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Department of Planning & Community & Economic Development

Planning Division

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On July 27th, Planning Division staff met with Patty Prime, Tenny Lapham Neighborhood Association President, and Ald. Zellers to discuss future land use mapping in the Tenny Lapham area. Overall, they expressed concern that the proposed increase in density in some areas could lead to significant redevelopment. Please see the attached side-by-side comparison future land use map in association with the following summary of issues that were discussed at the meeting:

1. This area (green outline) was requested to be changed to LMR, primarily due to the potential increase in building height (1-3 stories in LMR versus 2-5 stories in MR). Staff feels it is appropriate to maintain the area as MR, given existing building forms and densities in the area. For example, City Row (602 E Johnson St) is three floors, and falls within the overlap between MR and HR categories in terms of density; Blair House (201 N Blair St) form and density is firmly in the MR category. Many other parcels in the area also fit within the overlap between LMR/MR or are more appropriate in the MR category. While the neighborhood plan for the does show a portion of the area planned for 16-25 DU/acre, a significant portion of the area is planned for up to 40 DU/acre in the neighborhood plan, which more appropriately fits in the MR category.
2. This area (green outline) was requested to be changed to LMR, largely due to the presence of a National Register Historic District eligible apartment complex (1249 E Johnson St) and several one- and two-unit structures. Staff feels it is appropriate to maintain the area as MR. While the density of the apartment complex at 1249 E Johnson Street falls in the overlap between LMR and MR, the form of the existing apartments on this block are appropriate to the MR category. The block is located between an MR-designated area that is likely to redevelop to the south, and Johnson Street/Tenny Park on the north, and could be an appropriate area for MR development that is sensitively designed to respect the surrounding area.
3. This area (black outline) was designated as LMR, and was requested to be changed to LR because it consists of two intact blocks of primarily one- and two-unit structures. Staff can support a remapping to LR. However, the Commission may wish to discuss whether MR is appropriate for the east-most parcel on the block, which is a Quonset hut, and is likely to redevelop as residential above the top density/form threshold for LR (see Google street view at right).



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4. These areas (black outline) were previously mapped as MR. The request is to change them to LMR due to their presence in the Fourth Lake Ridge National Register Historic District. Staff supports the requested change to better match the area with the neighborhood plan and to acknowledge the presence of a national register historic district.

Staff is looking for Plan Commission feedback on how to proceed with the issues outlined above.

In addition to the side-by-side FLU comparison map, we have also attached three other maps were used in staff analysis of FLU:

- A dwelling units per acre map (by parcel). The categories in the legend match the residential FLU density categories, with density category overlaps shown with hatch marks. The numbers that appear on each parcel represent the DU/acre for that parcel.
- A dwelling units per acre map (by block). This map shows the gross residential dwelling unit density by block (calculated by dividing the total number of residential units on the block by the total area of parcels within the block).
- A dwelling units per parcel map. This is somewhat of a proxy for building form (review of air photos and street views is necessary to check building form). The numbers that appear on each parcel represent the DU/parcel for that parcel.