

From: Dennis Dums
Sent: Thursday, July 14, 2016 8:01 AM
To: Parks, Timothy
Cc: Kemble, Rebecca
Subject: 1507 Burning Wood Way Project by Cherokee Parks Inc

Mr. Parks - As you'll see below, Alder Kemble said neighbor's comments regarding CPI's 1507 Burning Wood Way proposed project should be sent to you 'for the benefit of the Plan Commission' scheduled for July 25th 2016. I want to begin by copying you with comments I submitted to the Urban Design Commission which held a meeting on July 13th 2016 that I believe approved referral of CPI's Burning Wood Way proposal to the Plan Commission. Therefore, these comments are relevant to the Plan Commission's review of CPI's proposal, so I request your consideration of and action on them. In anticipation of your consideration, and to save time since the Plan Commission meeting is fast approaching, I also have questions I would like your quick response to:

- (1) Have you been provided with a copy of CPI's revised letter of intent regarding the 1507 Burning Wood Way project which is based on the commitments CPI made to Burning Wood Way and Comanche Way neighbors at the May 10th public meeting which you attended?
- (2) If yes, will you make sure that CPI's revised letter of intent regarding the 1507 Burning Wood Way project is included in the packet of information provided to Plan Commission members when the Agenda items for the July 25th Plan Commission meeting are circulated? If not, why not?
- (3) If you've reviewed a copy of CPI's revised letter of intent regarding the Burning Wood Way project should CPI's Zoning Text letter dated April 27, 2016 also be revised to comport with the commitments made in the revised letter of intent? If not, why not?
- (4) If yes, will you make sure that CPI's revised Zoning Text letter regarding the 1507 Burning Wood Way project is included in the packet of information provided to Plan Commission members when the Agenda items for the July 25th Plan Commission meeting are circulated? If not, why not?

I submitted the following comments to UDC for the July 13th meeting which remain relevant if UDC referred CPI's proposal to the July 25th Plan Commission meeting:

- 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.

Thank you for your quick response to my questions, and consideration of my comments.

Dennis Dums

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