November 3, 2025

City of Madison
Planning Division
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

RE: 1936 Tennyson Ln; rezone application

City Staff and Plan Commission:

On behalf of the property owner and tenant, we are submitting this request for rezone of the reference property, from “PD” to “SR-V2”, to allow the use of a new childcare facility.

Property: 1936 Tennyson Lane, Madison, WI

Parcel Number: 081030201040

Legal Description: Lot Number: 0; Block: 0
CSM 13716 AS RECORDED IN DANE COUNTY REGISTER OF, DEEDS IN VOL 90 PAGE 185 OF CERTIFIED SURVEYS, LOT, 2, EXCEPT THAT PART CONVEYED FOR PUBLIC ROW AS, DESC IN DOC 5268730.

Owner: Lokre Company – Rolly Lokre
1920 Plover Rd., suite E, Plover, WI 54467

Tenant: Listening Hearts Childcare – Ericka Brown
2617 Mission Cir., Madison, WI 53713

Architect: Sketchworks Architecture – Steve Shulfer
2501 Parmenter St., suite 300a, Middleton, WI 53562

“Listening Hearts Child Care” is a tenant seeking to locate within the space at 1936 Tennyson Lane. This space is underutilized by the assisted living that previously occupied the space, and is an ideal location for this child care use.

The childcare will provide temporary care for potentially up to 70 children, ages infant through 12. This childcare will cater to the underserved population working second and third shift employment, allowing children to attend overnight (but less than 12-hour durations).

This property is currently zoned a Planned Development “PD” and seeking this use would require a major alteration to an existing PD. As this use and existing development fits within the

Sketchworks architecture LLC

"SR-V2" zoning district, that seems to be a method most befitting of the project goals without sacrificing the original development intent.

Building:
The building is existing and there will be minimal modifications to the interior only. No exterior modifications will be made, but for a entry-sign at the north side door.

Site:
The existing site is designed for multi-family assisted living, and is adequate for parking and site needs. New safety fencing to enclose children play-areas is proposed on the north side of the site, not visible from Tennyson Lane. Children drop-off will occur in the existing east lot nearest the primary entrance. All parking, paving, landscape and lighting is intended to remain. A new monument sign near Tennyson Lane is likely to be requested at a later date. See the site plan and application attached.

Please consider this property for rezoning, and clearing the path for a much-needed child care facility on the City's North side.

Respectfully,

Steve Shulfer, AIA.
Sketchworks Architecture, LLC

Attachments:
- Land Use Application
- Site plan
- Building tenant plan