

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
of February 28, 2007**

**RE: I.D. #05759, Demolition Permit and Conditional Use – 5510 Spring Court**

1. Requested Action: Approval of a demolition permit and conditional use for a single-family residence on a waterfront lot at 5110 Spring Court.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits; Section 28.04 (19) provides the standards for waterfront development; Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION:**

1. Applicant: Mark Shults, 5106 Spring Court; Madison.  
  
Agent: Melissa Destree, Destree Design Architects; 222 W. Washington Avenue, Suite 310; Madison  
  
Property Owner: Ed Tallard; 5110 Spring Court; Madison.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted.
3. Parcel Location: An approximately 0.25-acre parcel located at 5110 Spring Court; Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: Single-family residence and detached garage, zoned R2 (Single-Family Residence District).
5. Proposed Use: A new single-family residence.
6. Surrounding Land Use and Zoning: The subject site is located on the southern shores of Lake Mendota and is otherwise surrounded by other single-family residences in R2 (Single-Family Residence District) zoning.
7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for low-density residential uses.

8. Environmental Corridor Status: Most of this property is not located within the mapped environmental corridor with the exception of the northern edge of the site, which is identified with other nearby properties for shorelands and wetlands adjacent to the lake.
9. Public Utilities & Services: This property is served by a full range of urban services

### **STANDARDS FOR REVIEW:**

This application is subject to the demolition standards of Section 28.04 (22), the conditional use standards of Section 28.12 (11) and the waterfront development standards of Section 28.04 (19).

### **ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant is requesting approval of a demolition permit to allow an existing two-story single-family residence located at 5110 Spring Court to be razed and conditional use approval to allow a new single-family residence to be constructed. An existing 768 square-foot detached garage adjacent to Spring Court will be retained and remodeled as part of the project. The site is a 0.25-acre tract with approximately 65 feet of frontage on Lake Mendota and is located near the eastern end of Spring Court, which is developed with a variety of other single-family residences. City records indicate the residence was built in 1940 and contains 1,757 square feet of living space. The existing residence is set back approximately 52 feet from the ordinary high-water line of the lake.

The applicant proposes demolition of the existing residence to allow construction of a new two-story, 3,350 square-foot single-family residence as described on the attached floorplans. The new residence reflects a modern design that will feature a combination of metal panels and fiber cement siding on the exterior and will be topped by a variety of angled roof planes, with solar panels on the southern face of the roof.

The front wall of the building will be located in approximately the same location as the front wall of the existing residence, with a setback 49 feet from the lake edge. Patios will be built off both the north and south walls of the residence. The construction of the new building should have a minimal impact on the mature vegetation located on the site, and no vegetation will be disturbed within the 35 feet of the waterline with this proposal.

The applicant has submitted a comprehensive analysis of the current building to support their demolition request, including an architectural analysis and home inspection of the structure and photos. Among the factors cited in support of the demolition are the presence of water and mold in the basement of the building, structural deficiencies under floors and the roof, and below average energy efficiency. The applicant feels that the demolition of the existing residence and the new building will be more economically viable than preservation of the existing structure.

The City recently adopted the Spring Harbor Neighborhood Plan to guide redevelopment activities in the Spring Harbor neighborhood, including the subject site. While the plan does not contain specific recommendations for lakefront residential areas, it does encourage that new/redeveloped homes be of a height and scale that is relative to the neighborhood and is sensitive



to the natural character of the neighborhood. Also, the plan encourages rain gardens to help protect the health of the lake, and the plan encourages "green" building techniques and design. The applicant has submitted an exhibit with their plans showing that the proposed residence will stand nearly as tall as a new residence being built at 5116 Spring Court while standing a full story taller than three other residences nearby. In general, the surrounding area is populated with a variety of homes of differing heights, with no clear prevalent scale. The proposed residence will employ "green" building materials and techniques as supported by the plan.

The Planning Unit believes that the demolition, conditional use and waterfront development standards are all met with the applicant's request for new construction on the property. While the new house is nearly twice the size of the existing, it appears to comply with the R2 zoning criteria for building bulk and yards and has been sited so as to comply with the lakefront setback requirements. Though the proposed structure will reflect a more modern architectural style than other single-family residences along this section of Lake Mendota, the new building will be of a similar scale and mass as other new residences elsewhere along the lake. The Planning Unit and the Plan Commission have rarely commented on the mass and architectural style of other new lake houses throughout the City, and as a result, many have been approved on both lakes with a variety of building sizes and styles reflected, including modern designs such as the one proposed.

The reuse and recycling plan submitted with this application will be required to be approved by the Recycling Coordinator prior to the issuance of wrecking permit.

### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission find that the demolition, waterfront and conditional use standards are met and **approve** demolition of single-family residence at 5110 Spring Court subject to input at the public hearing and comments from reviewing agencies.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: February 16, 2007  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 5110 Spring Court Demolition and Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. No work allowed along the shoreline unless owner has received appropriate permits from Wisconsin Department of Natural Resources and the US Army Corps of Engineers.
2. Applicant shall provide a 20-foot wide sanitary sewer easement centered on the existing sanitary sewer main. No structures will be allowed in this 20-foot wide easement area. The Applicant shall provide a sketch, legal description, and a check in the amount of \$500.00 for administration of the easement. Submit check and easement documentation to Eric Pederson of City Engineering. Reference Real Estate Project No. 8699 and Engineering Project No. 53B2610 on easement submittal.
3. The Applicant's surveyor shall locate a minimum of one upstream manhole and one downstream manhole to get the alignment of the sanitary sewer main.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 5110 Spring Court Demolition and Conditional Use

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

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- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for \_\_\_\_\_.

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the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be

accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain the following data, each on a separate layer name/level number:
- a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) Lot lines
  - g) Lot numbers
  - h) Lot/Plat dimensions
  - i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.
- PDF submittals shall contain the following information:
- a) Building footprints.
  - b) Internal walkway areas.
  - c) Internal site parking areas.
  - d) Lot lines and right-of-way lines.
  - e) Street names.
  - f) Stormwater Management Facilities.
  - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files.
  - b) RECARGA files.
  - c) TR-55/HYDROCAD/Etc...
  - d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.



- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

**Sanitary Sewer**

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** February 13, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 5110 Spring Ct.

**Present Zoning District:** R-2

**Proposed Use:** Demolish a house & build a new single family home (waterfront lot)

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.04(19) Waterfront development is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Delineate flood plain area on the site plan.
2. Show the existing garage on the final site plan without the trellis/arbor roof structure.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	12,306 sq. ft.
Lot width	50'	64'
Usable open space	1,000 sq. ft.	adequate
Front yard	30' House	76' house , gar existing
Side yards	7' 2" left (house), 7' 4" right	7' 8" left, 8' right side
Lake setback average	49.61'	49.61'
Building height	2 stories/35'	2 stories/22' av. mean

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	2
Landscaping		Unchanged w/in 35' of water

<b>Other Critical Zoning Items</b>	
Flood plain	Yes
Utility easements	Yes
Water front development	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.





## Traffic Engineering and Parking Divisions

David C. Dyer, P.E., City Traffic Engineer and Parking Manager

Suite 100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
FAX 608 267 1158

February 23, 2007

TO: Plan Commission  
FROM: David C. Dyer, P.E., City Traffic Engineer and Parking Manager  
SUBJECT: **5110 Spring Court – Conditional Use / Demolish – Waterfront Single Family Home**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Melissa Destree  
Fax: 608-268-1498  
Email: [Melissa@destreearchitects.com](mailto:Melissa@destreearchitects.com)

DCD: DJM: dm

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From:  
Noel Radomski  
District 19 Alder  
City of Madison

To:  
Mark Shults  
Nancy Vedder-Shults  
5106 Spring Court  
Madison

January 23, 2007

Dear Mark and Nancy,

I enjoyed meeting with you on 1/5/07 and discussing your new home project at 5110 Spring Court. I understand that you presented plans to the Spring Harbor Neighborhood Board on 1/11/07 and found the board to be fully supportive.

In support of your required 1/23/07 Plan Commission Application, I grant you a waiver of the 30 day notice requirement.

Sincerely,

A handwritten signature in dark ink, appearing to read "Noel Radomski", with a long horizontal flourish extending to the right.

Noel Radomski

ONE page to Tim Parks  
From: Nancy Vedder-Shults (231-3362)

February 18, 2007

Madison Plan Commission  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701

Dear Plan Commission Members:

As a resident of the Spring Court area, I support the plans for a green-built, energy-efficient house to be constructed at 5110 Spring Court by Mark Shults and Nancy Vedder-Shults. I also am pleased that Mark and Nancy have decided to recycle as much of the current house as possible. I believe their new home will enhance our neighborhood.

<u>Name</u>	<u>Address</u>
KIM M'BRIDE	5114 Lake Mendota Dr.
Alayne Macaulay	5058 Lake Mendota Dr.
Don Macaulay	5058 Lake Mendota Dr.
Kyle Metzloff	5105 Spring Ct.
Liz Metzloff	5105 Spring Ct.
JENNINE Sievert	5101 Spring Ct.
<del>Matthew</del> (David P. Warriner)	5104 Spring Ct.
Jeanne Kern	5136 Spring Ct
Jin Kern	" " "
LORI SMITH	5116 SPRING CT.
Laci Smith	5116 SPRING CT.
JASON SMITH	
Marku Jern	5156 Spring Ct