

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**of May 9, 2006**

**RE: I.D. #03615, Demolition Permit – 5402 Whitcomb Drive**

1. Requested Action: Approval of a demolition permit for a single-family residence at 5402 Whitcomb Drive.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. The proposed use of the property post demolition will be three single-family lots to be created by Certified Survey Map. Section 16.23, Subdivision Regulations, provides the requirements for land divisions.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION:**

1. Applicant & Property Owner: Susan Peters, Peterscott, LLC; N60 W34698 Forest Bay Road; Oconomowoc.
2. Development Schedule: The applicant wishes to begin demolition as soon as all necessary approvals have been obtained.
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 developed with an existing single-family residence, zoned R1 (Single-Family Residence District).
5. Proposed Use: The applicant wishes to demolish the residence to allow division of the property into three lots by approval of a Certified Survey Map. It is anticipated that the three proposed lots will each 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, 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 demolition standards of Section 28.04 (22).

**ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant is requesting approval of a demolition permit to demolish an existing two-story, single-family residence located on approximately 0.75-acres at the northwest corner of Loruth Terrace and Whitcomb Drive. City records indicate the house, which has 3,616 square feet of living area, was built in 1955 with additions added subsequently. A gravel drive extends from Loruth Terrace to serve an attached garage. The property is a heavily wooded parcel with approximately 106.5 feet of frontage along Whitcomb Drive and 307 feet of frontage along Loruth Terrace. The subject site is located in the Orchard Ridge neighborhood, which is generally characterized by single-family residences on large lots. The lots in immediate vicinity of the subject property generally range in size between a third-acre and an acre. The site and surrounding neighborhood are zoned R1 (Single-Family Residence District).

The letter of intent as well as a number of photos of the existing residence suggests that the home has been severely neglected over the course of a number of years by previous owners. A windshield survey by the Planning Unit found the exterior home to be in a deteriorated state and the site to be overgrown. More significantly, the Inspection Unit was required to take enforcement action in Dane County Circuit Court in 2003 and 2004 against the former owners resulting from their keeping between 100 and 150 cats on premises and the impact it was having on the condition of the property and the surrounding neighborhood. The letter of intent submitted by the applicants suggests that it would be financially infeasible to rehabilitate the property.

The new owners wish to demolish the house to facilitate the division of the property into three lots by Certified Survey Map. The lots will ultimately be developed with individual single-family residences per R1 bulk requirements. The three lots will be oriented towards Loruth Terrace, with lot frontages of 100 feet for the northern two lots and 106.8 feet for the southernmost lot adjacent to Whitcomb Drive. All three lots will be 106.7 feet deep. The size of the three lots more than adequately 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 generally maintain the average lot width present in the surrounding area, which largely 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.

The proposed demolition permit for this single-family residence is unique from the vast majority of demolition permits reviewed by the Plan Commission in recent years. Typically, the request to demolish a building is accompanied by specific plans for the building(s) that will replace the demolished building. The demolition standards grant the Plan Commission the ability to review the proposed use of a property following a demolition, which in this case is the subdivision of the site into three lots by Certified Survey Map. 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.

As noted above, the lots more than amply comply with the minimum lot dimensions required in R1 zoning. In general, the lots also comply with the minimum design criteria in the Subdivision Regulations. A passage in those criteria requires that “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 Comprehensive Plan, which identifies the site and surrounding area for low-density residential uses, encourages infill development to be “compatible with established neighborhood character” and to be consistent with an adopted neighborhood plan for the area, for which one does not exist for this established area of the City.

In this case, the three lots to be created will comply with the R1 requirements in the Zoning Ordinance, and the three new houses will need to comply with the setbacks and other bulk requirements of the district. The applicant proposes to create lots that appear to mirror the prevalent minimum lot width elsewhere in the neighborhood. The proposed lot widths will likely 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 most of the lots in the surrounding area along and east of Gilbert Road, though a 10,000 square-foot lot was created by a City-approved in 1987 on the western end of the same block at 1129 Gilbert Road. The Plan Commission should give consideration to the overall size of the proposed lots when considering the proposed use of the property following demolition and the impacts it may have on the “normal and orderly development...of the surrounding properties” as directed in the demolition standards.

In the event the Plan Commission approves the demolition permit, a reuse and recycling plan approved by the Recycling Coordinator will be required prior to the issuance of wrecking permit.

### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission find that the demolition standards are met and **approve** demolition of single-family residence at 5402 Whitcomb Drive and division of the property into three lots subject to input at the public hearing and the comments from reviewing agencies on both the demolition permit and the proposed Certified Survey Map.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

Date: May 5, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 5402 Whitcomb Dr., Demolition and CSM

**Present Zoning District:** R-1

**Proposed Use:** Demolish a house, divide the lot into three single family lots

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission approval.

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

GENERAL OR STANDARD REVIEW COMMENTS

- Note: Site plans will be reviewed when the future lots will be developed. Remove the existing driveways until future development occurs.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	10,668 sq. ft. +
Lot width	65'	100' +
Usable open space	1,300 sq. ft.	
Front yard	30'	
Side yards	6' 1 story, 7' 2-story	
Rear yard	40'	
Building height	2 stories/35'	

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	

<b>Other Critical Zoning Items</b>	
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown

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



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 5/5/06  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **5402 Whitcomb Dr. (demolish house & subdivide)**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

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

1. None.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

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

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

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

**Operations Supervisor**  
Kathleen M. Cryan

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

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

DATE: May 1, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E. City Engineer  
SUBJECT: 5402 Whitcomb Drive - Demolition

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 lateral.

**GENERAL OR STANDARD REVIEW COMMENTS**

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

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

Name: 5402 Whitcomb Drive - Demolition

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**



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

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.

- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

**Storm Water Management**

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

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines



- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

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

- 4.14 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.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection

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charges are due and payable prior to connection to the public sewerage system.

- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

May 4, 2006

TO: Plan Commission

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

SUBJECT: **5402 Whitcomb Drive – Demolish – House & Subdivide into 3 Single Family Lots**

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

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

1. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

2. None

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

Contact Person: Scott Matthews

Fax:

Email: [scottmadwi@yahoo.com](mailto:scottmadwi@yahoo.com)

DCD:DJM:dm

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Department of Public Works  
**Parks Division**

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Madison Municipal Building, Room 120  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH: 608 266 4711  
TDD: 608 267 4980  
FAX: 608 267 1162

May 9, 2006

TO: Plan Commission  
FROM: Simon Widstrand, Parks Development Manager *SW*  
SUBJECT: **5402 Whitcomb Drive**

- 1. Total Park Fees for two added lots = \$5,458.72, which shall be paid prior to signoff on the CSM. (Fee in lieu of dedication = \$1914/lot. Park Development Fee = \$815.36/lot).**

Please contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com) if you have questions regarding the above items.





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.

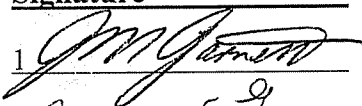
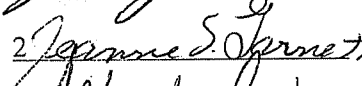
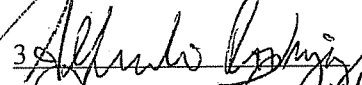
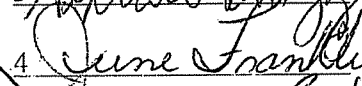
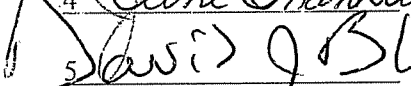
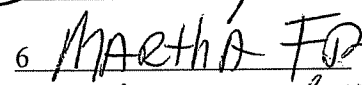
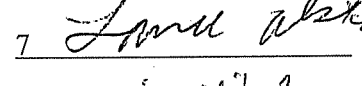
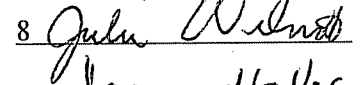
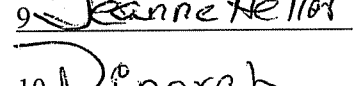
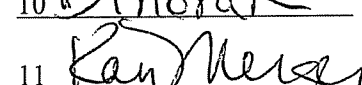
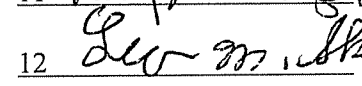
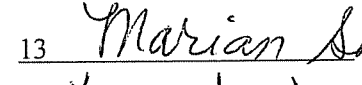
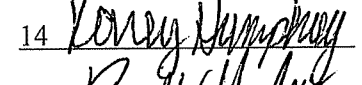
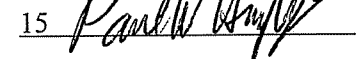

Sincerely,

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 	GORDON M. GARNETT	5310 LORUTH TER	271-4943
2 	Joanne S. Garnett	5312 Loruth Terr	271-4943
3 	ALFREDO RODRIGUEZ	5218 LORUTH TER	273-2392
4 	June Franklin	5214 Loruth Terr.	271-5753
5 	David J. Slovic	5213 Loruth Ter	271-4882
6 	MARTHA FRANKWICZ	5210 LORUTH TR.	277-7935
7 	Laurel Alston	5205 Loruth Terr	611-0466
8 	Julie Wilmot	5206 Loruth Terr	651-785-4651
9 	Joanne Heller	5157 Loruth Ter	277-9765
10 	Dinora	5153 Loruth Ter.	276-9677
11 	Kay Mergan	5150 Loruth Ter	273-3092
12 	LEO M. SKILLE	5145 Loruth Terr	271-4780
13 	MARIAN SKILLE	5145 LORUTH	271-4780
14 	Corey Humphrey	5142 LORUTH TER	273-0523
15 	Paul Humphrey	5142 LORUTH TER	273-0523

## NEIGHBORHOOD PETITION

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- 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>Hathien B Morgenthau</u>		<u>5125 Loruth Terr</u>	<u>271-2688</u>
<u>Deid MATHISON</u>		<u>5209 Loruth Terr</u>	<u>277-1491</u>
<u>Richard L. 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>274-0444</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>852-6816</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 Gamson</u>	<u>Jeanne S. Bennett</u>	<u>april 29th May, 2004 page 2 of 3</u>	

collected by



## NEIGHBORHOOD PETITION

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

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# 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:**

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- 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
<i>Bruce H Burnside</i>	Bruce H. Burnside	1109 Gilbert Rd.	223-0065
2			
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# NEIGHBORHOOD PETITION

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<u>Signature</u>	<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Signature</u>
1 Tom Consigny	5313 Whitcomb Dr.	Madison	271-8526	Tom Consigny
2 Diane Cobb	1102 Gilbert Rd	Madison	277-5756	Diane Cobb
3 Larry Cobb	1102 Gilbert Rd.		277 5756	
4 Robert Carran	1110 Gilbert Rd	Madison	608-446-0947	Robert Carran
5 Richard Dodd	1130 Gilbert Rd	Madison	271-4573	
6 Marilyn Dodd	1130 Gilbert Rd	Madison	271-4573	
7 Ole Hildebrand	1134 Gilbert Rd	Madison	271-4857	
8 Janier Hildebrand	1134 Gilbert Rd	Madison, WI 53711	"	
9 J. W. Weisberg	1202 Gilbert Rd	Madison WI 53711	234-0696	
10 Michael Corradini	1208 GILBERT RD	MADISON WI 53711	274-0626	
11 Jan Corradini	1208 Gilbert Rd	Madison 53711	274-0626	
12 Patrice Mani	1222 Gilbert Rd.	Madison 53711	271-0806	
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Signature	Name	Address	Phone
1 <i>Jean Consigny</i>	JEAN CONSIGNY	5319 Whitcomb	271-8526
2 <i>Curt Staats</i>	Curt Staats	1217 Gilbert Rd.	274-3636
3 <i>Sue Barica</i>	Sue Barica	1101 Gilbert Rd	271-0974
4 <i>Marian Piekarczyk</i>	Marian Piekarczyk	1105 Gilbert Rd.	244-842
5 <i>Arthur Hans Moen</i>	ARTHUR HANS MOEN	1129 GILBERT RD	276-7662
6 <i>Terry Moen</i>	Terry Moen	1129 Gilbert Rd	276-7662
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## NEIGHBORHOOD PETITION

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<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>Ellen D. Fluck</u>	<u>Ellen D. Fluck</u>	<u>5302 Hammersley Rd</u>	<u>271 7876</u>
3. <u>Brent Midelfort</u>	<u>Brent Midelfort</u>	<u>5310 Hammersley Rd</u>	<u>276-5558</u>
4. <u>M. E. Garrison</u>	<u>Michael Garrison</u>	<u>5401 Hammersley Rd,</u>	<u>608-444-6160 53711</u>
5. <u>Barbara Wolosz</u>	<u>Barb Wolosz</u>	<u>5313 Hammersley Rd</u>	<u>271-9498</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>Kriss Ellingsen</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 Schultze</u>	<u>ART SCHULTZE</u>	<u>5118 HAMMERSLEY RD</u>	<u>271-2255</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

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Signature	Name	Address	Phone
1 <u>John 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 Kapinos</u>	<u>JAMES KAPINOS</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. Morgenhalter</u>		<u>5125 Loruth Ter</u>	<u>271-2688</u>
13 <u>Bill Simpson</u>		<u>5149 Whitcomb Dr</u>	<u>274-1636</u>
14 _____	_____	_____	_____
15 _____	_____	_____	_____

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<u>Signature</u>	<u>Name</u>	<u>Address</u>	<u>Phone</u>
<u>Ingrid Russell</u>	<u>INGRID RUSSELL</u>	<u>5310 WHITCOMB DR</u>	<u>271-1789</u>
<u>Louise Brandenburg</u>	<u>LOUISE BRANDENBURG</u>	<u>5302 "</u>	<u>271-5741</u>
<u>Ann Branding</u>	<u>ANN BRANDING</u>	<u>" "</u>	<u>" "</u>
<u>Rosalie Hinderman</u>	<u>ROSA LIE HINDERMAN</u>	<u>1806 Lewon Dr</u>	<u>271-2059</u>
<u>Mary Schultz</u>	<u>MARY SCHULTZ</u>	<u>5202 Whitcomb</u>	<u>608 271 5230</u>
<u>Karen Rayshel</u>	<u>KAREN RAYSHEL</u>	<u>7 COURTLAND CIR.</u>	<u>242-9643</u>
<u>Jamie Rayshel</u>	<u>JAMIE RAYSHEL</u>	<u>7 Courtland Circle</u>	<u>242-9643</u>
<u>Connie Verhalen</u>	<u>CONNIE VERHALEN</u>	<u>6 Courtland Cir</u>	<u>271-3269</u>
<u>George Alderson</u>	<u>GEORGE ALDERSON</u>	<u>5158 Whitcomb Dr.</u>	<u>271-4137</u>
<u>Nyrtle Alderson</u>	<u>NYRTLE ALDERSON</u>	<u>5158 Whitcomb Dr.</u>	<u>271-4137</u>
<u>Dorothy Kroeber</u>	<u>DOROTHY KROEBER</u>	<u>5150 Whitcomb Dr.</u>	<u>271-7239</u>
<u>Harry Halme</u>	<u>HARRY HALME</u>	<u>5142 WHITCOMB DR</u>	<u>273-3850</u>
<u>Kathy Skubinski</u>	<u>KATHY SKUBINSKI</u>	<u>5126 Whitcomb Dr</u>	<u>277-9212</u>
<u>Dana Hicinski</u>	<u>DANA HICINSKI</u>	<u>5410 Whitcomb Dr</u>	<u>273-3442</u>
<u>Michael Hicinski</u>	<u>MICHAEL HICINSKI</u>	<u>5410 Whitcomb Dr</u>	<u>712 1069</u>

## NEIGHBORHOOD PETITION

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Signature	Name	Address	Phone
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 Malizio</u>	<u>Carl Malizio</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 _____	_____	_____	_____
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## 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 Freij</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>Bobby 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>271-7427</u>
14 <u>[Signature]</u>	<u>Deane C. Army</u>	<u>5401 Whitcomb Dr</u>	<u>271-7427</u>
15 _____	_____	_____	_____

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Signature	Name	Address	Phone
1 <i>Barbara W McLeod</i>	BARBARA W MCLEOD	5209 Whitcomb Dr	271-5300
2 <i>Paul McLeod</i>	PAUL MCLEOD	5209 Whitcomb <sup>53711</sup>	271-5300
3 <i>David Denig-Chakroff</i>	David Denig-Chakroff	5305 Whitcomb	274-6497
4 <i>Mary Denig-Chakroff</i>	Mary Denig-Chakroff	5305 Whitcomb Dr.	274-6447
5 <i>M. Filutowicz</i>	M. FILUTOWICZ	5201 Whitcomb	273-2168
6 <i>Rob Stroud</i>	Rob Stroud	5203 Whitcomb	274-4270
7 <i>Mary Stroud</i>	MARY STROUD	5203 Whitcomb	274-4270
8 <i>Sandy &amp; Jan McElroy</i>	Sandy & Jan McElroy	5205 Whitcomb Dr.	274-4262
9 <i>Cora Conkle</i>	CORA CONKLE	5145 Whitcomb	2195-9992
10 <i>Anneliese W. Emerson</i>	Anneliese Emerson	5137 Whitcomb Dr	Madison <sup>5</sup> 271-8790
11 <i>Kathy Vielhuber</i>	Kathy Vielhuber	2 Courtland Circle	
12 <i>Stanley M. Huffman</i>	Stanley M. Huffman	3 Courtland Circle	Madison, WI 53711

mrc

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