



City of Madison

Proposed Rezoning and Preliminary and Final Plat

Location
3808-3832 Eliot Lane

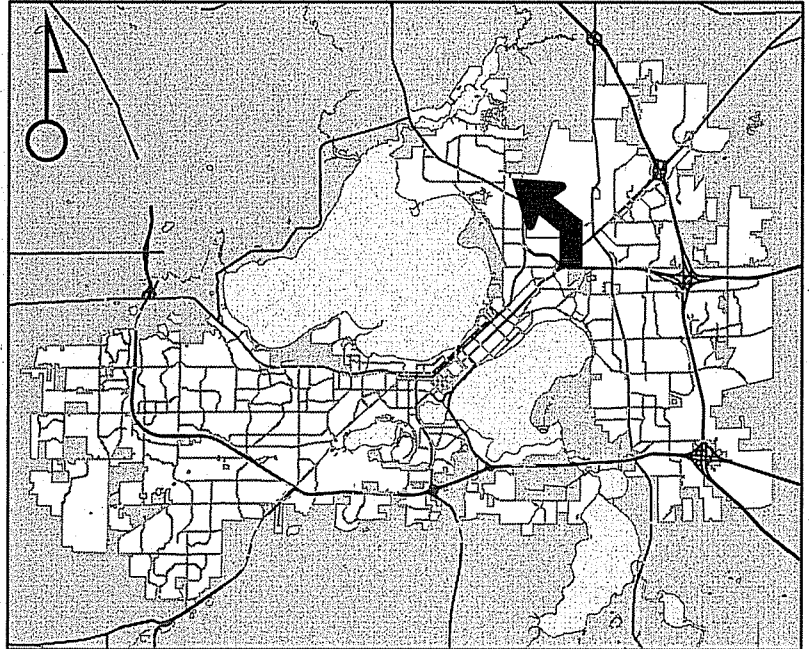
Project Name
Tennyson Ridge Zoning Map
Amendment and Replat

Applicant
Adam Helt-Baldwin - Habitat for Humanity
of Dane County

From: SR-C1 To: SR-C2

Proposed Use
Tennyson Ridge Replat, creating 6 single
family lots and 1 outlot for private open space

Public Hearing Date
Plan Commission
03 April 2017
Common Council
18 April 2017

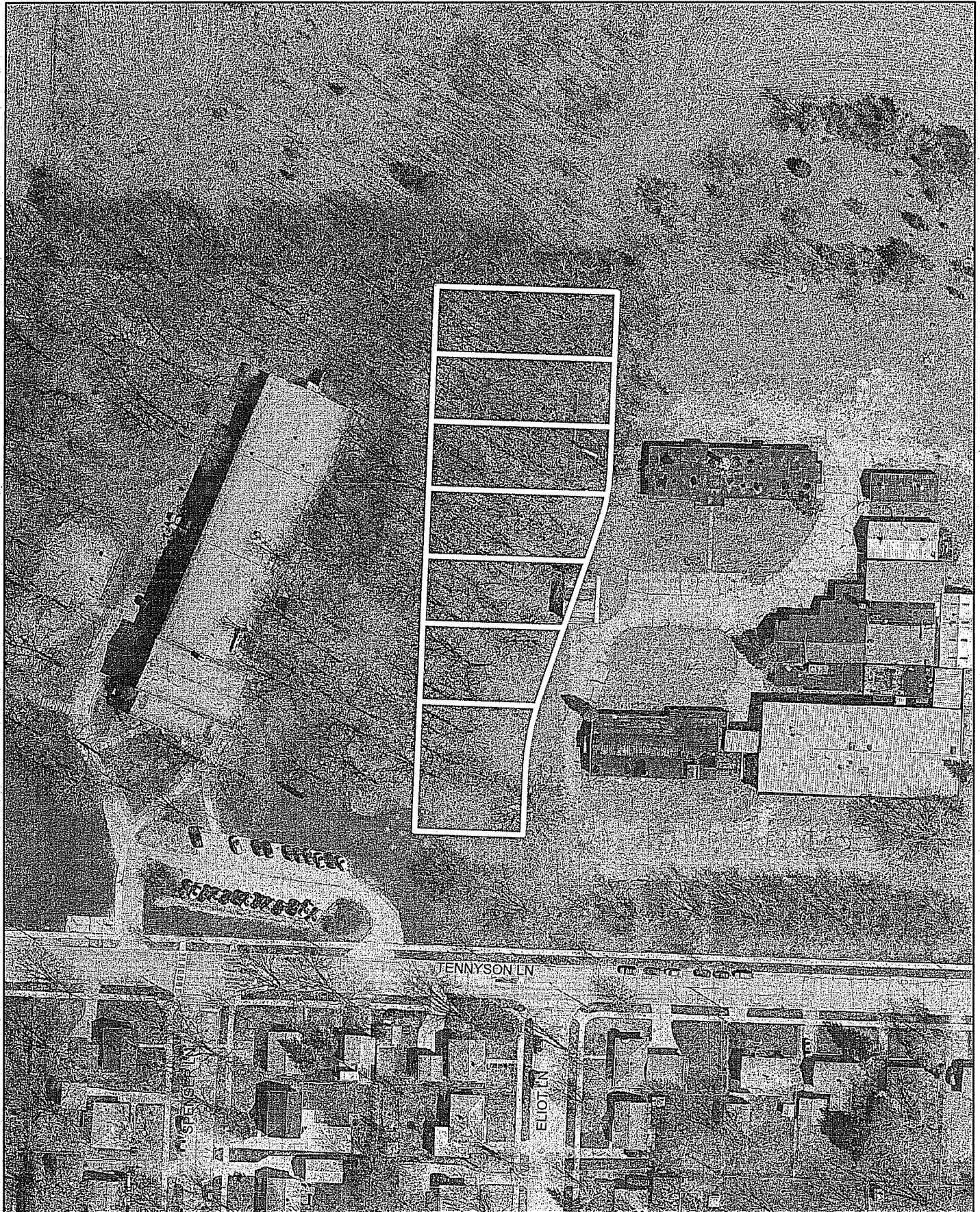


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE Date: 27 March 2017





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

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received 4/18/17

Received By [Signature]

Parcel No. 0810-302-0204-8

Aldermanic District _____

Zoning District SR-C1

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** (Lots 8-14 Tennyson Ridge) 3808-3832 ELIOT LN
Project Title (if any): Tennyson Ridge Zoning Map Amendment and Replat

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

- Zoning Map Amendment from SR-C1 to SR-C2
- 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: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Adam Helt-Baldwin Company: Habitat for Humanity of Dane County
 Street Address: 1014 Fiedler Lane #29 City/State: Madison, WI Zip: 53713
 Telephone: (608) 255-1549 Fax: (608) 255-1823 Email: ahelt-baldwin@habitatdane.org

Project Contact Person: *same as applicant* Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): *same as applicant*
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Zoning Map Amendment request and Replat of lots 8-14 on the west side of Eliot Lane in the Tennyson Ridge Plat. Lots will remain single-family residential.

Development Schedule: Commencement Spring, 2018 Completion Fall, 2018

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/altere 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 ² 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:
Alderman Lawrence Palm-12/06/16, Anita Lightfoot (Homeowners Association)-12/06/16

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

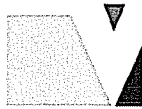
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 12/19/2016 Zoning Staff: Matt Tucker Date: 12/19/2016

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

Name of Applicant Adam Helt-Baldwin Relationship to Property: Construction Director - Habitat for Humanity

Authorizing Signature of Property Owner  Date 1/18/17



Letter of Intent

Tennyson Ridge Map Amendment, Preliminary Plat & Final Plat

The Map Amendment, Preliminary Plat and Final Plat are being submitted to the City of Madison for consideration to allow creation of an Outlot and modifications to lots 8-14 of the Tennyson Ridge Plat. The existing development is currently under construction and is zoned SR-C1. The area of this proposed Map Amendment and Re-plat are the lots along the west side of Eliot Lane. Lots 8-14 make up a total of 1.49-acres, and includes an existing Tree Preservation Easement at the back of lots 10 – 14.

The proposed amendment includes a map amendment from SR-C1 to SR-C2. The re-plat proposes to remove the existing tree preservation easement and create a new Outlot in its place. The creation of the Outlot will remove the burden of the easement from existing lots 10 – 14. The Outlot will be purchased by the National Heritage Land Trust and used by Lakeview Elementary School for environmental education purposes. The amendment from SR-C1 to SR-C2 will provide rear setback relief to allow a usable building envelop for the lots with shorter depths. We are proposing a small tree preservation easement on the back of proposed lots 4 and 5 to allow these lots to conform to the required average lot depth of 100-feet.

The side lot lines of existing lots 8 and 9 will be adjusted to allow the creation of an additional lot. Because of the Eliot Lane right-of-way alignment, Lot 1 will not meet the average lot depth requirement of 100'. We are requesting a variance for this requirement. This lot will have an average depth of 96.13'. With the proposed Outlot including existing lots 13 and 14, there will be one less buildable lot in the re-plat than what is in the original plat.

The project team consists of Habitat for Humanity (Developer) and Vierbicher Associates (Surveyor). The construction of Tennyson Ridge is anticipated to be completed in 2017. Habitat for Humanity is intending to construct single-family homes on the six (6) lots beginning in 2018.

LANDS TO BE REZONED FROM SR-C1 TO SR-C2

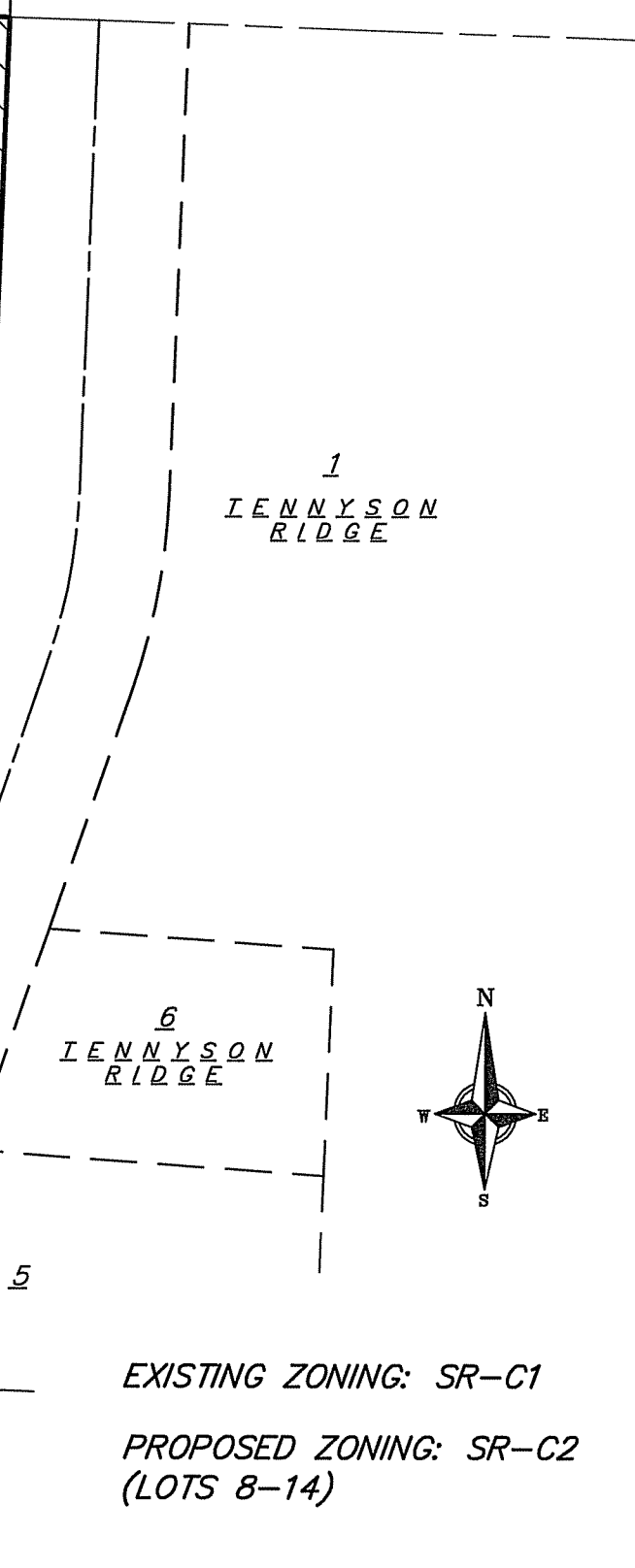
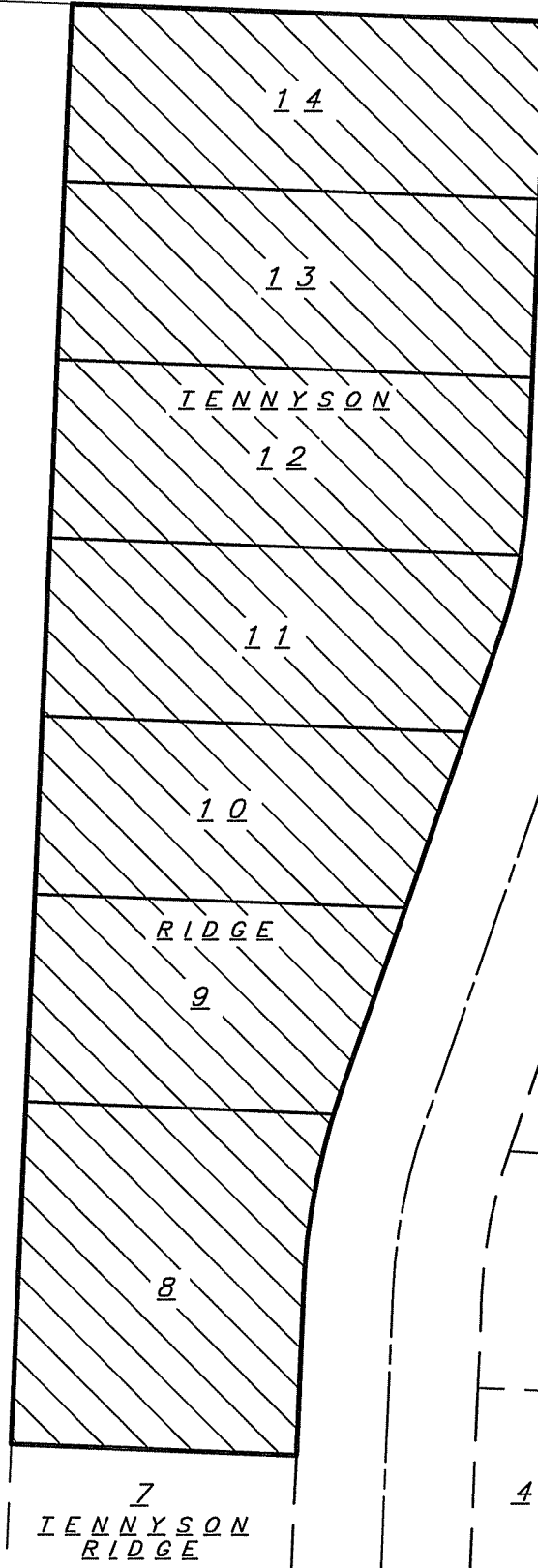
Lots 8-14, inclusive, TENNYSON RIDGE as recorded in Volume 60-058A of Plats, on pages 302 and 303, as Document Number 5248652, Dane County Registry and located in the Northwest Quarter of the Northwest Quarter of Section 30, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Said description contains 65,122 square feet or 1.495 acres, more or less.

LANDS

LANDS

LANDS



EXISTING ZONING: SR-C1

PROPOSED ZONING: SR-C2
(LOTS 8-14)

18-Jan-2017 - 8:31 a M:\Habitat for Humanity\160329-Tennyson Ridge Replat\CADD\160329_Prelim Plat.dwg by: mzie

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

REZONE EXHIBIT MAP

SCALE	1"=60'
CHECKED	MMAR
DRAFTER	MZIE
DATE	01/18/2017
JOB NO.	160329

SHEET	
1 OF 1	

7-8