

George Burton

Subject: Review meeting 7/16/19 Lavitt property PV Planning from Phil Hagenah

From: Phil Hagenah

Sent: Monday, July 15, 2019 2:30 PM

To: Planning Commissioner Jonathan Wainwright

Cc: Council Member Ellen Andeen ; Jordan Vasbinder; Susan Hagenah

Subject: Review meeting 7/16/19 Lavitt property PV Planning from Phil Hagenah

Dear Jonathan,

Greetings - sorry we cannot be there Tuesday night - we are out of town.

We want to follow up on the letter we wrote to Ann Andeen last month, of which we sent you a copy, discussing our unique (but not quite hillside) neighborhood views.

Susan and I have lived across the street from the Lavitt property, Ironwood Dr., directly to the west, for over 20 years and we have no plans to ever leave this beautiful little area.

We are concerned about the possibility of the lot being split not to mention the height of the proposed two homes.

First and foremost; this sure does look like a "Flag Lot". George Burton tried patiently to explain to me why this is not considered a flag lot. Nevertheless, it sure does look exactly like a flag lot. Flag lots, as you well know, are not allowed any more. This could be a very slippery slope that our Planning Commission is looking at with the Lavitt property, and all the other, similiar properties throughout our town.

All similiar properties (3 or 4) on Ironwood Dr. going south to Cheney Dr. have not been split. All similiar properties going north on Ironwood have not been split since flag lot ban went down. With this current application to split the lot, given the the large existing wash going through the property, it will more or less turn this lot into what we believe is a flag lot. This proposed split is not consistent with the neighborhood Our town's desire to protect open space is once again being challenged.

Please let your Planning Commission members know that our home is currently empty. Fine with us if they would like to look from our point of view, standing by the pool, looking east, please feel free. You can always reach us at 262-248-7961.

Best Regards, Phil & Susan Hagenah