



City of Madison

Proposed Demolition

Location
1314 West Johnson Street

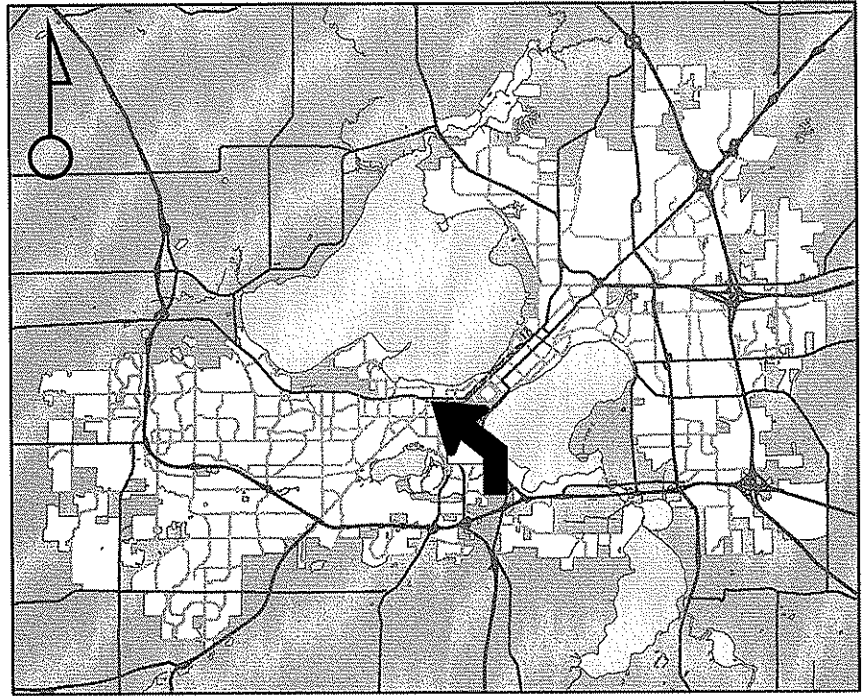
Project Name
Randall Towers Demolition

Applicant
George Austin - WARF

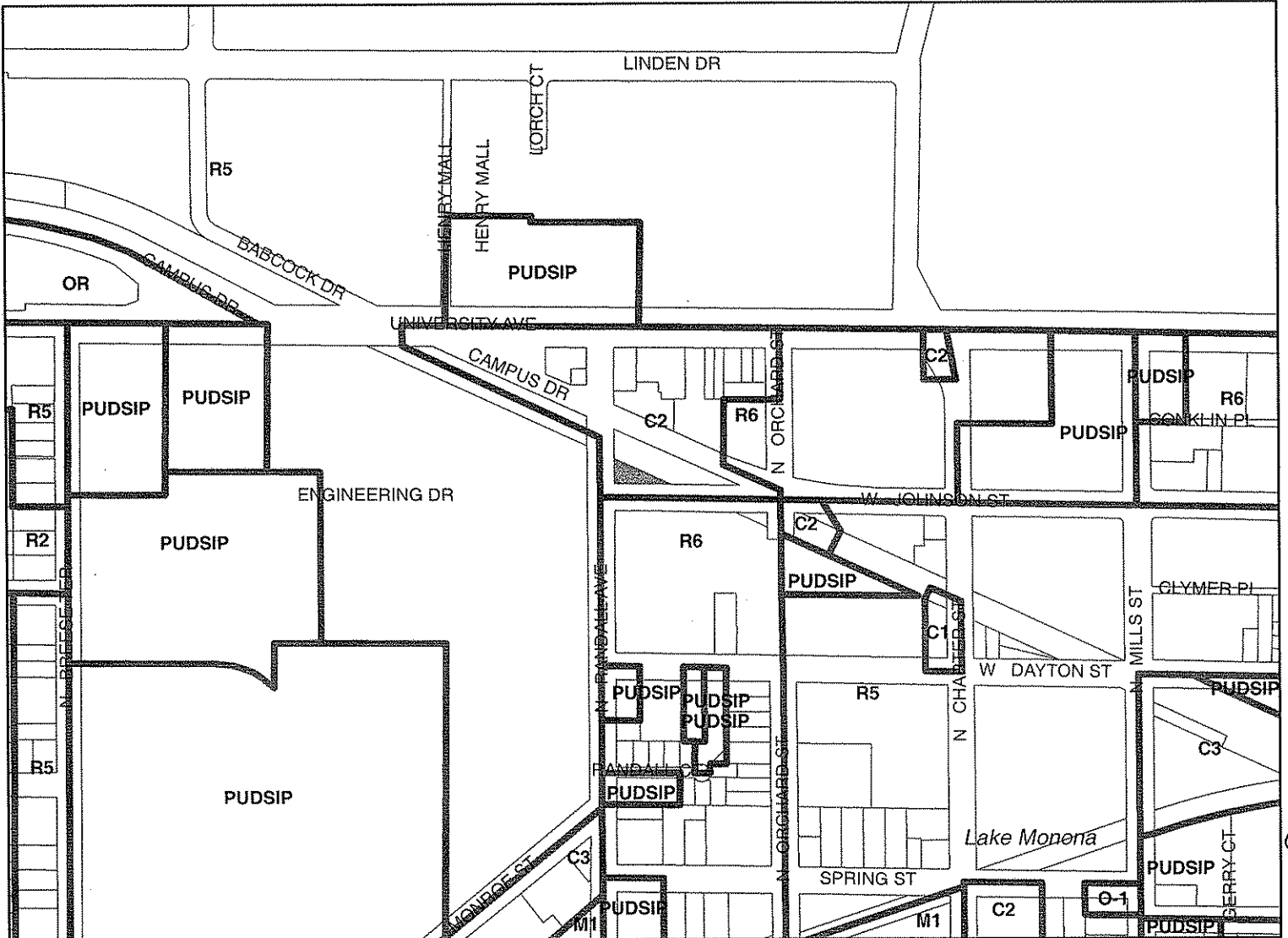
Existing Use
5-Story Residential and Commercial Building

Proposed Use
Demolish Randall Tower Apartments for WID/MIR Construction Staging and Future Union South

Public Hearing Date
Plan Commission
11 February 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 January 2008



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.
- 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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550.00 Receipt No. 87740
 Date Received 12/19/07
 Received By JLK
 Parcel No. _____
 Aldermanic District 8 - Eli Judge
 GQ Hold - ALC / RR frontage
 Zoning District C2
For Complete Submittal
 Application Letter of Intent OK
 IDUP _____ Legal Descript. _____
 Plan Sets Zoning Text N/A
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 12/19/07

1. **Project Address:** 1314 W. Johnson St. See attached Exhibit A **Project Area in Acres:** 0.11

Project Title (if any): _____

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Wisconsin Alumni Research Foundation Company: _____
 Street Address: 614 Walnut Street, Room 1265C City/State: Madison, WI Zip: 53726
 Telephone: (608) 262-3717 Fax: () Email: gaustin@overturefoundation.com

Project Contact Person: George E. Austin Company: Wisconsin Alumni Research Foundation
 Street Address: 614 Walnut Street, Room 1265C City/State: Madison, WI Zip: 53726
 Telephone: (608) 262-3717 Fax: () Email: gaustin@overturefoundation.com

Property Owner (if not applicant): WARF Properties, LLC
 Street Address: 614 Walnut Street, 13th Floor City/State: Madison, WI Zip: 53726

4. Project Information:

Provide a general description of the project and all proposed uses of the site: See Letter of Intent

Development Schedule: Commencement 1/2008 Completion 3/2008

5. Required Submittals:

Site 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:

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

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 550.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 the UW-Madison Campus Master Plan, which recommends:
siting of a portion of the redeveloped Union South for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
See attached Exhibit A

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 Counter and Planning Unit staff, note staff persons and date.

Planner See attached Exhibit A Date _____ | Zoning Staff See attached Exhibit A Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Carl E. Gulbrandsen Date Dec 12, 2007

Signature  Relation to Property Owner WARF Managing Director

Authorizing Signature of Property Owner _____ Date _____

**WARF PROPERTIES, LLC
CONDITIONAL USE/DEMOLITION PERMIT APPLICATION**

LEGAL DESCRIPTION

Lot Nineteen (19), Resubdivision of a part of Block 6, Brook's Addition to Madison, in the City of Madison, Dane County, Wisconsin.

Parcel contains approximately 4,632 square feet or 0.1063 acres.

To: City of Madison Plan Commission
Madison Planning & Development Office
215 Martin Luther King Jr. Blvd, Room LL100
Madison, WI 53710

Date: December 18, 2007

LETTER OF INTENT

This Letter of Intent accompanies the Conditional Use application of the Wisconsin Alumni Research Foundation ("WARF") for the demolition of the structure located at 1314 West Johnson Street ("Randall Tower"). The address, current zoning classification, and legal description of the parcel containing Randall Tower are attached hereto as Exhibit A (the "Property"). The Property is owned by WARF Properties, LLC, a wholly-owned subsidiary of WARF.

Current Use. Formerly used as an apartment building with ground floor retail, Randall Tower currently has no residential tenants, and as of January 1, 2008 and thereafter, shall be used solely as the project office for the Wisconsin Institutes For Discovery ("WID/MIR") project, which is located directly to the north across Campus Drive. The Randall Tower structure is in poor condition – the roof leaks, the heating plant is in need of substantial repair, and the elevators are malfunctioning. Given the planned future use of the Property, the investment necessary to revitalize the structure far exceeds its economic value.

Planned Future Use. Demolition of Randall Tower is requested to facilitate the construction of the WID/MIR project. Once the Randall Tower building is demolished, the Property will be used for construction staging for the WID/MIR project. In the future, the Property will be transferred to the University of Wisconsin and incorporated into the University's expansion and redevelopment of Union South. If there is any gap between use of the Property for WID/MIR project construction staging and incorporation of the Property into the new Union South, the Property will be graded and leveled, and seeded with grass.

Respectfully submitted,

The Wisconsin Alumni Research Foundation


By: 
Carl E. Gulbrandsen, Managing Director

EXHIBIT A

1314 West Johnson Street

Zoning: C2

PIN: 070922119023

Legal Description:

Lot Nineteen (19), Resubdivision of a part of Block 6, Brook's Addition to Madison, in the City of Madison, Dane County, Wisconsin.

Parcel contains approximately 4,632 square feet or 0.1063 acres.

EXHIBIT A

APPLICATION

RANDALL TOWER DEMOLITION

1. Project Address

Site Addresses/Current Zoning

Parcel Identification Number	Street Addresses	Current Zoning
070922119023	1314 W JOHNSON ST 1320 W JOHNSON ST 1300 W JOHNSON ST 301 N RANDALL AVE	C2

Pre-application Notification

Alder Eli Judge

- o November 26, 2007

Joint West Campus Area Committee

- o Meeting scheduled for January 23, 2007

Pre-application Meetings with staff

Brad Murphy

- o November 26, 2007

Matt Tucker and Kevin Firchow

- o November 27, 2007 (via e-mail)



Front exterior along Johnson



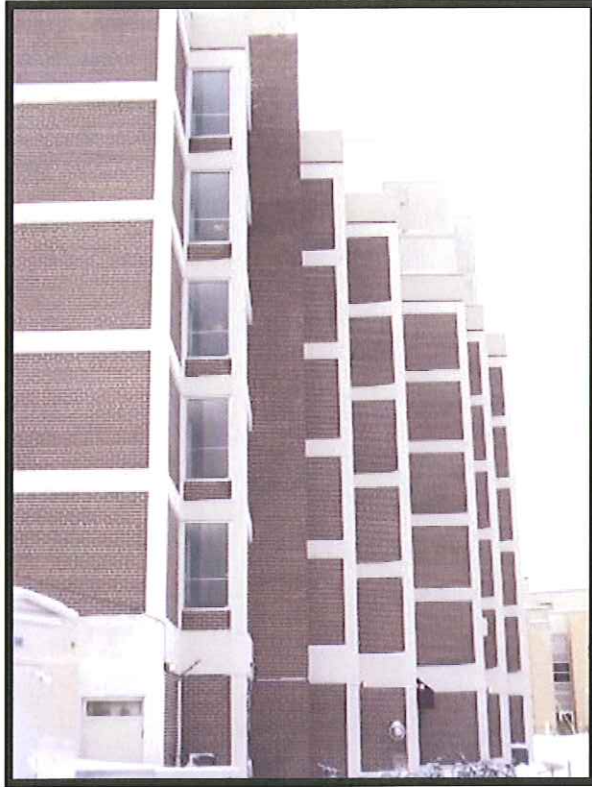
View from Campus Drive showing Johnson facade



Campus Drive entrance



Street level facade



Campus Drive facade



Parapet damage



Water damage due to leaking roof



Additional water damage from leaking roof



Water damage in TV lounge



Additional water damage



Typical apartment room



Apartment air conditioner



Typical apartment bathroom ceiling



Typical apartment kitchenette and refrigerator



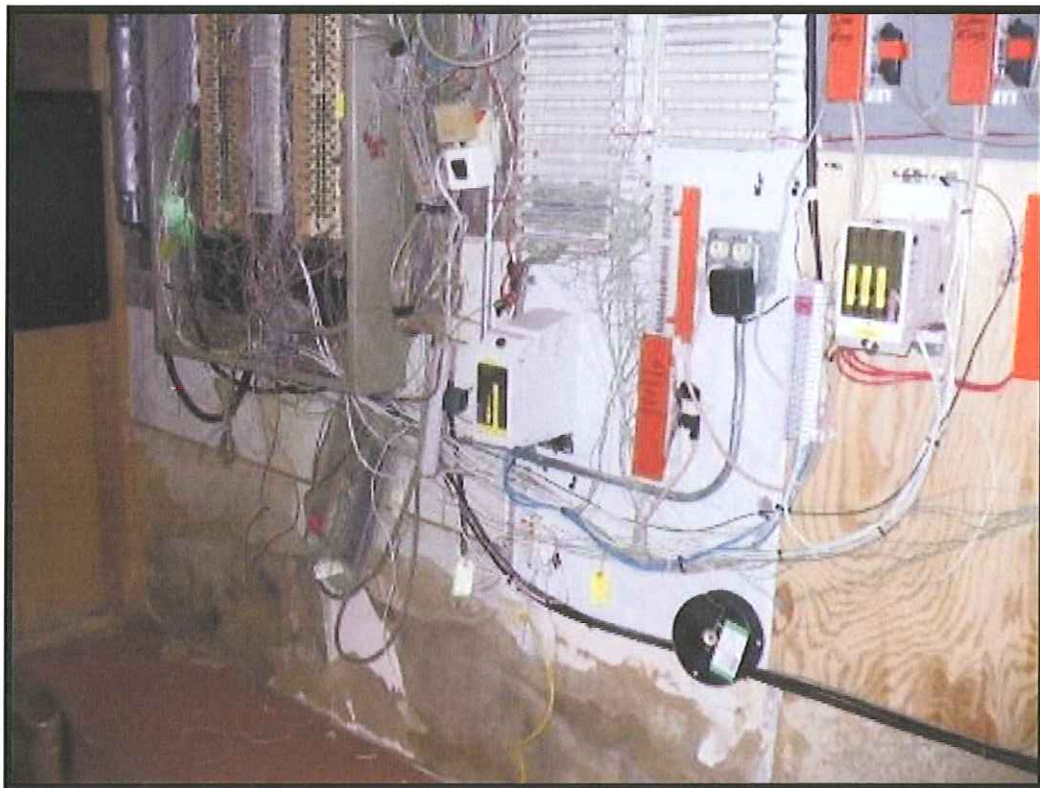
Water damage in kitchenette



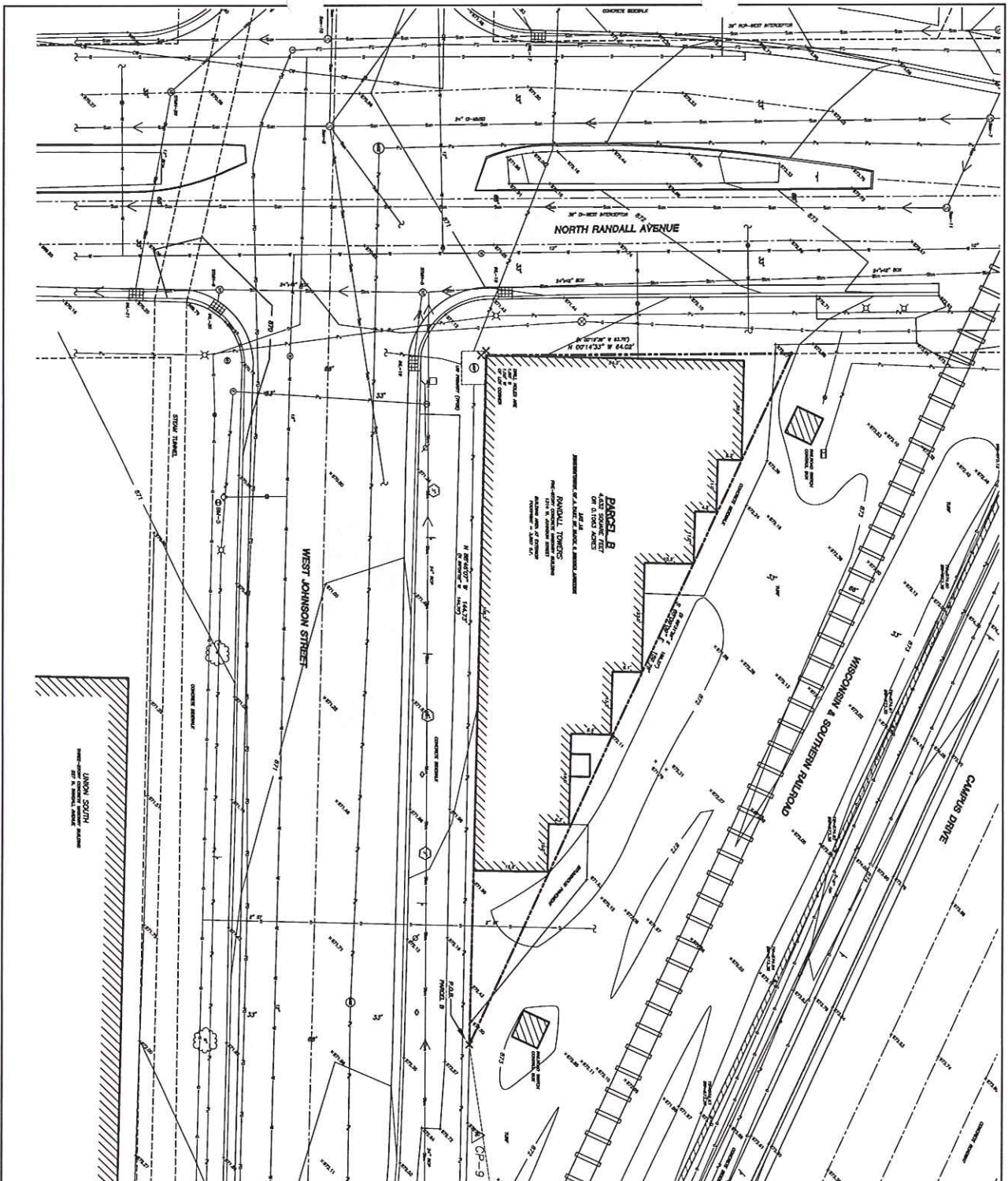
Hallway radiator



Fire damage in basement storage area



Telephone room



LEGEND

- 1/4" RIGHT OF WAY
- 2" RIGHT OF WAY
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- 100" RIGHT OF WAY

NOTES

1. THE INFORMATION AND DATA SHOWN HEREON IS THE PROPERTY OF JSD ENGINEERS & SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JSD ENGINEERS & SURVEYORS, INC.
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CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

ENGINEERING FIRM
JSD ENGINEERS & SURVEYORS, INC.
181 HORIZON DRIVE, SUITE 101
MILWAUKEE, WISCONSIN 53233
PHONE: (414) 242-2000

RANDALL TOWER DEMOLITION EXHIBIT

LOT 19, RESUBDIVISION OF A PART OF BLOCK 6, BROOKS' ADDITION TO MADISON, BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, ALL IN TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.