



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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April 26, 2016

Adam Helt-Baldwin
Habitat for Humanity of Dane County
1014 Fiedler Lane #29
Madison, WI 53713

RE: Rezoning **3808-3832 Eliot Lane** from SR-C1 (Suburban Residential-Consistent 1) to SR-C2 (Suburban Residential-Consistent 2) (File ID #46317)

Dear Mr. Helt-Baldwin:

At its April 18, 2017 meeting, the Common Council **approved** your requested zoning map amendment for 3808-3832, rezoning the subject properties from SR-C1 to SR-C2. At the same meeting, the Council approved the preliminary plat, and final plat for "Tennyson Ridge Replat." The following conditions of approval relate to the zoning map amendment. Approval conditions related to the plat are provided in a separate letter, sent to the contact person for that request.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following item:

1. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 13120.3 when contacting Parks about this project.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following item:

2. Please note that upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)).

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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If you have any questions regarding this zoning map amendment, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP

Principal Planner

cc: Jenny Kirchgatter, Zoning

Adam Wiederhoeft, Water Utility

Janet Schmidt, Parks Division