



## Legislation Text

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**File #:** 32960, **Version:** 1

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### **Fiscal Note**

No appropriation is required.

### **Title**

Amending the Tenney-Lapham Neighborhood Plan, in conjunction with a rezoning request at 710 East Mifflin Street and 124 North Livingston Street.

### **Body**

WHEREAS the Tenney-Lapham Neighborhood Plan was adopted by the Madison Common Council on February 5, 2008 as a supplement to the City of Madison Comprehensive Plan; and

WHEREAS the Tenney-Lapham Neighborhood Plan currently recommends that the Reynolds Crane Service property, located generally between East Mifflin and East Dayton Streets, west of North Livingston Street, be developed with high-density residential uses on the western portion of the property, and an expansion of Reynolds Park on the eastern portion of the property; and

WHEREAS the City of Madison Comprehensive Plan was amended in March 2012 to reflect the Tenney-Lapham Neighborhood Plan recommendation; and

WHEREAS the Reynolds Crane Service property is currently zoned PD (Planned Development), reflecting and allowing the existing land use; and

WHEREAS The Westwood Madison, LLC and the property owner have submitted an application to rezone the property to TR-U2 (Traditional Residential - Urban 2) to allow future redevelopment with multi-family residential uses; and

WHEREAS conceptual plans for a proposed residential development were presented and discussed at one Tenney-Lapham Neighborhood Association meeting and five Tenney-Lapham Neighborhood Steering Committee meetings from September 2012 to April 2013; and

WHEREAS the Tenney-Lapham Neighborhood Association on May 28, 2013 submitted a letter of support for the development concept for the property with a predominant height of four stories, with the fourth floor stepped back, and a maximum of 185 residential units; and

WHEREAS an amendment to the Tenney-Lapham Neighborhood Plan would be required for the proposed rezoning to be consistent with the land use recommendations for that location in the plan; and

WHEREAS an amendment to the Tenney-Lapham Neighborhood Plan has been prepared to recommend that the subject property be developed with High Density Residential land uses generally consistent with the project proposed by Westwood Madison, LLC; and

WHEREAS, on September 12, 2013, the Tenney-Lapham Neighborhood Council voted 6-5 in favor of the proposed changes to the neighborhood plan text and map as detailed in the attached document; and

WHEREAS City agencies have reviewed the proposed amendment to the Neighborhood Plan, as well the proposed rezoning application, and have provided comments and recommendations for consideration by the Plan Commission and Common Council.

NOW THEREFORE BE IT RESOLVED that the Tenney-Lapham Neighborhood Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to recommend High Density Residential land uses compatible with surrounding buildings for the Reynolds Crane Service property located generally between East Mifflin and East Dayton Streets, west of North Livingston Street.