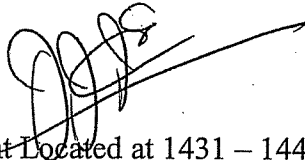


**CITY OF MADISON  
INTER-DEPARTMENTAL  
CORRESPONDENCE**

**TO:** Plan Commission

Date: August 20, 2007

**FROM:** Jeff Ekola, Real Estate Agent III



**SUBJECT:** Review of Proposed Development Located at 1431 – 1441 Northern Court  
Real Estate Section Comments

---

The development proposed by TDS Custom Construction and located at 1431 – 1441 Northern Court has an existing building encroachment into the City's public street right of way named Railroad Street.

To account for the situation and before final approval and sign-off on the plans by the City, the developer needs to accomplish the following:

- Submit to the City a plat of survey prepared by a registered land surveyor that accurately depicts the existing conditions.
- Revise the Site/Parking /Utility Plan so that the plan a) shows the encroachment into Railroad Street of the existing metal building that will remain as part of the project, and b) demonstrates by dimensioning the distances to property lines that new improvements will not encroach into the City's public street right of way.
- Enter into a standard encroachment agreement with the City to cover the existing encroachment and any others that may be found to exist or that are approved by the City in connection with this project.

The encroachment was originally depicted in a plat of survey prepared for the City in 1993.

14



A Place for All People  
Established 1969

Marquette Neighborhood Association  
953 Jenifer Street  
Madison, WI 53703  
mnaboard@marquette-neighborhood.org  
www.marquette-neighborhood.org

August 16, 2007

**Board of Directors**

**Mike Engel**  
*President*

City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd  
Madison, WI 53703

**John Coleman**  
*Vice-President*

**Jonathon Gramling**  
*Treasurer*

**Re: MNA Board Support for TDS Custom Construction expansion**

Attn: Plan Commission

**John Schlaefer**  
*Secretary*

The Marquette Neighborhood Association Board is pleased to write this letter of support for TDS Custom Construction's expansion project located at 1431, 1435 and 1441 Northern Court.

**Johanna Coenen**

**Michael Jacob**

We have met with TDS Construction to review their plans; they have taken our suggestions into consideration and made adjustments accordingly. We believe their proposed plans will improve the location and are appropriate for the site given current neighborhood plans (East Rail Corridor Plan).

**Tariq Pasha**

**Ben Sommers**

**Julie Spears**

Thank you for your consideration.

**Virginia Woods**

Best regards,

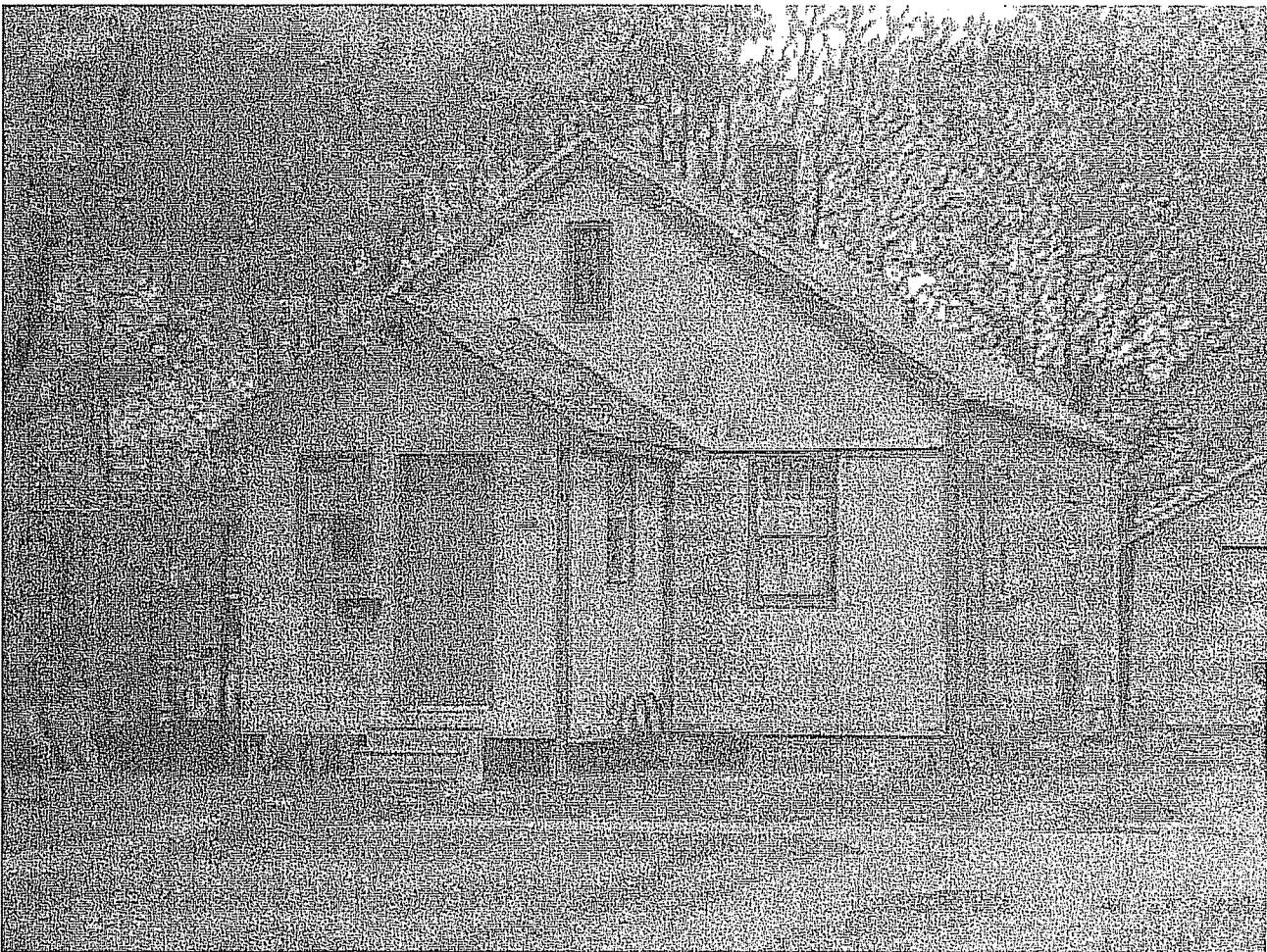
Mike Engel  
President  
On behalf of the Board of Directors  
Marquette Neighborhood Association



1435 Northern Court

Proposed for demolition for construction of addition to next-door contractor's office.

Vernacular frame bungalow built ca. 1924 (assessor's records), of no historic or architectural significance.



1441 Northern Court

Proposed for demolition for construction of addition to next-door contractor's office.

Vernacular frame cottage built ca. 1940 (assessor's records), of no historic or architectural significance.

14