

August 1, 2007

City of Madison Plan Commission
c/o Department of Planning and Development
215 Martin Luther King Jr. Boulevard
Room LL100
Madison, WI 53703

RE: Certified Survey Map – 5402 Whitcomb Drive

Members of the Plan Commission:

Peterscott LLC respectfully submits the attached application for a Certified Survey Map (CSM) to divide the former 5402 Whitcomb Drive property into three single-family lots. This application represents a renewal of a similar CSM that we proposed last year. The following history shows why we believe this application is necessary.

We purchased the subject property on March 31, 2006, at which time the house was uninhabitable and a blight on the neighborhood. In fact, the Circuit Court declared the property to be a public nuisance in November 2003. Our goal in purchasing the property was to remove the house and clean up the property for redevelopment. To that end, we sought a demolition permit for the house, which the City approved in June 2006.

As part of the demolition permit approval process, we proposed dividing the property into three single-family lots. The original lot was large enough to support four separate lots under the R-1 zoning district standards; however, we believed that three lots would provide spacing between the future structures that is more in keeping with the development pattern in the neighborhood. We met with the alderperson who represented the neighborhood as well as the president of the Orchard Ridge Neighborhood Association. We found reaction to our proposal to be generally positive, and the City staff recommended approval of our request.

To our surprise, a number of neighborhood residents appeared at the May 16, 2006 Plan Commission to voice opposition to our proposal to divide the property into three single-family lots. The Plan Commission that night approved our demolition permit, but conditioned the approval on a two-lot division of the property. The Plan Commission also added a condition that any residential buildings constructed on the lots shall first be subject to Plan Commission review and approval.

Since receiving the final approvals in June 2006, we have done what we can to achieve the goals sought by the Plan Commission. We have successfully razed the structure and substantially cleaned up the property. It is no longer a blight on the neighborhood. We have also actively marketed the two single-family lots in an attempt to recoup the money

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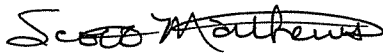
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we have invested in this formerly blighted property. Our efforts have borne out our suspicions – the costs involved with purchasing the property, razing the structure and restoring the site are too great to support only two building lots. We have also found the requirement of Plan Commission pre-approval of any building proposal to be a significant deterrent to interested buyers.

We still believe that a three-lot CSM represents the best development scenario for this property. Four lots would result in a development pattern that is not in concert with the surrounding neighborhood and two lots are not economically feasible.

Thank you for your serious consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Matthews". The signature is fluid and cursive, with the first name "Scott" and last name "Matthews" clearly distinguishable.

Scott Matthews, Managing Member
Peterscott LLC