



Metro Transit System

1245 East Washington Avenue
Suite 201
Madison, Wisconsin, 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778 www.mymetrobus.com



December 13, 2013

TO: City of Madison Plan Commission
FROM: Timothy Sobota, Transit Planner, Metro Transit
SUBJECT: **1902 Tennyson Lane – Rezoning – “Tennyson Ridge”**

Metro Transit has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

none

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

1. Metro Transit operates daily transit service along Tennyson Lane between North Sherman Avenue and Packers Avenue. Bus stop ID #5993 is across the street from the proposed project site along the south side of Tennyson Lane, just west of the Eliot Lane intersection. An additional bus stop location is on the south side of Tennyson Lane, just west of the Packers Avenue intersection.
2. Direct pedestrian access between the multi-family residential units and the location of bus stop ID #5993 is blocked by the single-family lots fronting along Eliot Lane and Tennyson Lane. An additional pedestrian connection between these single-family lots, towards the corner of Tennyson Lane and Eliot Lane, would reduce the walking distance between the multi-family units and this bus stop location.

Please contact Tim Sobota by phone at 608-261-4289, or via email address <tsobota@cityofmadison.com>, should you have questions regarding the above items.

Date: 2013.12.13
14:58:09 -06'00'

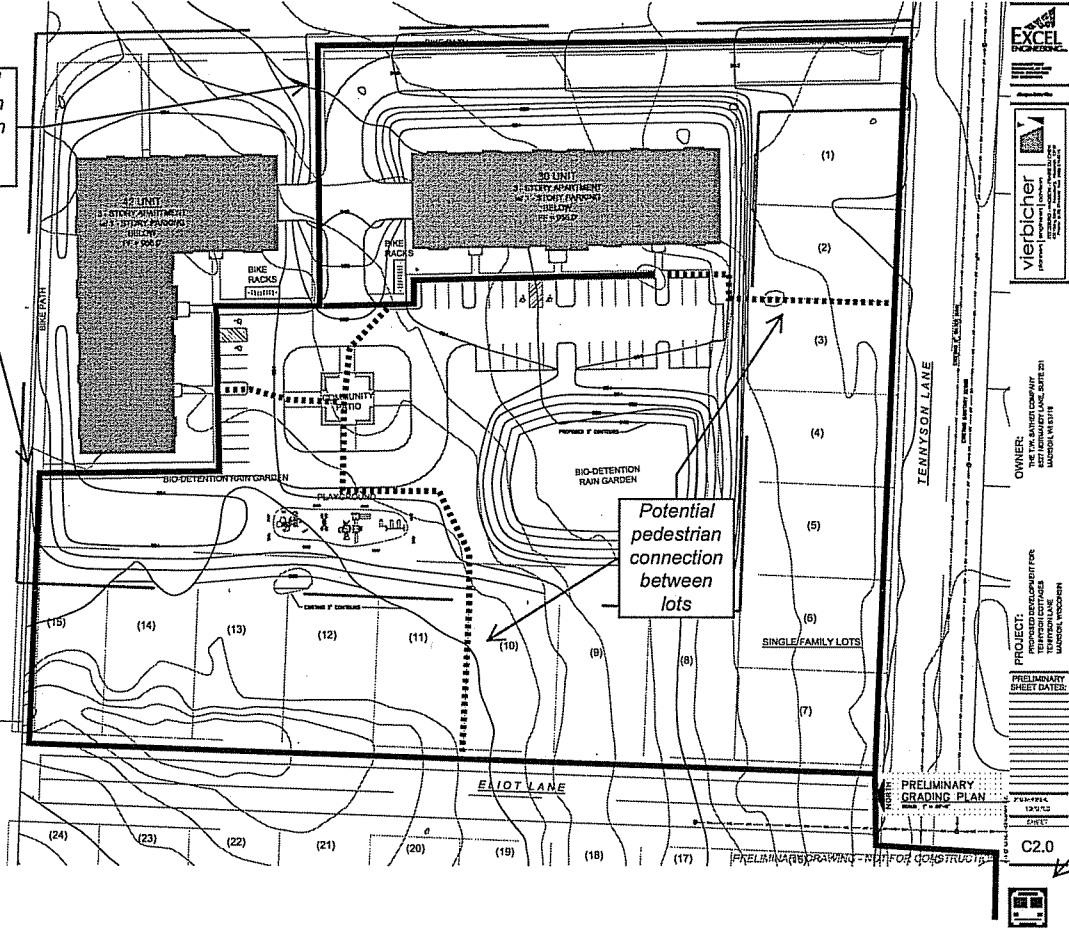
CC: Project contact person, Thomas Sather: <tom@satherco.com>

Attached: Notated copy of Site plan, showing transit information.

Proposed pedestrian connection to bus stop

Potential pedestrian connection between lots

Bus Stop ID #5993



OWNER:
 THE SPA KANSAS COMPANY
 1001 KENNEDY LANE, SUITE 201
 WICHITA, KS 67202

PROJECT:
 PRELIMINARY GRADING PLAN
 13-013
 SHEET

PRELIMINARY GRADING PLAN
 13-013
 SHEET



13-14



Department of Planning & Community & Economic Development

Steven R. Cover, Director

Madison Municipal Building, Suite LL100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
FAX 608 267-8739
PH 608 266-4635

November 15, 2013

Tom Sather
The TW Sather Company, Inc.
6527 Normandy Lane, Suite 201
Madison, WI 53719

RE: Rezoning Application for 1902 Tennyson Lane

Dear Mr. Sather:

We have received your rezoning application to facilitate the development of a 72-unit apartment complex and 24 single-family lots at 1902 Tennyson Lane. This request is tentatively scheduled to be considered by the Plan Commission on January 13 and the Common Council on January 21, 2014, pending receipt of information previously requested by Planning Division Staff to complete your application.

The purpose of this letter is to formally indicate that the City's Department of Planning and Community and Economic Development does not support the development as proposed and will recommend against its approval should significant changes not be made.

Our concerns over creating an isolated apartment complex were previously raised at our meeting on October 10, 2013. After that meeting, staff shared with you some development concepts that provided additional single-family lots and an additional public street connection which we believe are both important factors in our Department supporting additional larger development at this site. While your concept incorporated some of our design thoughts, the orientation of the complex in the backyards of the proposed single-family lots and away from a public street is not supportable. We also have concerns on the building architecture, which we had not seen prior to this submittal. Finally, the Department also does not support the up-zoning of the potential single-family lots to a multi-family district. More appropriate zoning districts can be discussed in conjunction with a formal subdivision plat application.

We are very early in our review process and are available to work with you on changes to your proposal. If you have further questions, please do not hesitate to contact my office to discuss.

Sincerely,

Steven A. Cover, AICP
Director, Department of Planning and Community and Economic Development

Cc: Thomas Keller, Keller Properties
Ald. Larry Palm
Katherine Cornwell, Director Planning Division

13-14