

PROPOSED MIXED USE HOUSING DEVELOPMENT

700 BLOCK E. JOHNSON STREET · MADISON

Palisade Property Management is proposing to reposition and restore Queen Anne homes along the 700 Block of E. Johnson Street in the Tenney-Lapham Neighborhood and add a new, 3-story, mixed use housing development.



THE TEAM:

- **Palisade Property Management:** Developer
- **Kahler Slater:** Project Architect

BENEFITS OF PROPOSED DEVELOPMENT:

- **Preservation** of eight Queen Anne homes
- Unit mix includes **family housing (3+ bedrooms)**
- **ADA accessible** rental units & businesses where none currently exist
- **Expansion of walkable commercial district** spanning from the 700 Block to the 900 Block of E. Johnson Street
- **Additional safety & security** along E. Johnson Street
- Significant **investment** in the neighborhood with an **increased tax base**
- Project to be completed **without** subsidy funding (TIF)
- **New patrons** for existing Tenney-Lapham businesses

NEARBY DENSITY

- **700 East:** 55 units per acre
- **Norris Court:** 70 units per acre
- **Veritas Village:** 73 units per acre
- **RPG Proposal:** 92 units per acre

KEY COMPONENTS

- **Modern, efficient Apartment Units:** Mix of 69 studio, one, two, three, & four-bedrooms
- **Commercial Space:** Two 1400 sq ft retail units
- **Parking:** 69 underground vehicle spaces
- **Community Access:** Roof deck terraces, courtyard & rear yard green space
- **Other Features:** Electric Car Charging Stations, Pet Grooming Area

MAINTAINING AFFORDABLE HOUSING

- **Preserving eight of eleven** current affordable housing options **without subsidy**
- **Improve vacant** lot on E Gorham by moving & restoring two affordable housing structure

Infill Development = Smart Growth & Sustainable Development = City Goals