

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 27, 2014

**To:** Plan Commission  
**From:** Matt Tucker, Zoning Administrator  
**Subject:** 1902 Tennyson Lane

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**Present Zoning District:** SR-C1 District

**Proposed Zoning District:** SR-V2 District

**Proposed Use:** Construct two three-story apartment buildings ( 30-unit and a 42 unit). Remainder of site to be platted for 24 single-family lots.

**Conditional Use:** Section 28.032 (1): Multi-family dwellings containing more than eight (8) units is a Conditional Use.  
Section 28.032 (1): residential building complex is a Conditional Use.

**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).

- A. The subdivision plat has not been submitted, so these lots do not exist at the time of preparation of this report. Should the lots change at the time of platting, this project may require re-approval or alteration form this current approval.
- B. The proposed playground will require detailed review and approval by planning and zoning and Parks staff in regard to its design, installation, and long-term maintenance of recreational equipment.
- C. With the addition of the new road, building design changes, and significant grading and site changes, Zoning staff does not believe this project has received the required UDC recommendation per Sec. 28.151 and Sec. 33.24(4)(c). Staff recommends final approval is obtained by UDC before materials are submitted for final sign-off.
- D. Per Sec. 28.172(7)(b), a primary entrance to the buildings shall be oriented to the adjacent street. Both buildings have primary entrances oriented to the rear parking lot, with individual unit entrances oriented to the street. The plans must be revised to include a primary entrance to the buildings from the street.

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal. No lighting information has been provided.
2. Provide lot coverage calculation with final site plans. NOTE: lot coverage shall not exceed 60%.
3. Landscape plans shall comply with Sec. 28.142.

***SR-V2 DIMENSIONAL REQUIREMENTS***

<b>Multi-family</b>	<b>Required</b>	<b>Proposed</b>
Lot Area (sq. ft.)	2,000 sq. ft. per D. U. (144,000 sq. ft.)	191,645 sq. ft.
Lot Width	60'	Adequate
Minimum front yard setback	25'	35'
Side yard setback	10'	Adequate
Rear yard	Lesser of 25% lot depth or 30'	31-3'' ±
Maximum lot coverage	60%	Less than 60% (2)
Maximum building height.	4 stories or 52'	3 stories
Usable open space	500 sq. ft. (36,000 sq. ft.)	Adequate

<b>Site Design (Multi-family)</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1 per dwelling unit (72)	74 underground 39 surface
Bike parking	1 per unit up to 2 bedrooms, ½ space per addl. Bdrm. (81) 1 guest space per 10 units (8)	81 structured (long-term) 46 surface (short-term)
Landscaping	Yes	Yes
Lighting	Yes	Yes (1)
Building forms	Yes	Entrance orientation (D)
Supplemental Regulations	Yes	Playground (B)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes, Review of Residential Building Complex
Utility easements	None shown
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

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## Firchow, Kevin

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**From:** Tom Sather [tom@satherco.com]  
**Sent:** Thursday, January 23, 2014 7:27 PM  
**To:** Firchow, Kevin  
**Cc:** Don Bernards  
**Subject:** Re: Unit Count Confirmation

Kevin – We have 19 1-bedroom, 34 2-bedroom and 19 3-bedroom.

I will get you the final unit CMI rent breakdown tomorrow. We are fine tuning and are trying to get a few last points with WHEDA and want to see if we make a couple of the tax credit units market rate units. Will not change materially. Thanks!

Tom

*Thomas W. Sather, President*  
6527 Normandy Lane, Suite 201  
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(608)334-6132



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**From:** <Firchow>, Kevin Firchow <kfirchow@cityofmadison.com>  
**Date:** Thursday, January 23, 2014 3:45 PM  
**To:** Tom Sather <TOM@SATHERCO.COM>  
**Subject:** Unit Count Confirmation

Tom-

Could you confirm the unit count-by bedroom type? What I had in my earlier report does not exactly match with what is in the Community Development Form.

Also, could you also confirm the breakdown by target income. I see 6 units @ 30% CMI; 40 units @ 50% CMI; and 26 Units at 60% CMI.

**Kevin Firchow, AICP**  
Planner, Planning Division

City of Madison Department of Planning &  
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