

October 19, 2020  
Planning Commission  
Planning Department

**RE:**

- **Item 21. 2020CDO-001-001**
- **Item 23. 2020Z-096PR-001**

Dear Commissioners,

I will be traveling by car on Thursday, October 22, 2020, and will attempt to participate from the road in person. I wanted to provide these comments in case there are unforeseen technical difficulties.

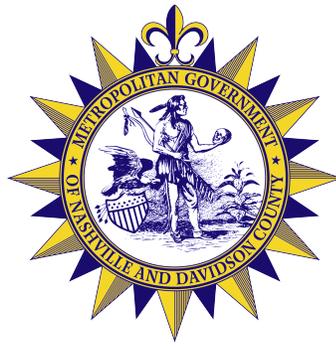
**Item 21. 2020CDO-001-001**

The Corridor Design Overlay along Gallatin Pike North of Briley Parkway has been a project that began with community discussion a discussion during my first term along with former District 9 and 7 Councilmembers Pridemore and Davis. BL2019-1540 Created a valuable tool to give what the people in District 8 had been asking for along this part of Madison's commercial district; design standards on new development as it happens for

- Signage
- Landscaping
- Building materials on the front facades of buildings

I am more than satisfied with the community input and feedback by the residents in the area and the commercial property owners along this vital corridor that recognize the benefit. I urge your prompt and enthusiastic approval and look forward to carrying this legislation along with Councilmembers Hancock and Benedict to the Metro Council.

(more)



**Item 23. 2020Z-096PR-001**

On its face, this zoning request will look simple. Concern over adding two farmhouses on half-acre lots when there are so many discussions countywide on the proper use of more density is unusual. However, this is a very particular lot in a particular place. I have worked very hard to ensure that as the old Memorial Hospital site's 52 acres are parceled, we work with the Planning staff to surgically make sure that the transition from CS commercial and MUL-A mix used zoning on the artery of Due West Avenue to the large suburban lots of Graycroft and Chadwell are protected and preserved.

There has been much discussion on this rezoning since August 6, 2020, when we had our first virtual community meeting. At that time, the request was for three homes, and the contiguous neighbors requested an adjustment. The applicant agreed to an indefinite deferral until we could hear more about what was requested. Now, a full 13 weeks later, you see before you that compromise of two adding homes and more buffer.

As I wrote in a newsletter that was received and opened by 887 District 8 residences;

*I am not blind to the fact that with growth comes challenges. Change is hard. Growing pains are real, and not all growth is positive. While it is one of the less desirable undertakings of this position, I have also done my best to relentlessly fight against developments that would not be best suited for the District 8 portion of South Madison Community. I have turned down countless requests to commercialize residential properties and divide parcels to build "tall and skinnies" in neighborhoods that pride themselves on being family-oriented with lots of green space. I enjoy spending time in my spacious backyard, and I want you all to continue to be able to do the same.*

*I am pleased to clarify that this rezoning request would entail two farmhouses and preserve the green space to the South. We are grateful for the buffer that has been extended away from the homes to the East. While I have no personal gain or benefit in this or any development, I am grateful to be working with an owner who cares for his community's concerns.*

I ask you to consider the effort made to limit the density on this lot and agree with the Planning staff on its appropriateness.

Thank you again for your service to our city,

A handwritten signature in black ink, appearing to read "Nancy VanReece". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nancy VanReece  
Councilmember, District 8