

TLNA STEERING COMMITTEE MEETING

8/5/2017

700 East Johnson Street



700 E JOHNSON ST - 700 E Johnson LLC
Tenney-Lapham Neighborhood

Current Proposal

- Reducing the number of new buildings from 3 to 2
- Increasing the number of buildings saved from 6 to 8
- Reducing density to 55 dwelling units per acre
- Adding additional useable open space
- Further increasing rear-yard setbacks
- Maintaining the reduced height at streetscape and rear yard
- Maintaining 10% affordable dwelling unit
- Removing the proposed connection at historic buildings

Restoration on Site

751 East Johnson

745 East Johnson

743 East Johnson

739/741 East Johnson

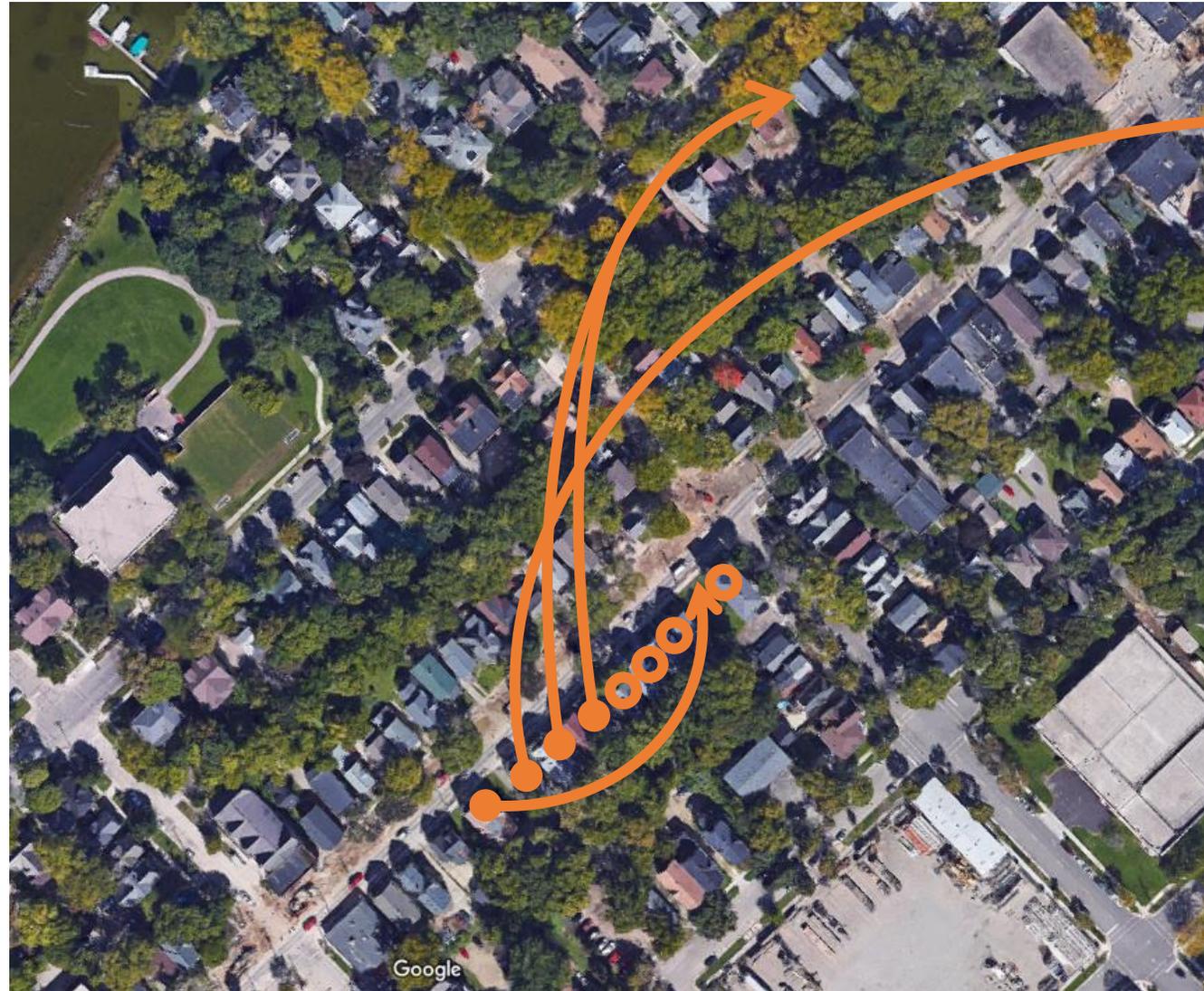
Restoration & Relocation

727 to 749 E. Johnson

737 to 943 E. Dayton

731 to 827 E. Gorham

733 to 827 E. Gorham



to 943 E. Dayton

Restoration on Site



751



727 Relocated



745

Restoration on Site



743



739/741

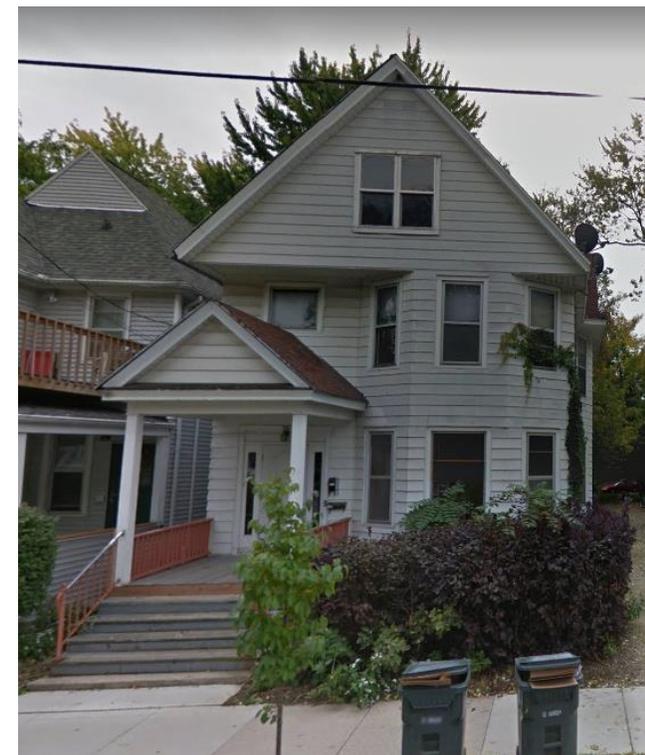
Restoration off Site



737*

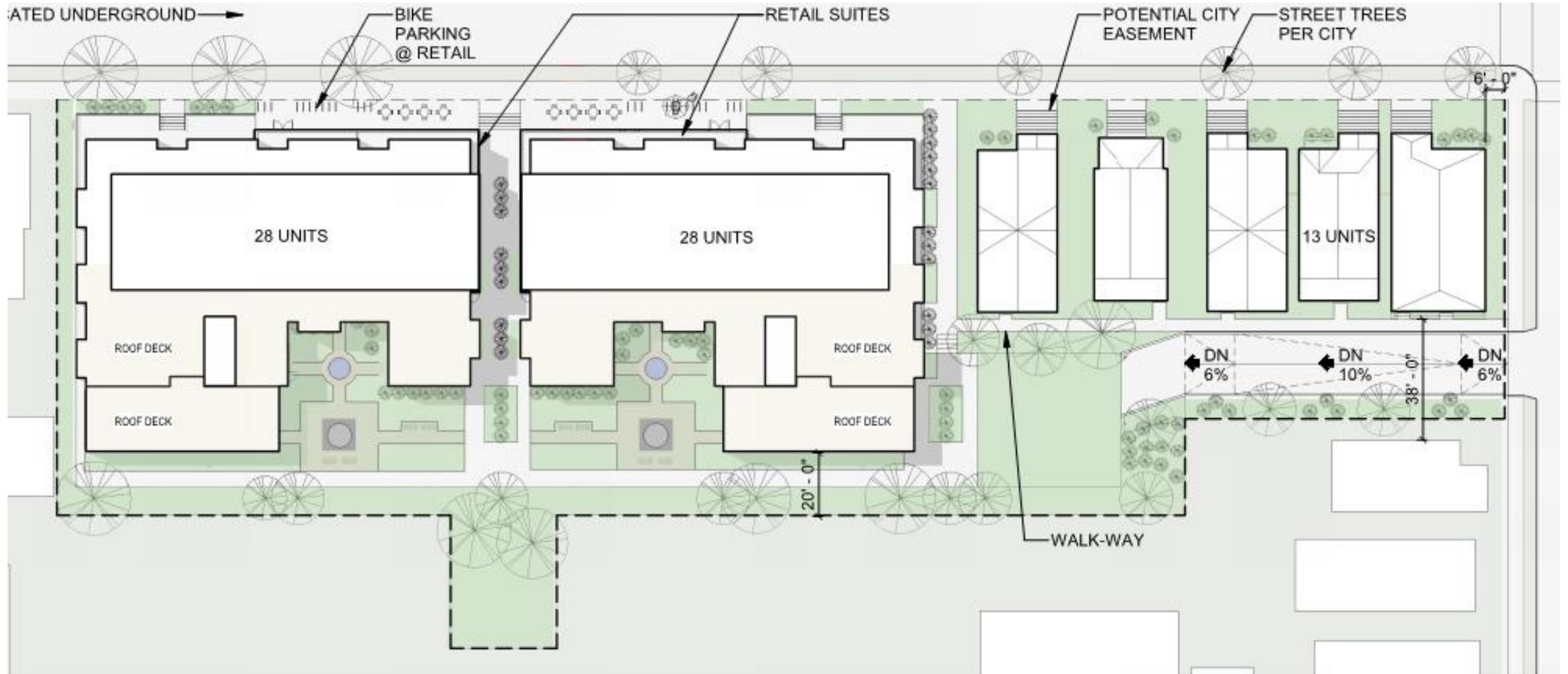


733



731





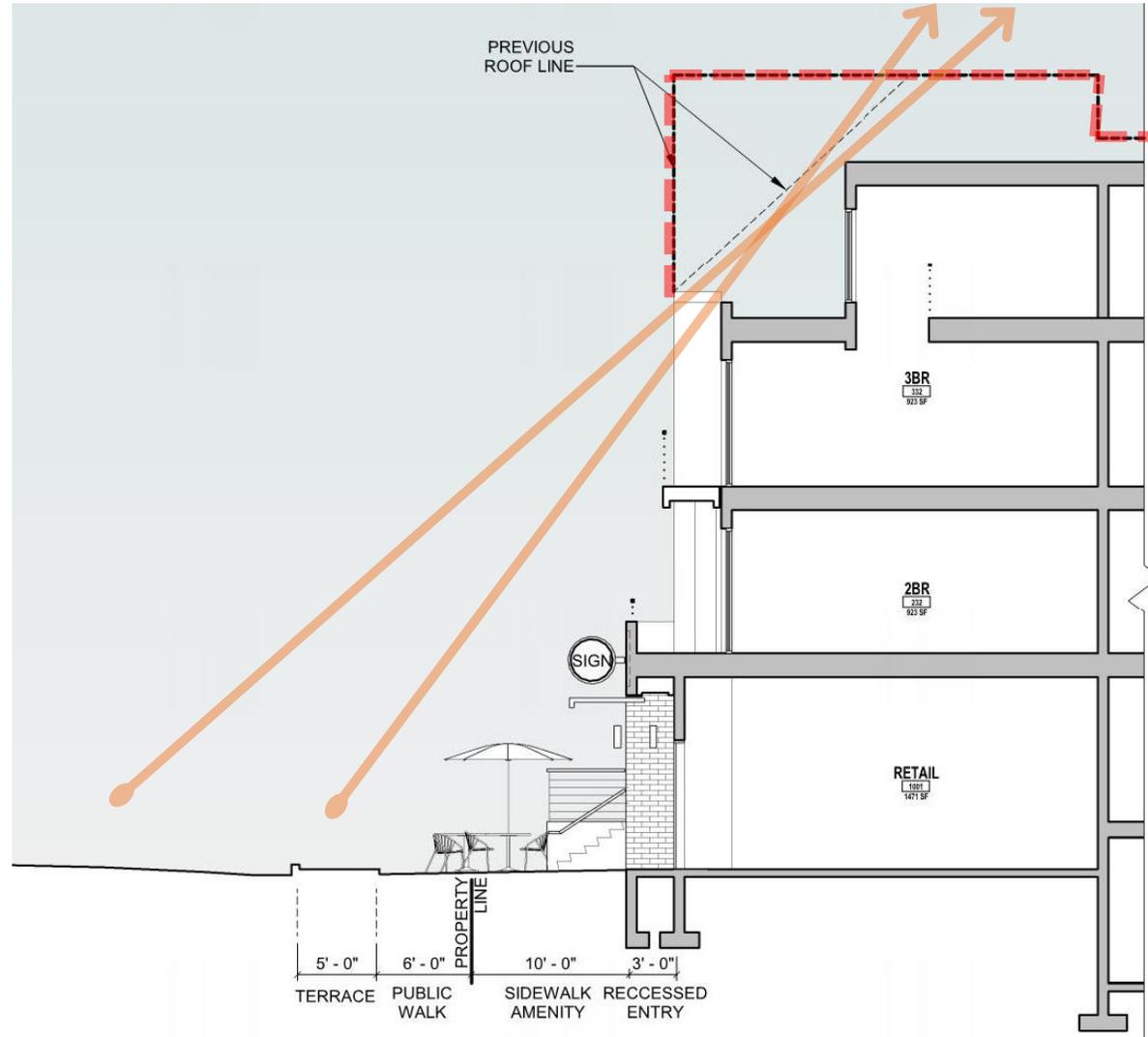
Unit Type	Tally	Ratio	Notes
S	18	26%	54% Studios and 1s
1	19	28%	
2	22	32%	
3	9	13%	46% 2s, 3s and 4s
4	1	1%	
Total Units	69	100%	
Total Bedrooms	112		

Project Data		Notes
Parking stalls	69	1 per unit
Historic homes preserved on-site	5	
Historic homes preserved off-site	3	
Total historic homes preserved	8	
Historic homes deconstructed	3	
Historic units restored	13	
New units constructed	56	
New retail suites	2	
Total retail area	2800	
Affordable units	7	10% of total units

Additional notes
Retail suite at historic 3-flat eliminated
Useable open space requirements have been met

Program

- 2 new buildings
- 8 restored houses
- 69 units
- 7 affordable units
- 2 retail suites
- 2800 sf of retail
- Bike and auto parking
- Balanced unit sizes









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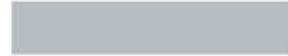
MASONRY MODULAR BRICK
STACK BOND
CHAMPAGNE



EQUITONE FIBER CEMENT PANEL
GRAY TONES



CORRUGATED METAL PANEL
CONCEALED FASTENERS



STANDING SEAM METAL



CABLE RAIL



ACCENT PANELS
ORANGE METAL PANEL
CEDAR SHIPLAP





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PROJECT TIMELINE and ACTION ITEMS

Neighborhood Meeting
January 10

Steering Committee Meeting 1
February 2

Steering Committee Meeting 2
February 16

TLNA Council Meeting
March 9

Steering Committee Meeting 3
March 20

Steering Committee Meeting 4
April 20

Survey
May

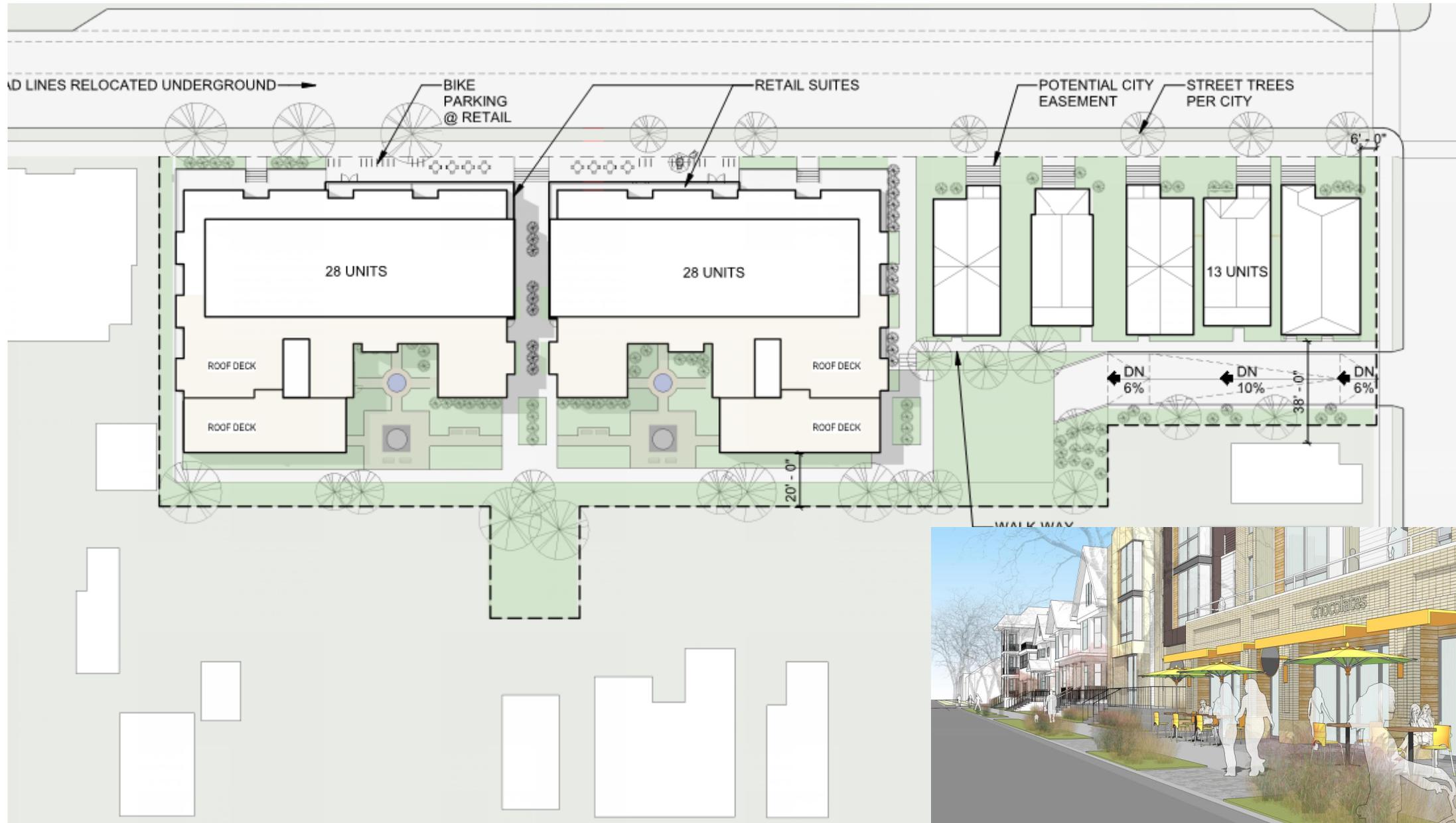
Steering Committee Meeting 5
June 1

Steering Committee Meeting 6
August 8

TLNA Council Meeting

**AMENDMENT of
NEIGHBORHOOD PLAN to NMU**

**SUPPORT of REZONING
to NMX**



DISCUSSION

Map Notes

(1) 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.

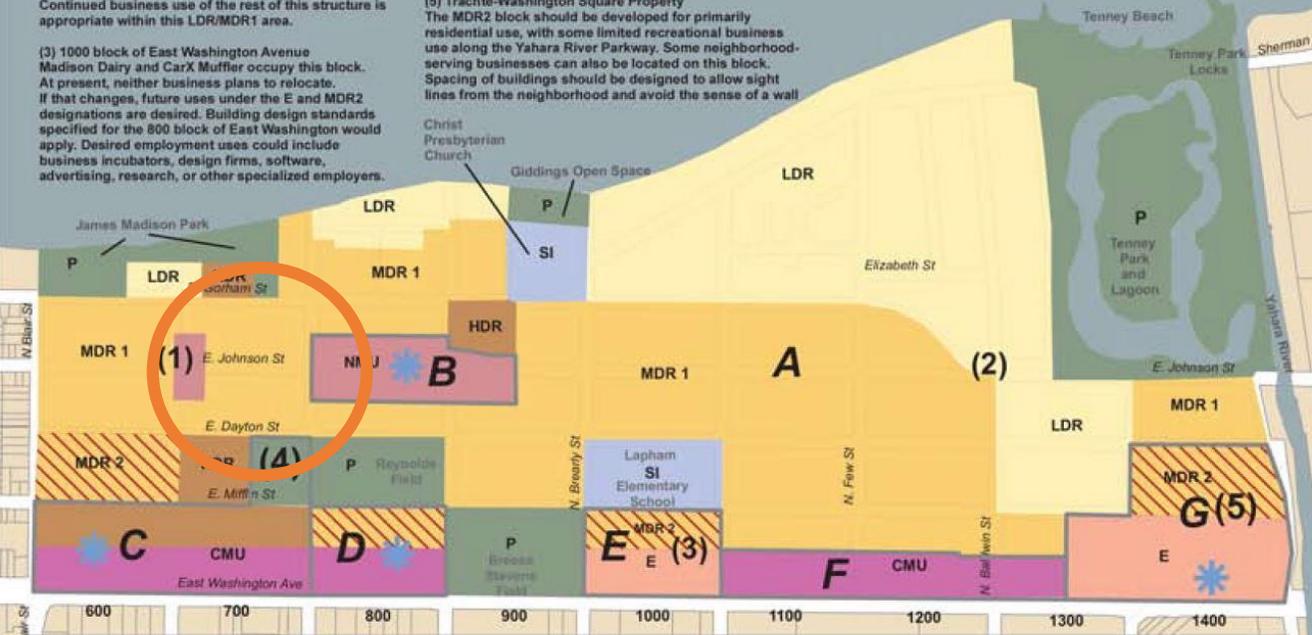
(2) 1200 Block of East Johnson Street
The multiple storefront structure on the east end of this block has been partially converted to residential use. Continued business use of the rest of this structure is appropriate within this LDR/MDR1 area.

(3) 1000 block of East Washington Avenue
Madison Dairy and CarX Muffler occupy this block. At present, neither business plans to relocate. If that changes, future uses under the E and MDR2 designations are desired. Building design standards specified for the 800 block of East Washington would apply. Desired employment uses could include business incubators, design firms, software, advertising, research, or other specialized employers.

(4) Reynolds Park Expansion
If the Reynolds Crane Service Property becomes available, it should be redeveloped, at least in part, as an enlargement of Reynolds Park. The park expansion would include removing all or part of the 100 block of North Livingston Street and replacing it with a pedestrian and bicycle lane. Ultimately, Reynolds Field will become a "village green" with residential structures facing it on all four sides.

(5) Trachte-Washington Square Property
The MDR2 block should be developed for primarily residential use, with some limited recreational business use along the Yahara River Parkway. Some neighborhood-serving businesses can also be located on this block. Spacing of buildings should be designed to allow sight lines from the neighborhood and avoid the sense of a wall

between the neighborhood and the river. Mifflin Street should be re-established in the 1400 block to serve new development and should cul-de-sac at the Yahara River Parkway for motor vehicles but allow access for pedestrians and bicycles to the parkway. Some residential uses on the south side of Mifflin Street are also acceptable.



Land Use Categories

LDR Low Density Residential - Less than 16 units per acre. Acceptable housing types are single-unit detached houses, two and three flats, row houses, and small apartment buildings (maximum of 4 units). Design standards are discussed in the Land Use section of the neighborhood plan.

MDR1 Medium Density Residential 1 - 16 to 25 units per acre. While density is slightly higher than LDR, acceptable housing types and design standards are the same as LDR.

MDR2 Medium Density Residential 2 - 26 to 40 units per acre. Acceptable housing types are generally the same as LDR, but with no fixed maximum on the number of units in row houses or apartments. Design standards are discussed in the Land Use Section of the neighborhood plan.

HDR High Density Residential - 41 to 60 units per acre. Established sites are Lincoln School Condominiums, Norris Court Apartments, Das Kronenburg Condominiums and Old Market Place Apartments. New HDR development can occur in the 600-700 blocks of Mifflin Street with no fixed limits on size or units. Maximum facade height on Mifflin is 3 stories and step-back heights are limited by a 30-degree view line from the Mifflin facade top.

NMU Neighborhood Mixed Use - Average net density of 16 to 40 dwelling units per acre. In general, pedestrian and transit-oriented design principles should be applied. East Johnson Street is a metro transit route. It was historically, and may again be, a streetcar route. Ground floor retail with residential units above is an appropriate design for new structures built in this district. However, 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-use of existing residential structures to business uses (such as galleries or cafes) is also supported.

CMU Community Mixed Use - Average net density of 41 to 60 units per acre. Design standards are discussed in the neighborhood plan. Uses are retail, residential, service, professional, office, institutional and civic. Big Box retail is not appropriate for this area.

E Employment - Non-residential. No fixed limit on size but should be compatible with scale of surrounding uses. Recommended predominantly as office, research and specialized employment areas. Does not include retail and consumer services.

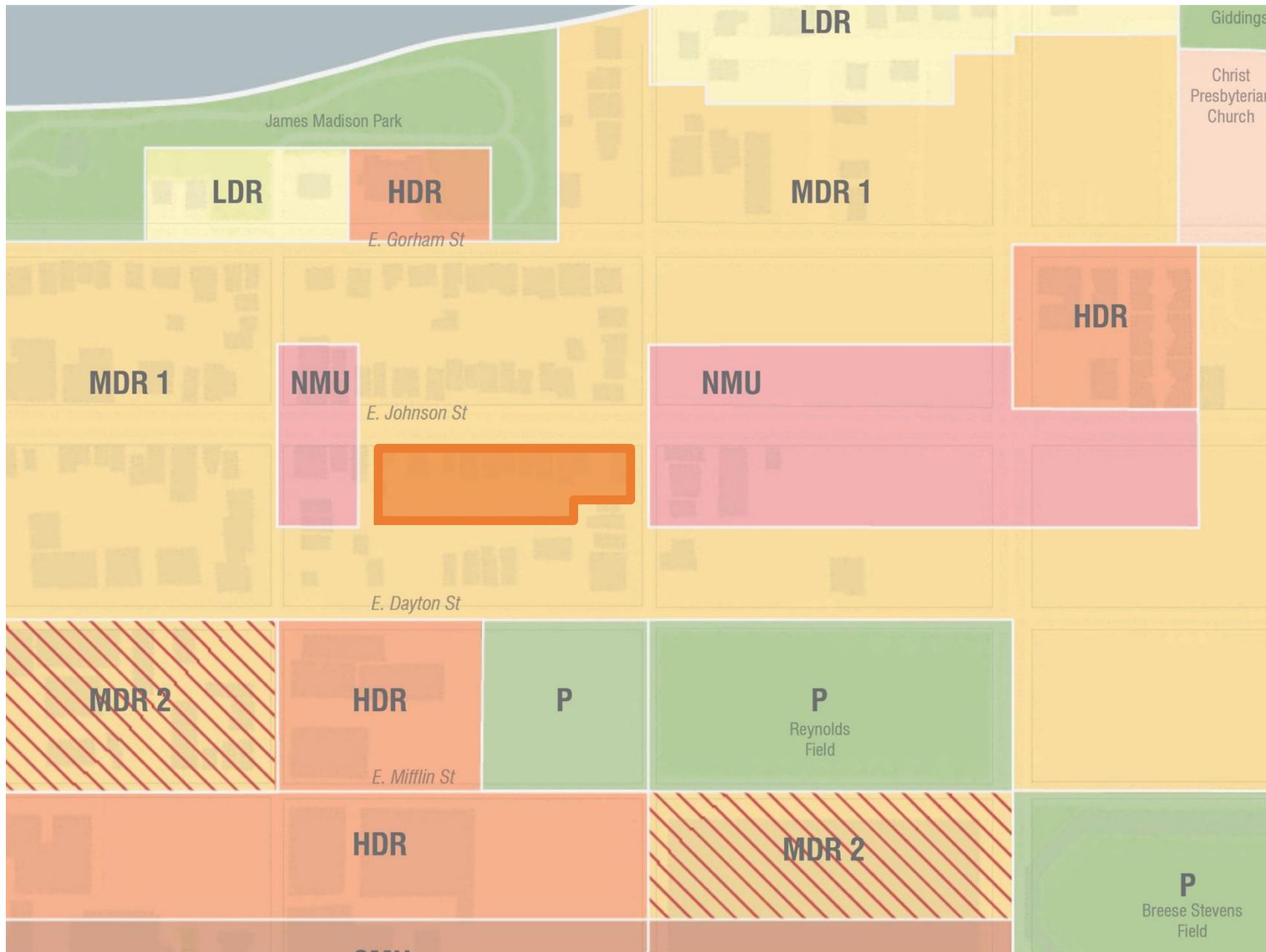
**Map 5
Tenney-Lapham
Neighborhood
Plan
Land Use
Recommendations**

- RESIDENTIAL DISTRICTS**
- LDR Low Density (0-15 units/acre)
 - MDR Medium Density (16-40 units/acre)
 - 16 to 25 units/acre
 - 26 to 40 units/acre
 - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
- NMU Neighborhood Mixed Use
 - CMU Community Mixed Use
- COMMERCIAL/EMPLOYMENT DISTRICTS**
- E Employment
- OPEN SPACE - AGRICULTURE DISTRICTS**
- P Park and Open Space
- SPECIAL DISTRICTS**
- SI Special Institutional
- SPECIAL OVERLAY DESIGNATIONS**
- TOD Transit Oriented Development (Conceptual Locations)

Source: Department of Planning & Community & Economic Development, Planning Division
Printed March 4, 2008 LAH



**Neighborhood Plan
MAP 5**



Neighborhood Plan

Original Plan

Land Use

- MDR 1 - Medium Residential Density

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Christ
Presbyterian
Church

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Map 5
Tenney-Lapham
Neighborhood
Plan
Land Use
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RESIDENTIAL DISTRICTS
LDR Low Density (0-15 units/acre)

Neighborhood Plan

MAP 5

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