

Comments

- The package of information UDC members received regarding agenda item 43133 for the 7-13-2016 meeting does not include current information. The package does not include CPI's revised Letter of Intent for the Burning Wood Way project based on commitments CPI made at the May 10th public meeting regarding the proposed project. (See Alder Kemble's email posted below.) Agenda item 43133 should be removed from today's UDC agenda and rescheduled following UDC members review of the revised Letter of Intent, as well as adequate public notice and review of the revised Letter of Intent.
- The package of information UDC members received regarding agenda item 43133 for the 7-13-2016 meeting includes CPI's Zoning Text for the proposed Burning Wood Way project. However, CPI's Zoning Text letter for the project is inconsistent with its May 10th commitment to build only single family residences, and inferences included in the revised Letter of Intent. CPI's Zoning Text letter requests that it be permitted to build single family, as well two-family dwelling-twin and two-family dwelling (flat) residences. Agenda item 43133 should be removed from today's UDC agenda and rescheduled following UDC members review of a revised Zoning Text letter that complies with CPI's commitments, and the revised Letter of Intent, as well as adequate public notice and review of the revised Zoning Text letter.
- Item 41 of the City of Madison Planning Division Staff Report for the proposed 1507 Burning Wood Way project raises serious concerns regarding the safety of neighboring residents, as well as serious concerns regarding the potential for significant financial harm to neighboring property in the event of fire at the proposed project site. Item 41 states: "Due to the lack of Fire Department access to these lots, Cherokee Park, Inc. has committed to installing automatic fire sprinklers in accordance with NFPA 13D in the residences on these lots. The Madison Fire Department supports this approach to protect the community from fire." There should be further critical review of this issue included in the city staff report, including providing references to any Madison Fire Department's written comments and studies regarding using this approach for protecting neighboring public safety and property at the proposed 1507 Burning Wood Way project.

Thanks,

Dennis Dums

█ Burning Wood Way
Madison, WI 53704

From: Charlie Rider <
Sent: Monday, July 25, 2016 9:28 AM
To: Kemble, Rebecca
Subject: Re: 1507 Burning Wood Way

Hello Alder Kemble, I thought some more about this. It seems that this proposed development is setting up to be permanently separated from the neighborhood, where instead it should be developed to fit within the Cherokee neighborhood.

1. Private drive vs. extension of Burning Wood Way. I do understand the Planning suggestion of a private drive, as it means a much smaller footprint than a street extension and cul de sac; but since this also means private garbage and the need for sprinklers, it creates a separate housing area from the rest of the neighborhood.
2. The school district is Waunakee. Meaning that if these homeowners have children, they will either by default go to Waunakee (additional buses in neighborhood?) or these homeowners would need to apply and gain approval to MMSD. I understand boundaries were set, but this again separates the neighborhood.
3. Requirement for a fence along the driveway at the lake/park edge? Why is this? Is it to prevent access to the park/lake edge or is it to improve the view from the lake/river? Either way, additional fencing just adds to my wariness of this planned development.
4. With the fence, will there still be planned access to the proposed path/trail in the newer park portion north of the development (coming off of Sherman Ave)?

In the end, I am not opposed to development in this location, but due to the above I'm opposed to the planned development, as it does not fit with the character of the neighborhood.

Regards,
Charles Rider
[REDACTED] Comanche Way.