

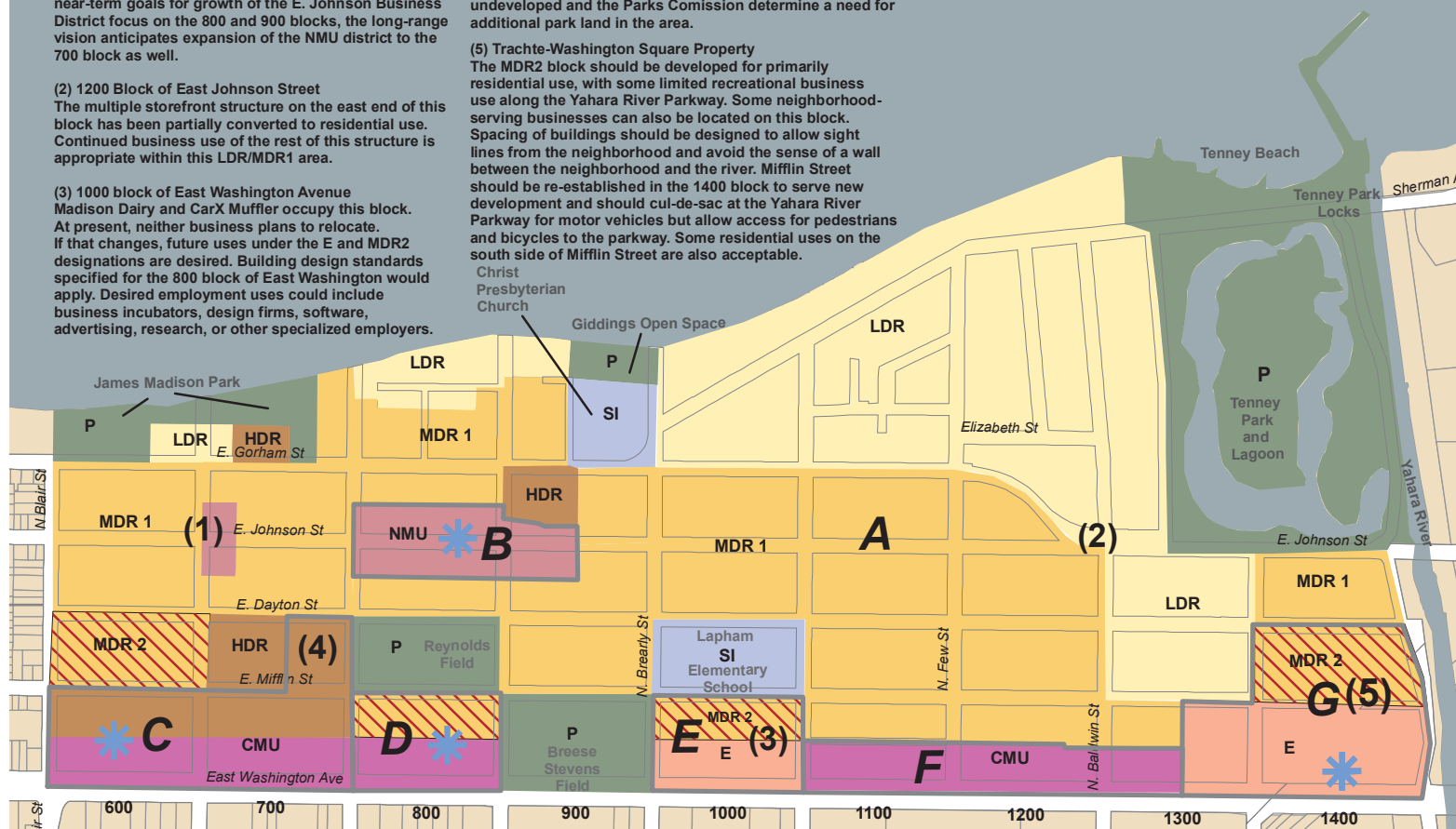
# Map 5

# Tenney-Lapham Neighborhood Plan Land Use Recommendations

## 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) Additional park land on the eastern portion of this property is an acceptable alternative use, should the property remain undeveloped and the Parks Commission determine a need for additional park land in the area.
- (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.



## 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  
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0 600 Feet

## 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.

Blair St