

**Tenney Lapham Neighborhood Association  
Town Hall Meeting  
Station 1**

**What land use works?**

- Business, employment on E. Wash; residential on Mifflin; mixed use on Blair
- Pedestrian/bike friendly on Mifflin side
- A place to get your car fixed is needed downtown, as are jobs it provides
- Retail – street level; high rise apartments mixed with 3 – 4 story units
- High density condos, etc.
- More like The Blair House on Mifflin and Blair side
- Lot size (this one area I don't mind large lots)
- If we need to have heavy equipment, this is the place to have it (Reynolds)
- When opportunities arise, redevelop large parcels as really well-designed PUDs using Gorman (Don Miller property plan) as a model. Retain Salvation Army or help them get big \$ for sale.
- Keep pedestrian friendly nature of E. Mifflin
- Multiuse with city face toward E. Wash and neighbor face on E. Mifflin
- Office businesses and related (specialty retail) on lower levels of multi-use complex (residential above)
- Parking ramp for park/Breese Stevens and Gorman visitors
- Needs green space trees
- Look residential more green space
- Good to accommodate Salvation Army. Good for bike traffic except for semi-truck traffic
- Trees
- Commercial and social services work here. Add high density residential apts(?)
- Mixed use taller buildings
- Recreation is out. No waste – too close to city well. 800 Block Dayton. Vehicle repair is doubtful. Need clean jobs.

**What land use doesn't work?**

- Small unit/single residential
- Heavy industrial; low density housing; national chain stores (large or small)
- Residential does not work on E. Wash
- Too much night-time idling of semi-trucks
- Anything noisy
- High rise apartments
- Heavy commercial/industrial Need traffic calming
- Cold gray dreary empty spaces

**What site attributes work?**

- 4-5 story max on E. Mifflin or Dayton 8 – 10 story max on E. Wash

- Street parking; mixed small businesses; building within 6 ft. of sidewalk
- E. Wash side can take higher density taller buildings
- Green pocket parks
- I'd be happy if there was less of an industrial look more natural elements
- Trees and plantings to maintain established feel
- Low height 2 – 3 stories max on Mifflin side; higher limits on E. Wash, but not as high as other side of E. Wash
- Public art
- Attractive lighting
- 4-5 story medium density
- Salvation Army is a great facility
- Higher buildings on E. Washington side
- Blair/Wash – busy corner needs open feeling – plantings – space – green corner
- Landscaping along Mifflin is nice (grass and trees)
- Buses Main attributes are E. Wash and Blair – high traffic soft soils. Redevelop as high density mixed use residences and offices on floors 3 – 20. Parking near Blair only.

Area 4a

A synthesis of comments gathered at the neighborhood meeting  
May 19<sup>th</sup>, 2005

What people want.

- Buildings on E. Washington should be 2 to 4 stories high with a gradation from higher on E. Washington to lower on Mifflin. The height on the north side of E. Washington should be lower than it is on the south side of the street.
- Medium density.
- Community mixed use with small businesses, offices, restaurants, and mixed-use residential condominiums.
- Trees, trees, trees.
- Good landscaping
- Bury wires
- Build sound barrier features to protect Mifflin Street residents.
- Design areas to infiltrate clean rain water.
- Keep traffic on E Washington (rather than on other streets in the neighborhood), but strive to be pedestrian and bike friendly

What people don't want.

- High rise buildings
- Single family residential
- Parking lost
- Shopping malls
- Quonset huts.

**Trachte Property** 4b

**Question 1:  
Land use that works:**

Residential cited 10 times.  
Comments included (1) 30' setbacks, (1) condo's, (2) low rise, (1) single family, duplexes.

Restaurants cited 3 times.

Open park and green space cited 8 times.

Small Bus. cited 6 times.  
Comments included (1) auto repair, (1) self serve laundry.

Finish Yahara River Pkwy Plan cited 6 times.

Neighborhood Library cited 1 time. - Boat Access cited 1 time. - Office Space cited 1 time. Cul de sacs cited 1 time.

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**Question 2:  
Land use that doesn't work:**

High Rise cited 6 times.  
Comments included, no more than 3 stories 2x, no more than 5 stories 1x, no more than 6 stories 1x, no massive structures 1x.

Commercial-Industrial cited 4x.

Truck deliveries cited 2x.

Location too beautiful to be Mullin's private dump cited 1x.

No storage units cited 1x.

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**Question 3:  
What attributes work.:**

Preserving river vista's and green space cited 11 times.

Low rise buildings cited 6 times.

High rise redevelopment with affordable housing cited 1x.

Bike path and pedestrian access 2x.

Canoe business 2x.

Small business 1x.

**Tenney-Lapham Neighborhood Association  
Town Hall Meeting  
Station 7**

**What land use works:**

- Current land use works pretty well.
- I like my neighborhood. I like to bike in this neighborhood. I like to walk around too. Single family homes 3 or less stories.
- Current land use works. More owner occupied in Gorham Johnson area would be good, or fix up rentals.
- Higher density near E. Wash is okay if buildings are under 4 stories.
- Norris Ct. is okay (at least from the outside)
- Historic preservation
- Existing density works: keep everything at or under 3 stories, no more than one house (or 2-flat) per 40-ft of street front
- Owner occupied
- Residential. Owner occupied. Owner occupant landlords for 2, 3 flats
- Downtown neighborhood feel – mix school, retail, office/business, green space, single and multi-residential.
- Square blocks with homogeneous rather than spot zoning (as is the current status of much of TLNA).
- Zoning that is consistent with the original use of older houses on block
- High density zoning along E. Wash with greatest density adjacent to Avenue and the “stepping down” to blend in with adjacent blocks. The Gorman-Don Miller property plan provides an excellent model.
- Houses close to streets to encourage neighbors interacting (eg. not large setbacks)
- Residential A few small businesses

**What land use doesn't work?**

- Buildings above 3 stories high would detract from neighborhood appearance
- Large businesses (< 30 employees at a time) Surface parking
- Trashy looking rentals
- Rental not maintained by owner Density without parking
- Dilapidated rental buildings
- Upgraded lighting in the whole area
- Apartments larger than 5 units Houses larger than 2 stories
- Buildings that take up the entire lot
- High rise apts/condos
- Large square block apartment buildings like the one built last year on Baldwin next to Smart Studios
- Rental without parking provided off street

- Spot zoning PUDs and conditional use provided to small individual parcels (418 N. Baldwin new 4 – unit provides model for a BAD development)

**What site attributes work?**

- Single family homes/less than 3 floors
- Historic mix of single and two family homes
- Improve James Madison Park – lighting and maintenance
- Porches, sidewalks, garages in back of the house or lot
- Walkable/bikeable comfortable feel
- Garage/parking not on street frontage
- 3 – 4 story max in areas primarily residential
- Multifaced exterior faces (character vs. box)

# Capitol Gateway Corridor TID

- Proposed TID Boundary
- Potential Amendments
- Potential Generators

