducing-racial-homeownership-gap> (2) <https://www.thelakotagroup.com/wp->

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

From: [Sun Prairie SurveyMonkey](#)
To: [Paul Esser](#); [Planning Department](#)
Subject: Planning Commission SurveyMonkey Response: 11-Jul-2022 13:30:08
Date: Monday, July 11, 2022 8:34:32 AM

SurveyMonkey Response Below

Full Name:

Jessen Zimmerman

Street Address:

320 Covington Trl, Sun Prairie, WI 53590

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038: requesting approval of Rezoning 5.34 acres located at 2701 W. Main Street from Suburban Residential (SR-4) to Planned Development (PD) and approval of a General Development Plan (GDP) that entails a 48-dwelling condominium, 14-dwelling condominium, and a 123-dwelling apartment building with structured parking.

My Comments:

Legacy Street is already a busy street with cars exceeding the speed limit and right in front of a park where children play. These dwellings will create more traffic which the surrounding streets will not be able to handle.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 10:43 AM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 15:42:05

SurveyMonkey Response Below

Full Name:

Sachin Muchhal

Street Address:

225 Covington Trl

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 1:08 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 18:05:40

SurveyMonkey Response Below

Full Name:

Venkata Bandagattu

Street Address:

244 S Longfield DR

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

Not right location for this Project

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 1:20 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 18:13:06

SurveyMonkey Response Below

Full Name:

Venkata Kalyan Grandhisiri

Street Address:

S legacy way

Agenda Items I wish to Comment On:

PLAN COMMISSION Planning Commission

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 1:22 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 18:14:00

SurveyMonkey Response Below

Full Name:

Priyojit Ganguly

Street Address:

2724 Bomani Dr

Agenda Items I wish to Comment On:

PLAN COMMISSION Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

As a resident and homeowner of Bomani Dr, strongly oppose this development to protect environment, social integrity, nature, greenery, cleanliness and most importantly community safety.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 1:29 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 18:26:36

SurveyMonkey Response Below

Full Name:

Premnath Natarajan

Street Address:

248 Covington trl, Sun prairie

Agenda Items I wish to Comment On:

PLAN COMMISSION Planning Commission 7/12/2022 7:00:00 PM

My Comments:

Opposing rezoning

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 1:44 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 18:43:12

SurveyMonkey Response Below

Full Name:

Chandrasekhar Somarouthu

Street Address:

280 Covington Trl, Sun Prairie

Agenda Items I wish to Comment On:

Plan Commission

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 1:46 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 18:44:31

SurveyMonkey Response Below

Full Name:

Ravi Mishra

Street Address:

362 Hallmark way , sun Prairie- 53590

Agenda Items I wish to Comment On:

Plan commission

My Comments:

Please do not proceed with the construction.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 1:58 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 18:55:56

SurveyMonkey Response Below

Full Name:

Madhusudhan Gunda

Street Address:

153 N Legacy Way

Agenda Items I wish to Comment On:

PLAN COMMISSION 7/12/2022 7:00:00 PM

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 2:05 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:03:43

SurveyMonkey Response Below

Full Name:

Shirish Kulkarni

Street Address:

375 S Goldenrod Drive

Agenda Items I wish to Comment On:

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 2:09 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:04:28

SurveyMonkey Response Below

Full Name:

Manohar Thammera

Street Address:

2875 Hazelnut Trl , Sun Prairie WI

Agenda Items I wish to Comment On:

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 2:16 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:12:55

SurveyMonkey Response Below

Full Name:

Sridhar Pandian

Street Address:

310 Tall Grass Trl Sun Prairie wi 53590

Agenda Items I wish to Comment On:

PLAN COMMISION Planning Commision

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 2:28 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:24:20

SurveyMonkey Response Below

Full Name:

Venkata yarlagadda

Street Address:

249 hallmark way

Agenda Items I wish to Comment On:

Planning commission meeting

My Comments:

We are opposing the proposed apartments and condominiums on main road

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 2:32 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:28:11

SurveyMonkey Response Below

Full Name:

Sara Thomas

Street Address:

2726 W MAIN ST

Agenda Items I wish to Comment On:

CF INVESTMENTS, LLC - PC22-3038

My Comments:

I strongly oppose the proposed rezoning and building project of this magnitude at this location on Main Street. There are safety, parking, traffic and community impacts to this change. I also am concerned about the impact to my home value, privacy, and ability to enjoy the neighborhood that we have invested in as a community.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 2:35 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:30:47

SurveyMonkey Response Below

Full Name:

Naveen Reddy Arra

Street Address:

260 Covington Trl, Sun Prairie, WI, 53590

Agenda Items I wish to Comment On:

Planning Commission

My Comments:

Our main opposition to this proposal is the 4-story apartment building as it will unnecessarily balloon density and require multiple variations to zoning ordinances including density, proximity to duplexes and single family homes, and building height. The proposal of such a 4-story complex fails to consider the implications to our neighborhood community, current infrastructure, and nearby Elementary and High Schools. We are most concerned about the volume of traffic such a 4-story complex will produce in tandem with the new High School opening in Fall 2022. Currently this plot is surrounded by 2 lane roads. In addition, the traffic circle at Grand and W Main has had over 100 incidents in the last year as per City of Sun Prairie data.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Monday, July 11, 2022 6:25 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 11-Jul-2022 23:20:25

SurveyMonkey Response Below

Full Name:

Jacola Phillips

Street Address:

2716 W Main Street

Agenda Items I wish to Comment On:

2701 W Main Street Proposal

My Comments:

The General Development Plan for 2701 is inappropriate for this neighborhood, and quite frankly tone-deaf, for the following reasons: • From 2009 > 2022 the density of this parcel has grown by nearly 9 times from 4 to 12 to 34.8 dwellings / acre cited in the proposal. Should the parcel be split to segment the apartments and condos the maximum gross density will increase even more. • On page 9 the proposal justifies that it has met the Residential Compatibility Standards; however, on page 10 the proposal subsequently requests exemptions from the standards it had just stated it met. On p. 23 of the Comprehensive Plan the Residential Compatibility Standards are enacted to provide proper transition and compatibility between low-intensity residential and more intense multi-unit residential; it is stated that "all development subject to this section shall comply with the following standards". (p. 23 <https://cityofsunprairie.com/DocumentCenter/View/9996/Chapter-9-Land-Use>)

- Exemption to Zoning Ordinance - Residential Density Standards: Increase in the maximum gross density from UR-12 "moderate cluster" from 12 dwellings per acre to 34.8 dwellings per acre.
- Residential Bulk Standards: Reduction of minimum lot area from 1,400 ft² per dwelling to 1,250 ft² per dwelling.
- Residential Bulk Standards: Increase in maximum floor area ratio from 0.70 to 0.927.
- Exemption Residential Compatibility Standards – Residential Bulk Standards: Reduction of minimum arterial street setback for UR-12 apartment from 45 to 7 feet.
- § Primary facades abutting or across a street or alley from low-intensity residential development shall be in scale with that housing by employing the following strategies:
 - i. Varying the building plane setback a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable facade shall vary its building plane, at a minimum, every 50 feet.
 - ii. Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street

from the development with an average lot width of 50 feet, the applicable roofline shall vary, at a minimum, every 50 feet (measured at the roof eave). ○ Exemption Residential Compatibility Standards – Residential Bulk Standards: Increase in maximum building height for UR-12 apartment from 35 feet to 45 feet. § To ensure that new buildings are compatible in scale with surrounding properties, building height is limited to four (4) stories above ground level. ii. The height of the proposed structure(s) shall not exceed thirty-five (35) feet in height in the following locations: 1. Within fifty (50) feet of a single-family or duplex lot. 2. Within twenty-five (25) feet of any other low-intensity residential lot (i.e., structures with 3+ units). • In the proposal it states that "West Main Street is a major arterial corridor, and this property is in the activity area centered on City Center Drive". This is an inaccurate statement as per the Existing Transportation Network & Infrastructure Map 8-1 in the 2019 Comprehensive Plan. According to the map, W Main street becomes a minor arterial to the west of Grand Ave whereas to the east it is classified as a principal arterial. This misclassification could unintentionally create serious safety issues as the crosswalk at W Main Street and City Station (connecting the corner of the proposed apartments to the Talamore). This crosswalk is not visible to motorists exiting the roundabout, driving west, until after the Foss Swim School. Increasing the volume of traffic here without adequate mitigation strategies for pedestrians leaves our community vulnerable to inattentive and reckless drivers. • As per the recently drafted housing study, "respondents generally preferred lower density housing". In fact several comments were included in the study that shared concerns about the development of new complexes and their price relative to the average Sun Prairie citizen. On p. 73 the study states "lower density attached and multi family housing options were favored over high density alternatives. With the apartment complexes currently in development near Thompson, it seems that 2701 would be a perfect opportunity to create more affordable lower density attached and multi family housing options. In addition, over 200 people signed a change.org petition to Keep Fox Point Neighborhood Safe and Beautiful. This petition specifically opposed the 4-story apartment complex. Based on feedback from the surrounding neighborhood and community via the housing study and the change.org petition, I implore the Plan Commission to consider a more appropriate development for our neighborhood. What will it take for our elected officials to more fully represent their constituents?

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 2:41 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:37:40

SurveyMonkey Response Below

Full Name:

Ray Yunker

Street Address:

458 S Owen Dr, Madison WI 53711

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

Will be speaking in person. Thank you.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Yes, I would like to speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 3:06 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 19:47:01

SurveyMonkey Response Below

Full Name:

Denise Bradley

Street Address:

204 N Legacy Way

Agenda Items I wish to Comment On:

Public Hearing: CF INVESTMENTS, LLC - PC22-3038

My Comments:

I am opposing this agenda item for numerous reasons. I am deeply concerned about the vehicular and pedestrian safety that this complex would impose upon our small neighborhood. I already have seen many close calls at the intersection of Main and Legacy between vehicles and pedestrians. The much increased traffic will greatly worsen this situation. I am also very concerned about the devaluation of my home with having this large complex nearby. I would not have bought in this neighborhood if I would have known this was even a possibility. The parking during this project for all of the workers and machines will be horrendous. There is no way the local streets will be able to accommodate this. Finally, I don't understand why a project would be approved to move forward when there are stalled apartment projects nearby that have quite the eyesore.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 3:16 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 20:14:20

SurveyMonkey Response Below

Full Name:

Abhishek Reguri

Street Address:

352 Hallmark Way, Sun Prairie WI 53590

Agenda Items I wish to Comment On:

PLAN COMMISSION

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 3:27 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 20:23:53

SurveyMonkey Response Below

Full Name:

Srinivas Kamini

Street Address:

320 s goldenrod dr, Sun Prairie

Agenda Items I wish to Comment On:

Plan Commission

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 3:41 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 20:35:19

SurveyMonkey Response Below

Full Name:

Indu Nair Padavanalil

Street Address:

304 S Longfield dr

Agenda Items I wish to Comment On:

Plan commission

My Comments:

I oppose the plan of adding more apartments and townhomes near the foxpoint neighborhood. This will make more traffic as well as make the current park and other facilities more crowded. With a school in the vicinity and a senior housing and all other buildings which were built recently, it's already a town with just buildings and adding more apartments and townhomes will make it worse.

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 3:43 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 20:41:32

SurveyMonkey Response Below

Full Name:

Kishore

Street Address:

322 Tall Grass Trail

Agenda Items I wish to Comment On:

Planning commission

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 3:49 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 20:44:15

SurveyMonkey Response Below

Full Name:

Vishnu Pailla

Street Address:

2759 compass plant blvd

Agenda Items I wish to Comment On:

Plan Commission

My Comments:

I'm not in favor of apartment construction near by houses. That increases May be crime and traffic.

Support or Do Not Support:

Support Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 4:10 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 21:09:42

SurveyMonkey Response Below

Full Name:

Sharath Nadukuda

Street Address:

285 Covington trl

Agenda Items I wish to Comment On:

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 4:17 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 21:13:47

SurveyMonkey Response Below

Full Name:

Sandeep Reddy Mannem

Street Address:

310 Covington trl

Agenda Items I wish to Comment On:

Plan Commission planning commission today at 7pm

My Comments:

I oppose the agenda

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 4:22 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 21:20:23

SurveyMonkey Response Below

Full Name:

Siva Uppu

Street Address:

2864 Blue Aster Blvd

Agenda Items I wish to Comment On:

PLAN COMMISSION

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

Joshua Clements

From: Sun Prairie SurveyMonkey <noreply@automate-email.com>
Sent: Tuesday, July 12, 2022 4:08 PM
To: Paul Esser; Planning Department
Subject: Planning Commission SurveyMonkey Response: 12-Jul-2022 21:04:55

SurveyMonkey Response Below

Full Name:

Praveen Manam

Street Address:

Covington trail

Agenda Items I wish to Comment On:

PLAN COMMISSION -Planning Commission

My Comments:

Support or Do Not Support:

Oppose Item

Do I wish to speak at the meeting?

No, I will not speak at the meeting
