

Letter of Intent

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
608 251 1350



To: City of Madison Plan Commission
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: January 5, 2015

Project: 520-524 East Johnson

Existing Conditions:

This is a 66' x 66' property with two wood framed structures. 520, a two family, which was built on site and 524, a three family that was moved from Butler Street. The site was rezoned PUD-SIP to allow this relocation.

A Minor Alteration was submitted in October 2011 for changes necessary to shift the accessible access from the ground to the first floor. The Zoning Administrator set as a condition for approval and issuance of a building permit that the area well on Blair Street be constructed of concrete and over the objection of the owner this was noted on the plan set. The area well was constructed of cement stucco over cement board (both of which are a variety of concrete) on treated plywood & wood framing.

The bike racks originally shown at the top of the drive to the west of 520 but to avoid interference with the parked cars were instead installed on the deck to the north in a manner that did not allow a full 5' access clearance as required by the ordinance. A Minor Alteration was submitted in February 2013 showing three new bike stalls between the two buildings along Johnson Street. The new bike stalls have been installed and existing one retained for the convenience of the residents.

Issues to be Resolved:

Area wells are constructed out of wide variety of materials including concrete, masonry, stone, timber and most typically plastic or corrugated metal. The treated wood foundations used here are in full compliance with the governing building codes and have been positively evaluated and promoted by among others the Forest Product Lab on campus. The construction is more than adequate to the task.

The adequacy and appropriateness of the means and materials of construction is best judged by building professionals, which is why the City has separate building inspection and zoning divisions. As with any PUD-SIP this project was reviewed and reviewed again by neighborhood groups, various City agencies as well as the Plan Commission and the plans adjusted in response to the concerns voiced. Given the ample opportunity to comment on the proposed plans and allow timely incorporation is it appropriate for the Zoning Administrator making a last minute decision (the foundation had already been poured, the area wells installed

and the cement masons had left the job) on methods and materials of construction, not an area of his expertise, and imposing compliance as a condition of obtaining a building permit for the placement of the building (separate permits had been issued earlier for the renovation of the houses prior to moving and for the new foundation at Johnson Street)?

“28.141(11)(g) Bicycle parking not meeting dimensional or access aisle requirements may be installed but shall not count towards a minimum bicycle parking requirement”. This is a PUD-SIP with its own zoning and the staff and Plan Commission can certainly impose specific conditions as it has done previously for this project. Is it appropriate that zoning staff demand that the extra bike parking allowed elsewhere in the City and currently made available to and used by the residents be moved or removed?

We ask the Plan Commission to allow the area well and bike rack in question to remain as installed.

Address:

520-524 East Johnson

Legal Description:

ORIGINAL PLAT, BLK 257, NE 1/2 OF LOT 5

Site Area: 4,356 SF or 0.10 Acres

Owner and General Contractor:

Cliff Fisher
107 North Hancock
Madison, Wisconsin 53703

Architect:

James McFadden
McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703

Building Coverage: 2,250 SF

Surface Parking & Paved Area: 240 SF

Green Space: 1,980 SF

Useable Open Space: 770 SF

Floor Area: 3,800 SF

Floor Area Ratio: 0.80

Apartments:

520: 2
524: 3
Total: 5