



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

TO: Plan Commission

FROM: Kevin Firchow, AICP, Planning Division

DATE: February 8, 2016

SUBJECT: ID [41416](#)– Creating Section 28.022-00220 of the Madison General Ordinances to change the zoning of property located at **1910 Tennyson Lane**, 12th Aldermanic District, from the SR-V2 (Suburban Residential - Varied 2) District to the SR-C1 (Suburban Residential - Consistent 1) District to reduce the size of the approved zoning lot in accordance with conditions of approval.

This zoning map amendment is a City-sponsored ordinance, necessary to implement an approval condition imposed on a previously approved zoning map amendment (ID [36328](#)).

On January 20, 2015, the Common Council conditionally approved a zoning map amendment request rezoning a portion of 1910 Tennyson Lane from the SR-C1 (Suburban Residential-Consistent 1) District to the SR-V2 (Suburban Residential-Varied 2) District. That request was submitted concurrently with a conditional use request and a preliminary plat for the purpose of allowing a two-building, 72-unit apartment complex and future single-family development on the subject site. A revised preliminary and final plat adjusting the site boundaries were approved by the Common Council on October 6, 2015. The final plat has not yet been recorded, as the applicant is currently working through the approval conditions.

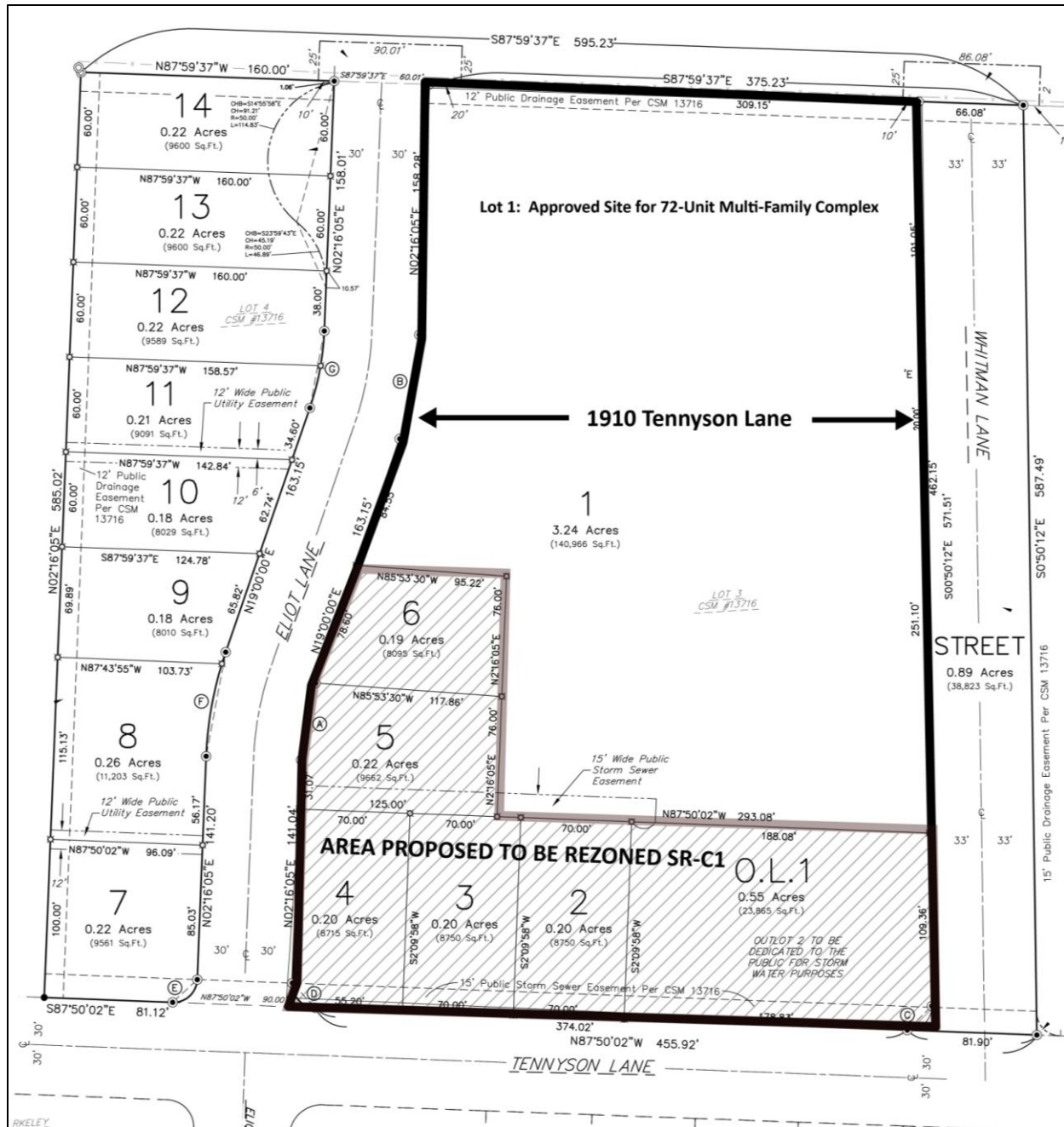
The Common Council's 2015 rezoning approval included a Plan Commission-recommended condition (Condition #54) that the proposed zoning map amendment not take effect for the entire 1910 Tennyson Lane property, a originally requested by the applicant. The Plan Commission recommended that only the area depicted as the multi-family complex be zoned to the SR-V2 district. Such a recommendation is allowed by Section 28.182(5)(a)(4)b of the Zoning Code. A copy of the approval letter is attached.

To implement this condition, the City Attorney's Office has advised that the City should approve a zoning map amendment, rezoning the described area (defined with a legal description) back to the SR-C1 District. As adopted in 2015, the language recommended within this condition was not included within the ordinance itself and would not result in a change to the limits of the SR-V2 zoning, as intended.

This zoning map amendment will help implement the development in a manner consistent with how the site's overall development was presented to the City and neighbors. The proposed SR-C1 District is primarily a single-family zoning district, consistent with the zoning on the opposite sides of Tennyson Lane and the approved extension of Eliot Lane. In contrast, the SR-V2 zoning is a multi-family supporting district and would allow greater density along portions of the site than anticipated when this proposal was reviewed.

A map illustrating the area of the proposed zoning change is on the following page.

Exhibit 1: Area Proposed to be Rezoned to SR-C1



The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022 - 00220 rezoning a portion of 1910 Tennyson Lane from the SR-V2 (Suburban Residential - Varied 2) District to the SR-C1 (Suburban Residential - Consistent 1) District to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing.

Cc: Ald. Larry Palm, District 12
 Thomas Keller
 Thomas Sather, TW Sather Company.