

TLNA Council Meeting

November 9,, 2017

Festival Foods Conference Center, 7:00 pm

Present: Patty Prime, Tyler Lark, Martha Classen, Jonny Hunter, Marta Staple, Jessi Mulhall, Bob Klebba, Cameron Field, Keith Wessel, Patrick Heck, Bob Hemauer, Elena Satut-Duncan, Meghan Conlin, Karla Handel, Andy Adams

Absent: Senay Goitom

Guests: See Exhibit B For Attendance

*** moves to approve ****'s minutes, *** seconded. Minutes approved unanimously. See

<http://www.tenneylapham.org/web-data/news/minute/082017.pdf> for minutes.

1. Call to order 7:01 pm.

Patty moves the meeting to order. Reminds everyone this is a neighborly, civil, and productive space. Asks everyone to please be polite. Introduces we will be using roberts rules of order.

2. Approval of October Annual Meeting minutes:

<http://www.tenneylapham.org/web-data/news/minute/102017.pdf>

Martha C. moves and Bob H. seconds approval. Minutes approved by voice vote.

3. Welcome and introductions

Introductions of all council members for each other and guests.

4. Neighborhood Officer Report -

MPD Officers Casey Wahl, Ken Brown, and Chad Crose present.

Police ran calls for service in TLNA area for this meeting. There has been an increase in theft from auto in the last two weeks prior to the meeting. There have been 7 total incidents, all overnight, and all vehicles were left unlocked. Most cars were missing change, some had laptops. There was one residential burglary in the last month, and it was a known suspect to the victim. Andre Lewis, our neighborhood officer, recently arrested someone who is a known theft from auto suspect, so MPD is hopeful that the incidents will go down.

Mary Beth notes that she has had several people knocking on her door in the middle of the night. Officer Crose notes the known person to be knocking on doors in the middle of the night was the person recently arrested by Officer Lewis. Officer Crose says to not answer the door if that occurs, turn on your lights, and call 911. A heat map was passed out of incidents of car theft in TLNA. Officer Crose notes the MPD has the ability to generate these maps based on request.

Exhibit A is the heatmap of vehicular crime.

[insert link to maps]

5. Neighbor Feedback at Reynolds Field – possible alcohol ban

Patty notes a number of neighbors have become concerned regarding behaviors in Reynolds Park, but also at James Madison Park and Salvation Army. A number of behaviors have been sent out to the neighborhood listserve, but the discussion tonight will be centered on a request to change the alcohol policy in Reynolds Park to discourage such behaviors.

Bob H. asks if there is a goal of this discussion. Patty says the neighbors have requested the council consider an alcohol ban in Reynolds Park. The council has the ability to vote to move forward on an alcohol ban.

Officer Brown notes there is a spike in calls to Reynolds Park from MPD. Some in MPD believe this is a direct result of an operation focused on the top of State Street. Word got out that Reynolds Park is one of two downtown parks that allows alcohol consumption. He notes that many folks are also leaving the Beacon Shelter, going to Festival Foods liquor store, then going straight to Reynolds Park. Officer Brown has a big picture to run focused deterrence operations at Reynolds and James Madison Park next spring.

Officer Brown states if the neighborhood decides to do an alcohol ban, MPD would be fair and would cite everyone using alcohol in the park, especially if they are running a focused deterrence sting.

Bill asks what the process would be to obtain a permit to drink alcohol in the park.

Parks representative says it is a fifty dollar fee to drink in the park.

Connie Nadler, who lives in the constellation notes people are camping on top of the water utility, and it doesn't feel safe to walk through the park as the park users like to comment to passerbys.

Bill McGrath notes he has been living on Reynolds Park for 40 years and that his observation is that almost everyone is drinking that is the subject of the disturbances. He states that it is rare for anyone else to drink in the park. The group drinks from 7 in the morning until the park closes. He states a new group showed up this summer.

Officer Brown notes that some of the people are car campers, but they are not breaking any laws.

Brandon Andrews on North Brearly uses the parks for soccer and plays bike polo on top of Reynolds. The bike polo users enjoy drinking alcohol while playing polo. He notes that there is no light at the bottom of the stairs and he has noticed the group leaves litter in the park by the stairs where they gather. He notes that he thinks more healthy activity in the park would help deter the negative activity. He notes that visibility and lighting may help improve the situation.

Connie Nadler notes that some of the drinking in Breese Stevens spills into Reynolds Park. She notes there are new liquor bottles every day between Festival and Blount Street. She notes that there is a line to get into the store at 5 am every day of people that want to get inside to get warm. She thanks MPD for being attentive.

Patty Prime says she spoke with the owner of Kin Kin and they have had issues with the transient community as well. Patrick Heck says perhaps Festival could not carry alcohol that is attractive to the population.

Mary Beth asks what the goal is - to ban this population? To get rid of the behavior?

Linster states public drunkenness is not acceptable.

Bob K. notes James Madison Park (JMP) is having the same issues as Reynolds Park. Questions whether limiting alcohol will change the nature of the problem as alcohol is technically banned in that park. Requests access to the reservoir is limited.

Question from Jonny H. for Charlie Romines from Parks Dept. Will there be a basketball court on top of reservoir? Charlie Romines is says it is not being discussed as an option and is not viewed as feasible.

It is noted by Charlie Romines from parks that the alcohol ban is not enforced at James Madison Park.

Jonny H. notes Cork and Bottle was asked historically to open later to limit sales when innapropriate, alcohol driven activity was previously a problem. Perhaps that should be asked of festival.

Cameron makes a comment on activation and differences between JMP and Reynolds Park. Reynolds Park currently has a lot of eyes looking onto it which will act as a natural deterrent and complaint source when individuals are behaving inappropriately or there is drinking in the park, if it is banned.

Charlie Romines from Parks notes alcohol bans will move the people when they are enforced. Remove picnic tables will likely cause groups to move on as well. Behaviour bans work as well if a ranger is there to observe. There have also been temporary alcohol bans. Parks recommends sometimes to do a 90 day temporary ban, enforce it, and see what the consequences are.

Bill asks about luggage being left behind from the group. How long must Parks wait until it can be removed. Parks says it must be posted and 48 hours later, it can be removed.

Matt Krueger questions MPD, if there was a ban, what's the enforcement process? They would do educational period first, then start enforcing 187 dollar ticket. The Parks Department also can ban people from the park for behavior. Violating park rules can cause persons to be banned from a park.

Joe Lussan lives near JMP shelter. He recently met with MPD regarding JMP issues. He is glad there is a ban for the park. He thinks it is helpful. A alcohol ban gives police a tool to take enforcement action.

Officer Brown warned the day-drinking group that the neighborhood is thinking about an alcohol ban.

Charlie Romines says his recommendation is to do a temporary ban starting early spring so the neighborhood hits the early part of the warm weather, then start activating the park. It usually takes 1 to 2 months for populations to realize the alcohol ban has been lifted after a temporary ban.

Bob H. makes a motion to postpone this issue until the March agenda. Seconded by Patrick. Patty approves. Patty and Ledell will meet with Festival Foods to discuss the issue as well.

6. Request for TLNA support Houden development proposal

Melissa Huggins: melissa@urbanassetsconsulting.com,

Melissa presents a PPT on the evolution and public participation process for the proposed Houden development. See attached at Exhibit C.

Melissa focuses on the neighborhood plan. Urban Assets is proposing re-zoning to neighborhood mixed use just for the south side of Johnson St. where the proposed development is.

City staff is of the opinion that recent changes to the design, from three to two apartment buildings, allows the project to move forward without a change to the neighborhood plan.

Tom Miller with Kahler Slater presents. Architectural firm that has been involved for a year. Last presentation, there were three new buildings, with three saved buildings on the corner of Livingston and Johnson. But the steering committee gave feedback that it was too dense and not enough houses were being saved. The current proposal is only two new buildings, with five original existing houses, and locations off-site for three other existing buildings. So 8 of the 11 existing houses would be available throughout the neighborhood. It is thought that the existing housing is de-facto affordable housing. 7 of the houses would still be rentals, with one being converted off site to a single family home.

Two 1400 sq. ft. retail suites would be at street level.

Bob H. asks what the current density is. Tom answers it is about half of what is being proposed.

Keith asks for a clarification on the housing relocation. There are three houses slated for demolition/deconstruction.

Linster asks how many units are currently on site - 35. How many units will be demolished? Two houses with a total of 8 units. The one in limbo has three additional units - possible to move it but no lot yet. The mezzanine has been stepped back to set back sightlines to the third floor as the top of the building instead of the mezzanine. This change in sight lines effectively lowers the visual height by 12 feet.

55 dwelling units per acres, increasing accessibility of housing, preservation 8 houses.

There is no public subsidy for the development, so there is a large increase in a tax base for the city.

There will be no designated affordable units in the development or redevelopment.

- Visitor comments:

Ross Kelly - lives on the 600 block of East Johnson and member of this steering committee. A young person living and working downtown, he thinks it is a really important project for walkability, increasing diversity. He thinks the project blends old and new, respects the neighborhood heritage while responding to growth happening in Madison. He thinks a lot of improvement has occurred due to the public process with the development team. He thinks the development team has been open to the community process and feedback.

Joe Lusson - He doesn't think we need to change zoning or the neighborhood plan to go this dense. He thinks what we are looking at is a policy decision on what the neighborhood should look like. He thinks this project encroaches density into the neighborhood in a negative way and reward amassing entire blocks for redevelopment. He is concerned about how deep the development goes into the property. He is concerned for the precedent it would set on all of Johnson.

Mary Beth feels fatigued by the deliberations. She is concerned this development is a result of themes on East Washington creeping onto Johnson. She finds it depressing to have the aesthetic look like it does.

Matt Hagen notes that he drives tours through the neighborhood and that there have been a lot of changes lately. He appreciates comments about preserving character of housing in the neighborhood.

- Council deliberation

Patty notes there are several motions that could be made at this point: Motion to support with conditions; Motion to oppose; Motion to not make a statement of support or opposition but list proposed conditions.

Heather from City Planning states that the recent changes in the plan from 70 to 55 units per acre was enough for City Staff to state it does not warrant a change to the neighborhood plan to move forward with a request to rezone the property. The city would welcome the neighborhood still changing the plan to make it even more in line with the zoning change, but it is not needed. Technically Plan Commission or a further procedure in the city could lead to a denial for not meeting neighborhood plan.

Neighborhood mixed use zoning has higher density of 16-40. City has approved many projects that exceed 40 units for acre. She thinks legally the city would be on fine ground for approving this. City staff has been working with Ald. Zellers to communicate to neighborhood.

Neighborhood plan was changed for Veritas Village.

Linster asks if there are minutes of the decision about the neighborhood plan.

Martha Claassen moves to open discussion of Houden proposal, Bob K. seconds.

Patty notes the role of the council is to provide feedback, and support or opposition, or a comment on the proposal.

Last slide shows this is going to proceed through city committees.

Jonny H. - is there a conditional use permit for this site? Answer: There will be.

Council decides to pursue a decision on the development not a neighborhood plan change.

Heather Stouder from City of Madison Planning notes there will be a short list of CUPs required for the development.

For the Lyric, the plan commission required transportation safety money needed to be set aside in case the city engineers thought improvements were warranted.

Bob H. confirms *this* will be our chance to give the city feedback on what the neighborhood wants for this development.

Patrick notes this is a three story building with mezzanine building, not a four story building.

Bob K. moves to oppose the project for the loss of character of the neighborhood and loss of affordable housing. Keith seconds.

Cameron notes that the current housing is not technically “affordable housing” as it is just lower quality, therefore lower priced, market rate units. The replacement housing in the form of renovated houses and apartments would be higher quality and still market rate, but likely at a higher price point. There are no affordable housing programs for the existing or replacement housing. So no affordable housing is lost, but no affordable housing is created as well.

TLNA council said our overall goal was to have 20% affordable housing in the neighborhood, not on a project specific. Looking at rents in existing units, they are 80% of dane county median income, so they meet that level of affordability.

Tyler adds he is supportive of activating the block and connecting the business districts but the project could go even further to expand commercial since its new design locks in residential on a large portion of the block..

Bob H. states this is a huge project, this is really important for the neighborhood, he is concerned about the ambivalence the steering committee has provided. He is concerned about increased traffic on Livingston. He is ambivalent about it so it is hard for him to support it.

Carla - She has been on the steering committee and opposes the project. She states the committee has supported certain projects because they are on blighted projects. She is concerned about the demolition of the homes. She doesn't want to see the loss of houses on Johnson.

Bob Klebba brings it back to neighborhood character. Concerned about cherry picking the neighborhood plan to support the proposal. Says there are many items in the plan that can be read to oppose the development. He wants to promote the character of the neighborhood. We cannot recreate the atmosphere those buildings create in the neighborhood. He is worried removing buildings from the block detracts from the block-specific character.

Martha questions why the buildings are not preserved if they are so valuable for their history. She is also surprised at how much preservation is in the current plan.

Keith states he toured the home and they are quite nice on the inside and points to other houses

Jonny - States there is a lot of demand from young families for this neighborhood. He is concerned about taking down homes that could be converted to single family homes and keeping them as apartments.

Elena - has kept in mind keeping the character of the block. Generally in favor of doing infill development, and is open to tearing down the homes that are deemed demolishable. Concerned this proposal doesn't have affordable housing.

Martha notes that people renovating the houses would remove the “affordable housing” as well. Martha has difficulty opposing motion because we need to add housing.

Patrick notes the city is in the process of rewriting its rules for historic districts.

Zellers notes the city is in the process of creating a city-wide preservation plan.

Patrick notes it is not easy for developers to access affordable housing funds. The city was not interested in helping fund affordable housing at this site. Patrick states the developers have done an amazing job of moving to where they are now. He is still opposed to the development due to the scale of the buildings based on how deep they go on the lots. He doesn't think people on east dayton would be happy with the set back. Doesn't think it fits into the neighborhood plan. He doesn't think the buildings belong in this section of the neighborhood.

Meghan - Notes that the proposal has a lot of things that we want. It has a lot of preservation, and improves the quality of the home that are preserved. This council and committee has done a good job of dissuading purchases of entire blocks.

Tyler - Likes the idea that there are a lot of things we can support in the project. He is more neutral on the project. By not taking a stance, we could be relinquishing our ability to see through our conditions.

Cameron - Notes that current setbacks or ADU's are much smaller than what this project sets forth, and that this committee should not be discussing the appropriateness of setbacks since that is a city code and left up to plan commission and zoning to approve.

Jonny - MNA asks developers to agree to conditional uses to get support of committee. Is that something we should do? This is also not an end game, there could be another developer that develops the lot eventually.

Martha calls the question, seconded by Bob H. To support the motion would be to oppose the project.

Patrick makes motion to amend question. Motion should be to oppose, and any reasons for opposition would be placed in a letter from the council. Bob K. agrees to the amendment.

Motion is to oppose the proposal.

Patty moves to oppose

10 vote yay and 4 nay. Motion carries. Neighborhood will work on a draft letter for the developer.

Bob H. notes he appreciates the civil discussion and looks forward to working more with the development team. Zellers seconds that and thanks the development team. There have been massive improvements in the project since its inception.

7. Elected Officials reports Alderperson Ledell Zellers: district2@cityofmadison.com

There was no alder report given the meeting had run late at this point.

8. President comments

November 15th, 7:00 pm there will be a neighborhood wide transportation safety meeting at Festival Foods.

December 5th will be the annual TLNA planning meeting from 6-9 at Lyric conference room.

9. Adjourn

Motion to adjourn. Motioned seconded by Bob K and approved. Adjourned at 9:40 pm.

Exhibit A: Heatmap of recent vehicular thefts in neighborhood

Exhibit B: Sign In Sheet form TLNA 11/9/17 Meeting

Exhibit C: Development Report and Houden Powerpoint

Exhibit D: Parks Update

It was nice speaking with you briefly on the phone Tuesday. My apologies again for the delay in getting back to you on this. With regards to your questions for your meeting today:

James Madison Park

- To confirm, there have been 3 bench slabs installed at James Madison Park by our crew. The benches should be in place shortly.
- Also, to confirm, the 4 trees that are marked for removal will not be removed before the first of the year, and unless they appear to be causing immediate danger, will likely not be removed until later in 2018 by the Forestry crew. We will keep an eye on them and I have asked the supervisor of the crew to make sure TLNA receives a heads up when we are in to remove them.
- I encourage any who are interested to participate in the Master Plan process for James Madison Park. Patty Prime was involved in helping put together the RFP, and can attest that we are expecting a robust public input process.

Tenney

- Playground on the island has been removed and will be reconstructed likely by end of this week or early next
- Crews are busy getting ready for the ice season, and the floating rinks will be filled later this month.
- There was recently some electrical work done to upgrade the service to the island. This was really just replacing an aged service.

Reynolds

- We typically pull in the two expanded metal tables from Reynolds, and I suspect we will be doing that soon.
- Our Rangers continue to work through the issues we discussed several weeks back with MPD as necessary.

No updates for Yahara Place Park.

Have a nice day.

Lisa

Lisa Laschinger

Parks Operations Manager

City of Madison Parks Division

(608) 266-9214



Report Title: Tenney Lapham 11-9-17

Report Tracking Id: 749898

Dates: Oct 12, 2017 - Nov 09, 2017

Location: 615 E Washington Ave, Madison, WI 53703, USA

Report Includes: Aggravated Assault, Burglary - Commercial, Drugs / Narcotics Violation, Sexual Assault, Sexual Offense - Other, Disorderly Conduct, Theft - Other, Fraud, Alcohol Violation, Shoplifting, Theft, Burglary from Motor Vehicle, Robbery - Individual, Robbery - Commercial, Assault - Other, Traffic Incident, Vandalism, Weapons Violation, Burglary - Residential, Motor Vehicle Theft

Events

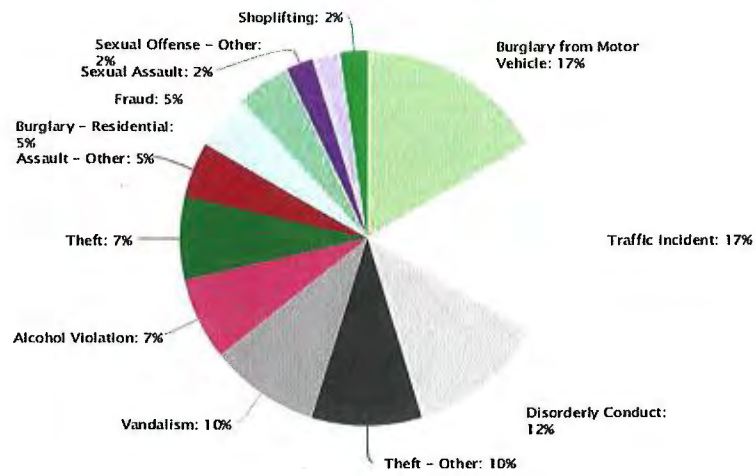


Map Legend:											
	Sexual Offense - Other		Assault - Other		Sexual Assault		Traffic Incident		Disorderly Conduct		
	Fraud		Shoplifting		Alcohol Violation		Vandalism		Theft - Other		Burglary from Motor Vehicle
	Burglary - Residential		Theft								

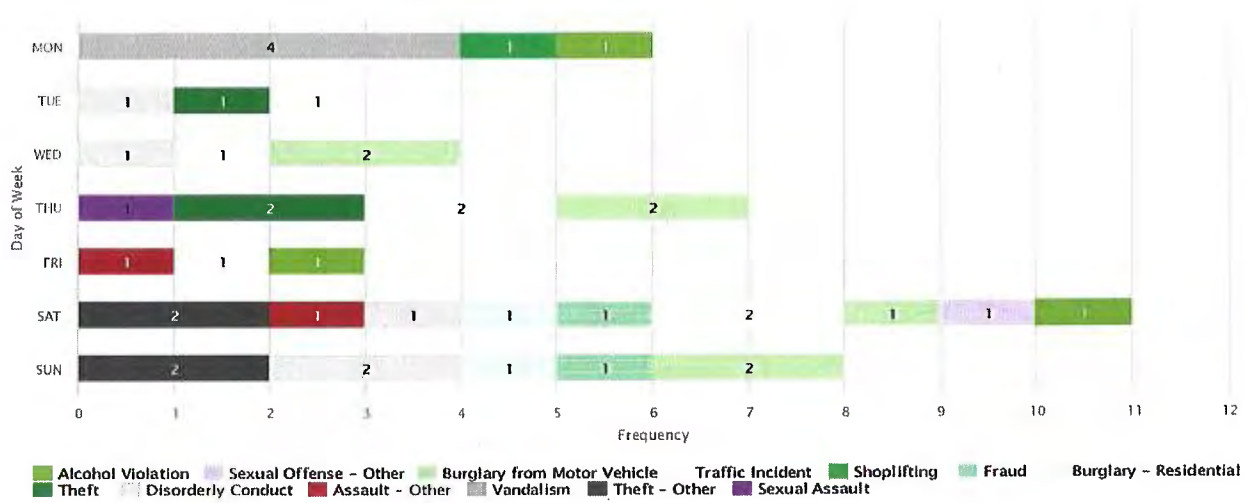
Density Map



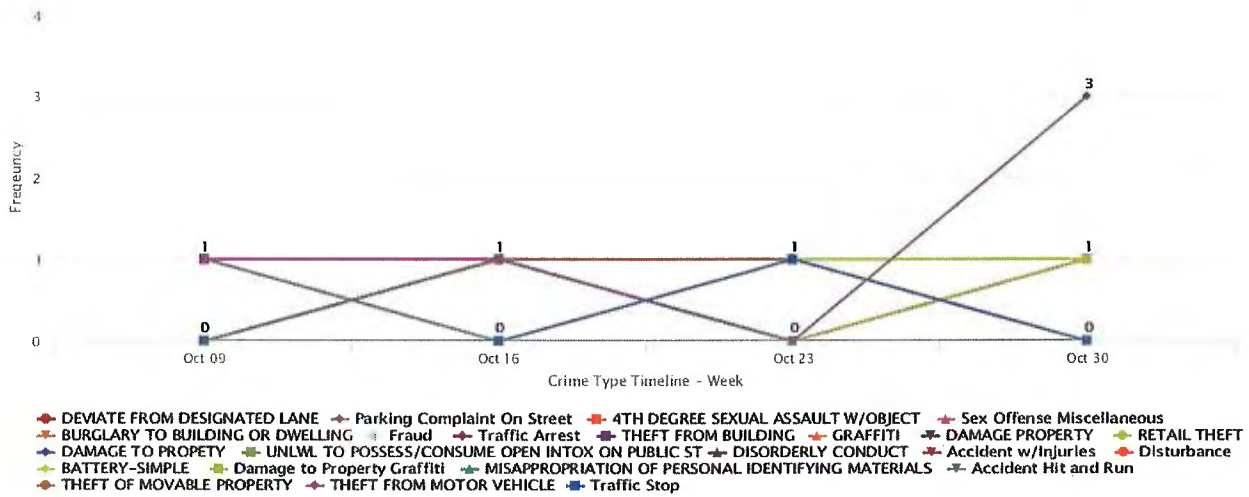
Crime Class



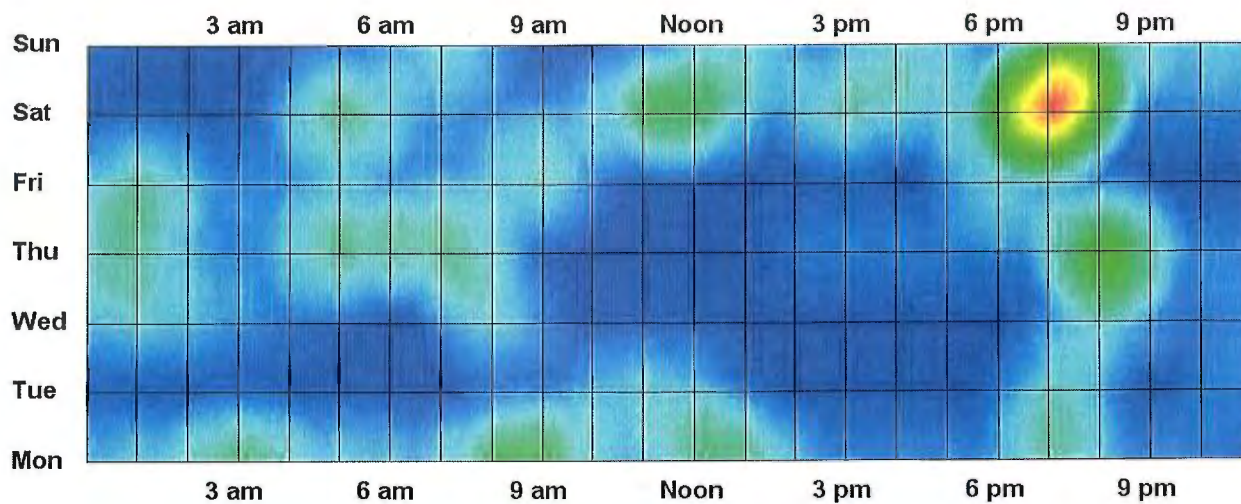
Crime Type by Day of Week - First Day



Crime Type Timeline - Week



Day of Week by Hour (Weighted Method)



TLNA · THURSDAY · NOVEMBER 9 · 2017

welcome!

NAME	Address	Email
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TLNA Development Report
For TLNA 9 November 2017 Meeting
By Patrick Heck

See TLNA development website for more details.

-- Houden Properties (700 block E. Johnson, south side)

TLNA Council will hear a presentation from the developer at the 9 November monthly meeting and consider taking a position on the proposal. The TLNA Steering Committee for the proposal issued a Supplementary Report on 9/6/2017 and Summary Report of its work on 6/29/2017. All committee materials are on the TLNA Development webpages.

-- Messner Site (1326 E. Washington)

Dane County's Request For Proposals (RFP) for a developer/operator for a potentially mixed-use and/or affordable and market rate housing development had 7 different responses. They were from:

1. Gorman & Co.
2. Common Wealth Development
3. Sherman Associates, Horizon Development Group
4. KCG Development
5. Movin' Out
6. Stone House Development
7. Urban Specialties

The RFP evaluation and selection committee includes David Staples, who is on the Tenney Nursery and Parent Center Board and is TLNA's representative on the committee. Several of the proposals were chosen by the committee to move to the next step - presentations to the committee. The winner will be chosen from among those presenting proposals. The winner is likely to be selected in the next month or so, but as is typical with County contracts, the details of the competing and winning proposals will not be released until the County and the winning developer come to an agreement on the terms of the proposal.

-- RPG (Blount/Johnson)

Excavation for the new E. Johnson building (next to the Caribou) with commercial space and 21 micro-units is ongoing and construction should start soon. One of the two houses that were on E. Johnson has been moved to E. Dayton across from Das Kronenberg and the other demolished. Excavation for the new 8-unit apartment building at Dayton and Blount should start soon – the house at that corner was also demolished.

-- Homeless Resource Center (615 E. Wash)

The day shelter (The Beacon) on E. Washington across from the Salvation Army opened on 16 October 2017. The Beacon is open daily from 8am to 5pm. The number of clients seems to be exceeding what was expected. There are many volunteer opportunities available and donations of funds and goods are welcome – all of this is detailed on their website and Facebook page.

-- Salvation Army (630 E. Wash)

The SA is working with their national and/or regional offices to refine and possibly revamp their plan for the site. TLNA will be sure to share any information we receive about future plans.

-- Stone House (1000 block E. Wash)

The high rise (The Lyric) and parking garage are open and renting. The larger commercial spaces are rented and businesses open. The 4-story apartment building along Mifflin/Brearily that will be primarily affordable units is still under construction. There is still no word on plans for the eastern portion of the block that was earlier proposed for Summit Credit Union's headquarters, but Stone House has purchased the Car-X building. That business has moved to near the corner of E. Johnson and E. Washington.

-- Galaxie (800 block E. Wash)

At least 19 of the 24 Starliner Condos have sold. These 1-story condos are in the 4-story E. Mifflin building closest to Paterson. The Starliner Lofts in the E. Mifflin building directly behind Festival Foods are also on the market, but fewer have sold due in part to their being completed just recently with some still finishing up. That building contains 2-story live-work condos with single-level condos on the 3rd floor. Some commercial/retail space in the Galaxie itself remains available.

-- Veritas Village

The development is completed and renting.

11/09/2017

700 East Johnson Street Development



Project Meetings to Date

Neighborhood Meeting:
January 10

TLNA Steering Committee Meeting:
February 2

TLNA Steering Committee Meeting:
February 15

TLNA Council Meeting:
March 9

TLNA Steering Committee Meeting:
March 16

TLNA Steering Committee Meeting:
March 20

TLNA Steering Committee Meeting:
April 20

TLNA Steering Committee Meeting:
June 1

TLNA Steering Committee Meeting:
August 8

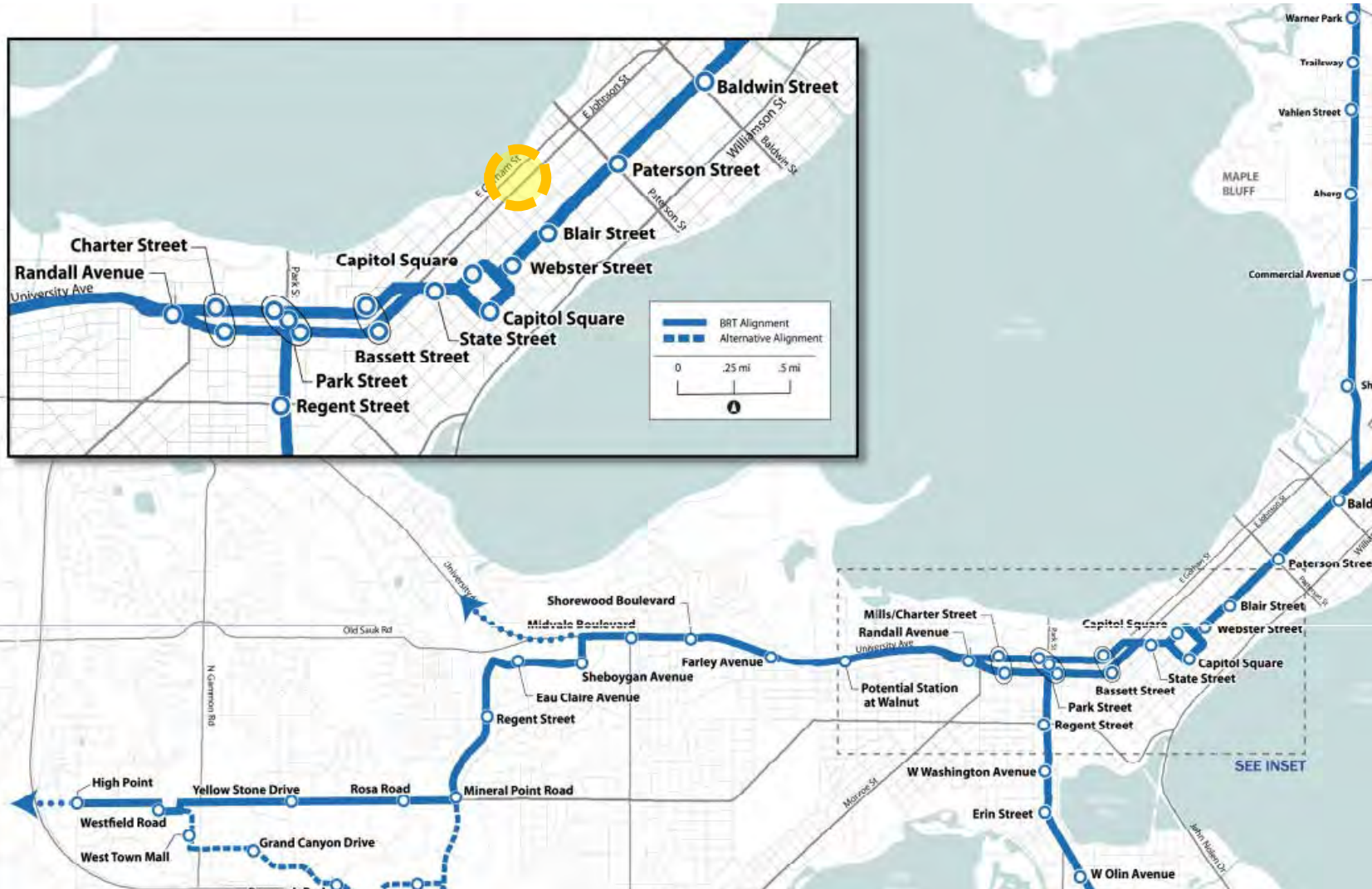
Existing Context

Nearby transit stops

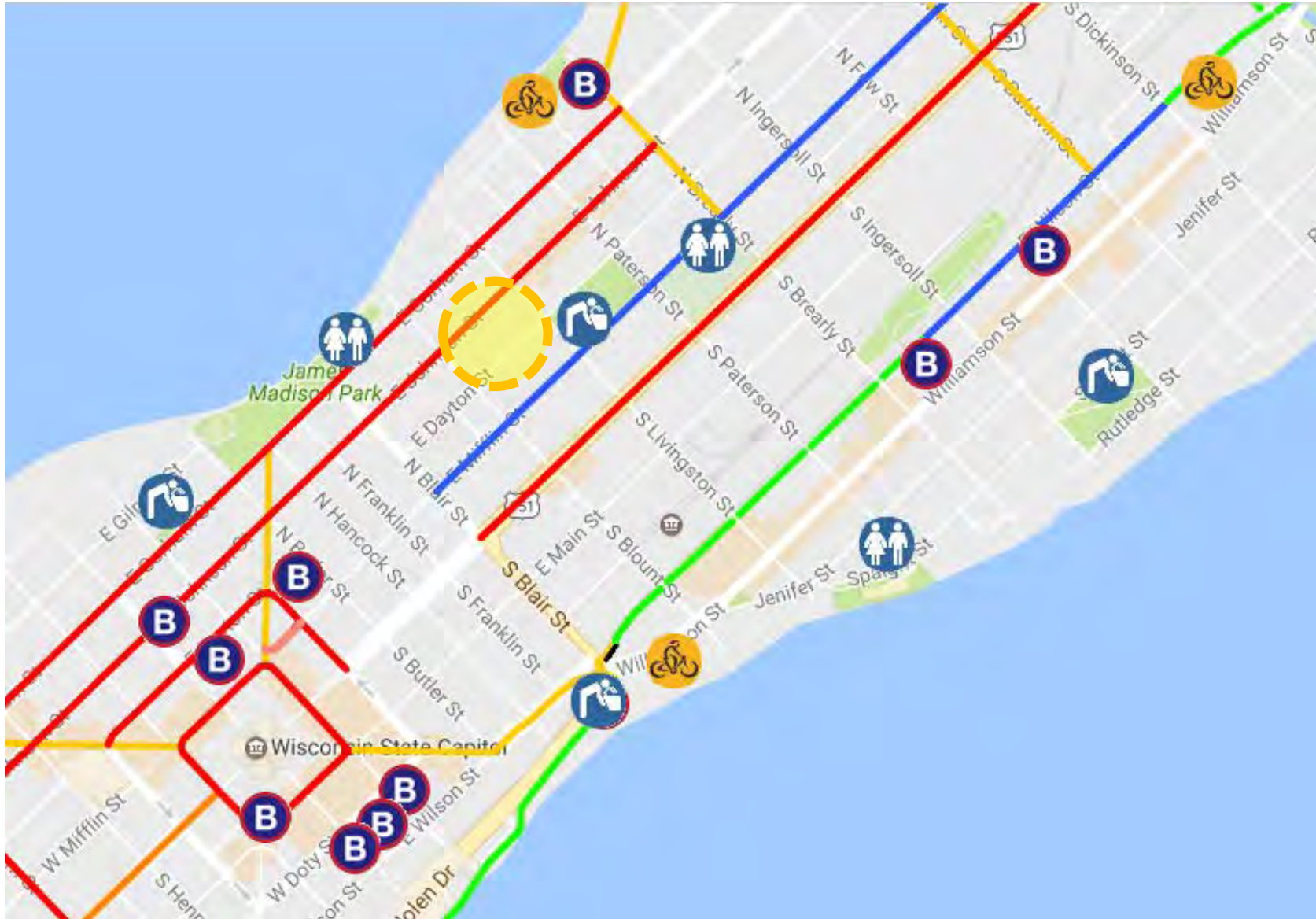
Madison Metro



Proposed BRT



Biking routes and amenities



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



Very Walkable

Most errands can be accomplished on foot.



Good Transit

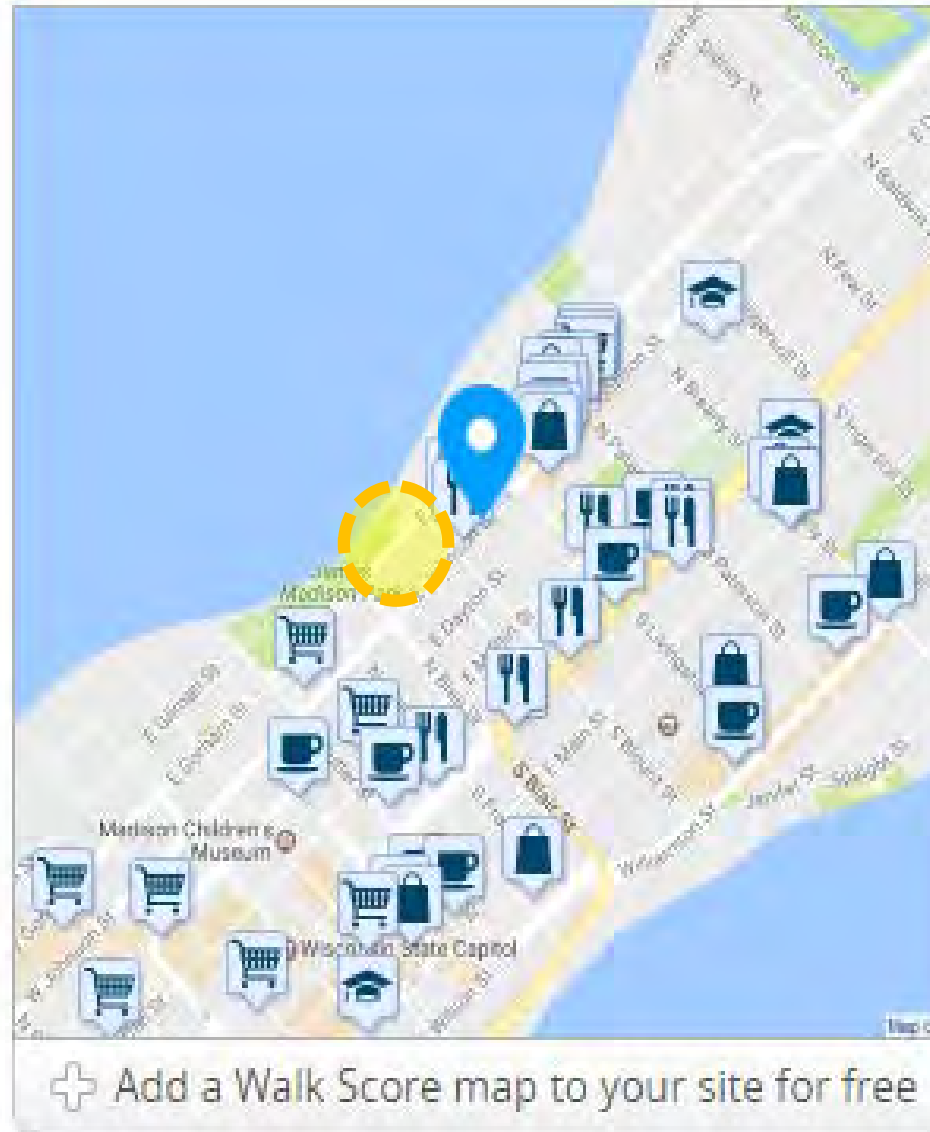
Many nearby public transportation options.



Biker's Paradise

Flat as a pancake, excellent bike lanes.

About your score



Walkability

(600-1000 blocks) East Johnson Street
16,650 – 22,850

(600-1000 blocks) East Washington Ave
42,840 – 56,350



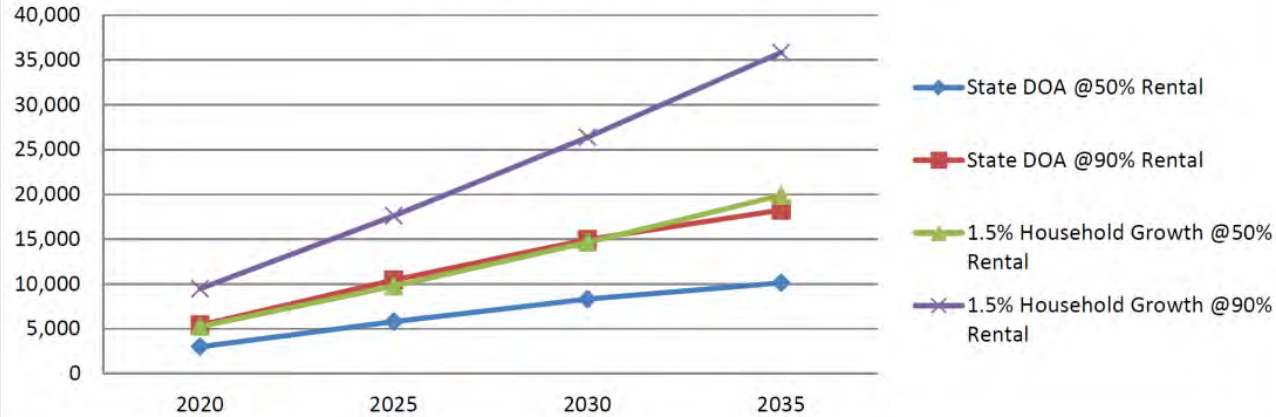
UrbanAssets Kahler Slater

2015 City of Madison Housing Report

Demand for rental housing is driven by:

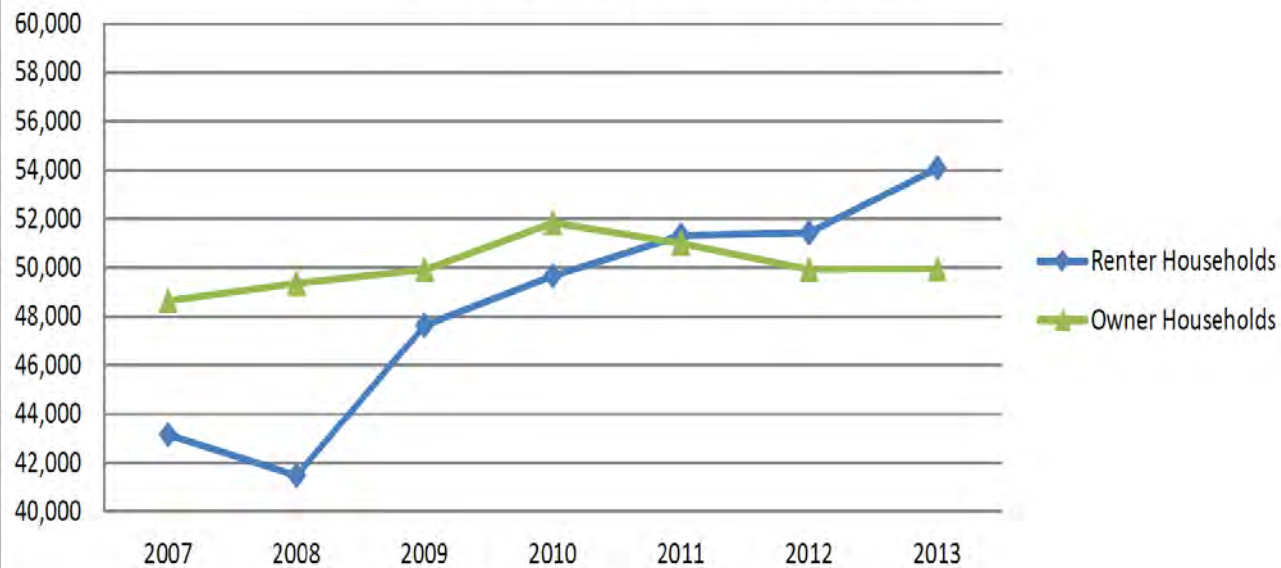
- Increased population and household growth
- Growth of households in the 25-34 age cohort
- Reversion to historic lower rates of home ownership
- Fastest growing group of renters are upper middle class households

Total New Renter Households



Source: WI Department of Administration

of Households by Rent vs Own



Planning Context

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/MOR1 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 MOR2 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 also 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 MOR2 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.

Map 5

Tenney-Lapham Neighborhood Plan

Land Use Recommendations

RESIDENTIAL DISTRICTS

LDR Low Density (0-15 units/acre)

MOR1 Medium Density Residential 1 (16-25 units/acre)

MOR2 Medium Density Residential 2 (26-40 units/acre)

HDR High Density (41-60 units/acre)

NMU Neighborhood Mixed Use

MIXED USE DISTRICTS

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.

CEM Commercial Employment - 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.

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Neighborhood Plan MAP 5

Note 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.

Land Use Categories

LDR Low Density Residential - Less than 16 units per acre. Acceptable housing 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.

MOR1 Medium Density Residential 1 - 16 to 25 units per acre. While density is higher than LDR, acceptable housing types and design standards are the same as LDR.

MOR2 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 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 Condominiums, Norris Court Apartments, Das Kronenberg Condominiums and 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.

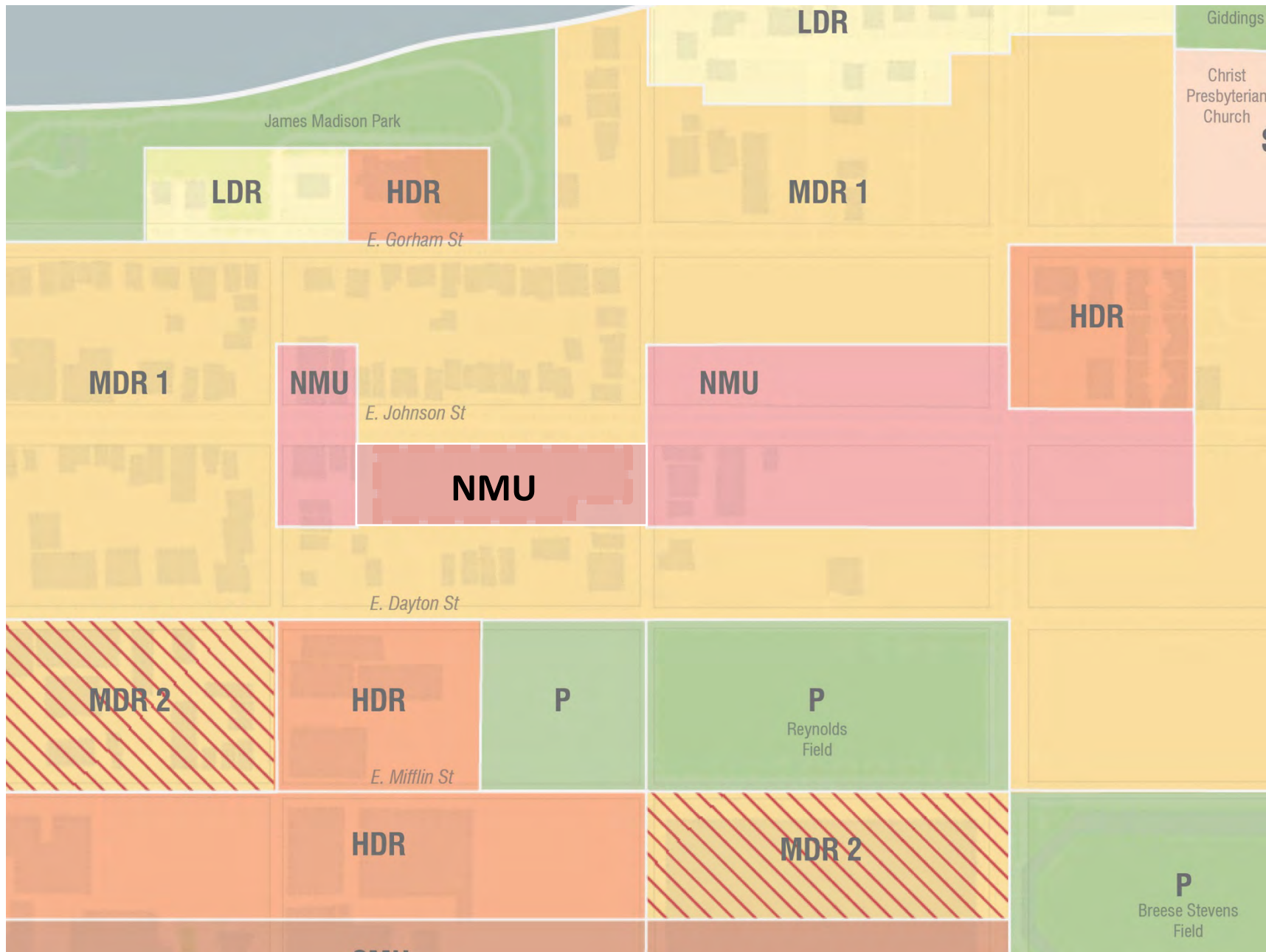
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0 600 Feet



Neighborhood Plan

Original Plan

Land Use

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

Summary Neighborhood Issues

“Strengthening the vitality of the neighborhood commercial core on East Johnson Street by encouraging rehabilitation of existing buildings, some new commercial construction, and installation of a shared parking area.”



TENNEY-LAPHAM Neighborhood Plan 2008



Adopted by the Madison Common Council February 5, 2008
Legislative File ID 06761 (RES-08-0016)

Neighborhood Special Features

“**Housing.** A wide range of housing options fit the needs of individuals and families – including single family homes with lake frontage to smaller, moderately priced homes, co-op living, **and two/three flats to larger apartment complexes** – are found in different areas of the neighborhood.”



TENNEY-LAPHAM Neighborhood Plan 2008



Adopted by the Madison Common Council February 5, 2008
Legislative File ID 06761 (RES-08-0016)

Future of Tenney-Lapham: Looking Back from 2020

“Last but not least, Tenney-Lapham also has a traditional neighborhood business district along East Johnson near Paterson Street. With the influx of more families and long-term residents, **the business district has thrived and expanded along the 700, 800, and 900 blocks of East Johnson Street.**”



TENNEY-LAPHAM Neighborhood Plan 2008



Adopted by the Madison Common Council February 5, 2008
Legislative File ID 06761 (RES-08-0016)

LAND USE GOALS, ACTION STEPS/PROJECTS, DESIGN STANDARDS, AND IMPLEMENTERS

Goal 3: Plan for growth of the East Johnson Street business district along both sides of the 700 and 800 blocks and part of the 900 block of East Johnson Street.

Discussion: A variety of businesses are currently located on these three blocks with the largest number being on the 800 block. The 700 and 900 blocks have businesses located only at their west ends. The other properties are residential. The neighborhood seeks to increase the business use of these blocks while keeping the residential flavor. Adaptive re-use of residential structures for specialty businesses is encouraged for this district. Replacement of existing structures with structures specifically designed for neighborhood mixed-use is also encouraged.

The continuation and growth of this district is vital to the neighborhood. As other areas of the neighborhood along East Washington Avenue and the Yahara River are developed for uses including business, all proposals must be evaluated to determine their impact on the viability of the East Johnson Street business district.

LAND USE GOALS, ACTION STEPS/PROJECTS, DESIGN STANDARDS, AND IMPLEMENTERS

Goal 3 – ACTION STEPS/PROJECTS	Goal 3 - DESIGN STANDARDS	Goal 3 - IMPLEMENTERS
<p>1. As shown on Map 5, Areas A and B, designate a portion of the 700 block, the 800 block and a portion of the 900 block of East Johnson Street as Neighborhood Mixed Use (NMU). Adopt an ordinance to amend the Comprehensive Plan accordingly.</p>	<p>In general, pedestrian-and-transit-oriented design principles should be applied.</p> <p>East Johnson Street is a metro transit route. It was historically, and may again be, a streetcar route.</p> <p>Initial growth of business uses should be focused on the 800 block and the west end of the 900 block. The 700 block should remain more residential in the near term.</p> <p>Ground floor retail with residential units above is an appropriate design for new structures built in this district. There are a number of current examples of such structures in the district already – see 702, 845 and 851-57 East Johnson as good examples. There should be a limited set back (to allow for benches, tables, planters, etc) from the sidewalk. The building height limit is 3-stories.</p> <p>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 re-use of existing residential structures to business uses (such as galleries or cafes) is also supported.</p>	<p>1. Department of Planning & Community & Economic Development</p>

City of Madison Comprehensive Plan – Land Use



Objective 7: Encourage the development of compact, mixed-use neighborhoods and districts.

Policy 1: Encourage the creation of **compact, mixed-use development projects** that include a variety of land uses in close proximity to each other. Such development should be consistent with City adopted plans, design guidelines and land development regulations that apply to mixed-use developments.

Objective 29: Provide a range of affordable, quality housing choices in all neighborhoods to meet the needs of households of different sizes, lifestyles, incomes and tastes.

Policy 2: Within each neighborhood, **provide different types of housing at multiple locations throughout the neighborhood**, rather than concentrating each type to separate locations.

Policy 5: Locate all housing types to provide **convenient access to neighborhood activity centers, reduce transportation distances, and create an overall pleasing residential environment.**

City of Madison Comprehensive Plan – Land Use



Objective 36: Provide **a range of housing opportunities**, including affordable housing, that will be attractive to both owner and renter households of different sizes, lifestyles, incomes and tastes.

Policy 1: In established neighborhoods characterized predominantly by single family and two-family housing types, generally **maintain the current housing mix while encouraging multi-family and mixed-use projects in neighborhood centers and business districts and along major transit corridors.**

Transit Oriented Development

“Transit-Oriented Development is characterized by a compact, mixed-use development pattern that **focuses the highest development densities and intensities in very close proximity to high capacity transit stops.**”

City of Madison Comprehensive Plan, 2006



City of Madison Comprehensive Plan - Housing



Objective 1: Promote housing development and reinvestment that encourages a range of housing choices for all residents and that helps physical dwellings contribute to the development of safe, comfortable, and viable neighborhoods, and a community for all residents.

Policy 11: Promote the development and operation of multi-modal transportation so that **housing can be built or expanded along predictable transit zones and corridors** that encourage reasoned land use, reinvestment, viable neighborhoods with a full range of neighborhood-serving businesses, and compact development.

City of Madison Comprehensive Plan - Housing



Objective 3: Preserve the quality of existing housing and adapt it to changing needs.

Policy 4: Work with property owners and developers to **improve the quality of repair and adaptation of existing residential buildings, and promote the quality of new design and construction** to enhance new developments.

Policy 6: Explore with developers, owners, and neighborhoods **ways to extend the life of signature buildings or key neighborhood-defining characteristics, and promote those that achieve a comfortable and effective balance of continuity and new functions.**

Policy 12: Encourage and facilitate the relocation of existing residential buildings that might **otherwise be demolished**, by proactively identifying sites where house can feasibly be moved.

Imagine Madison Draft Strategies for the Comprehensive Plan Update



Form & Connectivity

Goal 1: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategy 7: Reduce the demand for development of farmland and vacant land on the periphery of the City by encouraging infill, redevelopment, and higher development densities at appropriate locations.

Strategy 9: Concentrate the highest intensities of residential, employment, commercial, and mixed-use development downtown, along transit corridors, and at major activity centers.

Imagine Madison Draft Strategies for the Comprehensive Plan Update



Neighborhoods & Housing

Goal 1: Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

Goal 2: Madison will have a full range of quality and affordable housing opportunities throughout the City.

Strategy 1: Ensure that there is a sufficient supply of rental housing to reduce housing costs and provide more choices.

Project Evolution

Neighborhood Plan Amendment



FEBRUARY 12, 2016

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

**UrbanAssets**

Kahler Slater



JUNE 06, 2016

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

UrbanAssets

Kahler Slater



SEPTEMBER 27, 2016

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

UrbanAssets

Kahler Slater



FEBRUARY 1, 2017

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



FEBRUARY 1, 2017

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

UrbanAssets

Kahler Slater



MARCH 6, 2017

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

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MARCH 6, 2017

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APRIL 10, 2017

700 E JOHNSON ST - 700 E Johnson LLC
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UrbanAssets

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JUNE 1, 2017

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

UrbanAssets

Kahler Slater



AUGUST 8, 2017 - CURRENT

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

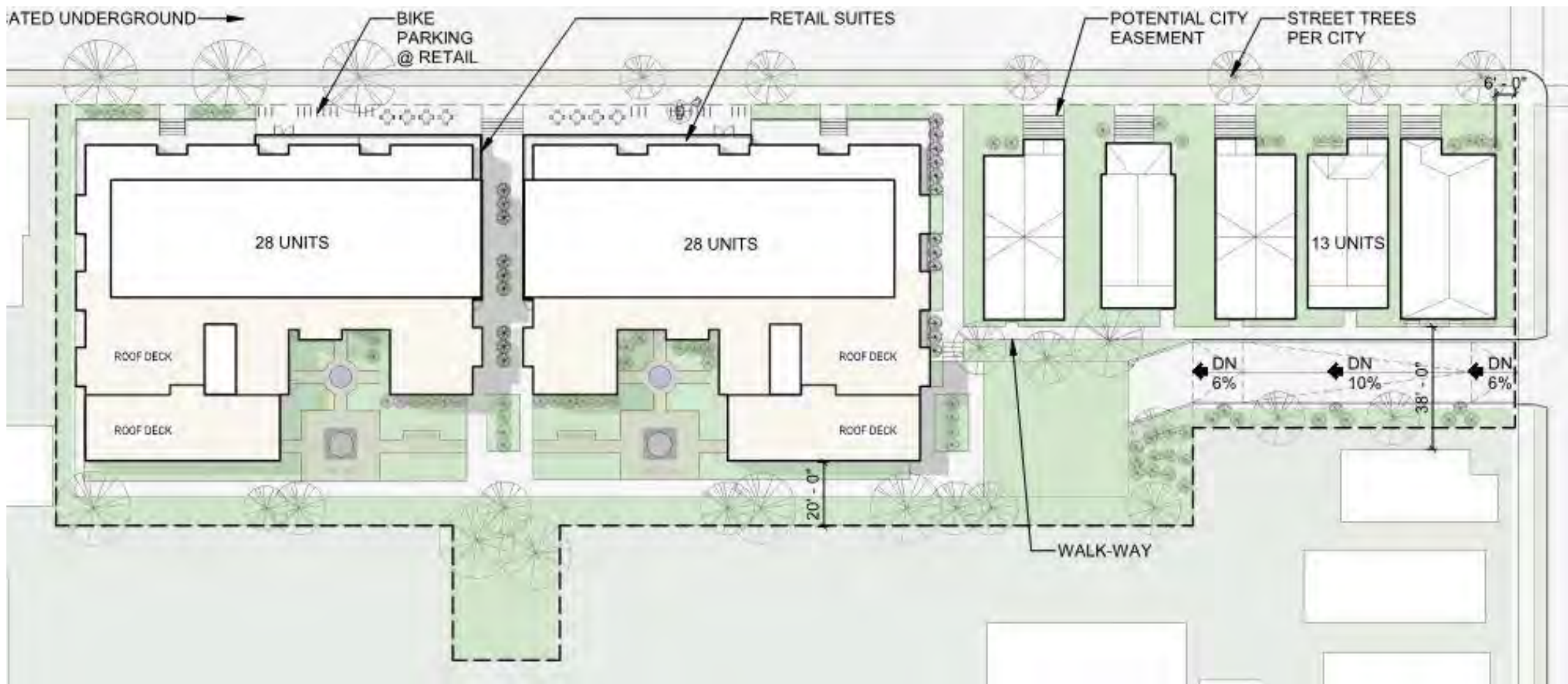
UrbanAssets

Kahler Slater



Current Proposal





Unit Type	Tally	Ratio	Notes
S	18	26%	54% Studios and 1s
1	19	28%	
2	22	32%	
3	9	13%	
4	1	1%	46% 2s, 3s and 4s
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
- 2800 sf of retail
- Bike and auto parking
- Balances unit sizes

Key Components

- **Modern, efficient apartment units:** mix of 69 studio, one, two, three, and four-bedrooms
- **Commercial space:** two 1400 sq ft retail units
- **Parking:** 69 underground vehicle spaces
- **Community Access:** access to roof deck terraces, courtyard and rear yard green space
- **Other features:** Electric car charging stations, pet grooming area

Restoration on Site

751 East Johnson

745 East Johnson

743 East Johnson

739/741 East Johnson

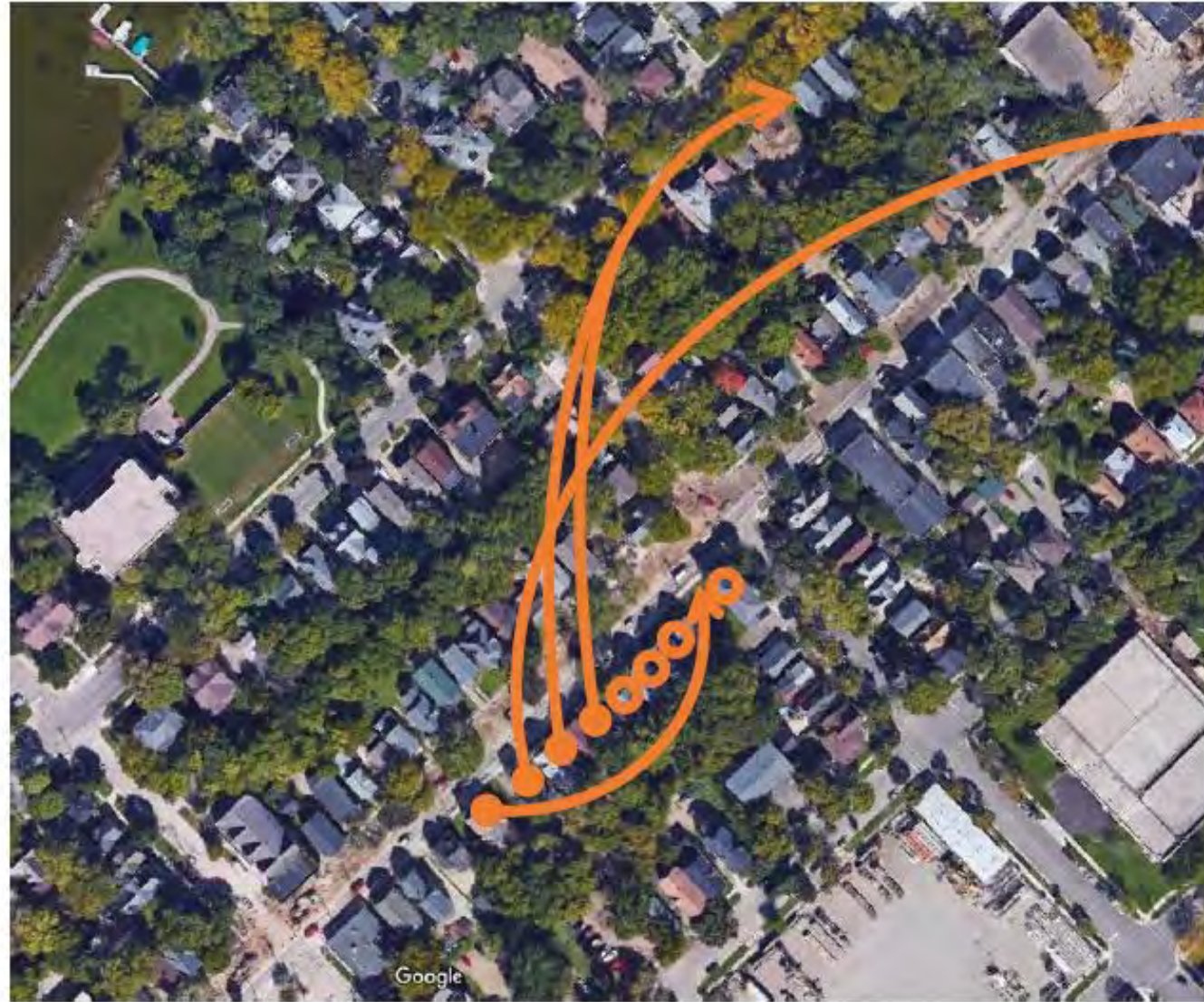
Restoration & Relocation

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

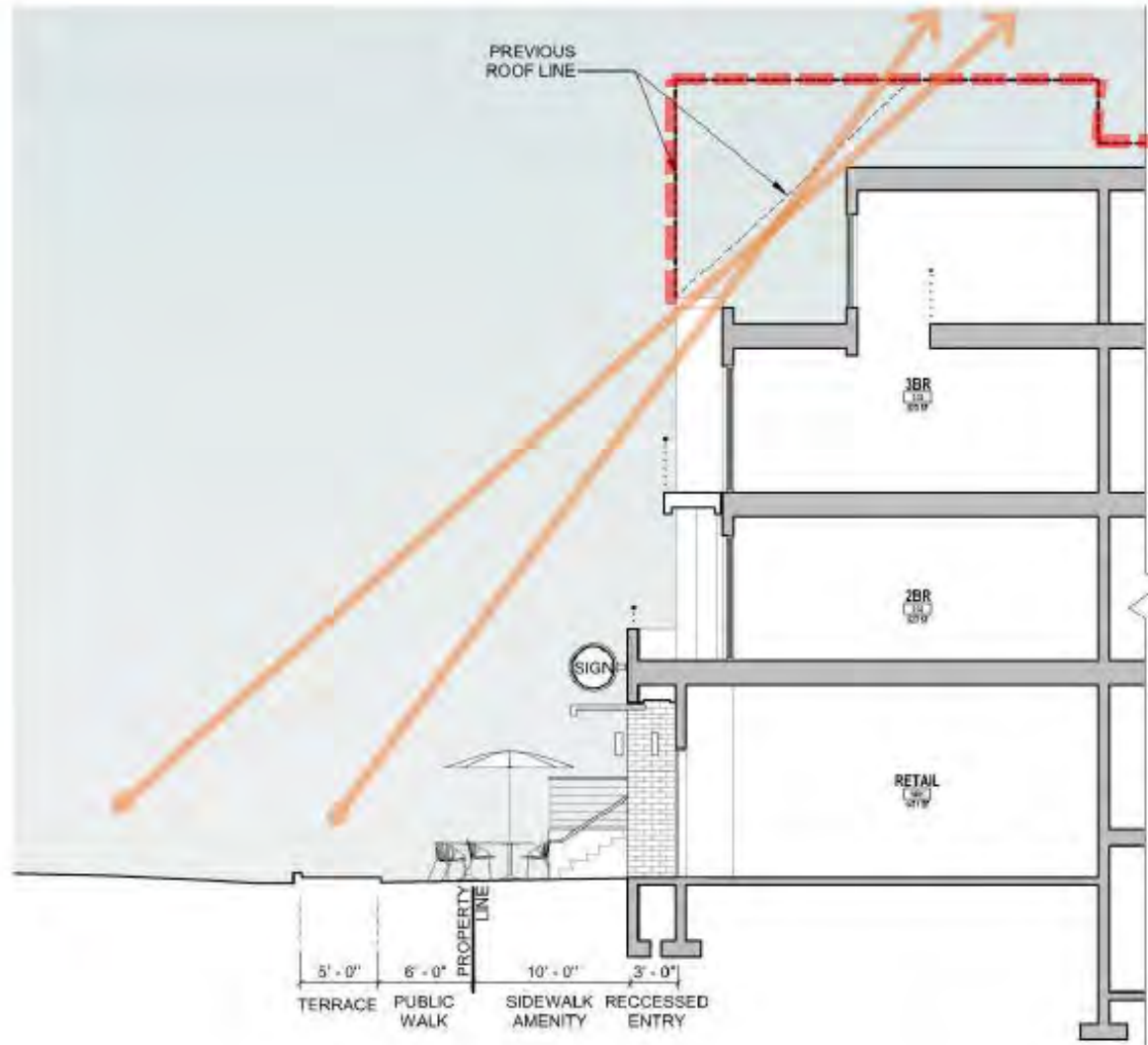


731





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





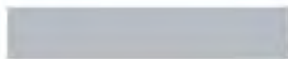
MASONRY MODULAR BRICK
STACK BOND
CHAMPAGNE



EQUITONE FIBER CEMENT PANEL
GRAY TONES



CORRUGATED METAL PANEL
CONCEALED FASTENERS



STANDING SEAM METAL



CABLE RAIL



ACCENT PANELS
ORANGE METAL PANEL
CEDAR SHIPLAP





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



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



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

Benefits of Proposed Development

- **Preservation** of eight Queen Anne homes
- Unit mix that includes **family housing**
- **ADA accessible** rental units & businesses where none currently exists
- **Expansion of walking commercial district** spanning from the 700 block to the 900 block of East Johnson Street
- **Additional safety & security** along East Johnson Street
- Significant **investment** in the neighborhood with an **increased tax base**
- Project to be completed **without** subsidy funding
- **New patrons** for existing Tenney-Lapham businesses
- Maintaining affordable housing
 - **Preserving eight of eleven** current affordable housing options without subsidy
 - **Improve vacant lot** on East Gorham by moving and restoring two affordable housing structures

Next Steps

Development Assistance Team (DAT) meeting:

November 16th

UDC Initial Meeting:

February 7th

Submit Urban Design Commission (UDC) materials:

November 22nd

Plan Commission Meeting:

February 19th

UDC Informational

December 6th

UDC Final Meeting:

March 7th

Landmarks Commission:

December 11th

Common Council Meeting:

March 19th

Submit Land Use & Subdivision Application:

December 20th

Move houses: March

Break Ground: April

THANK YOU!