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From: Jennifer Argelander []

Sent: Wednesday, October 07, 2015 1:26 PM

To: Martin, Alan

Cc: Carter, Sheri; don lindsay; Annie Johnson; sarah; Michelle Martin

Subject: Item No. 1 39906

Dear Mr. Martin, I would like to submit a comment for tonight's UDC meeting concerning Item No. 1 #39906 - Adoption of the EEEPY Plan.

I live in Focus Area 5 and no one from this neighborhood was part of the Steering Committee nor did we get to participate in the development of this plan until the last community meeting. Given that, we in Focus Area 5 do not support the development proposed in this plan.

However, my comment has to do with the purpose of a Neighborhood Plan. This plan is the companion/supplement to the City of Madison Comprehensive Plan. As such, it should reflect the policies and standards, etc., that are in the Comprehensive Plan. In addition, there are City zoning codes. Given those two items are to be used as guidance, I don't understand why all the development in the EEEPY Plan is out of scope with the zoning codes and Comprehensive Plan. Shouldn't this Neighborhood Plan reflect the standards of the material used as guidance? If a developer wants to propose a building that is beyond the scope of the Comprehensive Plan and the zoning codes, then that developer can request a conditional use permit. Why automatically set things up to go beyond the codes as if that were the norm? Why set up a plan that requires the whole conditional use permit process and thus using up taxpayer dollars and committee members' time in reviewing and granting such a request for every recommended development in this Neighborhood?

I would think the Neighborhood Plan should reflect the Comprehensive Plan and zoning codes in its wish for development and let a developer ask for more.

Please review this plan and see if you would please lower the heights and massiveness of the recommended developments to fit code? We support the recommended areas of development but just not as massive or high as the ones put in this EEEPY Plan.

Thanks so much for considering this request.

Jennifer Argelander

██████ Erie Court

Madison 53704