

5413 Hammersley Road
Madison, WI 53711
September 17, 2007

Members
Plan Commission
City of Madison

RE: **Opposition** to the Request to Reconsider
Subdivision Determination for 5314 & 5318 Loruth Terrace

We respectfully request the opportunity to register our **opposition** to the requested change for these properties from a two-CSM site to a three-CSM.

Lots throughout the neighborhood are consistently one-half to two acres in size, with the predominant sizing in the immediate area being 3-4s-acre and larger. The somewhat smaller lots in the next block all abut a City park, so continue to display a spaciousness of area. Such a conversion would provide lots of one-third the size of the surrounding ones, and would convey a substantially dissimilar appearance.

The comprehensive land use plan for the area is identified as "low-density" residential. Reducing the lot sizes to that minimal footprint would run counter to that established City policy.

At my count, 137 neighborhood residents signed petitions opposing this action when it was first reviewed by the Commission last year. I can't imagine there are many more people in our immediate neighborhood – and these represent only those who were home when the petitions were circulated.

Profitability was a business risk initially taken by the developers when purchasing this property. It is not the responsibility of the City Plan Commission to adjust long-standing public policy to meet their changed circumstances. Additionally, such a move would create an adverse precedent for our neighborhood and substantively threaten both our neighborhood's character and property values.

Respectfully submitted,

Tim and Penny Parsons