

Amy and Tom Talerico

**Subject:** Comp Plan Quote of the Day - Thursday, July 13

Below is the Comp Plan Quote of the Day for Thursday, July 13<sup>th</sup>, 2006:

**The City is currently experiencing significant redevelopment and infill development in the central areas of the community. When skillfully designed and constructed, these projects can be positive additions to the neighborhood. However, in situations where the character (i.e., density, intensity, parking, traffic, noises, etc.) of redevelopment or infill development is out of scale with the character of adjacent lands, such development can have a deleterious effect on the quality of the neighborhood. (Volume I, Chapter 2, Page 19)**

### **STEERING COMMITTEE MODIFICATION PROPOSAL**

In compliance with the guidelines of the Madison Comprehensive Plan and to set a precedent for excellence in the application of its principles, we ask the City Council to take a leadership role to implement the following appropriate guidelines in this existing low-density neighborhood.

- Expanded, accessible library that is a community focal point
- Sufficient retail space in Phase I to permit the continuity of existing retail services
- Traffic flow that utilizes Midvale and Tokay Blvds. and minimizes spillover into the neighborhoods
- An ideal housing density of 57 with an absolute maximum of 92 units
- Building height at a maximum of three stories with significant setbacks maintained on both the second and third stories
- Design that honors the style and scale of the neighborhood architecture

In the words of the Comprehensive Plan, we ask that you *“balance the preferences of residents with citywide and neighborhood planning objectives and priorities.”*

**THIS PROPOSAL HAS BEEN ENDORSED BY OVER 900 RESIDENTS AND COUNTING.**

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**Subject:** Comp Plan Quote of the Day

Below is the Comp Plan Quote of the Day for Wednesday, July 12<sup>th</sup>, 2006:

**Recognize that infill development is not inherently “good” simply because it is infill, or higher density because it is higher density. Where increased density is recommended, it is always only one among many community and neighborhood objectives, and other factors such as architectural character and scale (including building height, size, placement and spacing) block and street patterns, landscaping and traffic generation are also important. (Volume II, Chapter 2, Page 36).**

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