

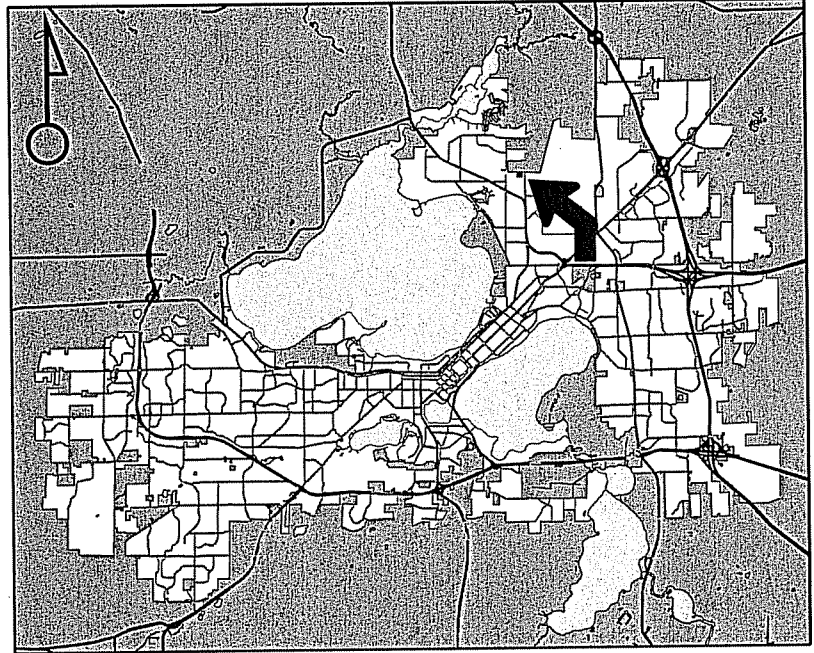


Location  
1936 Tennyson Lane

Applicant  
Tennyson Terrace, LLC/  
Rita Giovannoni - ILI Senior Housing

Proposed Use  
Amend PD to modify the conditions  
of approval for a multi-family  
development

Public Hearing Date  
Plan Commission  
15 December 2014  
Common Council  
06 January 2015

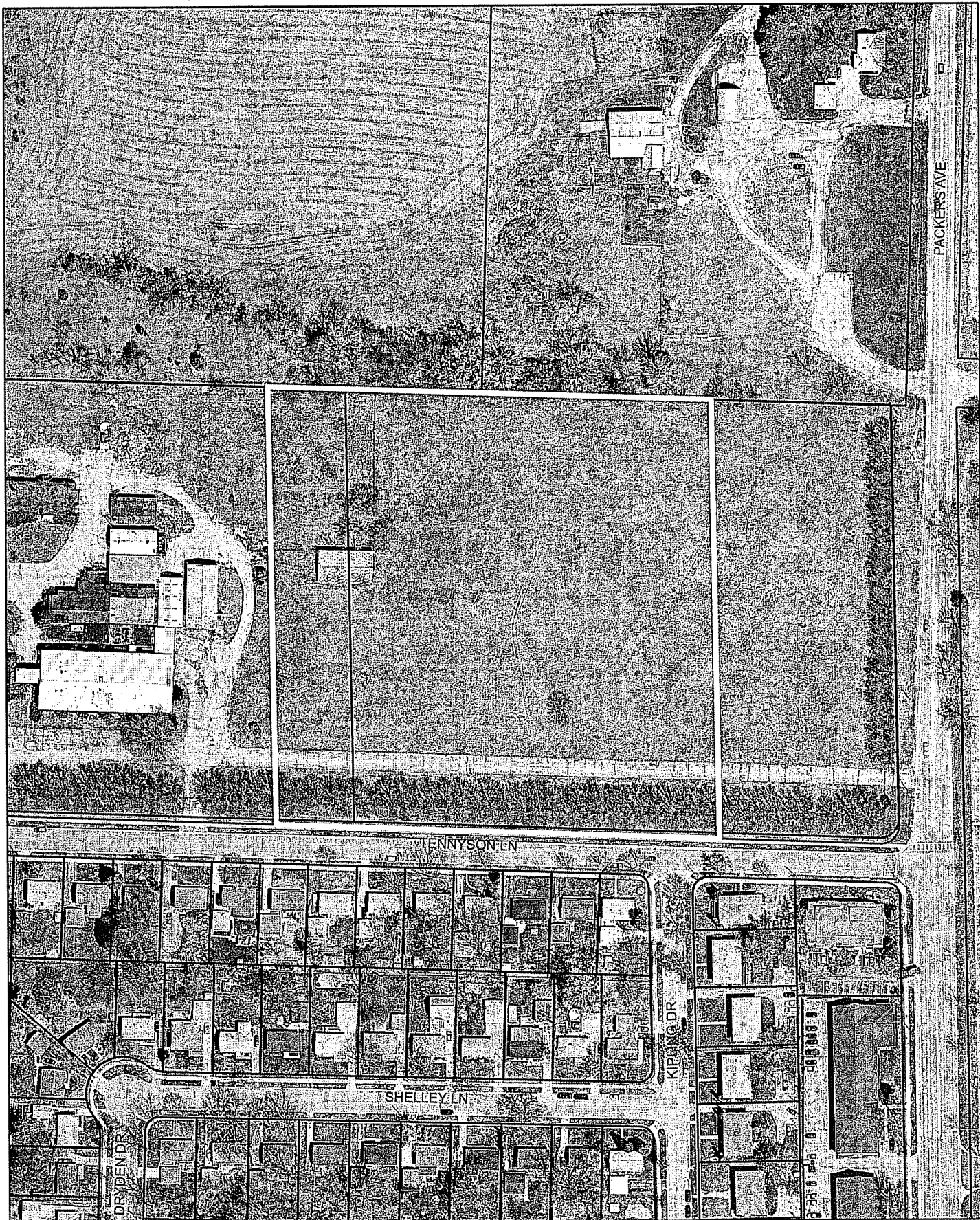


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 December 2014





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$500 Receipt No. 160374  
 Date Received 11-19-14  
 Received By DM  
 Parcel No. 0810-302-0104-0  
 Aldermanic District 12-P/1m  
 Zoning District PD  
 Special Requirements \_\_\_\_\_  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 1936 Tennyson Lane  
Project Title (if any): TENNYSON SENIOR LIVING COMMUNITY

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: WAIVER OF Item 21 CONDITION OF APPROVAL ON SEPT 4, 2014 LETTER (ATTACHED)

3. Applicant, Agent & Property Owner Information:

Applicant Name: RITA GIOVANNONI Company: 141 SENIOR HOUSING - TENNYSON LANE, LLC  
 Street Address: 2970 Chapel Valley Rd Suite 203 City/State: MADISON, WI Zip: 53711  
 Telephone: (608) 274 7900 Fax: ( ) Email: rgiovan@independentlivinginc.org

Project Contact Person: SAME AS ABOVE Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): TENNYSON TERRACE, LLC by Keller Development LLC  
 Street Address: 448 W. WASHINGTON AVE City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: SENIOR LIVING COMMUNITY

Development Schedule: Commencement 2015 Completion 2016

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |                                               |                                                 |                                                              |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------------------|
| • Project Team                                | • Building Square Footage                       | • Value of Land                                              |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |                                                 |                                                              |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

ALD. LARRY PALM AND LYDIA MAUER Berkeley Oaks Neighborhood Assoc

→ REQUESTED ALD. WAIVER TO THIS REQUIREMENT  
If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

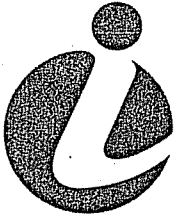
**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: K. Firchow Date: 10/28 Zoning Staff: TRAFFIC ENGINEERING Date: NOV 2014  
ERIC HAVERSON  
SCOTT CANNON

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant: [Signature] Relationship to Property: Project Developer

Authorizing Signature of Property Owner: [Signature] Date: 11/13/14



## Independent Living, Inc.

*Your local connection to an independent life since 1973*

### **MEMORANDUM- Letter of Intent**

**To:** Madison Plan Commission and City Council

**From:** Rita Giovannoni, President, ILI Senior Housing – Tennyson Lane, LLC *RG*

**Date:** November 13, 2014

**Re:** Condition #21 on the Conditions of approval letter dated September 4, 2014.

Project name: Tennyson Senior Living Community.

Address: 1936 Tennyson Lane

We are requesting to have condition # 21 removed/waived from the Planned Development adopted by the City Council on September 2, 2014 on the recommendation of the Plan Commission.

The condition reads as follows: "Senior living facilities generate expectations for higher level pedestrian facilities above and beyond typical development. Applicant prior to sign off shall provide a deposit in the amount of \$20,000 to be used at the discretion of the City Traffic Engineer for enhanced pedestrian improvements in the Right-of-Way near the proposed development."

We have discussed this matter with the District 12 Alderman, Larry Palm and he is in support of this request. We also have discussed this condition with Traffic Engineering and Planning staff.

We also ask that this request be expedited if at all possible, with placement on the Plan Commission and City Council agenda's as soon as possible in November and December as our land purchase agreement expires at the end of December.

Thank you.