

February 13, 2017

Re: RPG Development Proposals at 707-713 E. Johnson and PD for 200 block of N. Blount and part of Dayton

To Madison Plan Commission:

The Tenney-Lapham Neighborhood Association (TLNA) Council has considered the proposals by RPG for the two properties next to the Caribou on the 700 block of East Johnson and the proposal that includes properties on the 200 block of North Blount and around the corner onto East Dayton. On February 9, 2017, TLNA Council voted to support the proposals, although detailed below are items of concern that TLNA prefers be addressed as the proposal moves forward, hopefully as conditions of approval.

RPG and TLNA, along with city staff have worked a long time on these proposals. Chief among concerns by the neighborhood are the retention of existing housing that contributes to the character of the neighborhood, and solutions that conform to the spirit of the Tenney-Lapham neighborhood plan, especially regarding massing and density. There has been a lot of give and take from all parties and we appreciate the willingness of the development team to meet multiple times with the Steering Committee and with TLNA Council. Their willingness to listen to and respond with new ideas was helpful.

TLNA suggests the following conditions and points:

- City should document that any zoning changes and Neighborhood Plan exceptions, including density and teardown/replacements, are not precedent setting and are not meant as a signal that larger or similar developments are desirable to the neighborhood.
- City should include language in the Planned Development (PD) agreement that sale of any property in the PD that is less than the entire PD should be considered a major PD amendment, hence require Plan Commission approval. Neighborhood objections to future teardown/replacement of these properties and the justification for creating the PD should be fully documented in the PD approval.
- The PD should include a requirement that RPG renovate and maintain the front porches and exteriors of the four retained or moved homes. Renovations should be complete within one year of the completion of the new building proposed for Blount St. Full-fledged historical renovations are deemed unreasonable, so repairs should fit the nearby neighborhood's character rather than adhere to strict standards.
- TLNA supports a Conditional Use that allows placing the proposed E. Johnson building 6 feet further away from the Caribou/Laundromat, hence 6 feet closer to the parcel's eastern lot line.
- The moving of 711/713 E. Johnson to Dayton is seen as a good solution to saving the home.

- The demolition of 707/709 E. Johnson and 201 N. Blount are seen as negatives and the developer should be encouraged to locate these homes elsewhere, or at the very least recycle and/or upcycle as much as possible. These teardowns, if allowed, are not meant to be precedent setting or an endorsement of other teardown/replacement developments
- A pre-demolition walkthrough of the properties proposed for demolition should be attended by representatives from the TLNA Steering Committee and City staff.
- City staff should inspect the exteriors and interiors of the homes to be saved and all violations of city regulations should be addressed before any new tenants take residence.
- Commercial entities should be locally owned and enhance the neighborhood.
- The TLNA Steering Committee should be made aware of the plan for residential and commercial garbage, as well as deliveries for the commercial space.
- Encourage reasonable rents in the micro-units, i.e., rent plus utilities should be no more than one-third of the income for a single person making 80% of Dane CMI, i.e., \$1152 per month (using 2015 statistics).
- There should be at least 2 bike stalls or bike hanging facilities for each micro-unit to make the development as bike friendly as possible. Bike parking for the commercial space and for the PD should exceed City requirements.
- Retain all street trees and as many yard trees as possible.
- A parking reduction from 14 to 10 spaces for the PD is supported, but RP3 parking permits for residents of the four saved or moved homes should be denied, although current residents who remain could be grandfathered in until they move elsewhere.
- If possible, additional green space should be created by removing one of the N. Blount driveways and retaining the other N. Blount driveway, thereby allowing an exception to Traffic Engineering's requirement for two driveways.
- TLNA's Steering Committee should have input on landscaping plans.
- Additional green features, including solar panels, should be included whenever possible.
- HVAC systems for both new apartment buildings should create minimal noise and side venting/intake for the apartments should be flush mounted. Additionally, any noise from rooftop HVAC systems and exhaust systems should not impact neighboring structures.
- Any shadows cast by the home moved to E. Dayton or by the new 8-unit apartment building on E. Blount should not have a deleterious effect on the function of the solar panels currently on the roof of 714 E. Dayton St.
- Should dogs be allowed, a station for the collection of dog waste should be included in the project so as to discourage dog waste from collecting on nearby streets.

- Suggest adding artwork or some iconic feature to the upper floor(s) on the side facing outbound Johnson St. traffic, thereby adding a neighborhood landmark and ameliorating the box-like mass of the building.

Thank you for your consideration.

Sincerely,



Patty Prime  
TLNA President