

Development Projects in Tenney-Lapham 2009 through early 2017

- Completed
- Underway
- Proposed
- Withdrawn



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2012-Current
1381 new bedrooms
1068 units





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 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.

Takeaways from Steering Committee Meeting from 3/16/17

- ◆ Concerns about affordability were shared by all at the meeting. All recognized that City Row is of a similar scale and included many tear-downs, but was supported by the neighborhood primarily because every unit is bona fide affordable housing with enforced income limits at several levels. **Most felt that in order to support neighborhood diversity, the proposal needs bona fide affordable housing, more of it, and that not including it is a detriment to the neighborhood.**
- ◆ Some **new market rate housing was supported by many attendees.**
- ◆ Most expressed support for additional commercial spaces in this block, but also recognized that the intent of the NP's valuing of these potential spaces was partially based on organic conversions of and additions to existing buildings as on the 800 and 900 blocks, as well as on Williamson St. Some tear downs and replacements with first floor commercial spaces and housing above were supported by most, but **most also felt that wholesale replacement for the sake of adding commercial spaces was not in keeping with the NP.**

Takeaways from Steering Committee Meeting from 3/16/17

- ◆ For the new buildings, **all felt that additional renderings were needed**, including shadowing studies, images that included existing surroundings with the proposed buildings included, and images from various angles and viewpoints. Generally, more detailed renderings were advised.
- ◆ Some were not opposed to an increase in density above the current 16-25 dwelling units/acre land use category in the NP, but for others their **concerns about the proposal's massing and scale, as well as its effect on neighborhood character, prevented support for higher densities.**
- ◆ Some encouraged **a larger number of bedrooms in more units**, thereby increasing appeal to families, potentially increasing affordability, and decreasing du/acre.

Takeaways from Steering Committee Meeting from 3/16/17

- ◆ A large majority felt that the **tear down of 8 existing rental homes and replacement with buildings of the proposed massing, scale, and height was not in keeping with several key aspects of the NP**. Most also felt that the neighborhood does not have sufficient information to judge whether or not the 8 houses are **beyond repair and therefore cannot support their demolition**.
- ◆ A show of hands near the end of the meeting indicated that **1 attendee was in favor of the proposed tear downs and massing, 6 preferred that all 8 buildings be saved, and 8 felt that a proposal with more homes saved and some new components was possible**. The latter would result from exploring compromises between the developer and the neighborhood. Note that 3 attendees left the meeting prior to the show of hands.

Tenney-Lapham Neighborhood Plan (2008) What is the vision for the commercial area?

The Future of Tenney-Lapham – Looking Back from the Year 2020

With the influx of more families and long-term residents, the business district has thrived and **expanded along the 700, 800 and 900 blocks of East Johnson Street**. The availability of shopping within walking distance of home and via alternative transportation, such as the Isthmus-circulating shuttles and streetcars has made neighborhood living much more viable. For all its residents, **but most particularly for people with fixed incomes, disabilities, or working at lower wages**, Tenney-Lapham offers a neighborhood where it is possible to be a no-car or one-car household without being culturally, economically or socially isolated from enjoying the full life of the City.

Neighborhood Special Features:

Neighborhood Shopping. The East Johnson Street Business District, where people can shop for groceries, do their laundry, get their hair cut, buy flowers, antiques, framing, wines and spirits, and more, **satisfies day-to-day needs** and provides a strong sense of community. **The historic character of buildings** is also seen in this local business district.

Tenney-Lapham Neighborhood Plan (2008)

What are the issues identified in the Plan?

Summary of Neighborhood Issues:

6. **Strengthening the vitality** of the neighborhood commercial core on East Johnson Street by encouraging **rehabilitation of existing buildings, some new commercial construction**, and **installation of a shared parking area**.

To strengthen the vitality of this neighborhood commercial district, it is important to concentrate business activity around the East Johnson and North Paterson Street core with the possibility of building a shared parking lot for the convenience of customers. It is important for the area to continue to support a strong residential base by providing housing opportunities such as apartment units on the second floor of commercial buildings. **Renovation of existing buildings and design of new construction should blend into the historic character of the area**. New business locations, including adaptive re-use of existing residential structures, should occur **first in the 800 block of East Johnson**.

7. **Attracting and retaining businesses that blend with the artistic, Bohemian nature of the area**.

The East Johnson Business Association recognizes **the strength of the unique shopping** experiences in the area. Antiques, stained glass, clothing, musical instruments, furniture, wine and spirits, gallery and picture framing form the start of an artistic center.

Tenney-Lapham Neighborhood Plan (2008) Competing Land Use Goals?

Goal 3: Plan for the growth of the East Johnson Street business district along the 700 and 800 blocks and part of the 900 block of East Johnson Street.

Design Standards:

Initial growth of business uses should be focused on the 800 block and the west end of the 900 block. The 700 block should remain more residential in the near term.

Ground floor retail with residential units above is an appropriate design for new structures built in this district.

The neighborhood does not seek to eliminate all ground floor residential from these blocks. New structures may be 100% commercial or 100% residential, in addition to mixed-use. Adaptive re-use of existing residential structures to business uses (such as galleries or cafes) is also supported.

Tenney-Lapham Neighborhood Plan (2008) Competing Land Use Goals?

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

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Design Standards (including for the area mentioned above)

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Teardown Replacements:

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Tenney-Lapham Neighborhood Plan (2008) Land Use and Density

Land Use Recommendations Map

“700 Block of East Johnson Street

The west end of this block has businesses today. While near-term goals for growth of the E. Johnson Business District focus on the 800 and 900 blocks, **the long-range vision anticipates expansion of the NMU district to the 700 block** as well.”

“Initial growth of business uses should be focused on the 800 block and the west end of the 900 block. The 700 block should remain more residential **in the near term.**”

About density:

TLNP recommends MDR1: **16-25 units/acre**

TLNP also suggests an expansion of NMU: **16 to 40 units/acre**, but not seeking to eliminate all ground floor residential

City’s Comprehensive Plan has existing commercial corridor as NMU and the 700 block as Medium Density Residential (**16-40 units/acre**)

For NMU: Net residential densities within a neighborhood mixed–use district generally **should not exceed 40 dwelling units per acre**, but a neighborhood or special area plan may recommend small areas within the district for a higher maximum density if the development is compatible with the scale and character of the neighborhood.