

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of September 12, 2007**

**RE: I.D. #07479, Certified Survey Map – 5314-5318 Loruth Terrace**

1. Requested Action: Consideration of a three-lot Certified Survey Map of the Peterscott, LLC property located at 5314-5318 Loruth Terrace.
2. Applicable Regulations: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION:**

1. Applicant & Property Owner: Scott Matthews, Peterscott, LLC; 2921 Interlaken Pass; Madison.
2. Development Schedule: The applicants wish to proceed as soon as all regulatory approvals have been granted.
3. Parcel Location: An approximately 0.75-acre parcel located at the northwest corner of Loruth Terrace and Whitcomb Drive; Aldermanic District 20; Madison Metropolitan School District.
4. Existing Conditions: The site is currently undeveloped; a single-family residence on the property was demolished last year. The site is zoned R1 (Single-Family Residence District).
5. Proposed Use: The applicant is requesting approval of a land division creating three lots to be developed with single-family residences.
6. Surrounding Land Use and Zoning: The subject site is generally surrounded by other single-family residences in R1 (Single-Family Residence District) zoning in the Orchard Ridge neighborhood, with Orchard Ridge Park east of the property across Loruth Terrace.
7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for low-density residential uses.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor. The public parklands to the east are identified on the corridor maps.
9. Public Utilities & Services: This property is served by a full range of urban services.

### **STANDARDS FOR REVIEW:**

This application is subject to the standards for Certified Survey Maps.

### **PREVIOUS APPROVAL**

On May 16, 2006, the Plan Commission approved a demolition permit to allow a single-family residence located at 5402 Whitcomb Drive to be razed and the subject property to be divided into two lots by Certified Survey Map. The applicant had requested approval of three lots. The approval included conditions added by the Plan Commission regarding submittal of a tree preservation plan for Planning Division staff approval and a requirement that any residential buildings constructed on the lots created by the CSM be subject to the review and approval of the Plan Commission after a public hearing. A note shall be placed on the CSM to this affect. Plans for new residences submitted to the Plan Commission shall include a landscape buffer along the westerly property line. Following the Commission's approval, the two-lot Certified Survey Map was recorded on June 20, 2006 as CSM #11831.

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

The applicants are requesting approval of a new Certified Survey Map to divide their 0.75-acre property at the northwest corner of Loruth Terrace and Whitcomb Drive into three single-family lots. The current land division request roughly mirrors the land division request submitted with a demolition permit approved by the Plan Commission last year to allow a derelict single-family residence on the property to be razed. As noted above, however, the Plan Commission approved the division of the property into only two lots, subject to conditions following opposition from the neighborhood association and nearby property owners. The applicants wish to re-divide the two previously approved lots into three lots.

The three lots will be oriented towards Loruth Terrace, with lot frontages of 94.6 feet for the northern two lots and 117.6 feet for the southernmost lot adjacent to Whitcomb Drive. The modest disparity in lot widths between Lot 1 and Lots 2 and 3 results from a desire to maintain a 40-foot yard between any future house on Lot 1 and Whitcomb Drive. All three lots will be approximately 106.7 feet deep. The size of the three lots conform to minimum R1 zoning requirements, which require at least 65 feet of lot frontage and 8,000 square feet of lot area for each lot. The three lots proposed also largely maintain the average lot width present in the surrounding area, which generally features 100-foot minimum lot widths. The proposed lots, however, will be much shallower than the majority of lots in the area, which have depths ranging between 160 feet and 300 feet.

Building envelopes are shown on the current CSM that mirror envelopes created on the two-lot CSM recorded following the May 2006 approval. The envelopes propose 30-foot front yards and 40-foot rear yards parallel to Loruth Terrace that mirror the R1 minimum front and rear yard requirements. The envelopes will all be 17 feet from the common lot lines proposed and from the northern property line resulting in side yards for the three resulting residences of more than twice that which is required in R1 zoning. The 40-foot rear building line along the western property line is intended to limit the impact that development of the three homes could have on the

existing mature trees along that edge of the site. A tree preservation plan was approved for the 0.75-acre site as part of the administrative signoff of the two-lot Certified Survey Map recorded last year.

Ordinarily, a land division request such as the one proposed would be reviewed administratively by staff to ensure conformance with various City regulations, including but not limited to the Zoning Ordinance and Subdivision Regulations. However, due to the concerns raised during the May 2006 public hearing regarding the earlier demolition permit and land division requests, staff opted to refer this land division to the Plan Commission for review as provided for in the Subdivision Regulations. Public hearing notices were sent to the applicants, neighborhood association and to property owners within 200 feet of the subject site in advance of this hearing.

In reviewing a Certified Survey Map, Section 16.23 (5)(g)3 of the Subdivision Regulations stipulate that:

“The map shall be reviewed by the Department of Planning and Community and Economic Development, and other City agencies as determined by the Director of Planning and Community and Economic Development for comment concerning matters within their jurisdiction, for conformity with the provisions of the ordinances and for the possible effect of the proposed division on any plans as set forth in the master plan, the official map or neighborhood unit development studies.”

Regarding the design of lots, Section 16.23 (8)(d) of the Subdivision Regulations stipulate that:

- “1. The size, shape and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots shall be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated. The lots shall be oriented to maximize solar access to buildings. Solar access is generally the greatest when the buildings’ longest axis is east to west and southerly building exposures are maximized. Lots shall be oriented to maximize opportunities for pedestrian travel and neighborly interaction. (Am. by Ord. 11,505, 1-26-96)
2. Every lot shall front or abut on a public street. A lot, not fronting or abutting on a public street, may be included in a subdivision or land division provided said lot is in an approved Planned Commercial Site or a Planned Development District for which an approved specific implementation plan has been recorded and which is limited by a reciprocal land use agreement or plan of plan of building placement, a reciprocal use off-street parking system, a cross access easement or a reciprocal ingress and egress system for buildings, loading and parking sites. (Am. by Ord. 12,213, 10-19-98)
3. Lot dimensions shall conform to the requirements of the Zoning Code and except for lots in an approved Planned Commercial Site or Planned Development District shall have a minimum average depth of one hundred (100) feet and lots in the R2S, R2T, R2Y, and R2Z Districts shall have a

minimum average depth of eighty (80) feet. Where not served by a public sewer, lot dimensions and areas shall in addition conform to the requirements of the State Board of Health. The lot width shall normally be measured at the rear line of the required front yard except that for deep residential lots and for triangular or gore shaped lots where the setback line is noted on the plat and is greater than the required yard, the lot width shall be measured at the indicated setback line. (Am. by Ord. 5745, 2-14-77; Ord. 13,334, 6-7-03; Ord 13,557, 4-21-04)

4. Side lot lines shall be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face, except where more flexible lot line orientation is necessary to secure solar access to the lot, such as in the case of intercardinal streets where the side lot lines are located as close as possible to the north-south axis. (Am. by Ord. 8128, 10-17-83)
5. Corner lots shall have sufficient width to permit adequate building setbacks from side streets.
6. In case a parcel is subdivided into large parcels, such parcels shall be arranged so as to allow the resubdivision of any such parcels into normal lots in accordance with the provisions of this ordinance.
7. Excessive depth in relation to width shall be avoided and a proportion of two to one (2 to 1) shall be normally considered as a desirable ratio.
8. Lot lines shall follow municipal boundary lines rather than cross them.
9. Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.
10. Residential lots fronting or backing on arterial streets shall be platted with extra depth to permit generous distances between the buildings and such trafficways.
11. Depth and width of properties reserved or laid out for commercial or industrial use shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.”

In general, staff believes that the three lots proposed comply with the minimum design criteria in the Subdivision Regulations. There is no adopted neighborhood plan for the Orchard Ridge neighborhood at this time. The Comprehensive Plan identifies the site and surrounding area for low-density residential uses and generally encourages infill development to be “compatible with established neighborhood character.” The three lots proposed comply with the R1 requirements

in the Zoning Ordinance and attempt to conform to the prevalent minimum lot width elsewhere in the neighborhood. The proposed lot widths should result in a pattern of home locations on those lots that continues the general rhythm of building facades along Loruth Terrace. However, the proposed lots will not be as deep or as large in area compared to prevalent lot area and depth in most of the lots in the surrounding area along and east of Gilbert Road. As it did with the 2006 request to divide the subject site in a similar fashion, the Planning Division believes that the standards can be met with the current iteration of the land division request.

Finally, the applicants have requested that the condition of approval on the demolition of the former single-family residence on the property requiring that plans for the new houses built on the resulting lots be approved by the Plan Commission be removed. The applicant indicates that the condition has been one of the deterrents to the sale of the two lots previously approved. Staff has no position on this aspect of the request but would note that the surrounding area is characterized by a relatively diverse range of housing styles that include Cape Cod-style homes, ranches, raised ranches and colonial-style homes of varying size. The applicants have provided building envelopes with the current request. The Plan Commission will need to determine whether the condition requiring Plan Commission approval of the individual buildings should be modified.

### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission carefully review the Subdivision Regulations standards, the materials provided by the applicant, and the input at the public hearing in determining whether the standards for land divisions are met with this request to divide property located at 5314-5318 Loruth Terrace by Certified Survey Map. If it determines that the land division should be approved, the conditions of approval below should be included. The Plan Commission will also need to determine whether the condition requiring Plan Commission approval of the individual buildings should be modified.

1. Comments from reviewing agencies.
2. That the Certified Survey Map be revised to remove all references to the former single-family residence on the property.



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  
1 866 704 2315 Textnet

**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.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

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

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

**Financial Officer**  
Steven B. Danner-Rivers

DATE: August 31, 2007  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 5314 & 5318 Loruth Terrace Certified Survey Map

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. Each lot shall have a separate sanitary sewer lateral.
2. The existing building shown has been razed and shall be removed from the map.
3. The corner radius right-of-way dedication occurred with the recording of the previous CSM 11831 and shall be removed from the map and simply shown as existing right-of-way with an amended land tie to the monumented property corner rather than to the P.I. of the curve. Also update the lot dimension on the south line of proposed Lot 1 reflective of the prior dedication.
4. The 10 feet wide permanent public sloping and grading easement shall be shown as existing per CSM 11831 as Document No. 4204772.
5. Update "Surveyed For" information on sheet 1 of 3.

**GENERAL OR STANDARD REVIEW COMMENTS**

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

**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)  
and Certified Survey Maps**

Name: 5314 & 5318 Loruth Terrace Certified Survey Map

**General**

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost

22



of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.

- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
- 1.3 The Developer is required to pay Impact Fees for the \_\_\_\_\_ Impact Fee District for Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ Plat/CSM. The current rate is \$ \_\_\_\_\_/1000SF for a total of \$ \_\_\_\_\_. The Developer shall select one of the following two options for payment of these fees:

- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
- 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
  - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
  - b) All information shall transmitted to Janet Dailey by e-mail at [Jdailey@cityofmadison.com](mailto:Jdailey@cityofmadison.com), or on a CD to:
 

Janet Dailey  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
Room 115  
Madison, WI 53703
  - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

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).**

**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 Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.3 It is anticipated that the improvements on [roadway name] \_\_\_\_\_ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) \_\_\_\_\_ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

**Are the following requirements met?**

- \* Streets Intersect at right angles.
- \* A 15 foot minimum tangent at intersections from PC of curve to property line.
- \* Arterial intersection spacing generally greater than 1200 feet.
- \* Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- \* Spacing of intersections on local streets shall be greater than 300 feet.
- \* Cul-de-sacs shall be less than 1000 feet long.
- \* 100 foot tangents between curves.

- 2.5 \_\_\_\_\_  
\_\_\_\_\_
- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on \_\_\_\_\_  
\_\_\_\_\_

22

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on \_\_\_\_\_
- 2.8 The right of way width on \_\_\_\_\_ shall be \_\_\_\_\_ feet, on \_\_\_\_\_ shall be \_\_\_\_\_ feet and on \_\_\_\_\_ shall be \_\_\_\_\_ feet.
- 2.9 \_\_\_\_\_ shall have a minimum centerline radius of \_\_\_\_\_ feet and \_\_\_\_\_ shall have a minimum centerline radius of \_\_\_\_\_ feet.
- 2.10 The cul-de-sac on \_\_\_\_\_ shall have a minimum radius of \_\_\_\_\_ feet with a minimum reverse curve radius of \_\_\_\_\_ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on \_\_\_\_\_ having a radius of \_\_\_\_\_ feet and a reverse curve radius of \_\_\_\_\_ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] \_\_\_\_\_. The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_. 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.
- 2.16 Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
  - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.17 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
  - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
  - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.18 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

22



- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.  
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.19 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

**Streets and Sidewalks**

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (*Strike one, 30 collector, 40 Arterial*) foot building setback line on the plat/csm adjacent to [Roadway Name] \_\_\_\_\_ for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) \_\_\_\_\_.
- 3.6 The Developer shall make the following improvement to [Roadway Name] \_\_\_\_\_. The Developer shall construct sidewalk and \_\_\_\_\_ feet of a future \_\_\_\_\_ foot roadway including curb and gutter on the \_\_\_\_\_ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] \_\_\_\_\_.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] \_\_\_\_\_.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_. (Also require the City / Developer agreement line 1.1)
- 3.10 **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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.11 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.

22

- 3.12 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.13 Developer shall make improvements to [Roadway Name] \_\_\_\_\_ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] \_\_\_\_\_ to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*
- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on \_\_\_\_\_ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
- 3.17 All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.
- 3.18 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.19 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or (608) 266-5952

**Storm Water Management**

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. 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.
- 4.2 The following notes shall be included on the final plat:
  - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. 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 agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
  - NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.**
  - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

22

- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
- a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
  - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified 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 agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

**NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.**

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water 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 certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant 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.

22

- 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 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 4.11 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.
- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Janet Dailey (608-261-9688) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

#### Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

#### Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison WCCS Dane Zone, 1997 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address [http://gis.ci.madison.wi.us/Madison\\_PLSS/PLSS\\_TieSheets.html](http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html) for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
- a. Right-of-Way lines (public and private)
  - b. Lot lines
  - c. Lot numbers
  - d. Lot/Plat dimensions
  - e. Street names
  - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

NOTE: This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
- 6.5 Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred. Transmit to [epederson@cityofmadison.com](mailto:epederson@cityofmadison.com)



Department of Planning & Community & Economic Development  
 Planning/Neighborhood Preservation & Inspection/Economic & Community Development  
 Mark A. Olinger, Director

Bradley J. Murphy  
 Planning Division  
 215 Martin Luther King, Jr. Boulevard  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635

**REVIEW REQUEST FOR:**

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

PETERSLOTT CSM : SECTION 31 TOWN OF MADISON  
 5314 & 5318 LORUTH TERRACE  
 3 RESIDENTIAL LOTS  
 SCOTT MATTHEWS - PETERSLOTT, LLC  
 MICHELLE BURSE - BURSE SURVEYING & ENGINEERING

15

PLANNING DIVISION CONTACT: TIM PARKS

RETURN COMMENTS BY: 06 SEPTEMBER 2007

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: burse@chorus.net Fax: 250-9266

Date Submitted: 01 AUGUST 2007 Plan Commission: /

Date Circulated: 06 AUGUST 2007 Common Council: /

**CIRCULATED TO:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> ZONING               | <input type="checkbox"/> DISABILITY RIGHTS           | <input checked="" type="checkbox"/> ALD <u>Pham-Remmele</u> DIST. <u>20</u> |
| <input type="checkbox"/> FIRE DEPARTMENT      | <input type="checkbox"/> POLICE DEPT. - THURBER      | <input type="checkbox"/> MADISON GAS & ELECTRIC                             |
| <input type="checkbox"/> PARKS DIVISION       | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY                                     |
| <input type="checkbox"/> TRAFFIC ENG.         | <input type="checkbox"/> MADISON METRO - SOBOTA      | <input type="checkbox"/> A T & T  |
| <input type="checkbox"/> CITY ENG. - DAILEY   | <input type="checkbox"/> MMSD BOARD, C/O SUPT.       | <input type="checkbox"/> T D S  |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER   | <input type="checkbox"/> MT. VERNON TELE                                    |
| <input type="checkbox"/> WATER UTILITY        |  |   |
| <input type="checkbox"/> CDBG - CONSTANS      | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION   |   |
| <input type="checkbox"/> REAL ESTATE - EKOLA  |  |   |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

**NO COMMENTS / YOUR COMMENTS:**

This may cause oppositions from neighbors within the area. They told me that 2 lots will be acceptable not three. Due to the area characteristics, big lot size for single family homes within this neighborhood please continue to keep me informed. ORCC plans to attend hearing when this comes up.

ph amurp



September 12, 2007

Madison Plan Commission  
P.O. Box 2985  
Madison, WI 53761

Dear Plan Commission Members:

The Orchard Ridge Community Club (ORCC) Board submitted a letter (attached) dated May 9, 2006, and testified at your meeting of May 15, 2006, in opposition to the subdivision of the property at 5402 Whitcomb Drive into more than two lots. The Board's position on this matter has not changed. The Board continues to oppose the subdivision of the existing two lots into three lots, as now proposed, for the same reasons we stated previously.

We urge you to view the previous testimony and Plan Commission discussion on this matter. That meeting can be accessed through City Channel 12 archives by going to the following link: <http://www.cityofmadison.com/mcc12/pc.html> and, under *Archived Streaming Video*. Search for the Plan Commission meeting of May 15, 2006.

It is important to understand that the neighbors in the vicinity of the proposed development and the ORCC Board felt this matter was firmly resolved with your unanimous decision in May of 2006. Needless to say, we were very distressed that this has come back when neither the applicable codes nor the number or dimensions of the lots proposed by the applicant has changed since that time. If the proposal did not meet the code then, how can it meet it now? Accordingly, we would appreciate your reaffirming your original decision and doing what you can to discourage the applicant from continuing to seek a different answer when the facts of the matter have not changed.

Thank you for your consideration. We look forward to addressing you in person at the hearing.

Sincerely,

Thomas G. McKenna, President  
Orchard Ridge Community Club



May 9, 2006

Madison Plan Commission  
P.O. Box 2985  
Madison, WI 53761-2925

**Plan Commission:**

Recently, the Orchard Ridge Community Club (ORCC) was made aware of the proposal to demolish a home at 5402 Whitcomb Drive, and subdivide the lot into three smaller ones. The home in question apparently has serious problems, including at one time the presence of a large quantity of animal filth. Its removal appears to be justified.

However, the proposed plan to subdivide the lot into three smaller lots raises the important concern that these new lots are substantially smaller than most of the others in the immediate area, and that this is inconsistent with the longstanding design and character of the neighborhood. Although lots of the proposed sizes technically meet the minimum requirements for R1 lot size, they are not supportive of the intent and purpose of the initial and future development concept and lot design for Orchard Ridge. ORCC therefore opposes the current plan.

When the Orchard Ridge development was initially conceived, the idea was to create a neighborhood of lots that would be larger than those in other areas closer to city central. Open areas. Green spaces with ample woodland were central to the neighborhood concept, and plots and plats were created to support this concept. A number of current Orchard Ridge residence property deeds actually contain restrictions or provisions that disallowed sub-division. This was done specifically to prevent changes in the area that would be contrary to the open character of the neighborhood.

The neighborhood in the immediate vicinity of 5402 Whitcomb Drive is the oldest neighborhood in Orchard Ridge, where homes were first constructed in 1949. It also consists of the largest lots in Orchard Ridge and one of only a very few neighborhoods in all of Madison with lots of this size. Of 117 lots in the immediate area (bounded by Gilbert Rd, Hammersley Rd., Loruth Terr. and Whitcomb Dr.), the mean lot size is 27,191 square feet and the median is 23,082 square feet. The proposed area of each of



the three new lots proposed (10,899 square feet) would be only 40% of the immediate neighborhood mean.

This is not a neighborhood of high-end homes. It has a wide range of home values and styles, but most are modest homes of average value. Residents value and appreciate the variety and diversity of their neighborhood. The one thing they do have in common, which attracted most of them to this neighborhood, is large lots and ample space between homes, including green space and woods. This neighborhood character has attracted families for over 50 years, and is still attracting young families, as a neighborhood where they can afford to invest, but have room to grow with their families through the years. The spacious yards provide ample space for children to play, for seniors to garden and walk, and for the variety of wildlife frequently seen in the neighborhood, including deer, fox, coyote, turkeys, owls and hawks.

The ORCC has nothing against high density. ORCC is not globally opposed to land division or plat sub-division in Madison in general, or even in Orchard Ridge in particular if neighbors in the affected area view the change as an improvement. But each case must be viewed individually. There is a place for everything, and Madison has always been a community that has offered a wide variety of living options for its residents. There are very few neighborhoods left in Madison that offer reasonably valued homes in a neighborhood with substantial open space. This is the unique character of the neighborhood the current residents chose, invested in, and expected to be maintained. It's what many families are looking for. Let's preserve this neighborhood option for present and future residents of Madison.

Please oppose the demolition and land division proposal that would allow 5402 Whitcomb Drive to be subdivided into three lots. Alternate plans that may result in establishing 1 or 2 residences at this site may be an acceptable alternative that ORCC could support depending on actual plan details and support from our membership and the neighborhood at large

We would further request that as the City proceeds with its proposal to revamp the City zoning codes, that it give consideration to restrictions on subdividing lots in established neighborhoods where the subdivision would be substantially inconsistent with the character or that neighborhood.

Sincerely,

Dan Gregory, President  
Orchard Ridge Community Club

## NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| <u>Signature</u>           | <u>Name</u>       | <u>Address</u>    | <u>Phone</u> |
|----------------------------|-------------------|-------------------|--------------|
| 1 <i>Gordon M Garnett</i>  | GORDON M GARNETT  | 5310 Loruth Ter   | 271-4943     |
| 2 <i>Jeanne S Garnett</i>  | Jeanne S Garnett  | 5310 Loruth Terr  | 271-4943     |
| 3 <i>Alfredo Rodriguez</i> | ALFREDO RODRIGUEZ | 5218 Loruth Ter   | 273-2392     |
| 4 <i>June Franklin</i>     | June Franklin     | 5214 Loruth Terr. | 271-5753     |
| 5 <i>David J Blaska</i>    | David J Blaska    | 5213 Loruth Ter   | 271-4882     |
| 6 <i>Martha Frankwic</i>   | Martha Frankwic   | 5210 Loruth Tr.   | 277-7935     |
| 7 <i>Laura Abston</i>      | Laura Abston      | 5205 Loruth Terr  | 611-0466     |
| 8 <i>Julie Wilmot</i>      | Julie Wilmot      | 5206 Loruth Terr  | 651-785-4651 |
| 9 <i>Jeanne Heller</i>     | Jeanne Heller     | 5157 Loruth Ter   | 277-9765     |
| 10 <i>Dinora</i>           | Dinora            | 5153 Loruth Ter.  | 276-9677     |
| 11 <i>Kay Mergen</i>       | Kay Mergen        | 5150 Loruth Ter.  | 273-3092     |
| 12 <i>Leon Skill</i>       | LEON SKILLE       | 5145 Loruth Terr  | 271-4780     |
| 13 <i>Marian Skille</i>    | MARIAN SKILLE     | 5145 LORUTH       | 271-4780     |
| 14 <i>Karey Humphrey</i>   | Karey Humphrey    | 5142 Loruth Ter   | 273-0583     |
| 15 <i>Paul Humphrey</i>    | Paul Humphrey     | 5142 Loruth Ter   | 273-0583     |

## NEIGHBORHOOD PETITION

We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood. We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.

| Signature                     | Name                     | Address                                   | Phone           |
|-------------------------------|--------------------------|---|-----------------|
| <u>Faye Blum</u>              | <u>Faye Blasius</u>      | <u>5138 Loruth Ter</u>                    | <u>273-4790</u> |
| <u>Kathleen B. Morgenthau</u> |                          | <u>5125 Loruth Terr.</u>                  | <u>271-2688</u> |
| <u>Deiz MATHISON</u>          |                          | <u>5209 Loruth Terr</u>                   | <u>277-1491</u> |
| <u>Richard J. Mathison</u>    |                          |   |                 |
| <u>Donna Mathison</u>         | <u>Donna MATHISON</u>    | <u>5209 Loruth Terr</u>                   | <u>271-1491</u> |
| <u>Cheryl Knobloch</u>        | <u>Cheryl Knobloch</u>   | <u>5306 Loruth Ter</u>                    | <u>274-0448</u> |
| <u>William Blaschka</u>       | <u>William Blaschka</u>  | <u>5217 Loruth Terr</u>                   | <u>271-9329</u> |
| <u>Lisa Haas</u>              | <u>LISA HAAS</u>         | <u>34 Whitcomb Circle</u>                 | <u>277-8972</u> |
| <u>Lenore Tupa</u>            | <u>Lenore Tupa</u>       | <u>5305 Loruth Terr</u>                   | <u>274-9245</u> |
| <u>Fred Godding</u>           | <u>Fred Godding</u>      | <u>5305 Loruth Terr</u>                   | <u>852-6616</u> |
| <u>Lisa Ste</u>               | <u>Lisa Ste</u>          | <u>5301 Loruth Terr</u>                   | <u>273-4829</u> |
| <u>Wanda Rodriguez</u>        | <u>Wanda Rodriguez</u>   | <u>5218 Loruth Terr.</u>                  | <u>273-2392</u> |
| <u>Gordon M. Gamble</u>       | <u>Jeanne S. Barnett</u> | <u>April 29 - May 1, 2006 page 2 of 3</u> |                 |

collected  
by

# NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| Signature                   | Name              | Address         | Phone       |
|-----------------------------|-------------------|-----------------|-------------|
| 1 <i>Mark P. Angevine</i>   | Mark P. Angevine  | 5302 Loruth Ter | May 1, 2006 |
| 2 <i>Lawrence Winkler</i>   | Lawrence Winkler  | 5306 Loruth Ter | May 1, 2006 |
| 3 <i>James P. Stec</i>      | JAMES P STEC      | 5301 LORUTH TER | 273-4829    |
| 4 <i>Jenna Alston</i>       | Jenna Alston      | 5205 Loruth Ter | 661-0466    |
| 5 <i>Bob Beyer</i>          | Bob Beyer         | 5206 Loruth Ter | 258-6250    |
| 6 <i>James Butcher</i>      | Butcher           | 5154 Loruth     | 278-1180    |
| 7 <i>Julie Butcher</i>      | Julie Butcher     | 5154 LORUTH TER | 278-1180    |
| 8 <i>Greg L. Gehrig</i>     | Greg L Gehrig     | 5149 Loruth Ter | 273-3946    |
| 9 <i>Mario Paul Secal</i>   | MARIO PAUL SECAL  | 5137 LORUTH TER | 271-1075    |
| 10 <i>Chris Smith</i>       | CHRIS SMITH       | 5130 LORUTH TER | 271-9107    |
| 11 <i>Marge Karpiński</i>   | MARGE KARPIŃSKY   | 5134 LORUTH TER | 271-5326    |
| 12 <i>Mary Jo Angevine</i>  | MARY JO ANGEVINE  | 5302 LORUTH TER | 271-9594    |
| 13 <i>Cynthia Burnside</i>  |                   | 1109 Gilbert Rd | 222-1241    |
| 14 <i>Marianne Blaschke</i> | Marianne Blaschke | 5217 Loruth Ter | 271-9329    |
| 15                          |                   |                 |             |

# NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| <u>Signature</u>        | <u>Name</u>       | <u>Address</u>   | <u>Phone</u> |
|-------------------------|-------------------|------------------|--------------|
| <i>Bruce H Burnside</i> | Bruce H. Burnside | 1109 Gilbert Rd. | 213-0065     |
| 2                       |                   |                  |              |
| 3                       |                   |                  |              |
| 4                       |                   |                  |              |
| 5                       |                   |                  |              |
| 6                       |                   |                  |              |
| 7                       |                   |                  |              |
| 8                       |                   |                  |              |
| 9                       |                   |                  |              |
| 10                      |                   |                  |              |
| 11                      |                   |                  |              |
| 12                      |                   |                  |              |
| 13                      |                   |                  |              |
| 14                      |                   |                  |              |
| 15                      |                   |                  |              |

# NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| Signature         | Name             | Address           | Phone        | Sig           |
|-------------------|------------------|-------------------|--------------|---------------|
| Tom Consigny      | 5313 Whitcomb Dr | Msu               | 271-8526     | Tom Consigny  |
| Diane Cobb        | 1102 Gilbert Rd  | Madison           | 277-5756     | Diane Cobb    |
| Larry Cobb        | 1102 Gilbert Rd  |                   | 277-5756     |               |
| Robert Carran     | 1110 Gilbert Rd  | Madison           | 608-446-8947 | Robert Carran |
| Richard Dodd      | 1130 Gilbert Rd  | Madison           | 271-4573     |               |
| Marilyn Dodd      | 1130 Gilbert Rd  | Madison           | 271-4573     |               |
| W. Hildebrand     | 1134 Gilbert Rd  | Madison           | 271-4857     |               |
| Samuel Hildebrand | 1134 Gilbert Rd  | Madison, WI 53711 | "            |               |
| A. W. Schlegel    | 1202 Gilbert Rd  | Madison WI 53711  | 234-0696     |               |
| Michael Conradi   | 1208 GILBERT RD  | MADISON WI 53711  | 274-0626     |               |
| Tan Corradini     | 1208 Gilbert Rd  | Madison 53711     | 274-0626     |               |
| Patrice Mani      | 1222 Gilbert Rd  | Madison 53711     | 271-0806     |               |
|                   |                  |                   |              |               |
|                   |                  |                   |              |               |
|                   |                  |                   |              |               |

# NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| <u>Signature</u>       | <u>Name</u>              | <u>Address</u>          | <u>Phone</u>    |
|------------------------|--------------------------|-------------------------|-----------------|
| 1 <u>Jean Consigny</u> | <u>JEAN CONSIGNY</u>     | <u>5313 Whitcomb</u>    | <u>271-8526</u> |
| 2 <u>Curt Staats</u>   | <u>Curt Staats</u>       | <u>1217 Gilbert Rd.</u> | <u>274-3636</u> |
| 3 <u>Sue Barica</u>    | <u>Sue Barica</u>        | <u>1101 Gilbert Rd</u>  | <u>271-0974</u> |
| 4 <u>Marian Slep</u>   | <u>Marian Piekarczyk</u> | <u>1105 Gilbert Rd.</u> | <u>244-8112</u> |
| 5 <u>Arthur Moen</u>   | <u>ARTHUR HANS MOEN</u>  | <u>1129 GILBERT RD</u>  | <u>276-7662</u> |
| 6 <u>Terry Moen</u>    | <u>Terry Moen</u>        | <u>1129 Gilbert Rd</u>  | <u>276-7662</u> |
| 7 _____                | _____                    | _____                   | _____           |
| 8 _____                | _____                    | _____                   | _____           |
| 9 _____                | _____                    | _____                   | _____           |
| 10 _____               | _____                    | _____                   | _____           |
| 11 _____               | _____                    | _____                   | _____           |
| 12 _____               | _____                    | _____                   | _____           |
| 13 _____               | _____                    | _____                   | _____           |
| 14 _____               | _____                    | _____                   | _____           |
| 15 _____               | _____                    | _____                   | _____           |

## NEIGHBORHOOD PETITION

We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood. We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.

| <u>Signature</u>            | <u>Name</u>             | <u>Address</u>             | <u>Phone</u>                        |
|-----------------------------|-------------------------|----------------------------|-------------------------------------|
| 1. <u>Ann E Ellingboe</u>   | <u>ANN ELLINGBOE</u>    | <u>5305 Hammersley</u>     | <u>271-1752</u>                     |
| 2. <u>Eileen D. Fluck</u>   | <u>Eileen D. Fluck</u>  | <u>5302 Hammersley Rd</u>  | <u>271-7876</u>                     |
| 3. <u>Brent Middelort</u>   | <u>Brent Middelort</u>  | <u>5310 Hammersley Rd</u>  | <u>276-5558</u>                     |
| 4. <u>M. E. Gu</u>          | <u>Michael GARRISON</u> | <u>5401 Hammersley Rd,</u> | <u>608-444-6160</u><br><u>53711</u> |
| 5. <u>Barbara Wolosz</u>    | <u>Barb Wolosz</u>      | <u>5313 Hammersley Rd</u>  | <u>271-9580</u>                     |
| 6. <u>Jay Rhodes</u>        | <u>JAY RHODES</u>       | <u>5309 HAMMERSLEY</u>     | <u>277-7989</u>                     |
| 7. <u>Cora Chen</u>         | <u>CORA CHEN</u>        | <u>#5214 Hammersley</u>    | <u>274-8746</u>                     |
| 8. <u>Brian Krefl</u>       | <u>Brian Krefl</u>      | <u>#5213 Hammersley</u>    | <u>278-0098</u>                     |
| 9. <u>Don</u>               | <u>Kriss Ellingsen</u>  | <u>5206 Hammersley</u>     | <u>274-3079</u>                     |
| 10. <u>A. Ashman</u>        | <u>A. ASHMAN</u>        | <u>5202 Hammersley Rd</u>  | <u>271-6635</u>                     |
| 11. <u>Hubert C. Ashman</u> | <u>HUBERT ASHMAN</u>    | <u>5202 Hammersley Rd</u>  | <u>271-6635</u>                     |
| 12. <u>Art Schultheis</u>   | <u>ART SCHULTHEIS</u>   | <u>518 HAMMERSLEY RD</u>   | <u>271-2253</u>                     |
| 13. <u>James J. Brown</u>   | <u>James J. Brown</u>   | <u>5102 Hammersley Rd</u>  | <u>271-0119</u>                     |
| 14. <u>Sara Brown</u>       | <u>Sara Brown</u>       | <u>5102 Hammersley Rd</u>  | <u>271-0119</u>                     |

collected by Sean Army Dean Army



## NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| <u>Signature</u>                   | <u>Name</u>             | <u>Address</u>           | <u>Phone</u>    |
|------------------------------------|-------------------------|--------------------------|-----------------|
| 1 <u>John C. Jenkins</u>           | <u>John C. Jenkins</u>  | <u>5406 Whitcomb Dr</u>  | <u>273-3747</u> |
| 2 <u>John Regan</u>                | <u>JOHN REGAN</u>       | <u>1205 Loruth Ter</u>   | <u>273-4747</u> |
| 3 <u>Susan Tiffany</u>             | <u>SUSAN TIFFANY</u>    | <u>1209 Loruth</u>       | <u>274-8224</u> |
| 4 <u>Alan Rudie</u>                | <u>Alan Rudie</u>       | <u>1214 Loruth Ter</u>   | <u>310-9444</u> |
| 5 <u>Robert Gosselin</u>           | <u>Robert Gosselin</u>  | <u>1210 Loruth Ter</u>   | <u>270-6254</u> |
| 6 <u>George V. Bauer</u>           | <u>GEORGE V. BAUER</u>  | <u>5102 Loruth Ter</u>   | <u>271-5452</u> |
| 7 <u>Mary Jo Parman</u>            | <u>MARY JO PARMAN</u>   | <u>5114 Loruth Ter</u>   | <u>270-9955</u> |
| 8 <u>James Kapinus</u>             | <u>JAMES KAPINUS</u>    | <u>5118 Loruth</u>       | <u>345-9598</u> |
| 9 <u>John Kelley</u>               | <u>John Kelley</u>      | <u>5105 Loruth</u>       | <u>271-4496</u> |
| 10 <u>Robert E. Domek</u>          | <u>Helen C. Domek</u>   | <u>5117 Loruth</u>       | <u>271-3554</u> |
| 11 <u>Tina Lupiczowicz</u>         | <u>Tina Lupiczowicz</u> | <u>5121 Loruth</u>       | <u>204-9972</u> |
| 12 <u>Kathleen B. Norgenthaler</u> |                         | <u>5125 Loruth Ter</u>   | <u>277-2688</u> |
| 13 <u>Bill Simpson</u>             |                         | <u>5149 Whitcomb Dr.</u> | <u>274-1636</u> |
| 14 _____                           | _____                   | _____                    | _____           |
| 15 _____                           | _____                   | _____                    | _____           |

# NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| <u>Signature</u>            | <u>Name</u>        | <u>Address</u>     | <u>Phone</u> |
|-----------------------------|--------------------|--------------------|--------------|
| 1 <i>Ingrid Russel</i>      | INGRID RUSSEL      | 5310 WHITCOMB DR   | 271-1789     |
| 2 <i>Louise Brandenburg</i> | LOUISE BRANDENBURG | 5302 "             | 271-5744     |
| 3 <i>Herman Branding</i>    | HERMAN " "         | " "                | " "          |
| 4 <i>Rosalie Hinderman</i>  | Rosalie Hinderman  | 1806 Lewon Dr      | 271-2059     |
| 5 <i>Mary Schultz</i>       | 5202 Whitcomb      | MARY SCHULTZ       | 608 271 5830 |
| 6 <i>Karen Rayshel</i>      | 7 COURTLAND        | CIR. KAREN RAYSHEL | 242-9643     |
| 7 <i>Jamie Rayshel</i>      | Jamie Rayshel      | 7 Courtland Circle | 242-9643     |
| 8 <i>Gonnie Verhalen</i>    | 6 Courtland Cir    | Gonnie Verhalen    | 271-3269     |
| 9 <i>George Alderson</i>    | 5158 Whitcomb Dr.  | GEORGE ALDERSON    | 271-4137     |
| 10 <i>Neyrtle Alderson</i>  | 5158 Whitcomb Dr.  | NEYRTLE ALDERSON   | 271-4137     |
| 11 <i>Dorothy Kroeber</i>   | 5150 Whitcomb Dr.  | DOROTHY KROEBER    | 271-7239     |
| 12 <i>Harry Halme</i>       | 5142 WHITCOMB DR   | HARRY HALME        | 273-3850     |
| 13 <i>Kathy Skubinski</i>   | 5126 Whitcomb Dr   | KATHY SKUBINSKI    | 277-9212     |
| 14 <i>Dana Micsinski</i>    | 5410 Whitcomb Dr   | DANA MICSINSKI     | 273-8442     |
| 15 <i>Michael Micsinski</i> | 5410 Whitcomb Dr   | MICHAEL MICSINSKI  | 712 1069     |

# NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| <u>Signature</u>         | <u>Name</u>            | <u>Address</u>             | <u>Phone</u>                     |
|--------------------------|------------------------|----------------------------|----------------------------------|
| 1 <u>Ed Wirka</u>        | <u>ED WIRKA</u>        | <u>5426 WHITCOMB DR</u>    | <u>5426 WHITCOMB DR 274-1615</u> |
| 2 <u>Linda S. Moore</u>  | <u>LINDA S. MOORE</u>  | <u>5206 WHITCOMB DR.</u>   | <u>273-1525</u>                  |
| 3 <u>Carl Pulgic</u>     | <u>Carl Pulgic</u>     | <u>5 Court Land Circle</u> | <u>274-6090</u>                  |
| 4 <u>V. Annie Hamb</u>   | <u>V. ANNIE HAMB</u>   | <u>5 Court Land Cir.</u>   | <u>274-6090</u>                  |
| 5 <u>Judy Wencel</u>     | <u>Judy Wencel</u>     | <u>5129 Whitcomb Dr</u>    | <u>271-5114</u>                  |
| 6 <u>Bruce E. Wencel</u> | <u>Bruce E. Wencel</u> | <u>5129 Whitcomb Dr.</u>   | <u>271-5114</u>                  |
| 7 _____                  | _____                  | _____                      | _____                            |
| 8 _____                  | _____                  | _____                      | _____                            |
| 9 _____                  | _____                  | _____                      | _____                            |
| 10 _____                 | _____                  | _____                      | _____                            |
| 11 _____                 | _____                  | _____                      | _____                            |
| 12 _____                 | _____                  | _____                      | _____                            |
| 13 _____                 | _____                  | _____                      | _____                            |
| 14 _____                 | _____                  | _____                      | _____                            |
| 15 _____                 | _____                  | _____                      | _____                            |

16

## NEIGHBORHOOD PETITION

**We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:**

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.
- We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.

| <u>Signature</u>      | <u>Name</u>                | <u>Address</u>            | <u>Phone</u>        |
|-----------------------|----------------------------|---------------------------|---------------------|
| 1 <u>[Signature]</u>  | <u>Lola Yd</u>             | <u>4 Courtland Circle</u> | <u>271 4122</u>     |
| 2 <u>[Signature]</u>  | <u>Phyllis L Fossage</u>   | <u>5110 Whitcomb Dr</u>   | <u>271-6271</u>     |
| 3 <u>[Signature]</u>  | <u>Shannon Freif</u>       | <u>5409 Whitcomb Dr</u>   | <u>608-354-5927</u> |
| 4 <u>[Signature]</u>  | <u>Diane Harrington</u>    | <u>5210 Whitcomb Dr.</u>  | <u>271-7603</u>     |
| 5 <u>[Signature]</u>  | <u>E. Scott Harrington</u> | <u>5210 whitcomb Dr.</u>  | <u>271-7603</u>     |
| 6 <u>[Signature]</u>  | <u>Diana Escalante</u>     | <u>5153 Whitcomb Dr.</u>  | <u>274-5421</u>     |
| 7 <u>[Signature]</u>  | <u>Jorge Escalante</u>     | <u>5153 Whitcomb Dr</u>   | <u>274-5421</u>     |
| 8 <u>[Signature]</u>  | <u>Becky Henneger</u>      | <u>5118 whitcomb Dr</u>   | <u>661-4298</u>     |
| 9 <u>[Signature]</u>  | <u>Patrick Henneger</u>    | <u>5118 Whitcomb Dr</u>   | <u>661-4298</u>     |
| 10 <u>[Signature]</u> | <u>RONALD A. TILLEY</u>    | <u>5109 WHITCOMB DR.</u>  | <u>273-1244</u>     |
| 11 <u>[Signature]</u> | <u>Sandra K. Tilley</u>    | <u>5109 whitcomb Dr.</u>  | <u>273 1244</u>     |
| 12 <u>[Signature]</u> | <u>Dolly Halberstam</u>    | <u>5413 whitcomb Dr</u>   | <u>271-6914</u>     |
| 13 <u>[Signature]</u> | <u>Edith Army</u>          | <u>5401 whitcomb Dr</u>   | <u>271-7627</u>     |
| 14 <u>[Signature]</u> | <u>Deane C. Army</u>       | <u>5401 whitcomb Dr</u>   | <u>271-7427</u>     |
| 15 _____              | _____                      | _____                     | _____               |

## NEIGHBORHOOD PETITION

We, the undersigned residents of the Orchard Ridge neighborhood, oppose the proposed land division and home demolition at 5402 Whitcomb Drive in our neighborhood:

- Land division of this property into three parcels is entirely inconsistent with the unique character of this 50+ year old, established neighborhood with large lots and varied housing. The average lot size in our immediate neighborhood of 108 lots is 26,094 sq. ft. The proposal will create 3 lots of approximately 10,899 sq ft. which is inconsistent with our neighborhood. We strongly believe that the City of Madison should preserve the nature of this neighborhood so that future families can have the opportunity, if they wish, to live in a neighborhood such as ours.
- We are concerned that this proposal may set a precedent for further erosion of the unique nature of our neighborhood. In our area there are 22 lots which could be divided under City Zoning requirements: 15 into 2 lots and 7 into 3 lots. The land division should not be permitted, and the lot should be retained as a single lot allowing one single-family home.

| Signature | Name | Address | Phone |
|-----------|------|---------|-------|
|-----------|------|---------|-------|

- |    |                      |                               |                             |
|----|----------------------|-------------------------------|-----------------------------|
| 1  | Barbara W McLeod     | 5209 Whitcomb Dr              | 271-5300                    |
| 2  | PAUL MCLEOD          | 5209 Whitcomb <sup>5371</sup> | 271-5300                    |
| 3  | David Denig-Chakroff | 5305 Whitcomb                 | 274-6497                    |
| 4  | Mary Denig-Chakroff  | 5305 Whitcomb Dr              | 274-6447                    |
| 5  | M. FILUTOWICZ        | 5201 Whitcomb                 | 273-2168                    |
| 6  | Rob Stroud           | 5203 Whitcomb                 | 274-4276                    |
| 7  | MARY STROUD          | 5203 Whitcomb                 | 274-4270                    |
| 8  | Sandy Tan Klein      | 5205 Whitcomb Dr              | 274-4262                    |
| 9  | CORISA CONKLIN       | 5145 WHITCOMB                 | 2195-992                    |
| 10 | Anneliese Emerson    | 5137 Whitcomb Dr              | Madis <sup>5</sup> 271-8790 |
| 11 | Kathy Vielhuber      | 2 Courtland Circle            |                             |
| 12 | Stanley M. Hoffman   | 3 Courtland Circle            | Madison, WI 53711           |

moe

collected by Mary Denig-Chakroff May 1-5 '06

10