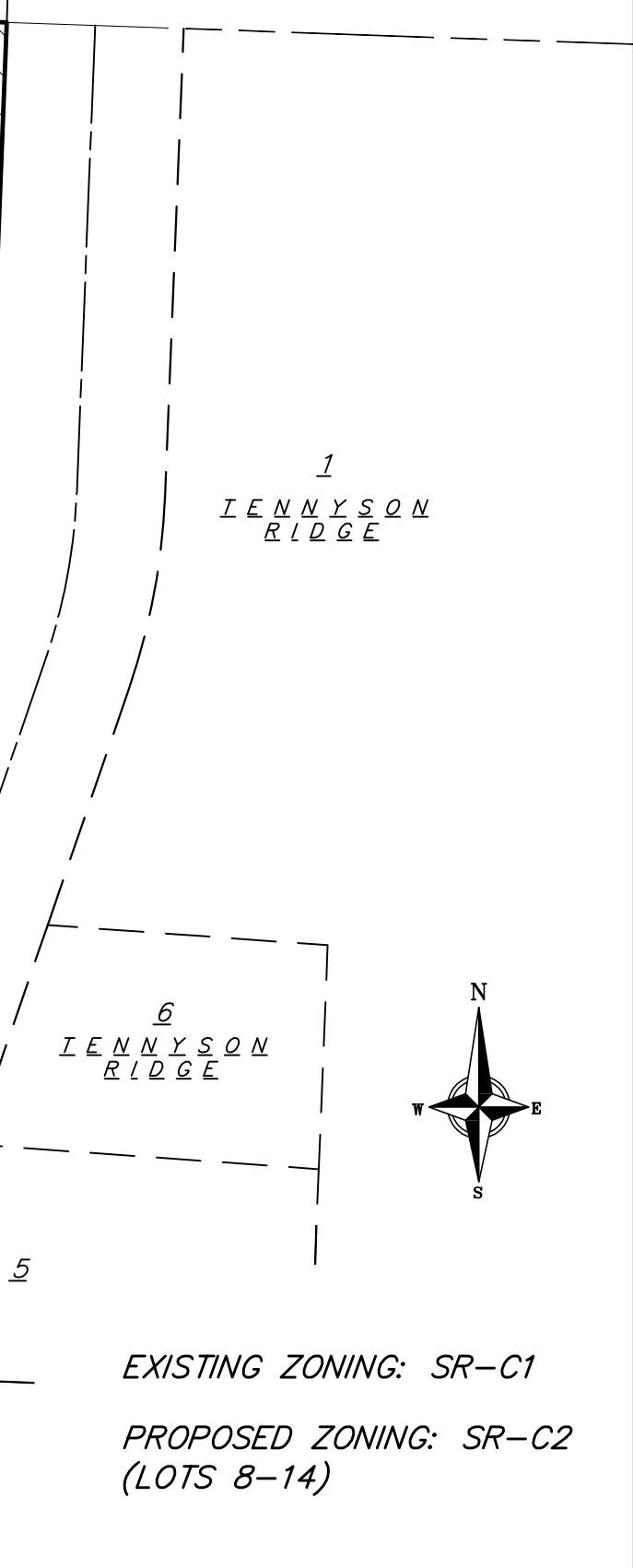
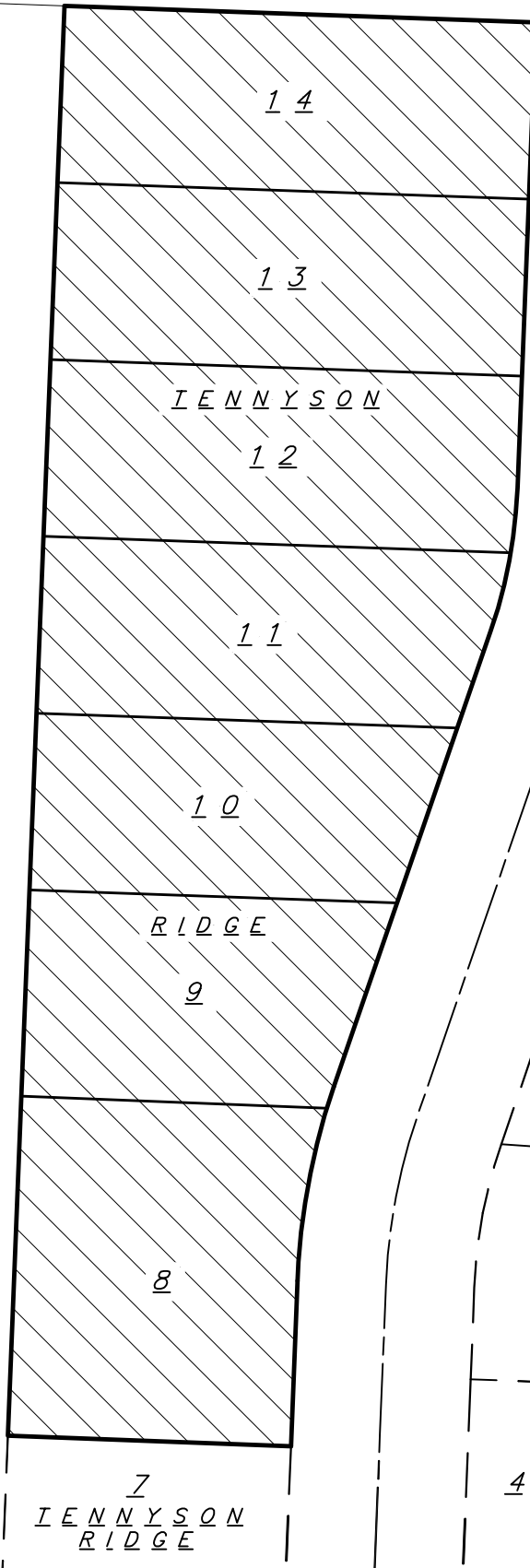


L A N D S

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EXISTING ZONING: SR-C1

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

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

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

Re: Tennyson Ridge Replat

Palm, Lawrence <district12@cityofmadison.com>
 To: Gary Blazek <gbla@vierbicher.com>
 Cc: ANITA L LIGHTFOOT <anita.lightfoot@wisc.edu>

Fri, Dec 2, 2016 at 11:54 AM

Hi Gary-

I was just working with the neighborhood president and the site engineer to arrange for a public meeting to discuss the Tennyson Ridge project and your request might dovetail with that discussion.

I have copied Anita Lightfoot who is the neighborhood president. For her sake, I would like to clarify that you want to move from Suburban Residential (SR) to Traditional Residential (TR) which would still be single-family detached housing but reduces (significantly) the minimum lot size and increase slightly the maximum buildable lot coverage.

SR-C1 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	8,000	8,000
Lot Width	60	60
Front Yard Setback	30	30
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 6
Reversed Corner Side Yard Setback	15	30
Rear Yard Setback	30% lot depth but no less than 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	35
Maximum lot coverage	50%	60%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	1,300	n/a

TR-C2 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	4,000	4,800
Lot Width	40	40
Front Yard Setback	20	20
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	n/a
Side Yard Setback	One-story: 5 Two-story: 6 See (a) below	10
Reversed Corner Side Yard Setback	12	20
Rear Yard	30% lot depth but at least 30	Equal to building height but at least 30
Maximum height	2 stories/35	35
Maximum lot coverage	65%	65%
Usable open space (sq. ft. per d.u.)	750	n/a
Maximum building coverage	n/a	50%

I would like to meet to discuss the plans, but think it's logical to include Anita (or another representative of the neighborhood) to review ahead of time your plan so that we can best organize the community discussion.

Thank you,

Larry

Alder Larry Palm, City of Madison, District 12
[District 12 Website](#) [Signup for District 12 emails](#)

From: Gary Blazek <gbla@vierbicher.com>
Sent: Friday, December 2, 2016 9:44 AM
To: Palm, Lawrence
Subject: Tennyson Ridge Replat

General Information
Name: Gary Blazek
Address: 999 Fourier Drive, Suite 201
City: Madison
State: WI
ZIP: 53717
Phone: [608-921-8251](tel:608-921-8251)
Work Phone:
Email: gbla@vierbicher.com
Should we contact you?: Yes

Message:

Good Morning Alder Palm,

I'm working with Habitat for Humanity on replating lots 8-14 of the Tennyson Ridge Plat from SR-C1 to TR-C2. Would you like to meet to review the plans and process with us? Is there a neighborhood association that we should contact and meet with?

Thank you for your help.

Gary

Recipient:

Larry Palm

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.