

Dana Lund Rice
1521 Golf View Road, Unit E
Madison, WI 53704

June 1, 2008

Attn: The Plan Commission and The Common Council of the City of Madison
Re: Rezoning of 92 Golf Parkway, Madison, WI 53704

As a Cherokee Garden Condominium Unit owner for the past 15 years, I am in strong opposition of Cherokee Park's request to change the zoning of the Vacant Land at 92 Golf Parkway in Madison to a PUD to Construct Two Duplex Buildings. The land should remain vacant for the following reasons:

1. The existing 570 Cherokee Garden Condominium Homes will be detrimentally affected by the reduction of the vacant land's green space. The adjacent Cherokee Wildlife Preserve's animals, which already are causing destruction to the Cherokee Garden Condominium grounds by eating bushes and flowering plants and leaving feces behind, will be forced to move inward even more so crossing Wheeler Road to Cherokee Park's Condominium development. This is a traffic hazard, as well as a health and sanitation problem, with herds of deer, fox, raccoons, rabbits, opossums, ducks, Canada geese, hawks and great-horned owls roaming the numerous Cherokee Condominium Homes' yards and private streets, especially Golf Parkway, and even busier City of Madison public streets.
2. In order to preserve the view of the beautiful and lusciously green Cherokee Golf Course that the current Cherokee Condominium residents have purchased their units based upon the fact that they have the view of the Cherokee Golf Course. The owners of the condominium home units on Golf View Road, Golf Course Road, Golf Glen and Golf Parkway face a potential loss in property value as they lose their precious views from their condominium homes and yards by this proposed two duplex buildings construction.
3. The received City of Madison's Proposed Rezoning Map is incorrect and deceptive to the Cherokee Condominium Homes owners and other recipients who are directly affected by this rezoning request. See the attached Area Site Map from the Cherokee Garden Condominium Homes' Resident Handbook for street location accuracy. Golf Parkway and Golf Course Road are incorrectly labeled on the Proposed Rezoning Map dated 5/20/2008. Also, the PUD shaded gray area on the map includes the road itself. Please clarify what this means to the Cherokee Garden Condominium Homes Owners and the Cherokee Garden Condominium Homes Association's maintenance and related fees.

I strongly oppose this rezoning request and ask that the City of Madison deny the rezoning request and uphold the zoning of 92 Golf Parkway as Vacant Land. Thank you.

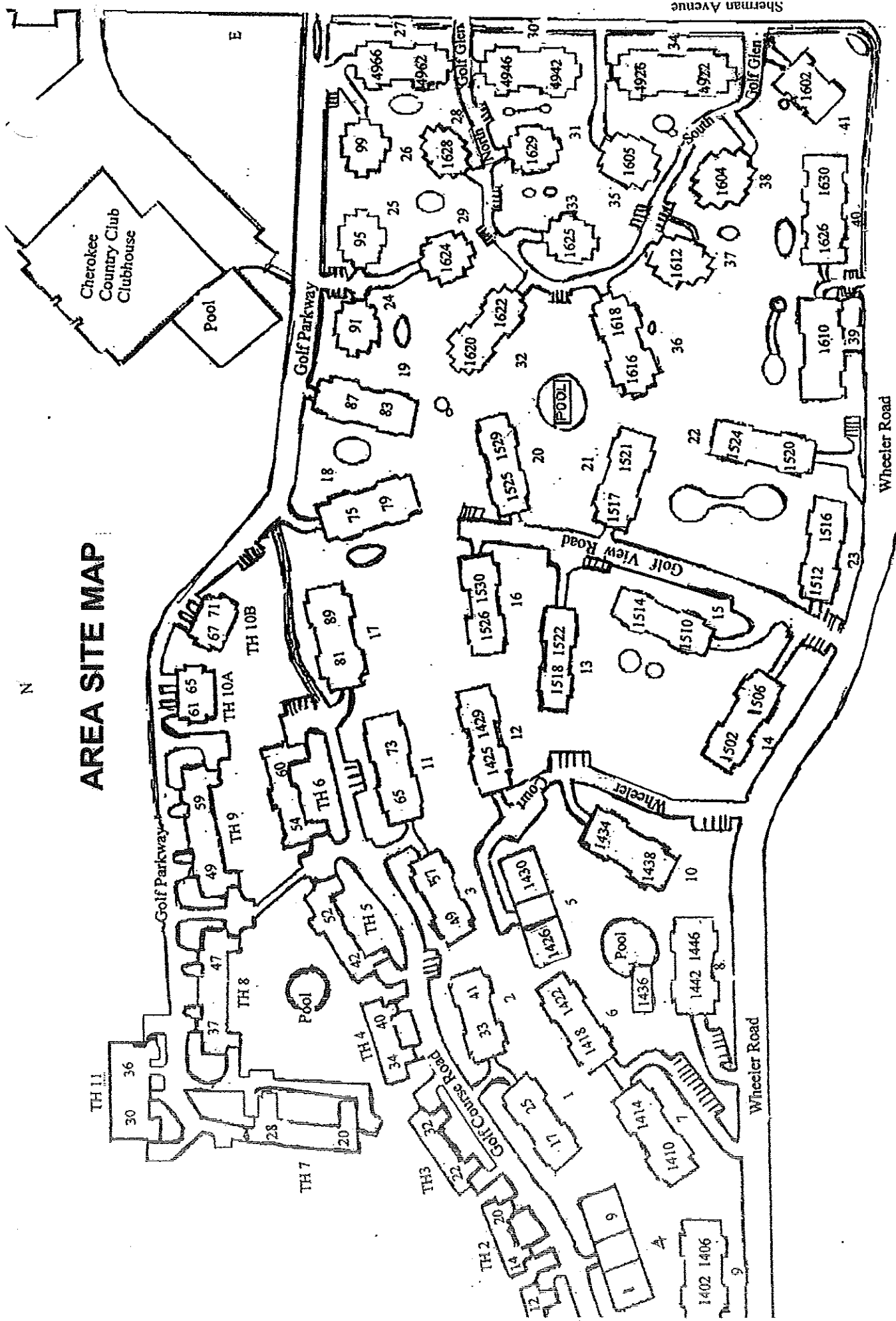
Respectfully Submitted,



Dana M. Lund Rice

CherokeeParkCommonCouncilLetter

AREA SITE MAP



Sherman Avenue

S

Michelle A. Lund
83 Golf Parkway, Unit H
Madison, WI 53704
(608) 244-2465 (h)
(608) 695-3862 (c)

May 31, 2008

Attn: The Common Council of the City of Madison
Re: Rezoning of 92 Golf Parkway, Madison, WI 53704

Pursuant to the request to change the zoning classification of 92 Golf Parkway, Madison, WI 53704 from vacant land to PUD, I believe that this request should be denied for the following reasons:

- 1) Will further reduce green space that is very valuable to Cherokee residents who regularly use Golf Parkway for walking and admiring the very beautiful golf course view. This green space is a key selling point to Cherokee condominiums. With over 500 occupied units at Cherokee, this is a very valuable commodity.
- 2) The building of two duplex condominium units will obstruct the valuable view that I and my neighbors share, greatly reducing the value of our properties. The view from my condominium of the golf course was the primary reason for purchasing it; there was no planned further development at that time.
- 3) Many wild animals (deer herds, geese, etc.) use this green space, and additional building here will potentially cause even greater problems for Cherokee residents as these animals will forage for food among the condominium units. This will just worsen an ongoing problem.
- 4) The Proposed Rezoning map that was provided is incorrect. The street that is labeled Golf Course Road is actually Golf Parkway and is accessed directly from N. Sherman Ave. I believe this makes the request null and void as residents reading this map will be misled about which vacant land will be affected.

In summary, I strongly oppose the approval of this rezoning request. If additional information is required, please contact me at the address or phone number above.

Sincerely,



Michelle A. Lund
Owner and COO, EmpowerPro LLC