

City of Madison Plan Commission
Attn: Tim Parks and Plan Commission
Suite LL 100
Municipal Building
Madison, WI 53703

September 24, 2007

Re: Application for Wingrove demolition of 4216 Jerome Street, Madison WI and response to Cynthia Higgins et al. Letter of September 19, 2007.

Dear Mr. Parks and Plan Commission,

We are writing this letter with the attached signatures of neighbors to the Jerome Street property and Madison residents who support and do not oppose the demolition and development of the 4216 Jerome Street property. We will address the main concerns listed in the *Higgins et al* letter received by you and the Plan Commission and show that all the concerns expressed in the *Higgins et al* letter in opposition to the development of the Jerome property are without merit and should be dismissed by the Plan Commission.

Concern #1. *The City of Madison's goal of maintaining affordable housing for the City residents would be given short shrift if our neighborhood became a tear-down magnet for land speculators.*

This concern would have the Plan Commission believe that the Lake Edge neighborhood has affordable housing in the form of home ownership for all without regard to financial resources and income. The *Higgins et al* letter on page 3 of 6 further states that the average assessed value of property in the area of the Lake Edge neighborhood is \$227,637. Upon review of Access Dane we dispute the use of averages of tax valuation in the selected properties used to reach this claim. It is well known to Lake Edge property owners and the Plan Commission that the assessed value for tax purposes is significantly less than the estimated market value of a residential property in this neighborhood. The \$227,637 average home value as offered by the *Higgins et al* letter in reality does not represent affordable "fair market value" in the Lake Edge neighborhood.

A complete review of Access Dane fair market values in the Lake Edge neighborhood representing the signers of the *Higgins et al* letter list fair market value estimates. For example, less than one block away on Brainbridge Street from the Wingrove property has a fair market of \$389,164.00. The fair market values are generally closer to \$250,000 to \$300,000 which is an "**essential characteristic**" in proximity to Wingrove's Jerome street property. This is within exactly the market value of the traditional single family homes that Wingrove offers for this development on this plat.

The 4216 Jerome development will have homes that will be affordable within the estimate "market value" of \$300,000 to \$400,000 depending on the amenities chosen by the buyer. This fair market value is derived from the maximum building size per lot

required for plat application purposes. The "assessed value" will probably be between \$250,000 and \$350,000 for assessed tax value proposed for each of the Jerome Street homes in the development.

It is reasonable to offer that anyone who lives in the Lake Edge neighborhood currently has to have the financial resources to afford the taxes and costs associated with a \$300,000 home to live in order to afford to live in this premier neighborhood. The Lake Edge neighborhood is not a low income housing neighborhood. Property values are protected and it is reasonable to offer that if a Lake Edge property owner's median income is not approaching \$100,000 per year, home ownership in this neighborhood would not be "affordable".

The City of Madison does have a responsibility to see that standards are met directly maintaining and benefiting the City and property values. The Plan Commission, Zoning and City Engineering inclusive with the Plat application process does protect home owners throughout the City of Madison from irresponsible and harmful development.

We believe that it would be impossible for the Lake Edge neighborhood to become a tear-down magnet with city planning commission protections in place and the generally good condition of the homes in this district. This assertion that the Lake Edge Neighborhood will become a tear-down, in the *Higgins et al* letter, is unfounded and without merit.

The poor condition of the buildings on Wingrove-Jerome Street property occurred over many years of neglect and meets the standard conditions for demolition. This deterioration of the building did not happen in just two short years, but was the result of owner neglect over a period of decades resulting in profound structural and foundation damage that cannot be repaired for a reasonable sum of money.

The Jerome Street property demolition and development of new single family homes will preserve property values (assessed or market) in the Lake Edge neighborhood area. The additional tax revenue will assist in preserving resources for the Lake Edge neighborhood and is in the best interest of the neighborhood and the City of Madison.

Concern #2. *Granting the proposal would jeopardize the unique character of the Lake Edge neighborhood.*

The Jerome Street development will not jeopardize the character of the Lake Edge neighborhood, but in fact enhance essential characteristics that are already present in the Lake Edge neighborhood. Currently, the Jerome Street property represents a lot size of over 52,000 square feet; this is 1.22 acres. The Wingrove- Jerome Street lot is the largest R1 single -family lot in the Lake Edge Neighborhood which is over 5 times larger than the minimum lot size standard for R1 zoned-City of Madison single- family residence present in the Lake Edge Neighborhood. Current single- family lots in the Lake Edge Neighborhood that fit the minimum size for an R1 zoned-City of Madison standard are located on E. Winnequah Rd that intersects Jerome Street and Bainbridge Rd. The

Wingrove Jerome Street lots represent sizes from 8,092 square feet to 11,823 square feet. Clearly, the Jerome Street development represents the essential character of the Lake Edge Neighborhood as to the dimensional size of the lots for single family homes.

In the application for the plat, we were required to offer the dimensions of the square footage of the homes that were considered for the Wingrove-Jerome Street development. According to the survey of the acreage it was determined that the individual lots could accommodate homes of between 2500 to 3000 square feet. Considering estimate market value from the square footage of the home, only an approximation. The current formula for market value is understood to be a multiple of the square footage of the home by a factor of \$100. When you apply the formula for market values to the Wingrove property, you have homes that are in the \$250 to \$300 hundred thousand range without consideration for value added amenities or the land. The market property values for the Wingrove development are currently represented in the Lake Edge neighborhood as single family homes. Clearly, the Jerome Street development maintains the character of the Lake Edge Neighborhood as to the market property values for traditional designed single family homes.

The remaining question pertains to landscaping in maintaining and enhancing the character of the Lake Edge neighborhood. Submitted with this letter is a landscaping plan with photographs of the current mature tree growth present on the property. The mature trees are positioned toward the frontage of the property on both Jerome Street and Cold spring. Special consideration will continue to be given to preserve the mature trees and shrubs on this property during the building of the single family homes. Placement of the building foundations for compliance for water run off, setbacks and traffic easements was given along with the protection of the mature landscaping on the property. It will be part of the plat approval that current healthy mature trees and shrubs along the frontage of the property be protected and included in the landscaping of the plat development. **Review Landscape Preservation Plan and City of Madison Covenant for planting and lighting with Jerome Street Plat and Landscape preservation plan and photographs.**

For plat process purposes the Madison City Traffic and Engineering Division issued a Declaration of Conditions and Covenants for the Development contract to which Wingrove has signed. A signed copy of the contract with the City of Madison confirms that the Jerome plat development will protect the character of the Lake Edge Neighborhood as to landscaping and neighborhood lighting. Clearly, the Jerome Street development maintains and will enhance the character and condition of the Lake Edge Neighborhood as to considerations of landscaping and neighborhood lighting. **Review City of Madison Covenants of planting and lighting with Jerome Street Plat.**

Concern #3. *Permitting demolition would permit the developer to profit by his own ignorance or malfeasance, setting a poor precedent and encouraging other land speculators to allow their property to deteriorate.*

The Plan Commission by emanate domain and other Wisconsin statutes does not set precedence and must review each request before the plan commission on a case by case

basis. Specifically, no other property owner of R1 zoned land in the Lake Edge Neighborhood owns a parcel that is as large as the Jerome Street 1.22 acres that would meet the same standards before the Plan Commission as this plat request (Wingrove-Jerome Street). Additionally, the Wingrove property on Jerome Street was purchased less than two years ago. The deterioration claimed in the *Higgins et al* letter has occurred over the last 58 years when the property was in the control of the previous owners. The Jerome roof needed new shingles ten years ago and sections left open to the weathering elements over a long period of time now has caused major structural damage to the roof trusses that need complete replacement. We believe that the foundation of the Jerome Street property has leaked since the building was erected in the 1940's and needs an entire replacement. The roof and foundation represent the single largest structural loss to the building and along with other building repair needs will represent a total of \$100-\$125,000 in costs to rebuild. The cost to rebuild is greater than 50% of the real estate tax valuation of the buildings at Jerome Street. **Review Bill Lee, Roberts Construction, Inc. Letter supporting demolition of 4216 Jerome Street, Madison, WI.**

We offer to the Plan Commission that concern #3 in the *Higgins et al* letter represents displeasure of the neighborhood for the recent development of the street improvements to Coldspring and Jerome Street and they now have directed their anger toward opposing the Wingrove plat application. All Madison and Monona Street improvements have been supported in the plat application included sidewalks, curb and gutter in the Lake Edge Neighborhood by Wingrove. It is unfortunate that *Higgins et al* cannot recognize that the street improvements provide for the personal safety of Lake Edge residents and their children now and in the future. Re-construction of the building at 4216 Jerome is just as much a safety matter as the recent street improvement. We have submitted a demolition recycle and reuse plan, per the City of Madison's request, that will incorporate many of the building materials in whole or in part with the new construction on the Jerome Street plat. We do not believe that any effort made to increase safety for people in general is made in ignorance or is malfeasance in any manner, we continue to support and complied with additional requests from City Engineering to provide sidewalk, curb and gutter on Jerome street. The concern raised in #3 by the *Higgins et al* letter is without merit.

Concern #4. *The City Council recently set a precedent in very similar circumstances when it refused to allow a larger number of splits in the Orchard Ridge area over neighborhood objection. We ask that this precedent is followed here.*

Upon review of the Plan Commission minutes concerning the Orchard Ridge demolition permit and subdivision process in the public record we find that this was not a demolition/plat development as presented in the *Higgins et al* Letter nor a "City Council precedent" but a Certified Survey Map (CSM) submitted and heard before the Plan Commission as routine business (#03615) on May 15, 2006. The Plan Commission did find that the Whitcomb demolition permit and CSM were acceptable and granted them under Section 28.08(2)(a) with modification and completion of the CSM documents to comply with the "essential characteristics" of the neighborhood. For the *Higgins et al* letter to offer that the Plan Commission's action in the Orchard Ridge demolition permit and CSM request was "refused...over neighborhood objection" is irresponsible and an

attempt to manipulate by presenting fabricated and misleading information to the Plan Commission. Wingrove has based the decision on demolition on neutral, unbiased and expert consultation from a reputable contractor who has examined the Jerome buildings on the property and provided a best estimate. This contractor's estimate is provided to assist the Plan Commission and Wingrove on the issue of the demolition of the main residential building on the property. According to this expert construction contractor the Jerome property main building would require \$100,000 to \$125,000 to reconstruct and repair to bring it up to current building codes and to make the Jerome Street property completely safe and this supports the demolition permit as requested by Wingrove for this property.

Within the Reuse and Recycle plan for the Wingrove-Jerome Street property is the consideration that the detached garage would be moved and reused in all possibility.
Review Robert Construction Associates, Inc. Letter.

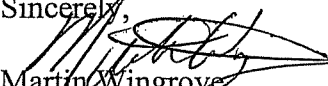
According to City Engineering, Madison Traffic Division and those city agencies responsible for the recent street improvements on Coldspring and Jerome Street in the Lake Edge Neighborhood; The Wingrove plat development is in complete compliance with all zoning, plat and demolition application standards and provisions. This concern, as presented by the *Higgins et al* letter is completely without merit and is a profound attempt by a select few Lake Edge residents to manipulate the Plan Commission by fraudulent interpretation. A review of the residents on the *Higgins et al* Letter who oppose the Wingrove request for demolition and plat show that one of the characteristic of the Lake Edge neighborhood is that it does have R1 single-family homes in the \$300,000 to \$400,000 range not farther than the next block proximal to the Wingrove property. Additionally, lot size is a consideration as to the characteristic of a neighborhood after a brief review Ron Williamson; Registered Wisconsin Surveyor easily found R1 single family lots on Winnequah Rd. that crosses Jerome Street one block away from 8,025 square feet to 10,593 square feet with Access Dane tax derived market valuation of over \$300,000 dollars. The Winnequah Rd. example is exactly the same property characteristic as the plat request that Wingrove has before the Plan Commission. **Review Access Dane Records and review Ron Williamson Surveying Co. Letter to Plan Commission.**

This letter addresses the main concerns presented in the *Higgins et al* letter to the Plan Commission relating to the Wingrove demolition application and plat request. For purposes of brevity and addressing the main objections and not the offensive false allegations or misrepresentation, we have elected to limit the response to concentrate on providing correct information to the Plan Commission for the decision process with the information in this presentation. **Review petitions of signatures in support and without opposition to the Wingrove Demolition and Plat request. It is important for the Plan Commission to recognize that 4 of the signatures that do not oppose the Wingrove demolition and plat are located next to the Jerome property on Coldspring.**

In summary, Wingrove along with various city departments (Engineering and Traffic) have acted responsibly to meet the City of Madison and Monona's needs for street improvements in the neighborhood. The Wingrove request before the Plan Commission is a responsible development and improvement and which meets the provisions of the zoning Sections 28.04 and 28.08 "R1 Single-Family Residence Districts is established to stabilize and protect the "essential characteristics" of low density residential areas" and compliments the Lake Edge neighborhood and we respectfully request approval of this plat development and demolition/reconstruction of the 4216 Jerome Street property.

Thank you for your consideration and review of this information.

Sincerely,



Martin Wingrove

Owner, 4216 Jerome Street, Madison Wisconsin



Roger R. Rognrud

Business Consultant

Please Note that Wingrove;

By request received from the Lake Edge Neighborhood association on 9/19/07, Wingrove complied with a request to prevent traffic flow and drive through the Jerome Street lot and erected a chain barrier preventing bypassing of the barrier placed by the city on Jerome Street.

Enclosures or found in Table of Contents:

1. *Higgins et al* letter / City of Madison Plan Commission minutes for May 15, 2006 #03615 / Meeting Agenda-Lake Edge Neighborhood Association Meeting.
2. Wingrove Cover Letter / Landscaping Preservation Tree Plan and Photographs / Traditional Home Floor Plans considered for Wingrove development from 2500 and 3000 square feet.
3. City of Madison Traffic and Engineering Covenant for Planting of Installation of Street Trees and Shrubs and Maintenance of Street Lights / City of Madison Traffic and Engineering Covenant Installation of Traffic Signals / City of Madison Traffic and Engineering and Parking Divisions Agreement for Utility Easements. (Signed by Martin Wingrove)
4. Letter to Mayor David Ceislewics (Madison) / Letter to Mayor Kahl (Monona) / Letter to Alderman Palm (Notice of Jerome Plat Development from Wingrove).
5. Supporting Demolition; estimate from Roberts Construction for prohibitive rebuilding costs for 4216 Jerome Street to bring property to code and standards from Bill Lee, Roberts Construction. Inc. / Demolition Reuse and Recycle Plan Letter and Inventory / Photographs.
6. Letter from Ron Williamson, Wisconsin Registered Surveyor supporting proposed subdivision listing current lot dimension characteristic of Lake Edge Neighborhood / Dimensional lot dimensions in Lake Edge Neighborhood / Madison City Assessor's Office Property Information of tax assessment values.

7. Access Dane Records for Property located in Lake Edge Neighborhood from property owners that signed *Higgins et al* letter demonstrating the fair market values of property to \$389.164.00 which is characteristic from the Lake Edge neighborhood.

8. Wingrove Petition Lists that Do Not Oppose and Support Wingrove Plat and Demolition Requests #07600-#7601. Additional Wingrove Petition Names will be presented for the Plan Commission's review on Monday October 1, 2007 at 6pm.

Cc Lake Edge Neighborhood C/O Cynthia Higgins et al.

CITY PLAN COMMISSION HEARING – TABLE OF CONTENTS

WINGROVE APPLICATION DEMOLITION AND PLAT #7600 #7601

1. *Higgins et al* letter / City of Madison Plan Commission minutes for May 15, 2006 #03615 / Meeting Agenda-Lake Edge Neighborhood Association Meeting.
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Cynthia Higgins et al.
4205 Bainbridge Street
Madison WI 53716

City of Madison Plan Commission Attn: Tim Parks
Suite LL 100
Municipal Building
Madison, WI 53703

September, 19 2007

Re: Application for proposed Wingrove demolition of 4216 Jerome Street, Madison WI

Dear Mr. Parks:

We, the undersigned, are neighbors of the proposed demolition site. This letter is a compilation of responses gathered at a recent neighborhood meeting, drafted by a few of us, and is being sent on behalf of the undersigned neighbors, in regard to the proposed demolition and 5-way lot split at 4216 Jerome Street.

We oppose the request for four reasons.

1. The City of Madison's goal of maintaining affordable housing for City residents would be given short shrift if our neighborhood became a tear-down magnet for land speculators.
2. Granting the proposal would jeopardize the unique character of the Lake Edge neighborhood.
3. Permitting demolition would permit the developer to profit by his own ignorance or malfeasance, setting a poor precedent and encouraging other land speculators to allow their properties to deteriorate.
4. The City Council recently set precedent in very similar circumstances when it refused to allow a larger number of splits in the Orchard Ridge area over neighborhood objection. We ask that this precedent is followed here.

The balance of this letter sets out our position in greater detail.

* * *

BACKGROUND

Now pending before the City of Madison Planning Commission is a request by Martin Wingrove to demolish the existing house located at 4216 Jerome Street (on the corner of Jerome Street and Coldspring Avenue, directly opposite Monona Grove high school). The Wingrove proposal for demolition is coupled with a request to split what was originally one residential lot into 5 residential lots. Wingrove supports his proposal for the demolition by citing the poor condition and the advanced age of the house.

On August 30, 2007, 24 neighbors of the proposed demolition met at a private home to discuss this proposed demolition and split. These 24 neighbors represented 19 different addresses, none further than one block from 4216 Jerome, with most on the same actual block or directly across Jerome Street. At this meeting, a strong consensus developed opposing Wingrove's request for demolition. Specifically, of 24 neighbors, only one did not oppose the demolition and 5-way split, although even this neighbor did state that she would prefer to see a minimum number of splits.

WHY WE OPPOSE THE DEMOLITION

Our reasons for opposing the requested demolition are four-fold.

1. Affordable housing would be jeopardized
by allowing our neighborhood to become a tear-down magnet
for land speculators

The proposed split jeopardizes the City of Madison's stated goal of maintaining affordable housing for city residents. Martin Wingrove, who is not a resident of Madison, purchased the lot in question in 2006. At that time, the property conformed to neighborhood standards—it was a modest house in good repair, on a well-kept lot.

Wingrove paid nearly \$130,000.00 over the assessed value for the house and lot. The existing property was surveyed and split into 4 lots, and 3 vacant lots were immediately (and unsuccessfully) offered for sale. Wingrove never lived in the house. Instead, a bewildering variety of tenants moved in who did not care for the property, which quickly deteriorated (further details about this deterioration appear in section 3, below). In short, Wingrove allowed conditions to overtake a house that formerly conformed to the existing neighborhood standards. As this chain of events makes evident, Wingrove's plan from the beginning was to speculate on the land values of our neighborhood.

Since this speculation scheme was hatched, the land values have, in fact, shot up, while the values of the improvements have been reduced. Specifically, data on the City Assessor's website shows that in the last round of assessments, of homes in the immediate area, 70 saw an increase in their land assessment, while at the same time 57 saw a decrease in their improvements. The average land assessment went up by \$5,301. Of those 57 who saw a decrease in their improvements, the average loss was \$5,189.

A swing like this between the value of the improvements and the value of the land demonstrates that Wingrove's speculation has single-handedly begun a trend—a trend towards valuations based on the potential value of our neighborhood as a tear down magnet for speculators and developers with land increasingly valuable, and existing housing stock increasingly less valuable. Allowing the requested demolition and attendant increased split of the lot would not only confirm this trend but provide official blessing and encourage more speculation and neighborhood deterioration.

2. Requested number of splits jeopardizes the character of the neighborhood.

One of Madison's strengths is the very different kinds of neighborhoods within the city boundaries. For those wanting 24 hour action and world-class entertainment, our downtown is tops. For those wanting a quiet condo or apartment with easy access to shopping, the Hilldale area is ideal. For those wanting one-family homes on small lots and lots of contact with their neighbors, densely platted areas like the Marquette neighborhood await. Those wanting to garden, pick apples, and see foxes and birds daily have chosen our unique Lake Edge neighborhood.

According to data compiled from the City Assessor's website regarding 70 residential lots on Monona Dr between E. Coldspring and Buckeye and all of Jerome, Winnequah, Bainbridge and E. Coldspring Streets, the average assessed value is \$227,637, the average frontage for lots in this area is 127 feet, and the average lot size is 27,137 sq feet. By contrast, the proposed demolition and 5-way split will result in lots with an average size of 10,657 square feet—only about one third the size of an average Lake-Edge lot, and a full 3000 square feet smaller than the next smallest lot (and 7000 square feet smaller than the second smallest lot).

In other words, these 5 lots would be in a category of their own—approximately 60% smaller than the average size of the lots in this neighborhood, and 30% smaller than even the next smallest lot. Such small lots jeopardize the character of our neighborhood.

Another way of conceptualizing the problem is this: imagine that a land speculator came to the Planning Commission with a request for a 5-house tear-down to create one big new lot for a single spec house in a densely platted area—the Marquette neighborhood for example. We cannot imagine that the Planning Commission would approve such a request. Land speculation based on tear-downs would jeopardize the value of the existing housing stock, and rapidly spoil the neighborhood's character.

In other words, in a neighborhood where large lots are not typical, allowing tear-downs to achieve them would be unthinkable. Similarly, we would ask that the Planning Commission reject this speculator's request to demolish an existing house in our neighborhood to facilitate one lot being split up into 5 lots—and on the same grounds. Just as tear-downs to create large sized lots would spoil the character of a denser neighborhood, so a tear-down to create lots far smaller than any now existing would spoil the character of our Lake Edge neighborhood.

3. The age of the house and its condition do not
warrant demolition

Wingrove's application cites the poor condition of the property and its advanced age in support of his request to demolish the existing house at 4216 Jerome Street. A letter to "neighbors" distributed to some Lake Edge neighborhood homes on Saturday September 8th says that tax assessments for long-planned street improvements are the reason for the demolition and lot splitting. Data compiled from the City Assessor's website shows that the proposed demolition site fits squarely in the average age range for houses in this neighborhood, having been constructed in 1949. There has never been any evidence that the aged condition of the housing stock in this neighborhood needs to be improved by sending in the bulldozers. To the contrary, this neighborhood features well-built and well-maintained homes, many times still inhabited by the original owners who built these houses in the late 1940's and early 1950's. Far from being flimsy, the Lake Edge homes typically feature hardwood floors, lath-and-plaster construction and diagonally-braced board sub floors. Further, neighborhoods all over Madison feature much older houses.

Before Wingrove purchased this property, it was typical of the rest of the housing stock in the neighborhood: a modest house, maintained in good shape, with an attractive yard. As stated above, when Wingrove purchased the property, he immediately let the property run down. A parade of tenants and their guests appeared. We now learn from the letter distributed on Saturday, "tenants" were Wingrove's adult children. Cars were parked on the grass. Large and aggressive dogs from that house were allowed to roam free through the neighborhood (and were promptly captured and taken to the pound). The grass remained uncut. Trash was left in the yard. Bramble bushes (raspberries) in the back escaped cultivation and overtook the yard. In sum, Wingrove allowed the condition of the house to deteriorate substantially in a short time.

The current tenants are a great improvement in this situation, and to outward appearance at least, the house has been restored to something like community standards. We are concerned, however, that the deterioration which the house suffered in the immediate past not be accepted as a basis for demolition. If a person buys a decent house, but then abdicates all responsibility for maintenance, if a person allows unsuitable and careless tenants to ruin the property's appearance and neglect the yard—then that person should not then be allowed to claim that the house is in poor shape and should be demolished. A person should not be allowed to profit from their own bad actions. Rewarding this sort of neighborhood-busting by speculators and developers sets a bad precedent, with implications reaching beyond demolition of the property in question here.

Alternatively, Wingrove is arguing to the neighbors that city action; specifically the assessment is the reason for the demolition of the house and the split of the property to 5 lots. He says the "house needs to be totally rebuilt and cannot be repaired economically." A number of the neighbors who have lived and worked with the housing stock in the neighborhood report that they have maintained and repaired their homes. The photos submitted with his application for demolition suggest the need for paint and a new roof are among the reasons for demolition. Surely that cannot be the case. In any event,

fixing a broken windows or even the replacement of window casing, leaking basement walls and fixtures, a coat of paint and new roofing can not economically validate the destruction of a \$200,000+ home.

4. Previously established precedent favors rejecting Wingrove's demolition request.

There is recent precedent for not allowing the number of splits Martin Wingrove requests. Specifically, in the Orchard Ridge neighborhood, a real estate speculator from out of the neighborhood bought a house with a large lot, with the intention of demolishing the house and splitting the one lot into a number of smaller lots. The arguments the neighbors put forth were similar to ours. The following is an article was written by Mike Ivey in the May 16, 2006 Capital Times:

Downgraded a subdivision in the Orchard Ridge neighborhood. A real estate speculator from Oconomowoc purchased a home and large lot at 5402 Whitcomb Drive with the intention of tearing down the existing home and creating three new housing lots. But after hearing objections from neighbors, the commission only allowed two lots to be created.

Listed below are the City's links that address this request and the results of this request:

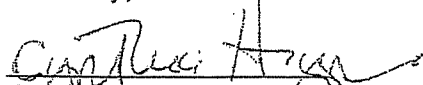
<http://www.ci.madison.wi.us/planning/projects/planning/pl5402wd.pdf>
http://legistar.cityofmadison.com/meetings/2006/5/2661_M_PLAN_COMMISSI ON_06-05-15_Meeting_Minutes.pdf

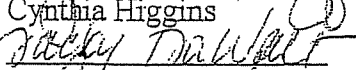
We urge the Planning Commission to follow this precedent set by the City Council, and come to a similar ruling in this matter.

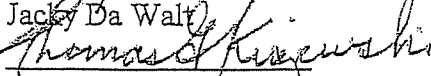
CONCLUSION

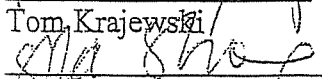
We the undersigned neighbors of 4216 Jerome Street ask the Planning Commission to reject Martin Wingrove's pending petition for demolition of the existing house, and his requested 5 way lot split.

Sincerely,


Cynthia Higgins


Jacky Da Walt


Tom Krajewski


Gila Shoshany

On behalf of ourselves and the following additional signatories:

Cynthia Aceredo, 4126 Jerome St
Jane Ahlstrom, 4204 Bainbridge St
Pat & David Chamberlain, 4207 Jerome St
Tim & Shirley Diedrich, 4210 Jerome St
Helene Dwyer, 4114 Jerome St
Sue Ela, 308 Lance Ln
Nancy & Ken Gusner, 4204 Jerome St
Julie Hood, 4123 Jerome St
Juna Krajewski, 4208 Jerome St
Steve & Nancy Lendborg, 4211 Jerome St
Patty & Jeff Marks, 4124 Jerome St
Michael & Michele Martinsen, 210 Winnequah Rd
Steven & Susan McCarthy, 4203 Jerome St
Susan Oshman & Tamara Seeker, 108 W Lakeview Ave
Lyle & Darlene Reynolds, 4206 Bainbridge St
Laura & Mike Saunders, 4202 Jerome St
Michael & Sarah Simon, 4212 Jerome St
Suzan Van Beaver, 208 Winnequah Rd

Cc:

Martin Wingrove
City Alder Larry Palm
Lake Edge Neighborhood Association President Tim Satterfield



City of Madison
Meeting Minutes - Final
PLAN COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.com

Monday, May 15, 2006

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

ROLL CALL

Nan Fey chaired the meeting.

Present: Brenda K. Konkol, Nan Fey, Brian W. Ohm, James C. Boll, Albert Lanier,
Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Lauren Cnare, Kenneth Golden, Sarah Davis, Judy Bowser and Ruth Ethington

MINUTES OF THE MEETING OF MAY 1, 2006

A motion was made by Boll, seconded by Ald. Konkol, to Approve the Minutes.
The motion passed by acclamation.

SCHEDULE OF MEETINGS

Regular Meetings: June 5, 19; July 10, 24; August 7, 21, 2006.

*The Plan Commission scheduled IZ Working Sessions for May 25 at 5:00 p.m. and
June 1 at 5:30 p.m.*

10. 03615

Consideration of a demolition permit to demolish an existing single-family house to permit the site to be divided into three lots for future single-family development located at 5402 Whitcomb Drive, 20th Ald. Dist.

The Plan Commission found that the statement of purpose of the ordinance section regarding razing, demolition, removal, or wrecking buildings; specifically, aiding in the preservation of residential neighborhoods, requiring the Plan Commission to evaluate proposed alternative uses of property before existing buildings are destroyed or moved, and to foster and encourage adherence to the intent and purpose of the Zoning Code as expressed in that code's general intent and purpose, specifically Section 28.08(2)(a) "The R1 Single-Family Residence District is established to stabilize and protect the essential characteristics of certain low density residential areas normally located in the outlying urban parts of the City..." were not met and rejected the three-lot land division as proposed.

The Plan Commission found that the standards could be met for the building demolition conditioned upon a revised two-lot land division and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- *The applicant shall revise the proposed certified survey map to include only two single-family lots;*
- *The applicant shall establish proposed building envelopes on each of these two lots;*
- *The applicant shall create the two lots to be as equal or reasonably similar in size as possible;*
- *The applicant shall submit a tree preservation plan to staff for approval;*
- *The applicant shall provide a landscape buffer along the westerly property line;*
- *Proposed house designs shall be submitted to the Plan Commission for their review and approval.*
- *The conditions of approval for the landscape buffer and the proposed house designs*

to be reviewed and approved by the Plan Commission shall be noted on the face of the certified survey map.

A motion was made by Boll, seconded by Thompson-Frater, to Approve with Amendment(s). The motion passed by acclamation.

Speaking in support of the demolition and original three-lot certified survey map was Scott Matthews, 2921 Interlaken Pass, representing Peterscott, LLC.

Registering in support of the proposed demolition and three-lot certified survey map and available to answer questions were Joe Gulesserian, 7414 South Ave., representing Susan Peters; and Doug Sonntag, 2877 Larkspur Ln., Fitchburg.

Registering in support of the building demolition and proposed three-lot certified survey map but not wishing to speak were Dick Mathison; Donna Mathison, 5209 Loruth Terr.; and Susan Peters, N60 W34698 Forest Bay Rd., Oconomowoc. #

Speaking in opposition were Marian S. Piekarczyk, 1105 Gilbert Rd.; John Jenkins, 5406 Whitcomb Dr.; Jeanne Garnett, 5310 Loruth Terr.; Lawrence Winkler, 5306 Loruth Terr.; Scott Harrington, 5210 Whitcomb Dr.; Mary Stroud, 5203 Whitcomb Dr.; Ronald Budziszewski, 5014 Raymond Rd., representing the Orchard Ridge Community Club; and Cindy Thomas, 2106 Teal Dr.

Registered in opposition and available to answer questions were Lisa Ste, 5301 Loruth Terr.; and Paul P. Segal, 5139 Loruth Terr.

Registered in opposition but not wishing to speak were Gordon M. Garnett, 5310 Loruth Terr.; Paul McLeod, 5209 Whitcomb Dr.; Deane Arnt, 5401 Whitcomb Dr.; David Denig-Chakroff, 5305 Whitcomb Dr.; Mary Denig-Chakroff, 5305 Whitcomb Dr.; Eric Beckman, 1213 Loruth Terr.; Mark Pangevine, 5302 Loruth Terr.; Jean Consigny, 5313 Whitcomb Dr.; Cynthia Burnside, 1109 Gilbert Rd.; Margaret Karpinsky, 5134 Loruth Terr.; Tom Consigny, 5313 Whitcomb Dr.; Bob Beyler, 5206 Loruth Terr.; Norman Brandenburg, 5302 Whitcomb Dr.; Anneliese Amerson, 5137 Whitcomb Dr.; Ingrid Russell, 5310 Whitcomb Dr.; Brent Midelfort, 5310 Hammersley Rd.; Tracey Midelfort, 5310 Hammersley Rd.; Dorothy D. Kroeber, 5150 Whitcomb Dr.; Mary Schultz, 5202 Whitcomb Dr.; and Linda & Tim Moore, 5206 Whitcomb Dr.

Zoning Text Amendments

11. 03343 Amending Sections 28.10(4)(b) and (d) of the Madison General Ordinances to add outside production and processing of woodchips as a conditional use in the M1 District.
- A motion was made by Boll, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
12. 03429 Amending Sections 28.04(6)(c)1.i. and 28.11(3)(g)3. of the Madison General Ordinances to add skirting and landscaping requirements for wheelchair ramp and off street parking spaces as permitted obstructions.
- Approval recommended subject to the following recommendation:*
- The Plan Commission recommended that the Common Council refer this item to the Commission on People With Disabilities for their review and recommendation.*

Drive

4214 -

across - 4214

- Brien -

9/19/07

Lakedge Neighborhood Assoc. Meeting

Agenda:

1. Call to order
2. Treasurer's report / membership report
3. Martin Wingrove property demolition request
Martin may be here to address the neighborhood assoc.
4. Safety / Neighborhood Watch Committee
5. Updates:
 - Coldspring rebuild project completed
 - Stoughton Road Revitalization Committee
 - Royster Clark Property Committee
6. Adjourn

Mr. Tim Parks
City of Madison Plan Commission

September 27, 2007

RE: TREE and SHRUB PRESERVATION PLAN.

Dear Mr. Parks,

Please note that with this letter is attached the photographs of trees and shrubs located on the 4216 Jerome Street Property. All efforts will be made to preserve the mature trees, shrubs and overall wooded conditions of the property. It is important to note that during the Jerome and Coldspring Street improvement installation some loss of trees and shrubs along the frontage of Jerome and Coldspring occurred. We were able to work with Madison - City Engineering to prevent the loss of many old growth trees. It is very important not only for the value of the property but also to maintain the beauty of the property to preserve the wooded conditions on the property.

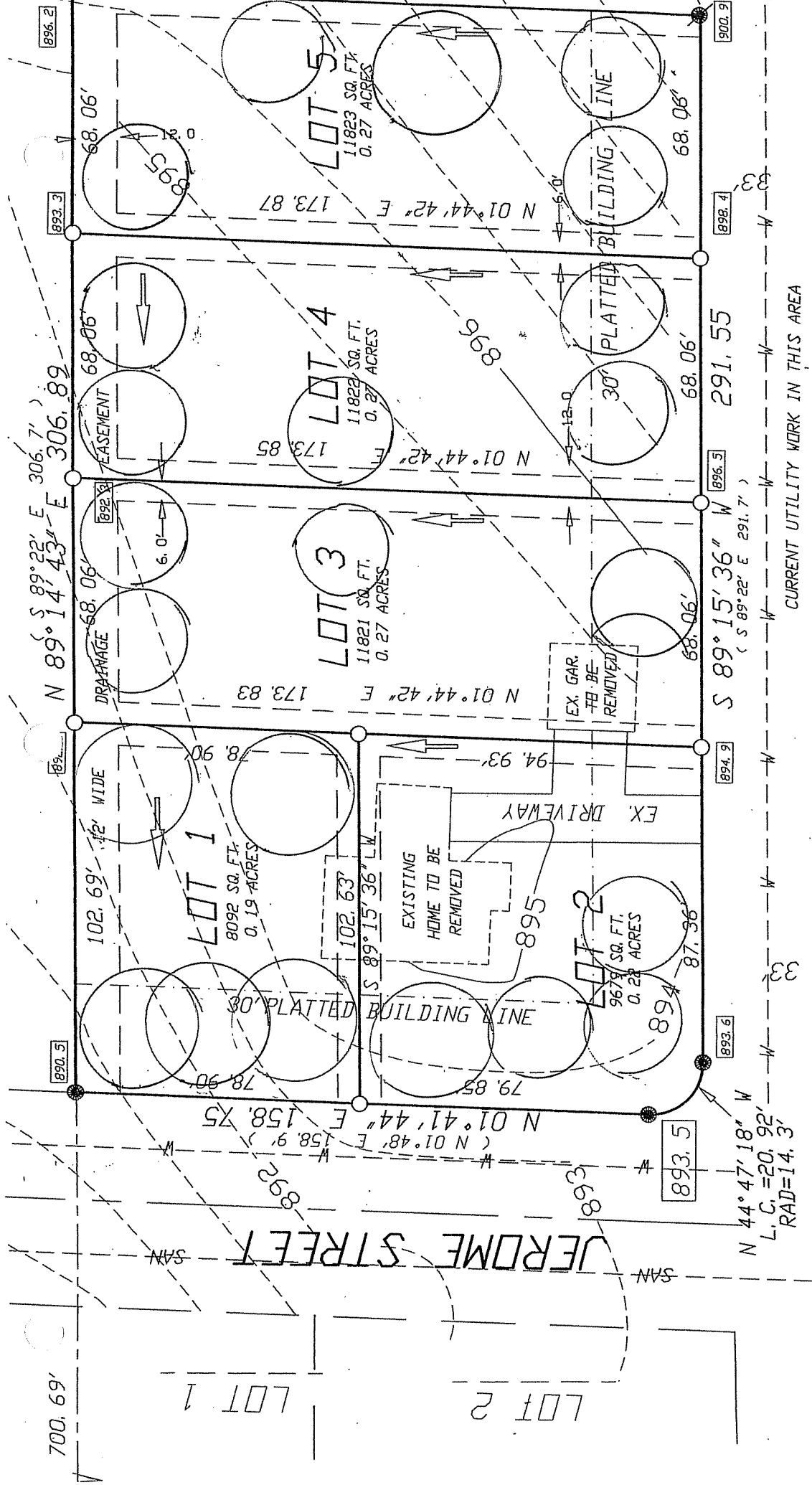
According to Ron Williamson, Registered Surveyor the maximum floor plan for the lots as proposed under this plat request is between 2500 and 3000 square feet without violation of setbacks, water drainage or other factors consistent for approval of the plat under Chapter 236.34 Wisconsin Statutes for 5 single-family R1 residences. Should you have any questions please call Roger R. Rognrud @ 236-4000.

Thank you for your attention to this concern and your assistance is appreciated.

Sincerely,



Martin Wingrove



COLD SPRINGS AVENUE

700 and 760

* TREE AND SHROUBS
 TREE PRESERVATION

NOTES:

- ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY, FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGI RECORDED AND UNRECORDED.
 - 4.) ALL LOTS CREATED BY THIS PLAT MAP ARE INDIVIDUALLY RESPON

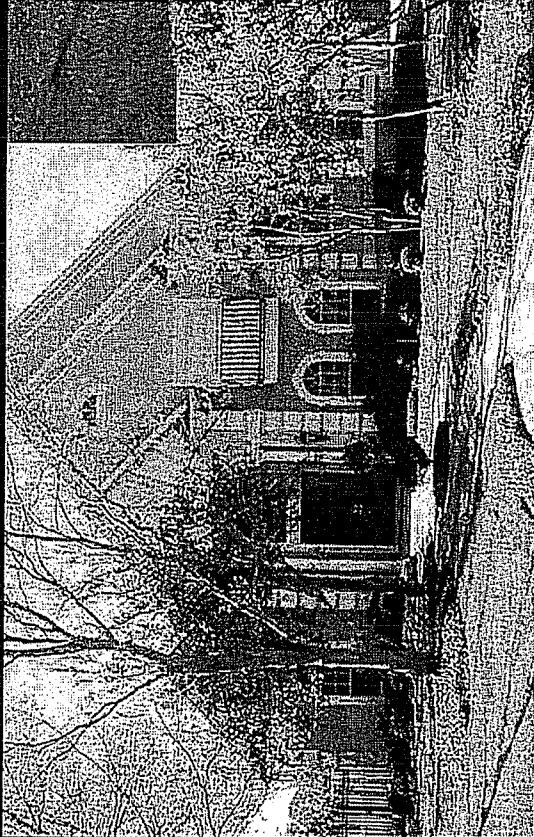
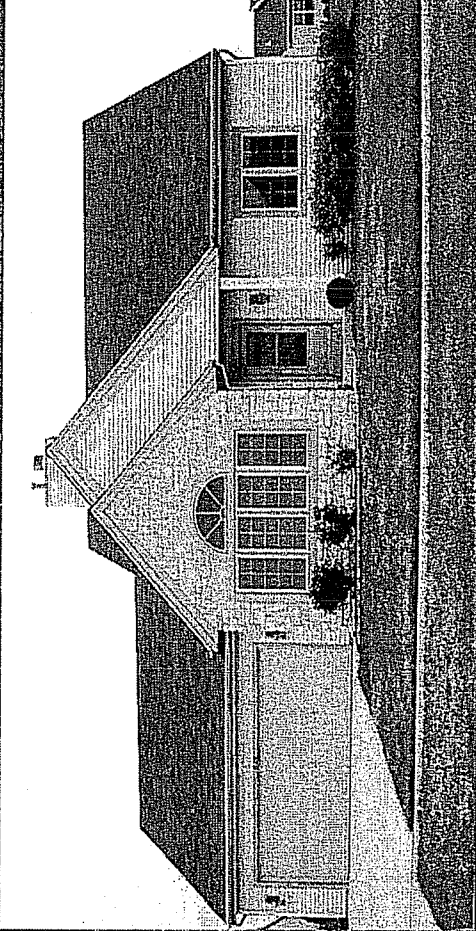
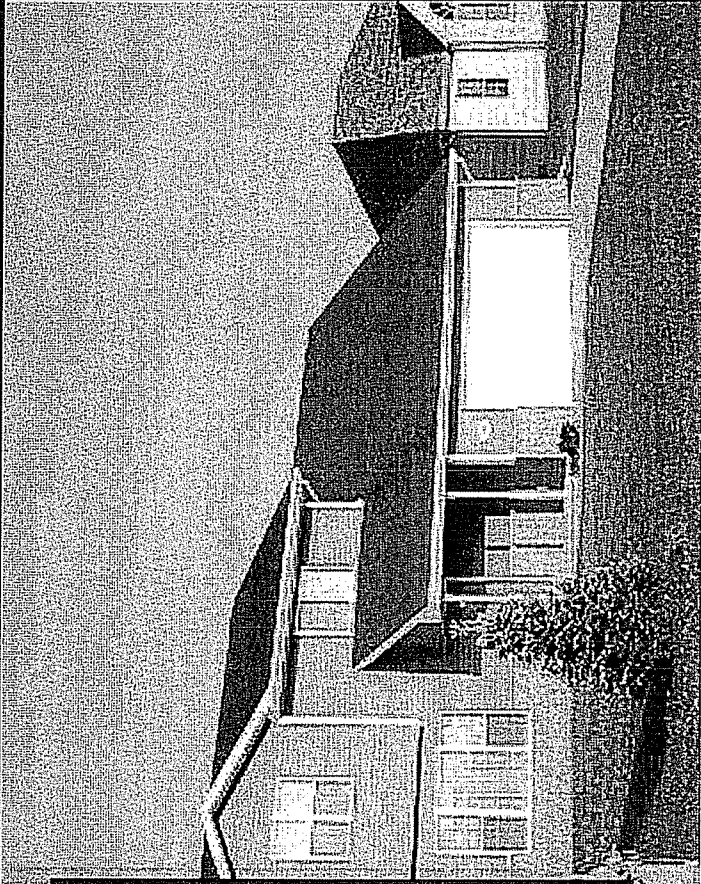
CURRENT UTILITY WORK IN THIS AREA



The Edge of Madison is well wooded with new and mature tree growth that is appreciated and preserved with the development plan and will reduce landscaping costs to both the developer and buyer. Trees and shrubs are mainly located toward the frontage of Jerome and Coldspring Streets and the property boundaries. Building sites allow for placement of the home sites toward the rear of the lots creating a woodland setting for the homeowner. (Wingrove-Jerome Street Development)

The Edge of Madison development offers a choice of single family residence styles and floor plans.

The Plat is planned for traditional homes on mature wooded lots, compatible with the surrounding neighborhood, offering between 2500 to 3000 square foot floor plans, decided by the buyer and builder with choice of interior amenities.



DECLARATION OF CONDITIONS AND COVENANTS FOR THE DEVELOPMENT/PLAT OF

City of Madison, Dane County, Wisconsin

WHEREAS, MARTIN WINGROVE owner of the Development/Plat known as Edge of Madison/Wingrove Jerome St. will be benefited through the installation planting and maintenance of street trees or shrubs and installation and maintenance of street lights, by the City of Madison within the public right-of-way in and adjacent to said Development/Plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides that said Development/Plat in the City of Madison is subject to conditions and covenants as follows:

- 1. That the owner concurs with the City of Madison's policy to promote and enhance the beauty and general welfare of the City through the planting and maintenance of street trees or shrubs and installation and maintenance of street lights, within the public right-of-way, adjacent to the owner's property.
2. That the owner acknowledges that it is the City of Madison's policy to assess the full cost, including inspection and supervision, of the initial installation of street trees and street lights.
3. That the owner, his/her heirs, successors and assigns, waives notice and hearing to the assessment for street trees and street lights in accordance with Section 66.073(7)(b), Wisconsin Statutes; Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section 10.39, Madison General Ordinances.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of September, 2007. (Use Black Ink Only)

Martin Wingrove (handwritten signature)

State of Wisconsin) County of Dane)ss Personally came before me this 26 day of September, 2007. The above named Martin Wingrove to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Gail A. Foye Notary Public, Dane County, Wisconsin

Print Name, GAIL A. FOYE My Commission Expires 6/2009

Return to: City Traffic Engineering Division Suite 100, Madison Municipal Building 215 Martin Luther King Jr. Blvd, PO Box 2986, Madison, WI 53701-2986 Pin # (See Attached)

Drafted by: City Traffic Engineering Division
Suite 100, Madison Municipal Building
215 Martin Luther King Jr. Blvd,
PO Box 2986,
Madison, WI 53701-2986

JL:jl

3/17/07-FAT\commmod\TePLANCOMMPLATS\Platz2007\JeromeSt4216_EdgeofMadison_FP_Sights_rev.doc

#

DECLARATION OF CONDITIONS AND COVENANTS FOR THE DEVELOPMENT/PLAT OF

City of Madison, Dane County, Wisconsin

WHEREAS, MARTIN WINGROVE owner of the Development/Plat known as

Edge of Madison/Wingrove Jerome St. Property will be benefited through the installation by the City of Madison of traffic signals within the public right-of-way in and adjacent to said Development/Plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides that said Development/Plat in the City of Madison is subject to conditions and covenants as follows:

- 1. That the owner acknowledges that it is the City of Madison's policy to promote general welfare of the City through the installation, operation and maintenance of traffic signals, within the public right-of-way, adjacent to the owner's property.
2. That the owner acknowledges that it is the City of Madison's policy to assess the full cost, including inspection and supervision, of the initial installation of traffic signals, including intersection improvements associated with such signals.
3. That the owner, his heirs, successors and assigns, acknowledges that the City intends to special assess the proportionate and reasonable cost for the installation of traffic signals and associated intersection improvements in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 66.0701, Wisconsin Statutes.
4. That the owner, his heirs, successors and assigns acknowledges that the City intends at a future date and pursuant to the then current City Ordinance to assess an annual special charge to property owners to cover their proportionate share of the costs associated with the operation and maintenance of traffic signals.
5. That the owner, his heirs, successors and assigns acknowledges that permanent easements may be necessary for installation, operation and maintenance of traffic control equipment on their lands, and such easements would be considered as project costs.

Return to: City Traffic Engineering Division Suite 100, Madison Municipal Building 215 Martin Luther King Jr. Blvd, PO Box 2986, Madison, WI 53701-2986 Pin # (See Attached)

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of September, 2007. (Use Black Ink Only)

Martin Wingrove

State of Wisconsin County of Dane)ss

Personally came before me this 26 day of September, 2007.

The above named Martin Wingrove to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Gail D. Goye Notary Public, Dane County, Wisconsin

Notary Public, Dane County, Wisconsin

(2)

Print Name GAIL A. FOYE

My Commission Expires 6/1/2009

Drafted by: City Traffic Engineering Division
Suite 100, Madison Municipal Building
215 Martin Luther King Jr. Blvd,
PO Box 2986,
Madison, WI 53701-2986

JL:jl

8/17/07-F:\Incommon\Ta\PLANCOM\PLATS\Plats2007\Jerome514216_Edger\Madison_FP_DECLARATIONOFTRAFFIC SIGNALS.doc

2
2



Traffic Engineering and Parking Divisions

David C. Dryer, 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

September 9, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: 4216 Jerome Street – Preliminary and Final Plat– Edge of Madison – Blooming Grove Sec. 16

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. The Developer shall put the following note on the face of the plat: “ **ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT (S).**”
 Note: The development may be delayed until the transportation impacts fees are approved by the Council.

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. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

4. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
#1 #2 #3 #4 #5		
City of Madison		
Markman		

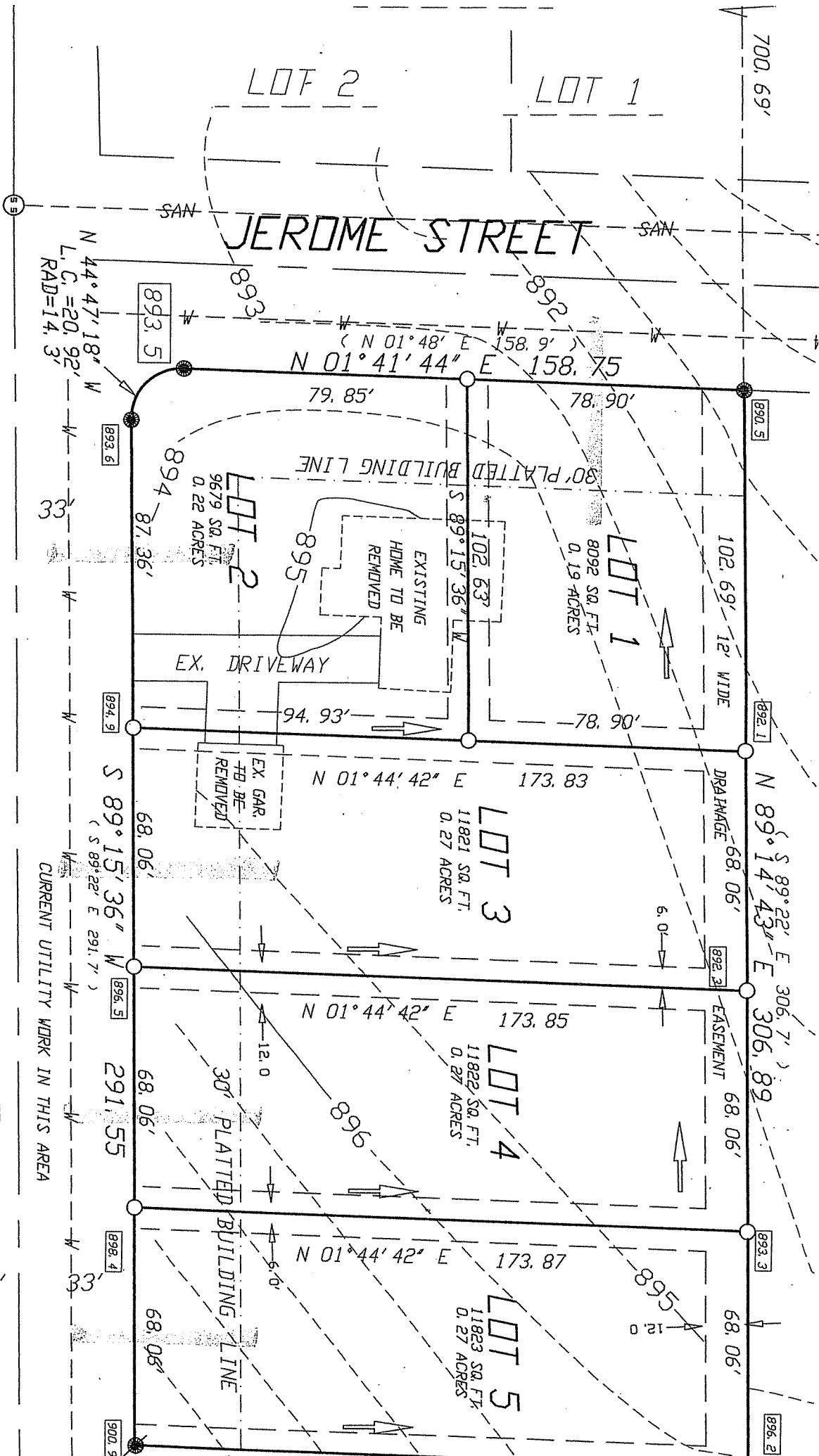
and preliminary plat.

5. **The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.**
6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Roger Rognrud
Fax: 608-268-0315
Email: health.teams@yahoo.com

DCD:DJM:dm



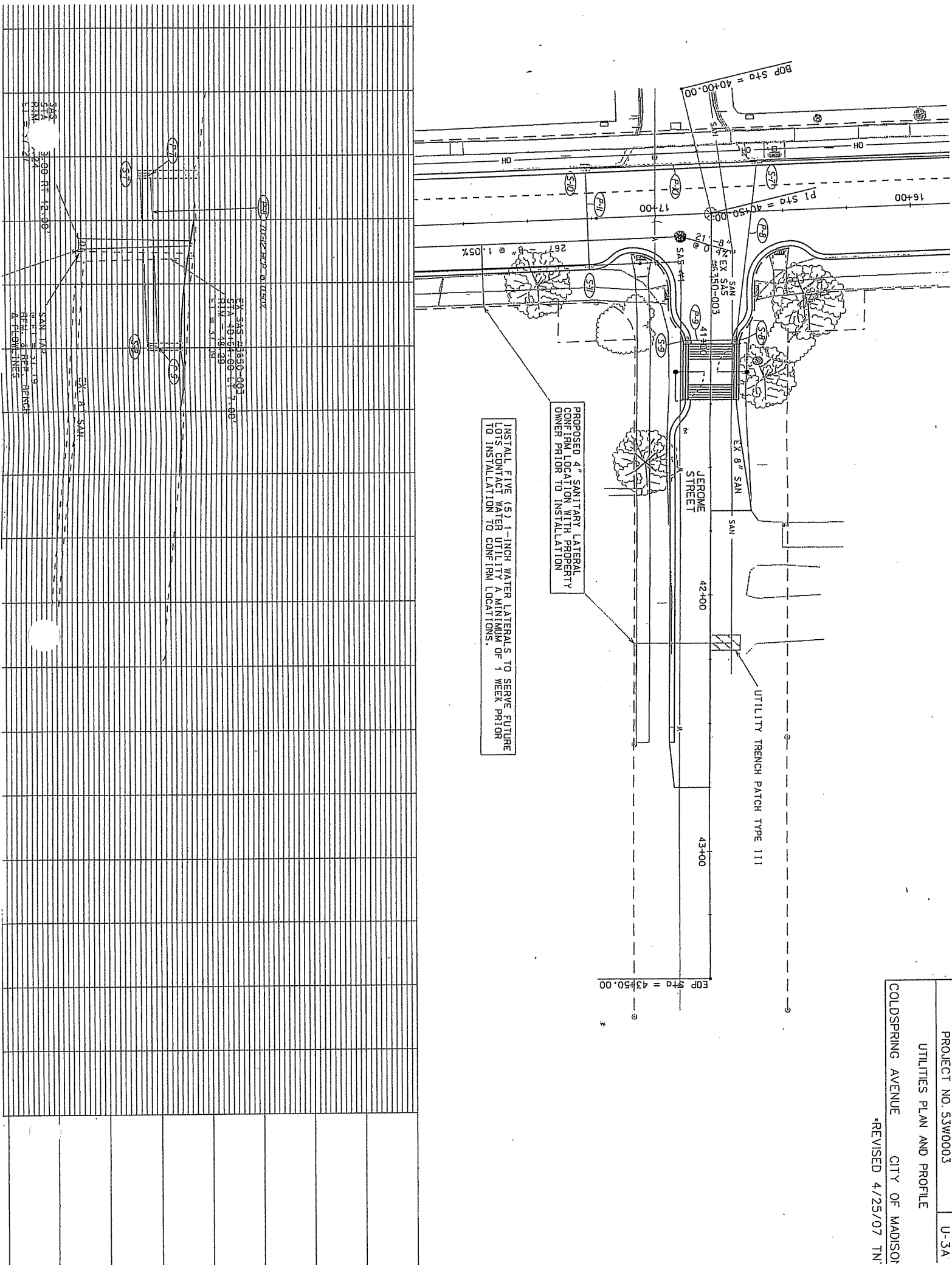
COLD SPRINGS AVENUE

NOTES:

1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY
2.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
3.) ALL LOTS CREATED BY THIS PLAT MAP ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
4.) CURRENT UTILITY WORK IN THIS AREA

PROPOSED 4" SANITARY LATERAL
 CONFIRM LOCATION WITH PROPERTY
 OWNER PRIOR TO INSTALLATION

INSTALL FIVE (5) 1-INCH WATER LATERALS TO SERVE FUTURE
 LOTS CONTACT WATER UTILITY A MINIMUM OF 1 WEEK PRIOR
 TO INSTALLATION TO CONFIRM LOCATIONS.



COLDSPRING AVENUE
PROJECT NO. 53W0003

SHEET NO
U-2

PLAN AND PROFILE

COLDSPRING AVENUE CITY OF MADISON

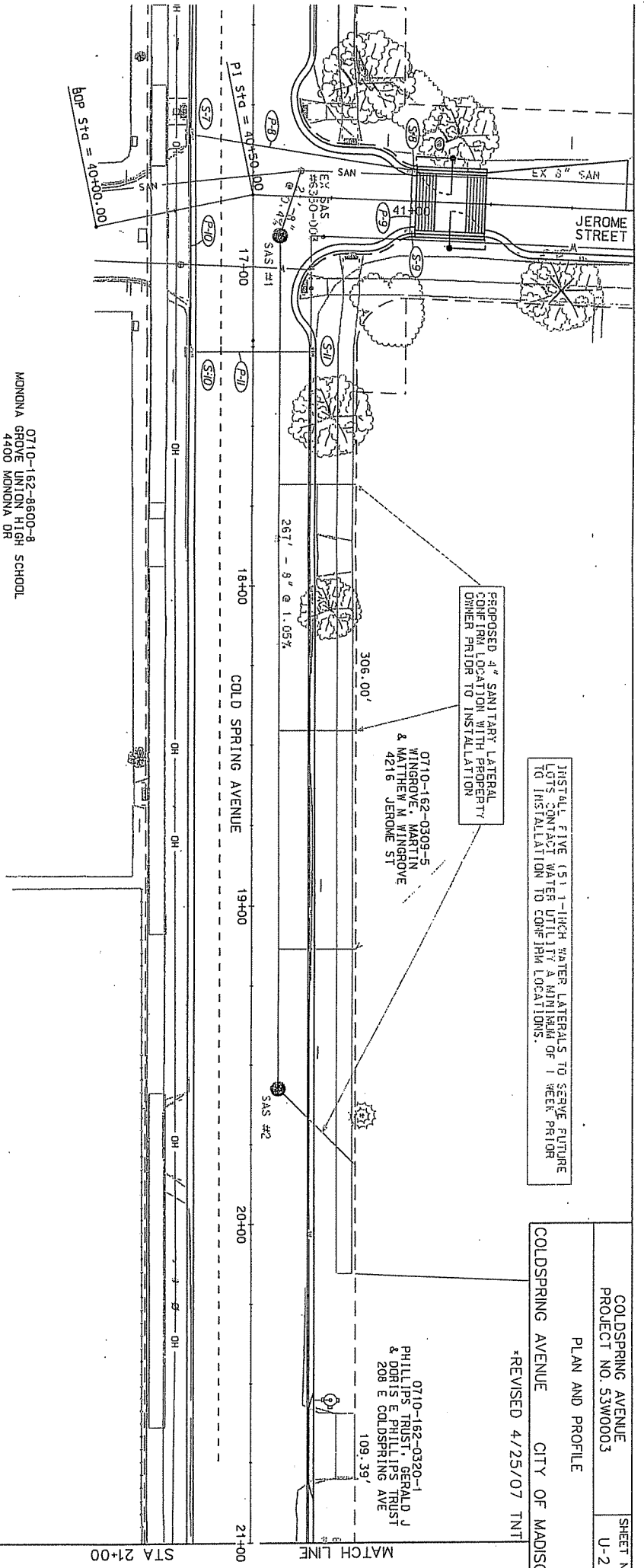
*REVISED 4/25/07 TNT

INSTALL FIVE (5) 1-1/4" HIGH WATER LATERALS TO SERVE FUTURE
LOTS. CONTACT WATER UTILITY A MINIMUM OF 1 WEEK PRIOR
TO INSTALLATION TO CONFIRM LOCATIONS.

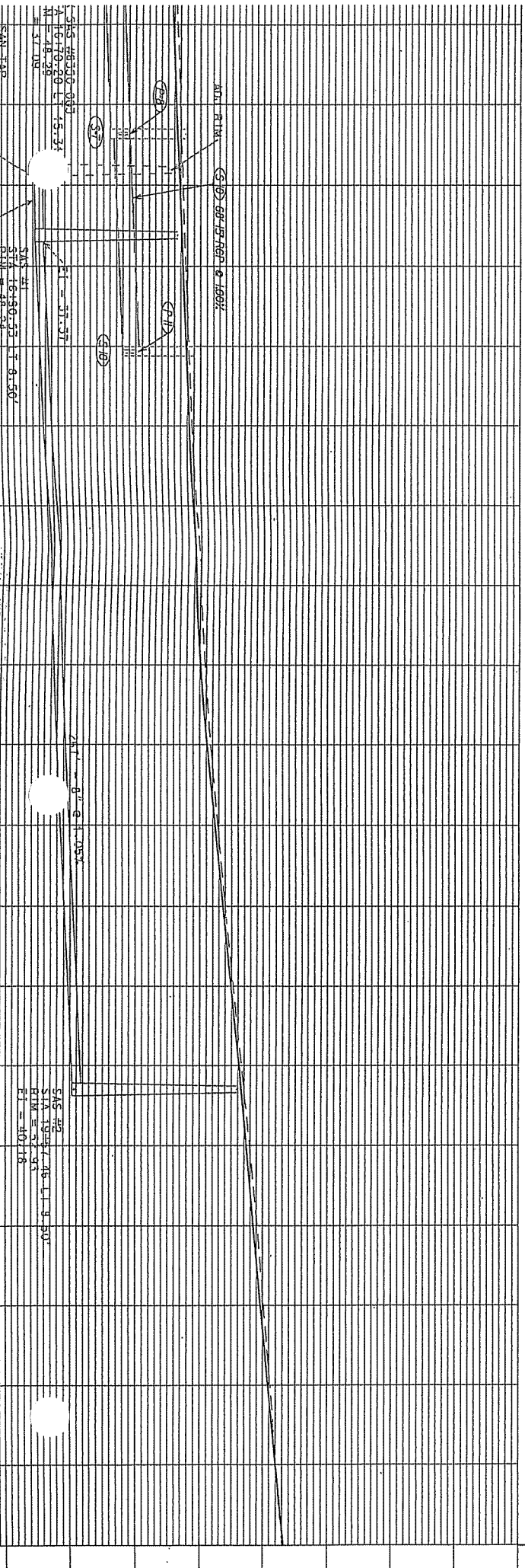
PROPOSED 4" SANITARY LATERAL
CONFIRM LOCATION WITH PROPERTY
OWNER PRIOR TO INSTALLATION

0710-162-0309-5
WINGROVE, MARTIN
& MATTHEW M WINGROVE
4216 JEROME ST

0710-162-0320-1
PHILLIPS TRUST, GERALD J
& DORIS E PHILLIPS TRUST
208 E COLDSPRING AVE
109.39'



MONONA GROVE UNION HIGH SCHOOL
0710-162-8600-8
4400 MONONA DR



0710-162-0309-5
WINGROVE, MARTIN
& MATTHEW M WINGROVE
4216 JEROME ST

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Traffic Engineering and Parking Divisions

David C. Dryer, 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
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September 9, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **4216 Jerome Street – Preliminary and Final Plat– Edge of Madison – Blooming Grove Sec. 16**

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 Note: The development may be delayed until the transportation impacts fees are approved by the Council.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

- None

GENERAL OR STANDARD REVIEW COMMENTS

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

- The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
- Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
#1 #2 #3 #4 #5		
City of Madison		
David C. Dryer		

and preliminary plat.

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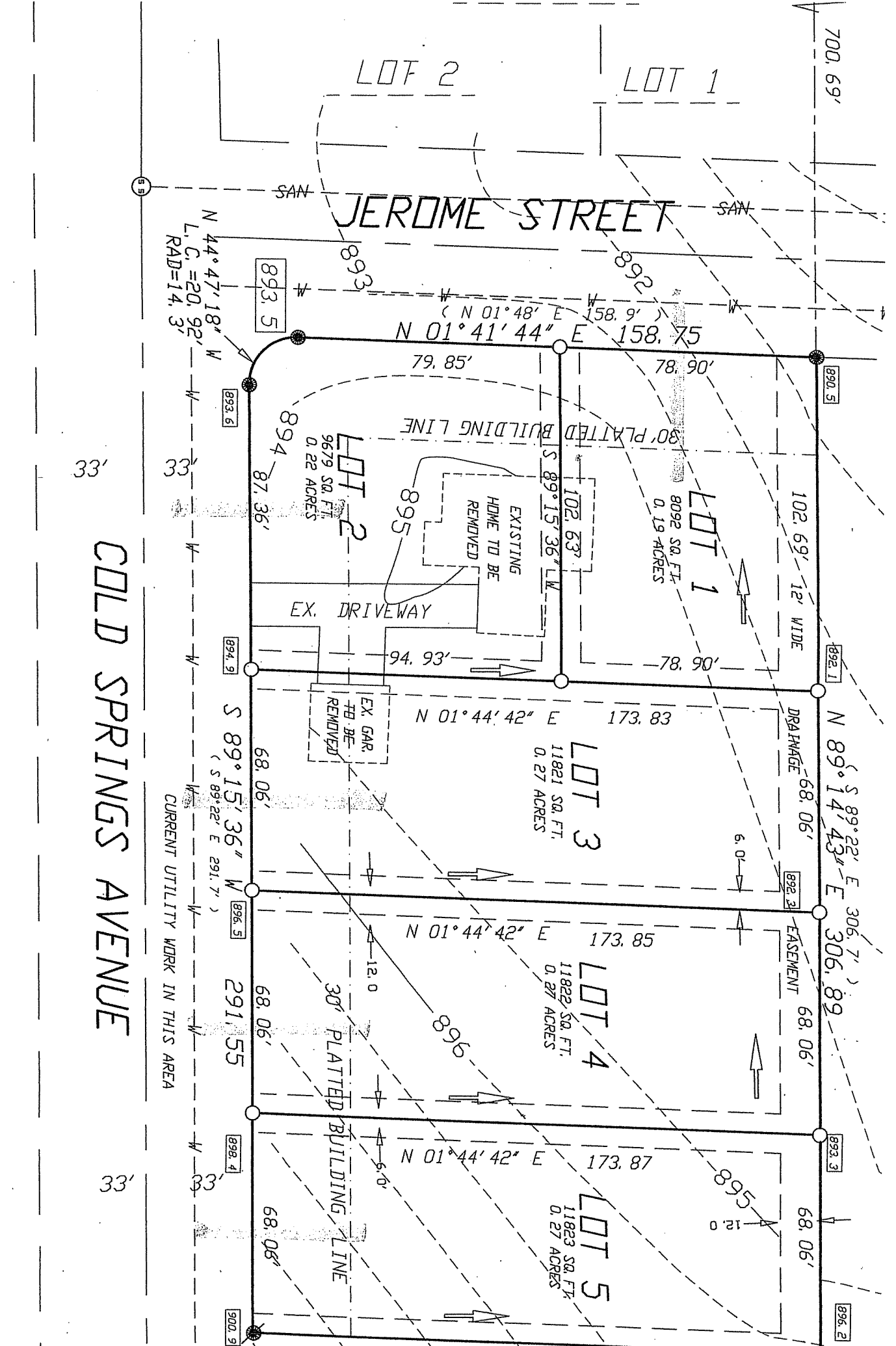
Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Roger Rognrud
Fax: 608-268-0315
Email: health.teams@yahoo.com

DCD:DJM:dm

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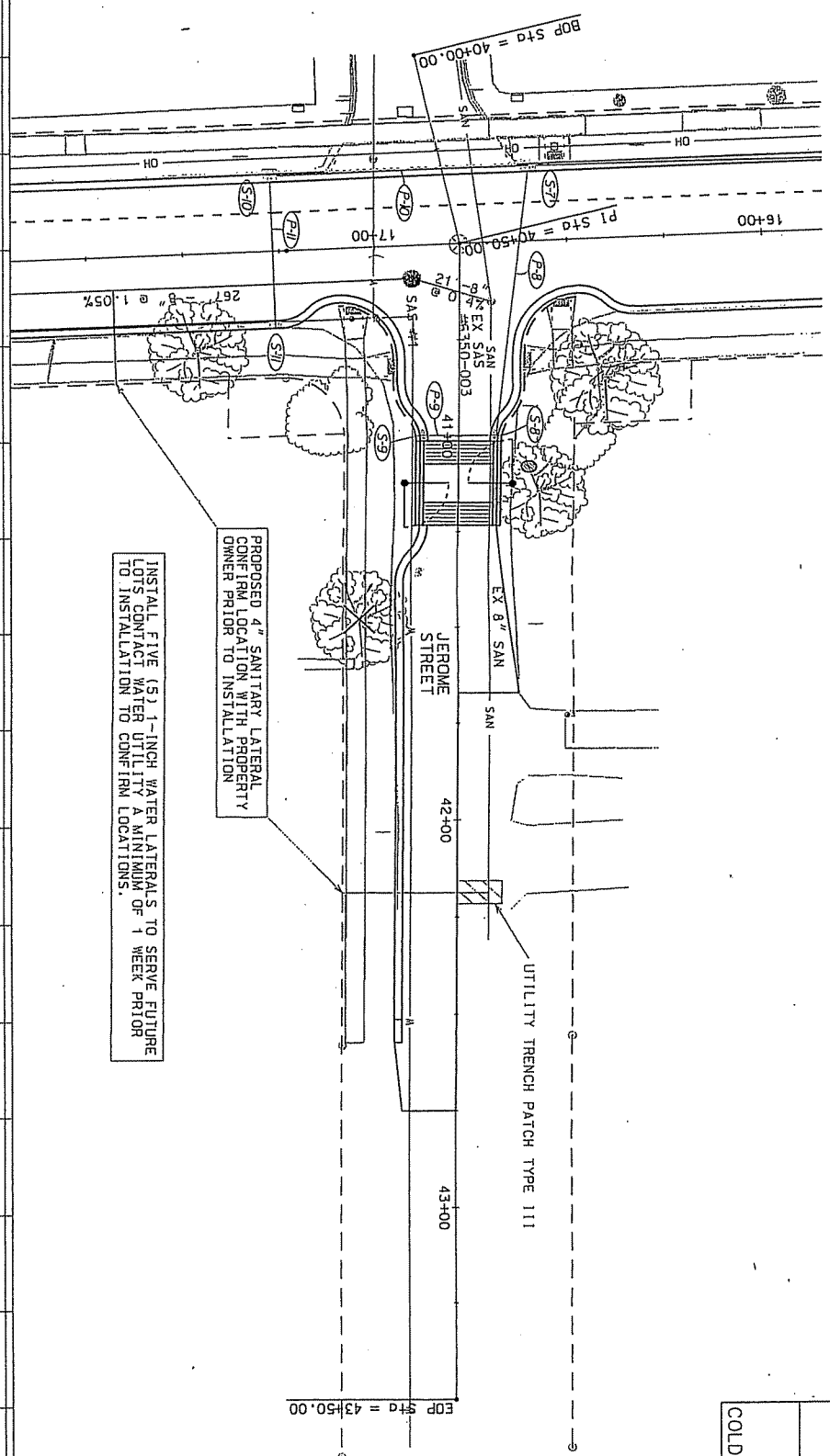
NOTES:



COLD SPRINGS AVENUE

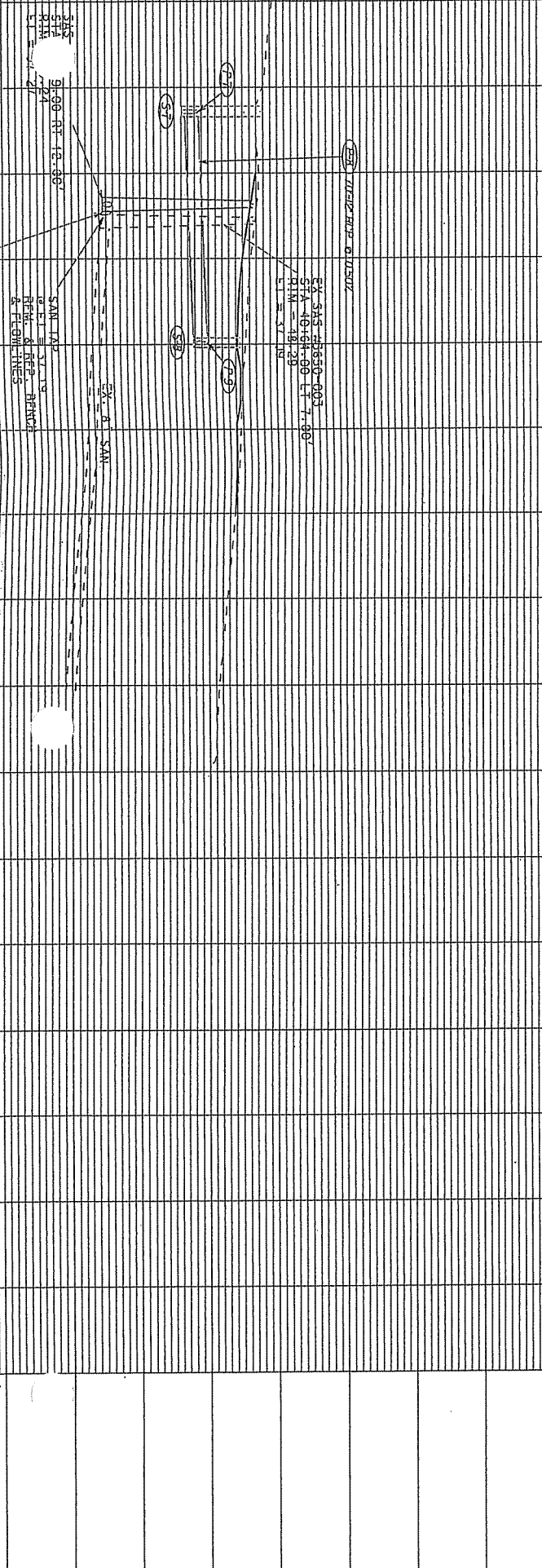
JEROME STREET

- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
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PROPOSED 4" SANITARY LATERAL
CONFIRM LOCATION WITH PROPERTY
OWNER PRIOR TO INSTALLATION

INSTALL FIVE (5) 1"-INCH WATER LATERALS TO SERVE FUTURE
LOTS CONTACT WATER UTILITY A MINIMUM OF 1 WEEK PRIOR
TO INSTALLATION TO CONFIRM LOCATIONS.

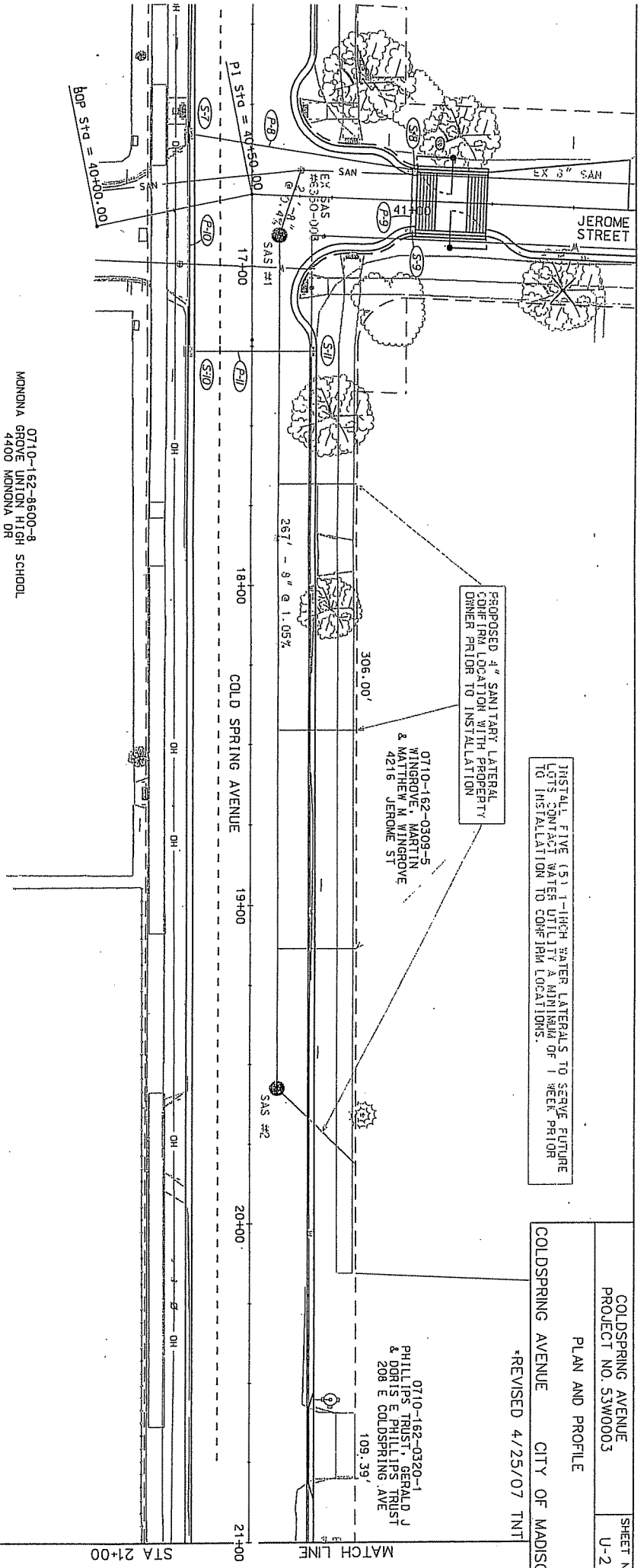


INSTALL FIVE 15" HIGH WATER LATERALS TO SERVE FUTURE LOTS. CONTACT WATER UTILITY A MINIMUM OF 1 WEEK PRIOR TO INSTALLATION TO CONFIRM LOCATIONS.

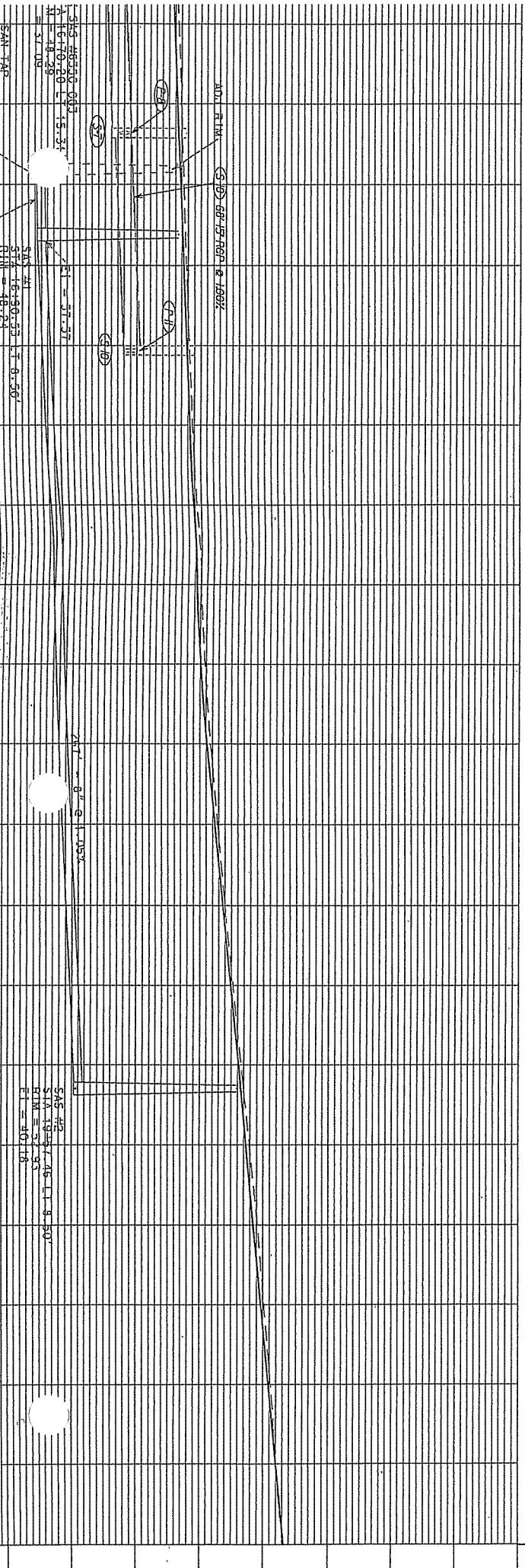
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CONFIRM LOCATION WITH PROPERTY OWNER PRIOR TO INSTALLATION

0710-162-0309-5
WINGROVE, MARTIN
& MATTHEW M WINGROVE
4216 JEROME ST

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PHILLIPS TRUST, GERALD J
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208 E COLDSPRING AVE
109.39'



0710-162-0600-8
MONONA GROVE UNION HIGH SCHOOL
4400 MONONA DR



0710-162-0600-8
MONONA GROVE UNION HIGH SCHOOL
4400 MONONA DR

July 17, 2007

Mayor Dave Cieslewicz
210 Martin Luther King, Jr. Boulevard
Room 403
Madison, Wisconsin 53703

Dear Mayor Cieslewicz,

It's exciting to see the improvements underway in the neighborhood surrounding Monona High School from the agreement that was reached between City of Monona & Madison. After extensive study and planning, it appears that both mayors came to a very satisfactory resolution.

My residential property is slated to become a plat development of five new homes which will further beautify this neighborhood. I just wanted to drop you a brief note informing you of this initiative and to express gratitude towards my positive working relationship and support with the City of Madison's Engineering Division.

Sincerely,



Marty Wingrove

Cc: Mr. Roger Rognrud
Enc: Mr. Tim Parks's letter

July 17, 2007

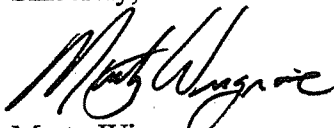
Mayor Robb B. Kahl
City of Monona
5211 Schluter Road
Monona, WI 53716

Dear Mayor Kahl,

It's exciting to see the improvements underway in the neighborhood surrounding Monona High School from the agreement that was reached between City of Monona & Madison. After extensive study and planning, it appears that both mayors came to a very satisfactory resolution.

My residential property is slated to become a plat development of five new homes which will further beautify this neighborhood. I just wanted to drop you a brief note informing you of this initiative. Through the construction improvement process, I have received positive support from the City of Madison's Engineering Division and the infrastructure is in place for the development.

Sincerely,



Marty Wingrove

Edge of Madison Development ~ Friendly Neighbor of Monona!

Cc: Mr. Roger Rognrud
Enc: Mr. Tim Parks's letter

July 17, 2007

Alderman Larry Palm
2502 Dahle Street
Madison, WI 53704

Dear Alderman Palm,

It's exciting to see the improvements underway in the neighborhood of your district surrounding Monona High School from the agreement that was reached between City of Monona & Madison. After extensive study and planning, it appears that both mayors came to a very satisfactory resolution.

My residential property is slated to become a plat development of five new homes which will further beautify this neighborhood. I just wanted to drop you a brief note informing you of this initiative and to convey my satisfaction towards the positive support received from the City of Madison's Engineering Division through this improvement program. The foundational infrastructure has been installed in accordance to the development requirements during the construction project.

The subdivision plat application is officially submitted and your support will be sincerely appreciated as we move forward.

Best regards,



Marty Wingrove

Cc: Mr. Roger Rognrud
Enc: Mr. Tim Parks's letter

July 16, 2007

MR. TIM PARKS c/o
MADISON PLAN COMMISSION
216 Martin Luther King Jr. Blvd. LL-100
P.O. Box 2985
Madison, WI 53701-2985

Dear Mr. Tim Parks,

Enclosed is my preliminary subdivision plat application for *Edge of Madison* named development with its primary property address recorded as 4216 Jerome Street. Based on your phone discussion with Mr. Roger Rogrud on July 9th, it's our understanding that this application will be heard on September 17th, 2007. I trust that you will find all of the requested documents and associated correspondence in proper order. Please advise if there is additional information that is required.

My residential property was affected by the decisions made and agreed upon by both mayors of Madison and the City of Monona towards this improvement project involving the neighborhood and Monona High School. With respect to the intentions of both parties, I have been fully cooperative with the City Engineering Division with their planning and execution responsibilities in fulfilling this agreement.

Ron Williamson was the contracted surveyor that prepared the *Edge of Madison* preliminary plat complying with minimum lot size and set back requirements. The Engineering Division was also helpful with their attention and guidance to the plat's requirements such as drainage, positioning of water/sewer laterals and my collaboration efforts with the utilities. The property line represents over 448 linear feet along Coldspring Street & Jerome Street resulting in a substantial \$ 80,000 plus investment towards improvements stemming from new development requirements (ie: curbs, sidewalks,) and sewer/water service preparation.

The *Edge of Madison* plat will provide residential lots for five new homes further enhancing this neighborhood along with the other aesthetic, safety and traffic flow improvements encompassed within this project. Additionally, the City of Madison will gain property tax revenue from five new lots.

Enclosures include:

- : 2007 Park Fee information fax and conversation notation with Si Widstrand.
- : MOA between City of Madison & City of Monona.
- : Appraisal of future state property value on a per lot basis.
- : 2006 tax bill and newly assessed 2007 tax information.

I look forward to receiving approval from your department allowing for this development to move forward benefiting the neighborhood and the two cities.

Respectfully submitted,



Marty Wingrove

Cc: Mayor Dave Cieslewicz
Mayor Robb B. Kahl
Alderman Larry Palm
Ron Williamson
Roger R. Rogrud

Roberts
CONSTRUCTION ASSOCIATES, INC.

September 27, 2007

Mr. Martin Wingrove
4216 Jerome Street
Madison, WI 53716

Dear Mr. Wingrove,

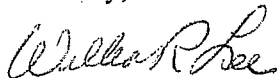
At your request, Roberts Construction Associates, Inc. conducted a preliminary assessment of the property at 4216 Jerome Street in Madison. This assessment was intended to give you a "ballpark" appraisal to bring this property up to current building codes and to make this property marketable.

This structure needs very extensive renovation. The exterior of the structure will require new siding along with replacement of many windows. The roof shingles should be replaced. Inside the structure, much of the plumbing needs to be redone. The old boiler system also needs to be replaced with a forced air furnace resulting in improved heating and the addition of air conditioning. New ducts need to be added to the entire house for the HVAC. Many of the walls need repair as the result of wear and tear, and water damage. The floors and sub-floors need to be studied in further detail to insure their structural integrity.

The above assessment was very preliminary and it is very typical, in structures of this vintage, to find additional problems as the demolition occurs. I have concerns about the electrical service. These concerns cannot be confirmed or denied until significant demolition is completed.

It is my initial assessment that the cost of rehabilitating this structure could easily approach \$100,000 - \$125,000. This cost could be greater if there are problems with the foundation. This assessment does not include costs associated with renovating the garage.

Sincerely,



William R. Lee, Vice President
Roberts Construction Associates, Inc.

Demolition Recycling and Reuse Plan

Mr. Tim Parks, Plan Commission
Madison, Wisconsin

On September 20, 2007 the Habitat for Humanity Store at 608 661-2840 was contacted to discuss the property at 4216 Jerome Street inventory list as attached to this letter. The staff present stated that they will take construction item in good condition that consists of Dimensional Lumber, Copper Pipe and Ceiling Tiles in good condition only. They recommended that we contact the contacts listed below to give away other items present on the Jerome Street Inventory List.

The Jerome Street Detached Garage will be reused in the construction of the new homes as applicable to current building codes for new construction.

Habitat for Humanity – Approx. 20 feet of copper pipe.

- Any dimensional lumber on deconstruction of the Main Bldg.

Wingra Stone- Uncontaminated concrete and stone from foundation of Main Bldg.

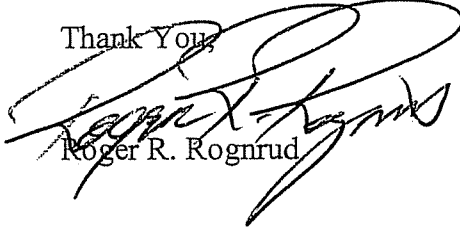
Pellitteri Waste Systems- Any Dimensional Lumber rejected by Habitat for Humanity.

All Metals Recycling LLC.- Furnace and other metal components

Madison Stuff Exchange and Madison Freecycle- Any items on inventory list with potential for reuse after deconstruction exp. Items in main bath, kitchen and upstairs.

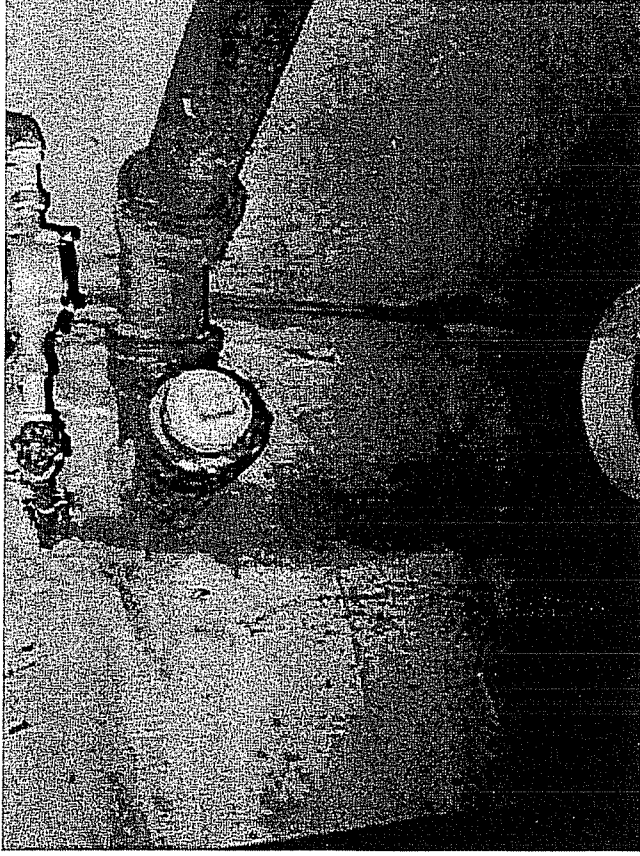
Additional detail will be added to this recycle and reuse plan after deconstruction begins and dimensional lumber reuse can be better determined. Review Photos attached.

Thank You,

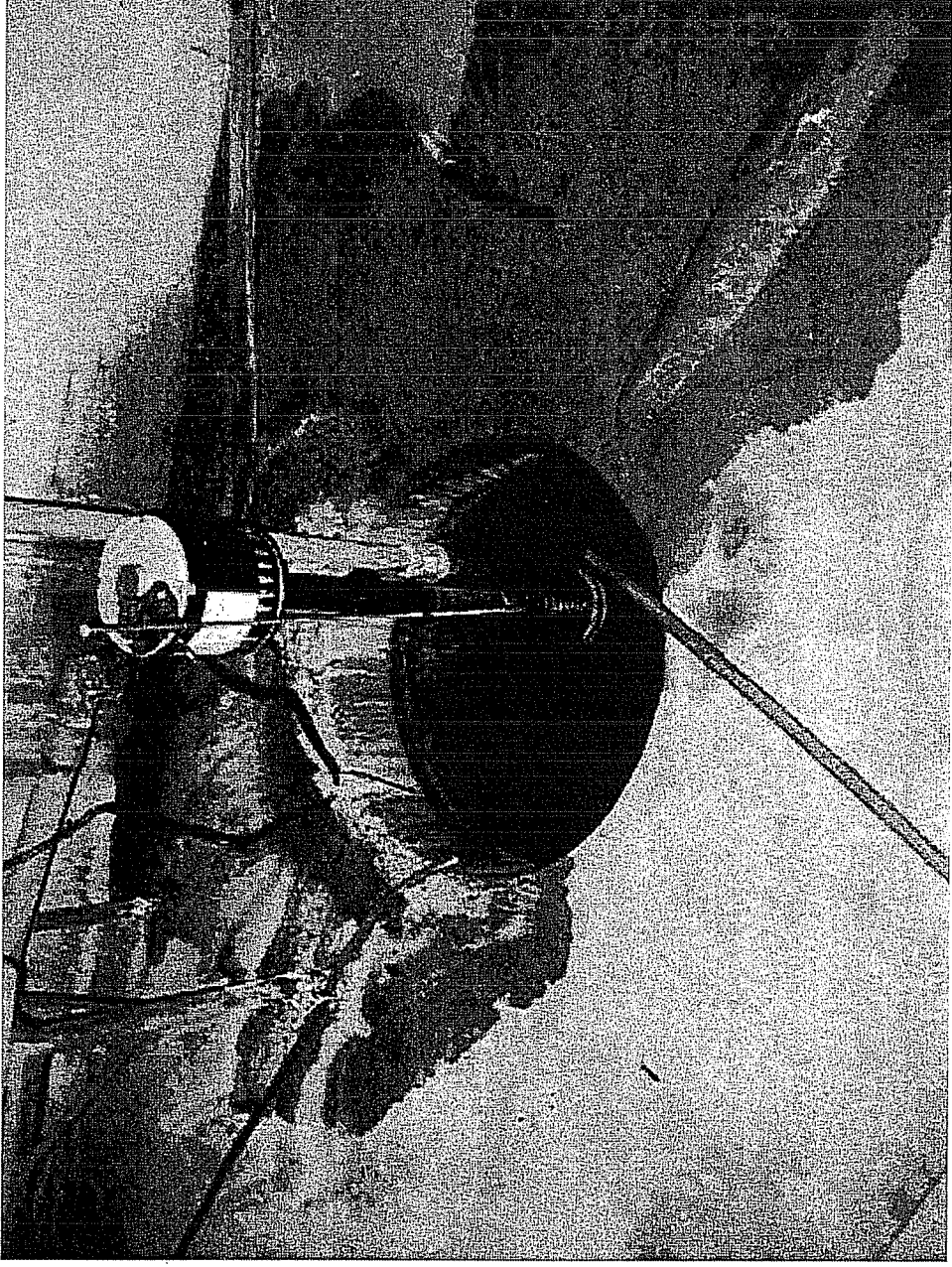


Roger R. Rognrud

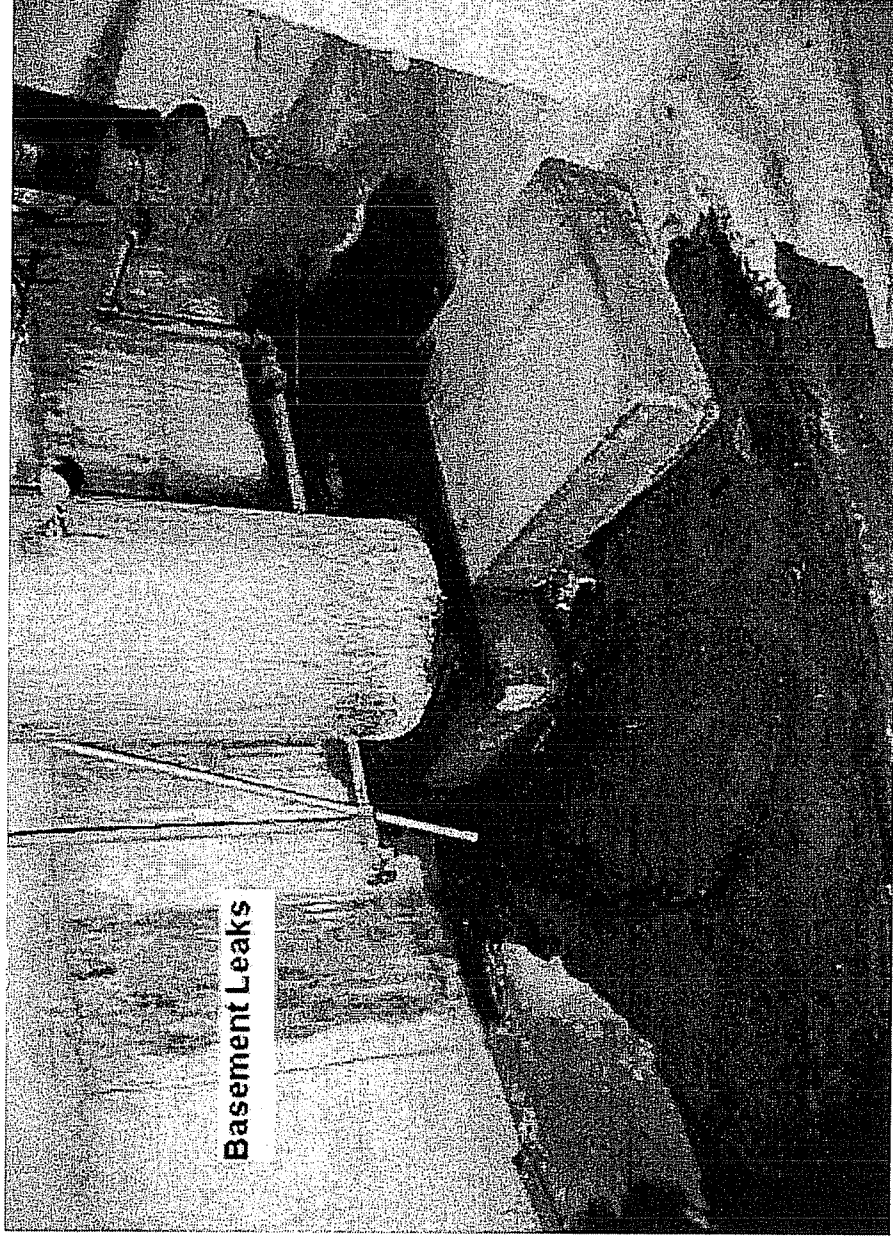
Basement foundation leaks – sanitary lateral-Needs new foundation!



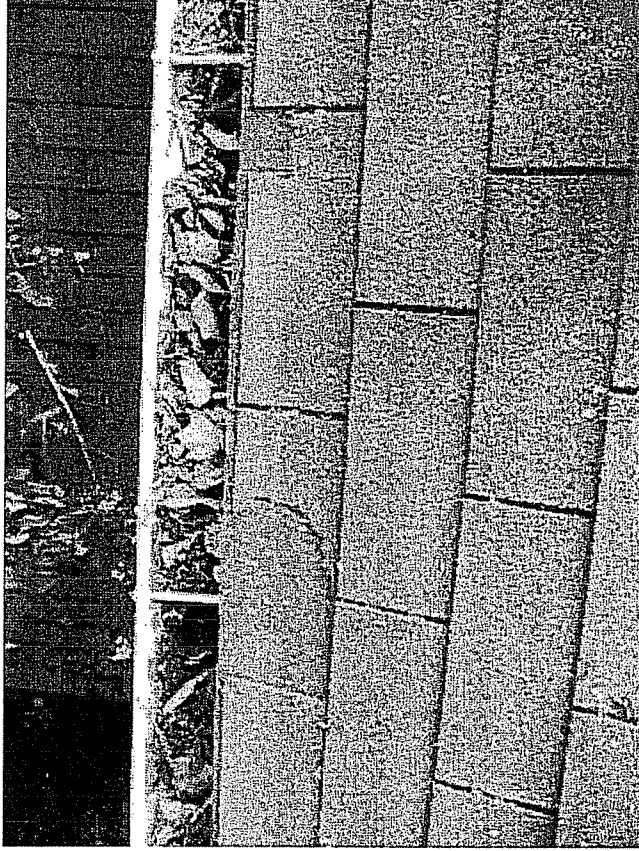
Foundation wicks water with
rainfall.



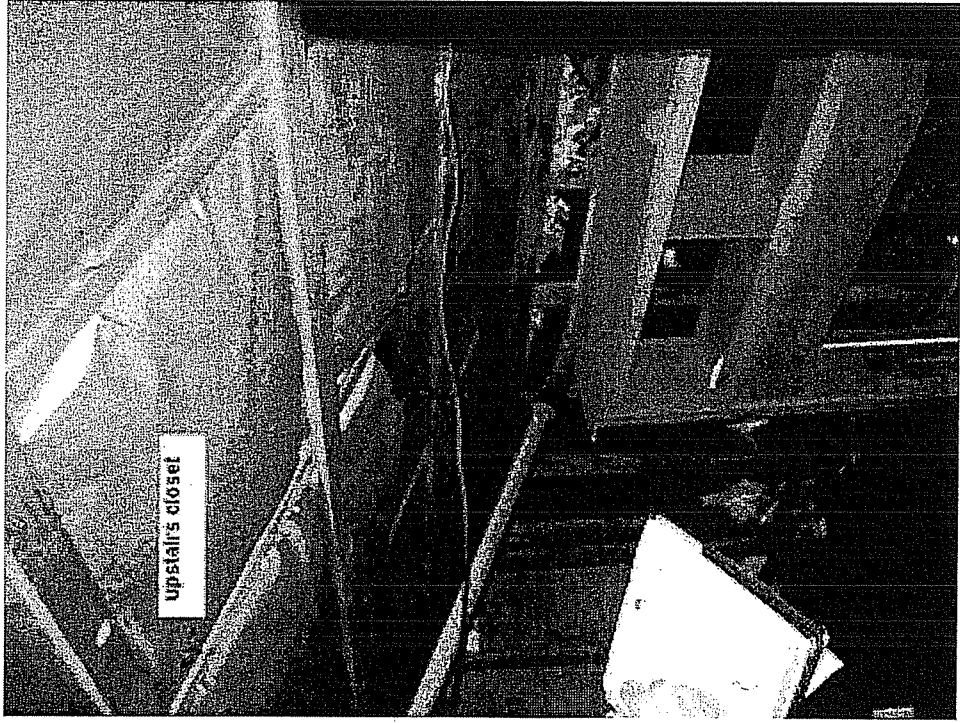
New Basement Foundation Needed!



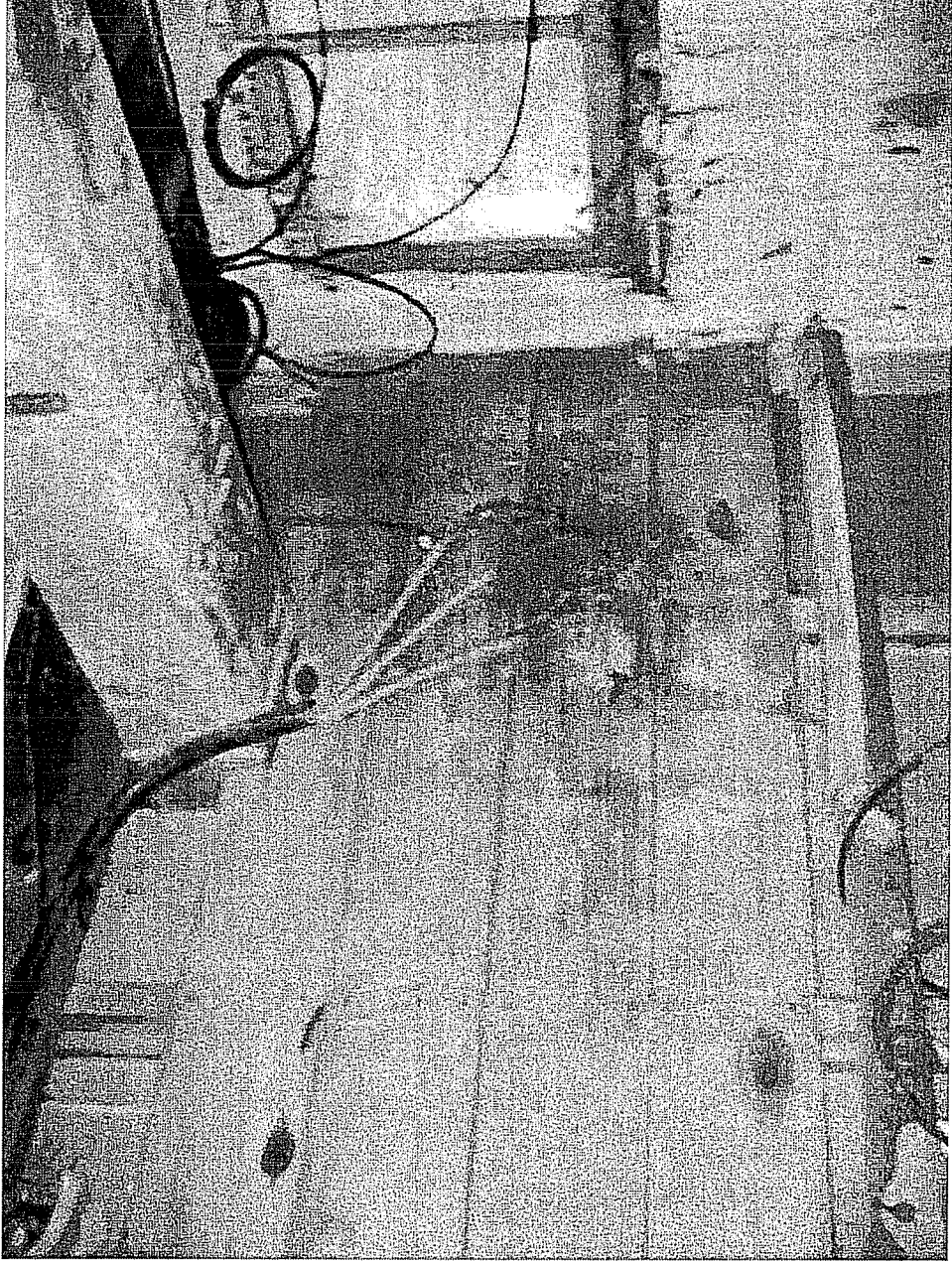
New Roof Needed



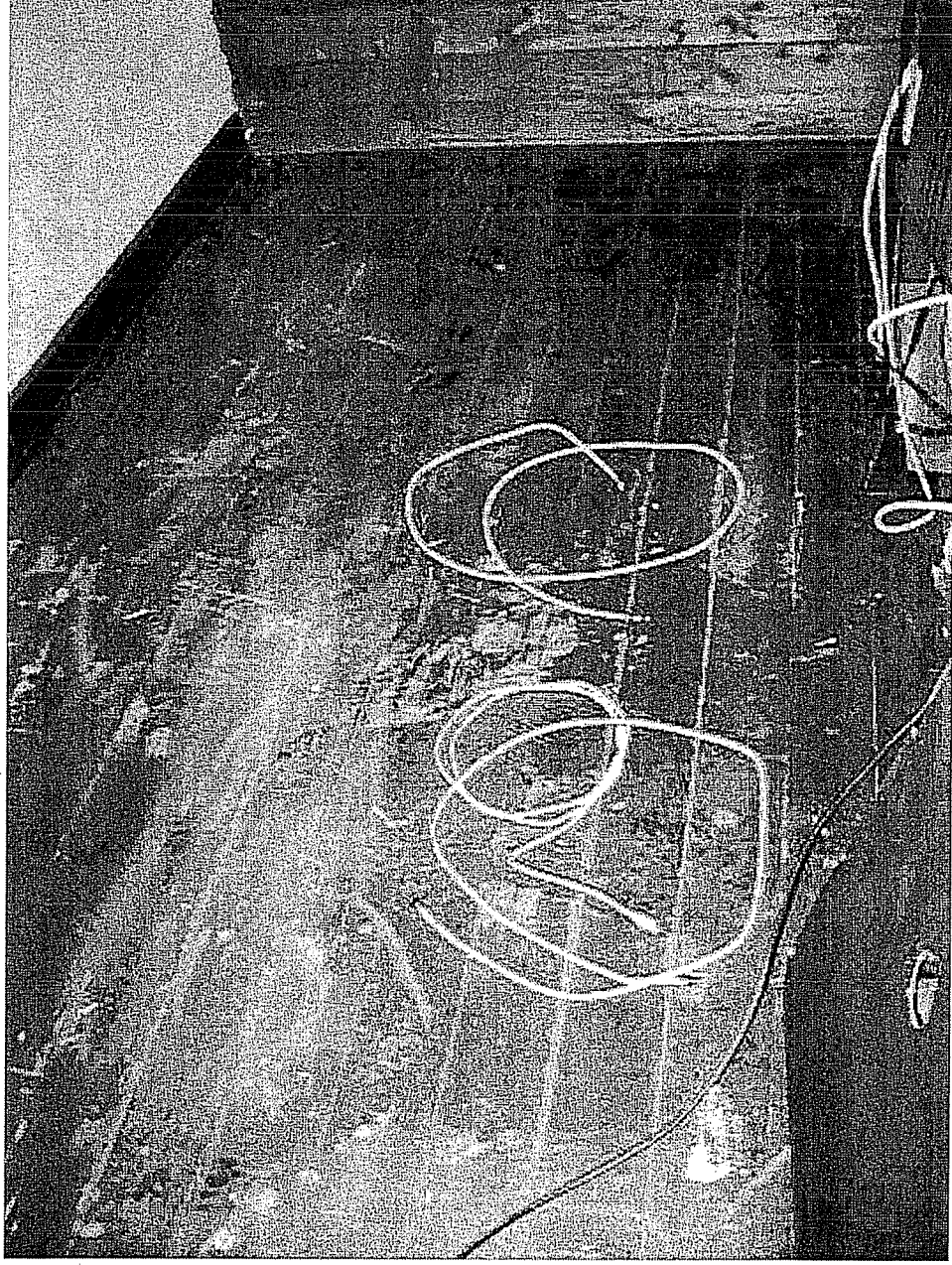
Roof Needs Replacement due to Prolonged Water Damage.



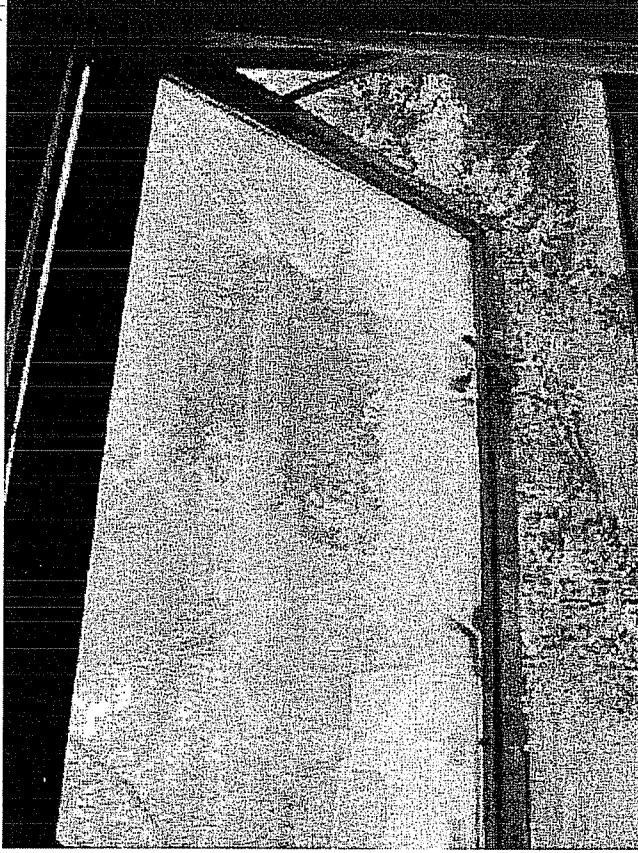
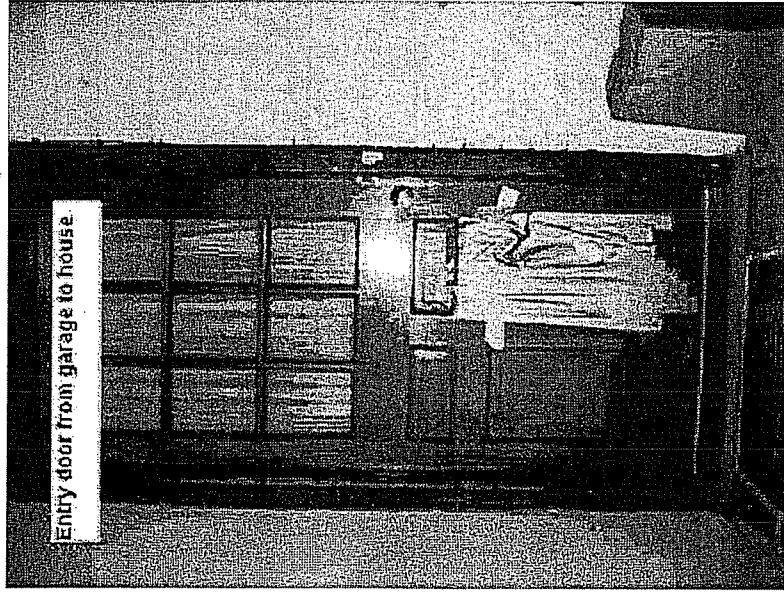
Needs Rewiring to Code-New Elec.



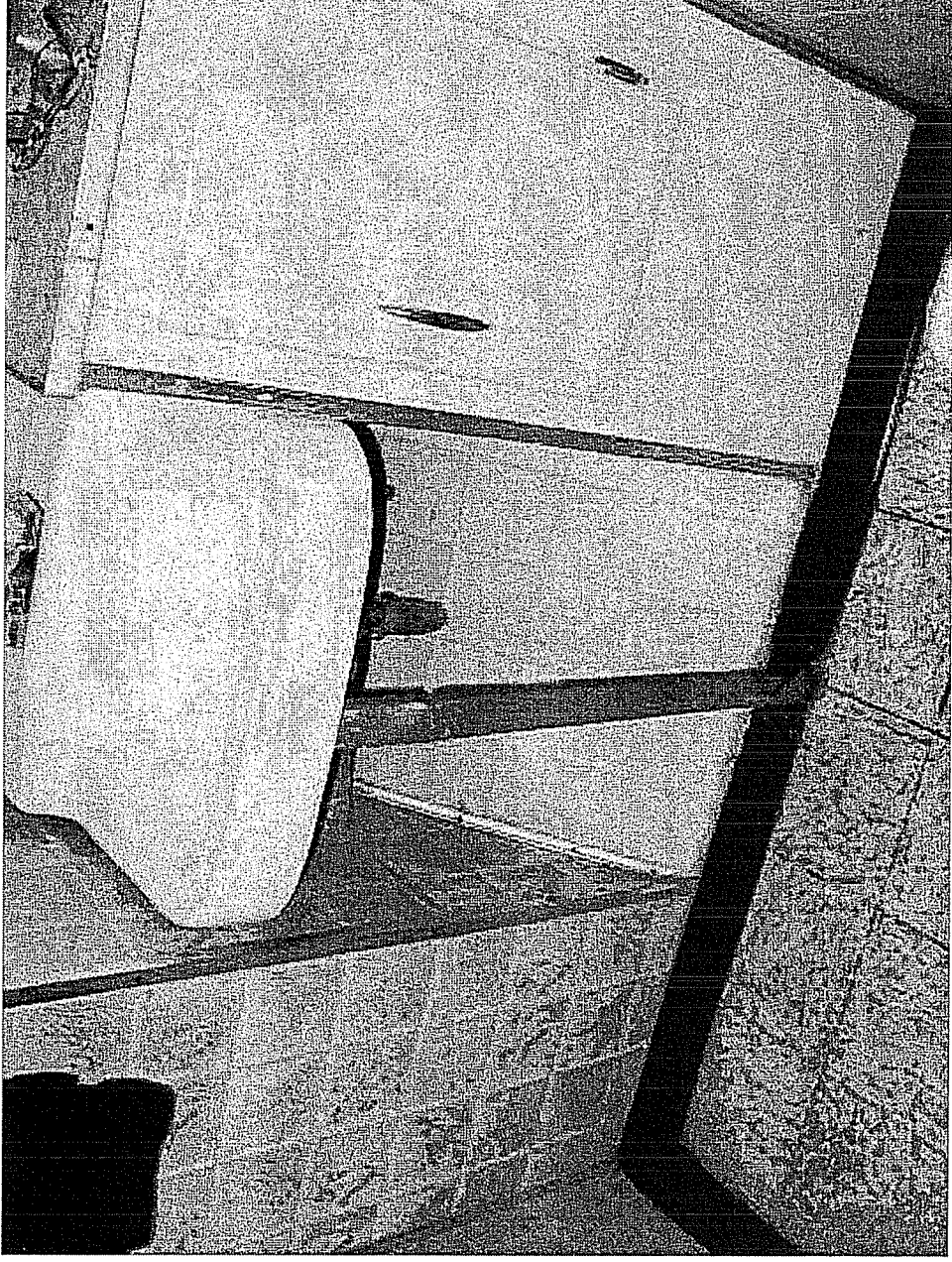
Needs New Interior Walls



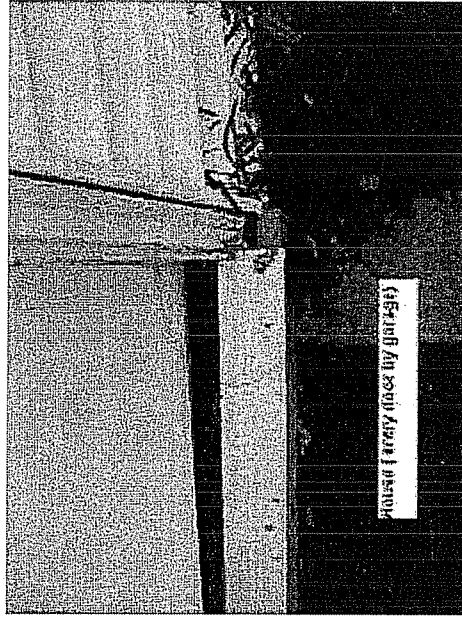
New Windows and Doors Needed.



Interior Kitchen and Baths need complete Remodeling



Numerous Structural Repairs Needed.



Oil furnace needs Replacement with functional HVAC system!

