



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

**1. Project Address:** 925-927 & 931-933 W. Johnson Street **Project Area in Acres:** 0.3059

**Project Title (if any):** UW-Madison Lot 61 Expansion and Two Building Demolition

**2. This is an application for:**

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		
<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan		
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Gary A. Brown Company: University of Wisconsin-Madison  
 Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726  
 Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gbrown@fpm.wisc.edu

Project Contact Person: Gary A. Brown Company: University of Wisconsin-Madison  
 Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726  
 Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gbrown@fpm.wisc.edu

Property Owner (if not applicant): Board of Regents of the UW System  
 Street Address: 1220 Linden Drive City/State: Madison, WI Zip: 53706

**4. Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
Removal of vacant buildings, construction of a new, temporary surface parking lot.

Development Schedule: Commencement June 2012 Completion August 2012

**5. Required Submittals:**

**Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

**Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

**Filing Fee:** \$ N/A See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

For any applications proposing demolition or removal of existing buildings, the following items are required:

- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
- A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
- Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

**Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
→ The site is located within the limits of 2005 Campus Master Plan Plan, which recommends:

\_\_\_\_\_ for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder Scott Resnick - 1/26/12

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 2/16/12 Zoning Staff: Matt Tucker Date: 2/16/12

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Gary A. Brown Date 4/3/12

Signature Gary A. Brown Relation to Property Owner Owner's Representative

Authorizing Signature of Property Owner Gary A. Brown Date 4/3/12

**BROWN, Gary**

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**From:** BROWN, Gary  
**Sent:** Thursday, January 26, 2012 4:23 PM  
**To:** 'Resnick, Scott'  
**Cc:** HATFIELD, Deborah; COLLINS, Matt  
**Subject:** UW Proposed Building Demo and Parking Lot Project

Hi, Scott... just wanted to give you a heads-up on a small project we are working on for the university. It involves the removal of an old house and a large rooming house at 925 and 931 W. Johnson Street, south of Grainger Hall. These buildings have been vacant since 2009 and 2007 respectively and are in poor condition. The university would like to remove the buildings and construct a new surface parking lot replacing our existing small 12-space lot along Clymer Place. The new lot will have 32 permit parking spaces (net increase of 20 spaces) with appropriate landscape screening, lighting, and stormwater management control. This use will be temporary until the university acquires the remaining parcels on the north half of the block for future university academic/research development, as outlined in our approved 2005 Campus Master Plan.

Our draft schedule for zoning approvals is as follows:

<b>Development Assistance Team meeting:</b>	<b>February 16, 2012</b>
<b>Plan Commission submittal:</b>	<b>March 7, 2012</b>
<b>Joint Southeast review:</b>	<b>March 26, 2012</b>
<b>Plan Commission meeting:</b>	<b>April 23, 2012</b>
<b>Final sign-off from city staff:</b>	<b>May/June 2012</b>

Please let me know if you have any questions or concerns. I would be happy to meet with you to review the project plans.

Thanks,

Gary

=====  
**Gary A. Brown, PLA, FASLA**  
Director, Campus Planning & Landscape Architecture  
Director, Lakeshore Nature Preserve

Facilities Planning & Management  
University of Wisconsin-Madison  
610 Walnut Street, Suite 919  
Madison, WI 53726  
Ph: 608-263-3023  
Cell: 608-334-2417  
Fax: 608-265-3139  
[gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu)  
[www.fpm.wisc.edu](http://www.fpm.wisc.edu)  
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**WISCONSIN**  
UNIVERSITY OF WISCONSIN-MADISON

April 4, 2012

Mr. Matthew Tucker  
City of Madison Zoning Administrator  
215 Martin Luther King Jr. Blvd  
Rm. LL-100, Municipal Bldg  
Madison, WI 53710

**RE: DEMOLITION/CONDITION USE PERMIT APPLICATION – Letter of Intent  
LOT 61 EXPANSION AND TWO BUILDING DEMOLITION  
925 & 931 W. Johnson Street  
University of Wisconsin-Madison**

Dear Mr. Tucker,

This is an application for demolition of two vacant structures located at 925-927 and 931-933 W. Johnson Street and a Condition Use Permit for construction of a new surface parking lot. This application is being submitted for Plan Commission action at their May 21, 2012 meeting. Demolition of the buildings is scheduled to begin in June 2012 and be completed by July 2012. Construction of the parking lot would be completed in August 2012. All land is owned by the Board of Regents of the University of Wisconsin System.

**Application Materials**

- Zoning Application
- Plans (7 full size copies, 7 reduced size 11” x 17” copies, 1 letter size copy)
- Letter of Intent (12 copies)
- Photos
- Legal Description

**Project Participants**

**Owner:** **State of Wisconsin**  
 Agency: University of Wisconsin System  
 Board of Regents  
 Room 1860 Van Hise Hall  
 1220 Linden Drive  
 Madison, Wisconsin 53706

**Owner’s Contact:** **University of Wisconsin – Madison**  
 Facilities Planning and Management  
 610 Walnut Street  
 Madison, Wisconsin 53726  
 Phone: 608-263-3023  
 Fax: 608-265-3139  
 Attn: Gary Brown  
 E-Mail: [gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu)

**Facilities Planning & Management**

9<sup>th</sup> Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397  
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

**Engineer:** **Edge Consulting Engineers, Inc.**  
624 Water Street  
Prairie du Sac, WI 53578  
Phone: 608-644-1449  
Fax: 608-644-1549  
Attn: Arlen Ostreng, P.E.  
E-Mail: [aostreng@edgeconsult.com](mailto:aostreng@edgeconsult.com)

**Project Description:**

The University Of Wisconsin – Madison is proposing to remove two structures located at 925-927 and 931-933 W. Johnson Street and expand an existing temporary surface parking lot on the two lots. The structures are vacant and are at continual risk for break-in and vandalism. The buildings are in very poor condition. The unoccupied buildings pose a risk to public safety in their current condition.

The proposed expanded surface parking lot will replace an existing small 12-space lot along Clymer Place. The new lot will have 32 permit parking spaces (net increase of 20 spaces) with extensive landscape screening, lighting and stormwater management control. See attached plans. The use will be temporary until the University acquires the remaining parcels on the north half of the block for future university academic/research development, as outlined in the approved 2005 Campus Master Plan. Until the block is redeveloped, demolition of the structures eliminates the risk to public safety and allows the temporary parking lot to provide an immediate benefit to the University by creating needed additional parking spaces lost to development elsewhere in this part of the campus.

Pictures of the existing buildings (interior & exterior) are attached. The buildings are described as follows:

925-927 West Johnson Street (Parcel #0709-232-1505-2)

This two and one-half story wood frame, two-flat residence was acquired by the University in 1999. The University leased it for student housing up until 2009 when it became vacant. The house was built in 1909 as a single family residence and has a total living area of 2,070 square feet. The exterior of the building is wood shingles over a wood frame. Asphalt shingles cover the roof. The structure is in very poor condition with numerous holes in the walls, cracks in the walls and ceiling, water damage, evidence of mold and a crumbling foundation.

931 West Johnson Street (Parcel #0709-232-1506-0)

This three and one-half story wood frame rooming house was acquired by the University in 2000. The University had leased it for student housing up until 2007 when it became vacant. The building was built in 1909 as a rooming house and has a total living area of 8,056 square feet. The exterior of the building is brick and stucco over a wood frame. Asphalt shingles cover the roof. The structure is in very poor condition with numerous holes in the walls, cracks in the walls and ceiling, water damage, evidence of mold and a crumbling foundation.

**Schedule:**

Begin Demolition:	June 25, 2012
Complete Demolition:	July 20, 2012
Begin Parking Lot Construction:	August 1, 2012
Complete Parking Lot Construction:	August 31, 2012

The project was presented to the City of Madison Development Assistance Team on February 16, 2012. The on-line notification for building demolition was made January 26, 2012. The alder was notified on January 26, 2012.

**Legal Description of Site**

Lot 2, Block 16 of the University Addition to Madison.

Lighting and signage for the new parking lot will be in conformance with Campus standards. All maintenance will be performed by UW Facilities Staff including snow removal.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



Gary A. Brown, FASLA  
Director, Campus Planning & Landscape Architecture  
Facilities Planning & Management, University of Wisconsin-Madison

Xc: Matt Collins, UW-Madison FP&M Project Manager  
Timothy Stratton, DOA/DSF Project Manager

Alder Scott Resnick, District 8

# 925-927 West Johnson St.



\* Two-flat built in 1909; acquired by UW in 1999; vacant since 2009

925-927 West Johnson St.





925-927 West Johnson St.



# 931-933 West Johnson St.



\* Room House built in 1909; acquired by UW in 2000; vacant since 2007

931-933 West Johnson St.



931-933 West Johnson St.



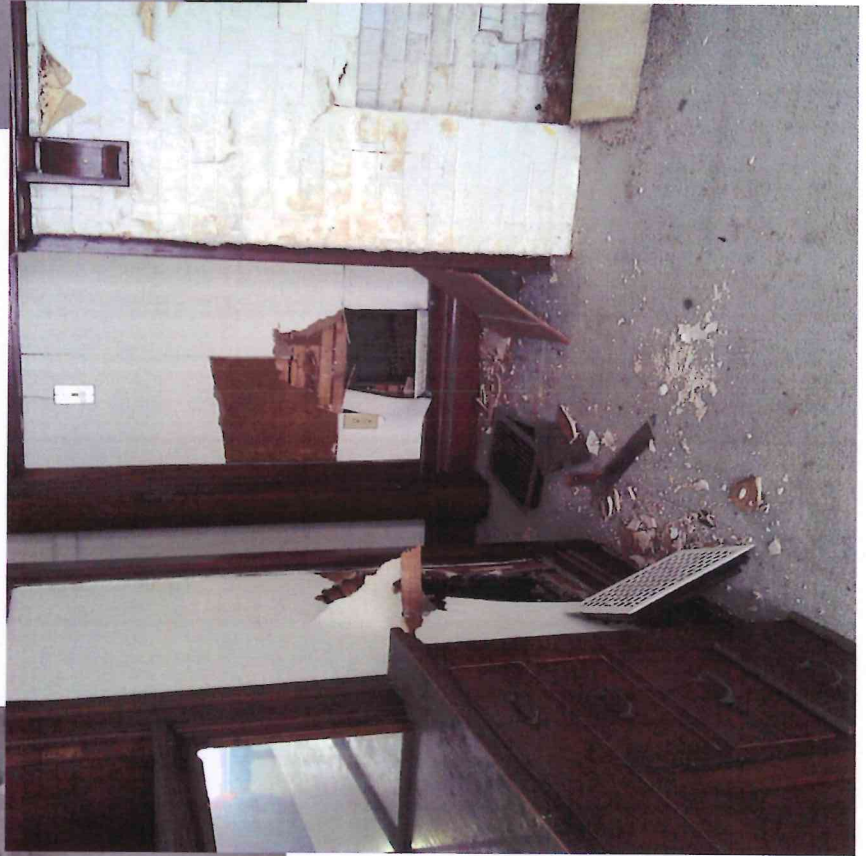
931-933 West Johnson St.



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