

14 April 2016

Dear Tenney-Lapham Neighbors, City Entities, Alder Zellers, and Interested Parties,

As you know, in recent years Tenney-Lapham has hosted some of the largest development projects in Madison. Almost all Tenney-Lapham neighbors have welcomed these projects, recognizing that the City and the neighborhood benefit from these projects and the many merits they bring. Increased density of quality housing and employment opportunities, when properly developed with neighborhood input, can contribute to sustainability, momentum for increased alternate and mass transit options, and many associated increases in quality of life.

Fortunately, the many changes to our neighborhood have, with some minor exceptions, followed the vision laid out by the Tenney-Lapham Neighborhood Plan as adopted in 2008 by both TLNA Council and Madison Common Council. The Plan has been invaluable as our neighborhood evolves, guiding quality infill development while maintaining a diversity of housing options and the character of established portions of Tenney-Lapham.

Concurrent with our neighborhood evolving, there has been increasing development pressure on older established portions of the neighborhood, particularly in those areas comprised primarily of older vernacular homes used as single- or multi-flat rentals. Recognizing these pressures, the Tenney-Lapham Neighborhood Association Council unanimously approved the following statement at our 14 April 2016 monthly meeting:

TLNA Council reiterates their support for the Tenney-Lapham Neighborhood Plan as adopted in 2008. We support the recommended Land Use Goals and Categories, including recommended housing densities.

The Council also reiterates the importance of the following excerpted sections of the Plan:

Land Use Goals, Action Steps/Projects, Design Standards, Implementers

Goal 1: Restore and preserve the residential character of the Tenney-Lapham neighborhood.

Discussion: "... the Johnson, Gorham, Dayton and Mifflin Street blocks are excellent examples of traditional early 20th century urban neighborhoods. The preservation and rehabilitation of these areas can provide high-quality, affordable housing within this desirable and convenient area of Madison..."

Goal 1: Design Standards (for the area mentioned above)

"... Infill sites should be thought of as the 'missing teeth' in an otherwise cohesive group of structures that are associated by age, style, and purpose. New structures must be consistent with the established architectural context... Tear down and rebuilding can be acceptable in this context for structures that themselves are 'toothaches' with respect to the design standards discussed here..."

Teardown Replacements

- Ratio of footprint-to-lot-size of replacement residential structures should be comparable to the surrounding neighborhood.
- Front porches are encouraged.
- Consistency of scale, spacing, and general architectural vernacular of the surrounding neighborhood is required.

The full Neighborhood Plan is available at <http://www.tenneylapham.org/development.html>

Should you need clarification feel free to contact me.



Best regards,
Patty Prime
TLNA President