



**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.

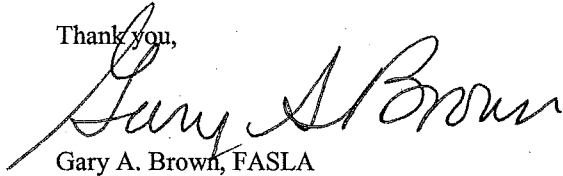
**Legal Description of Site**

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