

Firchow, Kevin

From: Lengfeld, Jay
Sent: Monday, January 06, 2014 12:43 PM
To: Firchow, Kevin
Cc: Radovan, John; Palm, Larry
Subject: RE: Development Proposal - Tennyson Lane

Kevin,

Thanks for checking and sending the proposal to me. One of my concerns with this development is with density. I believe this area already has a high number of rental units and would be much better off with owner occupied housing like zero lot line units or condos. Owner occupied housing is generally better for a neighborhood in the long run than rental. There is already an apt development currently going on in the area and adding another 72 units would not be good for the neighborhood. Another concern would be the traffic this development would generate for the area. Tennyson is a very narrow street when vehicles are parked on the street and we might have to restrict parking on the street, which may cause other problems for the neighborhood. Residents of this development would need to either enter Packers Ave or Sherman Ave, which are uncontrolled intersections and difficult to enter during rush hours. These are my thoughts at first glance.

Thanks

Jay

Firchow, Kevin

From: Lydia Maurer [lydmaurer@yahoo.com]
Sent: Thursday, January 09, 2014 2:07 PM
To: Firchow, Kevin; Tom Sather; Thomas Keller; Palm, Larry
Subject: 1902 Tennyson Lane, Berkley Oaks Neighborhood Association

~~The Berkley Oaks Neighborhood Association met Friday, November 1, 2013 at Madison's Lakeview branch public library to discuss 1902 Tennyson Lane. From the neighborhood, in attendance were approximately fifteen neighbors from Tennyson, Eliot, Spenser and Shelley Lanes.~~

Landowner Tom Keller and developer Tom Sather presented a redevelopment plan for 1902 Tennyson Lane to the neighborhood which included amending the neighborhood plan to higher density for two apartment buildings, extending Eliot Lane north and adding either a private or city road to the east of the new Eliot Lane, building single family homes fronting the new Eliot Lane and building single family homes along the north side of Tennyson Lane between the two new roads.

- The neighbors approved to allow amending the neighborhood plan for higher density for Tom Sather's project.
- The neighbors approved to allow building single family homes along the new Eliot Lane and between the two new streets.
- The neighbors agreed that there would be a need for an additional road or private drive between the new Eliot Lane and Packers/CV. The neighborhood expressed preferences for this:
 1. The neighborhood prefers one private street/drive which would be shared by 1902 Tennyson Lane and Independent Living.
 2. Next preference, two private streets/drives. One for 1902 Tennyson Lane and the second for Independent Living.
 3. Third preference, a new city street. The neighborhood concern with a new city street is bringing new traffic worries to Lake View Elementary School.

Sincerely, Lydia Maurer, Berkley Oaks Neighborhood Association, Vice-President, 1913 Shelley Lane, Madison, WI 53704

Firchow, Kevin

From: Rita Giovannoni [rgiovannoni@independentlivinginc.org]
Sent: Friday, January 03, 2014 12:44 PM
To: Firchow, Kevin; Palm, Larry
Subject: Sather/Keller project on Tennyson Lane - Comments

Dear Kevin and Larry,

I just had opportunity to review the development documents shown online for the single family and multifamily project submitted for rezoning on Tennyson Lane. As an expected future owner of the adjacent site (Lot 2) I would like to support in part the site plan proposed for the single family units and the building close to the north lot line. I would like to suggest that the "L" shaped building on the southern part of the lot closely adjacent to the lot we intend to develop be moved further west on the lot (in the area that appears to be a storm water detention pond. The reason for this request is that the "L" shaped building will be very close to the five story independent apartments we are proposing to be sited on the western edge of Lot 2.

It seems to me that residents of the Sather/Keller multifamily building and our independent units when looking east and west respectively will be looking into each other's apartments with little green space between the two developments. From Tennyson Lane there will be two large massed buildings right next to each other which to me is not as appealing as it could be with having some green space between the two. Further the slope of Lot 3 decreases toward the southeast corner and would seem from a storm water management perspective be a better place to move water toward.

I noticed the deadline for comment was December 18th – I hope these comments can still be considered. I have also shared these sentiments with Tom Keller and Tom Sather.

Thank you, Rita

Rita Giovannoni, CEO
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Thank you.

January 9, 2014

Mr. Kevin Firchow
Planner
City of Madison
Department of Planning & Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

RE: Proposed Tennyson Ridge Apartments
1902 Tennyson Lane, Madison, WI

Dear Kevin:

This letter is to confirm that pursuant to our discussions yesterday and pursuant to the results of last night's UDC meeting, Tom Keller as land owner and I, as developer consent to the proposed requirement that the access drive on the easterly border of the proposed project be a city street rather than a private access drive as was shown in the preliminary plans presented.

Mr. Keller and I further agree that if the project is approved and moves forward that we will construct this street to City of Madison standards at our expense.

I have directed our design consultants to promptly amend the concept plan to reflect this change. They will get you hard copies of this revised plan today.

Thank you for your continued hard work on this project. Please contact either Tom or me if you require any additional information.

Sincerely,

THE T.W. SATHER COMPANY, INC.


Thomas W. Sather
President & CEO

cc: Alderman Larry Palm
Lydia Maurer
Tom Keller
Jeff Liebergen
Aaron Williams
Berkeley Oaks Neighborhood Association
Tennyson Terrace, LLC
Excel Engineering
SAA Design Group