

**From:** [Mary Erdman](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Tim Erdman](#)  
**Subject:** Cathy Sullivan and Jim Twesme Proposed Addition at 5106 Spring Court  
**Date:** Sunday, July 9, 2023 9:53:29 PM

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To Whom It May Concern,

We have been at 5120 Spring Court for over 25 years and fully support Cathy and Jim's garage project at 5106 Spring Ct. Their plans are appropriate for the neighborhood and will be a good addition to our block.

We will be glad to further explain the reasons for our support if needed. Please feel free to contact us.

Sincerely,

Tim and Mary Erdman  
(608) 692-1444 and 444-1532

**From:** [Lisa Andrews](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Eric Gaumnitz](#)  
**Subject:** File 77935, 5106 Spring Ct. Madison WI 53705  
**Date:** Saturday, July 8, 2023 3:12:15 PM

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Plan Commission Members:

We are writing to support the proposed accessory dwelling unit (ADU) project at 5106 Spring Court.

We believe that the proposed building meets the conditional use approval standards outlined in the City of Madison zoning code Sec. 28.183 :

1. The establishment and maintenance of the ADU **will not** be detrimental to or endanger public health, safety, or general welfare.
2. The City is able to provide municipal services to the ADU.
3. **The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.**
4. The ADU will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. **Adequate** utilities, access roads, drainage, **parking supply**, and internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements, **are already in place.**
6. The ADU will not require any measures to be taken to provide adequate ingress and egress for Spring Ct.
7. The ADU conforms to all applicable regulations of the district in which it is located.

We also believe that the ADU meets the additional standard that applies to lakefront development under Sec. 28.138, which requires consideration of the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development. The majority of properties on the lakeside (north side) of the street are two stories:

One Story	Two Story	Two Story	Two Story	Two Story	Proposed ADU	One Story	Park
5122 Spring Ct	5118 Spring Ct	5116 Spring Ct	5114 Spring Ct	5110 Spring Ct	5106 Spring Ct	5104 Spring Ct	

And the majority of the homes on the opposite side (south side) of the street are also two stories:

		<b>Two Story</b>	<b>Two Story</b>	<b>Two Story</b>	Roof Deck	<b>Two Story</b>	Path to Lake Mendota Drive
One Story	One Story				One Story		
5125 Spring Ct	5121 Spring Ct	5119 Spring Ct	5115 Spring Ct	5109 Spring Ct	5105 Spring Ct	5101 Spring Ct	

We support the project, and hope the Plan Commission approves this request. The project is consistent with the height and bulk of the neighboring properties and will positively impact property values.

Sincerely,

Eric Gaumnitz and Lisa Andrews  
 5122 Spring Ct, Madison, WI 53705

Keri Peterson  
5116 Spring Ct and 5118 Spring Ct  
Madison, WI 53705  
Keri5840@yahoo.com  
608-206-5933  
07/07/2023

Jim Twesme and Cathy Sullivan  
5106 Spring Ct  
Madison, WI 53705

Dear commission:

I am writing this letter to express my support for Cathy and Jim's proposed construction project to build a garage and second story. As their neighbor and someone who has lived 3 doors down from them for 11 years, I believe that this addition will not only enhance the functionality and space of the property for their family and grandkids, but also contribute positively to our neighborhood.

Having reviewed the plans and requirements for their construction project, I am confident that it aligns with the regulations and guidelines set by the city.

I am also certain that their proposed project will have a positive impact not only on their property but also on the overall aesthetics and property values of our neighborhood.

Please feel free to contact me with any questions.

Sincerely,

Keri Peterson

**From:** [Dawn Maasch](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Cathy Sullivan](#); [Jim Twesme](#)  
**Subject:** Support of 5106 Spring Ct. Garage Build Agenda Item 77935  
**Date:** Friday, July 7, 2023 5:17:25 PM

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Plan Commission Members:

We are writing this letter in support of Cathy Sullivan and James Twesme and their proposed project at 5106 Spring Ct. We recently built our home at 5119 Spring Ct, on the opposite side of the street, and have reviewed the proposed plans. We appreciate their attention to detail, respect for the neighbors and believe they have met the conditional use standards set forth. We understand, wholeheartedly, that change can be very difficult for those that have lived in a neighborhood for decades. With change, however, comes opportunity. We believe the growth that is occurring on Spring Ct. adds significant value to ALL our properties. We chose to live on Spring Ct. because of the location to many things in the area that we love and enjoy, including our work. We walk, we kayak, we paddle board, we canoe and we bike nearly everywhere we go. Where we enjoy our access to the lake from Merrill Springs Park, we did not buy this home to have a lake view. If we wanted to have a view of the lake, we would have built, or bought, a home on the lake. It is our belief that homes on "our side of the street" will continue to grow substantially in value, even if the lake view narrows, as this location has much more to offer than just the lake view. As former British Prime Minister Harold Wilson once said, "He who rejects change is the architect of decay."

I understand that parking has been discussed as being difficult on Spring Ct. We offer some resolutions to this problem: There are several homeowners on this street who have single and double car garages who don't park their cars in their own garage and/or driveway. A few of these homeowners park routinely on the street, taking valuable parking spots away from their own guests, service workers, etc. If these homeowners used their garages and their respective driveways, several parking spaces would be consistently open. The proposed project would retain two garage spaces, which they plan to utilize for parking vehicles, and two additional parking spaces in their driveway. Parking should not be considered an argument for this project to be sidelined. An additional idea would be to move the mailboxes that are currently on the lakeside to the other side of the street, enabling parking on one side and mail on the other, opening more spaces for parking and alleviating mail delivery issues.

Thank you for your consideration,

John and Dawn Maasch

**From:** [Mark Shults](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Jim Twesme](#)  
**Subject:** re proposed Twesme residence improvements, 5106 Spring Ct. Madison 53705  
**Date:** Monday, July 3, 2023 9:08:55 PM

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To whom it may concern,

We are next door neighbors of Jim Twesme and Cathy Sullivan. We wish to register our full support for their proposed project at 5106 Spring Court. We believe this will improve the utility of their home and meet the needs of their family. Their plans appear to provide an improvement to their home and to the neighborhood. We believe they have taken steps to minimize any concerns from neighbors and to accommodate potential planned public utility work.

Regards,

Mark Shults and Nancy Vedder-Shults  
5110 Spring Ct.

**From:** [Kimberly McBride](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 5106 Spring Court New Garage Build  
**Date:** Thursday, July 6, 2023 2:05:24 PM  
**Attachments:** [ATT00001.txt](#)

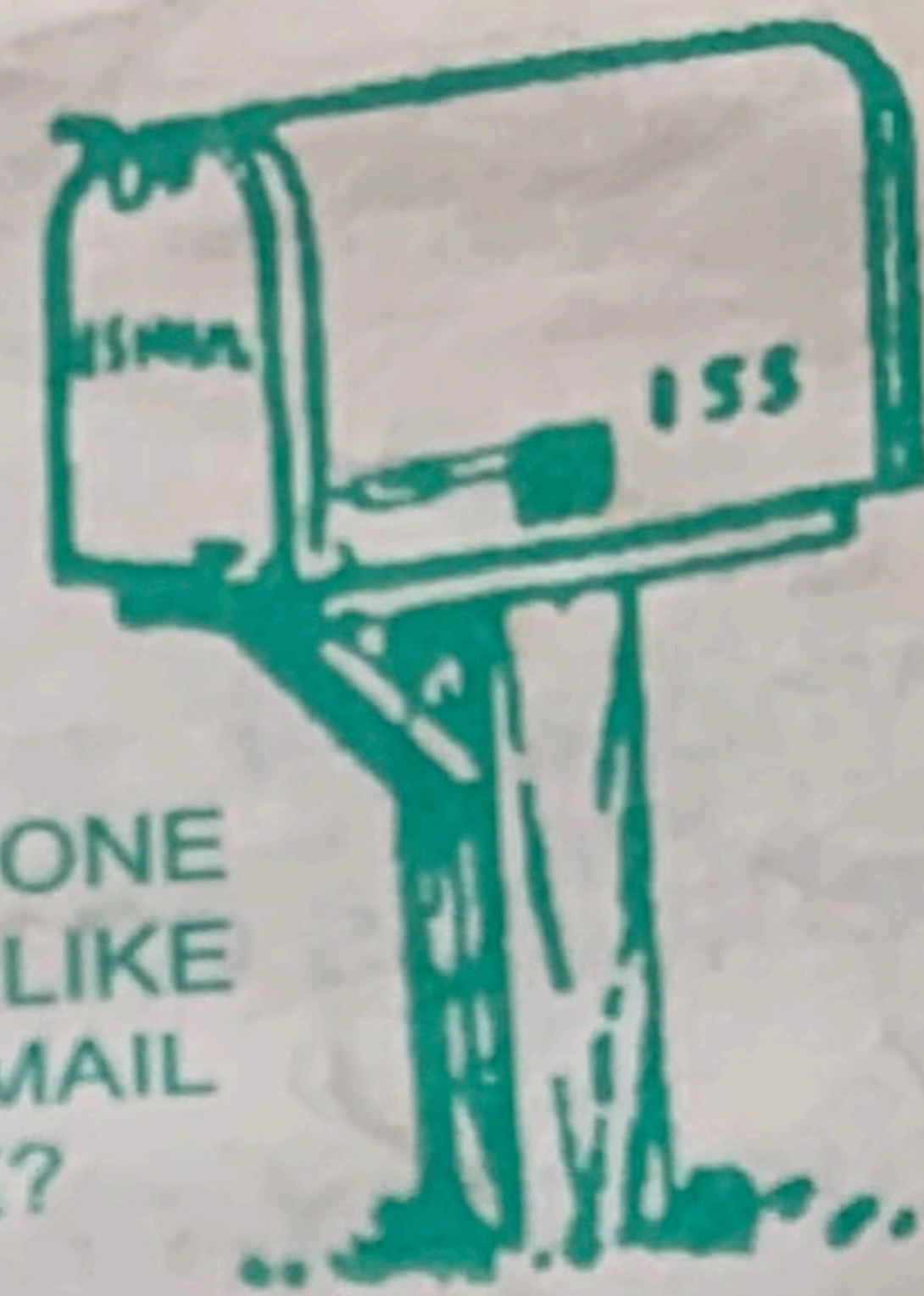
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Hi, My name is Kim McBride and I live at 5115 Spring Court a few house down and across the street from 5106 Spring Ct. We recently built on our lot which we have owned for over 35 years. We built a house with driveway space for 4 cars but are very aware now that street side parking is very difficult. I received the plans for demolition and construction of the garage at 5106 Spring Ct. and wish to make a few comments. Spring Court is a narrow street with single lake side parking only. The other side of the street is a challenge to park on due to many driveways and street side mail boxes. I am under the understanding that the homeowners wish to use the upper space of the garage for potential rental use. I am concerned about more individuals needing to park on that street with such limited parking. My daughter was visiting us recently and parked across the street about 8'-10' from a mailbox and received a warning to park 30' from mailboxes. This just isn't possible with most parking spaces on Spring Court. I am concerned about the need for more parking at an existing single family residence.

# Your Mailbox Needs Attention

(Date) \_\_\_\_\_



WHICH ONE LOOKS LIKE YOUR MAIL BOX?

Postal regulations require customers to provide and erect at their own expense rural mail boxes which meet official standards. A recent inspection disclosed the following faults.

1. Your box is not an approved box	10. The Signal Flag needs attention
2. The door needs attention	11. Your box is too near the road
3. Box must be located so carrier can serve it without leaving vehicle	12. Your box is too far from the road
4. Your box is not waterproof	13. Your box should face the road
5. Your box should be raised _____ inches	14. Your box should be securely fastened to its support
6. Your box should be lowered _____ inches	15. Your box should be made level, and the post firmly planted
7. Your box must be located on the right-hand side of the road in the carrier's direction of travel	16. A new post for your box should be provided
8. The approach to your box should be filled and properly graded & kept unobstructed at all times	17. The rural box number must be printed in numerals not less than one inch high on the side of the box visible to the carrier as they approach it or on the box door if the boxes are grouped
9. The approach to your box should be kept clear of snow, vehicles, and other obstacles.	18. Your box should be painted to prevent rusting
	19. Your house number must be clearly displayed _____ on your house or _____ on your box

20. Other faults

*Please do not park in front of mailbox*

Please help us provide you with better service by correcting these faults by \_\_\_\_\_

After this date, delivery service may be suspended until the faults are corrected. Your cooperation is greatly appreciated.

If you have any questions please see your carrier or contact me.

(Postmaster)