

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** November 20, 2007

**To:** Plan Commission  
**From:** Matt Tucker, Zoning Administrator  
**Subject:** 1022 W. Johnson Street

**Present Zoning District:** R-6

**Proposed Use:** Remove 2 buildings & Build 14 story 162 unit apartment building, (21 eff., 33 one bdrm., 37 two bdrm., 27 three bdrm., 35 four bdrm., & 9 four bedroom + den units)

**Requested Zoning District:** PUD(GDP-SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide 162 bicycle parking spaces (one per dwelling unit).
2. Work with Planning and Zoning staff to identify additional areas for bicycle and scooter parking, as well as to devise methods to restrict bicycle and scooter parking from terrace and other non-designated areas on the site.
3. Provide building height, in city datum, on final submitted plans.
4. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of four accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stalls.
  - c. Show the accessible path from the stalls to the elevator. Parking stalls shall not block the entry to the elevators.
5. In the zoning text, identify accessory off-site parking for the adjacent church as a permitted use. Provide further definition of the shared parking agreement, along with copies of the recorded easements or agreements for the shared parking.
6. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	103, 200 sq. ft.	27,933 sq. ft.
Lot width	50'	175'±
Usable open space	26,950 sq. ft.	As shown on plans
Front yard	20'	As shown on plans
Side yards	31'	As shown on plans
Rear yard	45% building height (TBD)	As shown on plans
Floor area ratio	2.0	6.29
Building height	187.2' city datum	14 floors, adequate (3)

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	231 stalls	160 stalls (interior)** (4)(5)
Accessible stalls	4 stalls	4 stalls (3)
Loading	1 (10' x 35') areas	1
Number bike parking stalls	162	69 underground 37 surface 106 total (1)(2)
Moped parking	0 stalls	21 stalls (2)
Landscaping	As shown	Adequate

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

\* Since this project is being rezoned to the (PCD)(PUD) district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-6 district, because of the surrounding land uses.

\*\* Interior parking spaces will be shared with adjacent church property.

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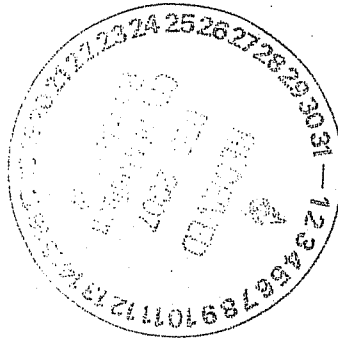
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November 29, 2007

Ms. Nancy Fey  
Commissioner  
City of Madison Plan Commission  
2027 Chadbourne Avenue  
Madison, WI 53726

Re: 1022 West Johnson Street

*Nan*  
Dear Ms. Fey:

This is sent on behalf of Ten Twenty-Two LLC, the developer of a proposed 14-story, 163-unit residential project located at the intersections of West Johnson Street and Mills Street in the center of the University of Wisconsin campus. This matter is currently scheduled for a public hearing before the Plan Commission on December 3, 2007 on the General Development Plan/Specific Implementation Plan for the project. The details of the project are set forth in the enclosed Letter of Intent with attached drawings. The area in which the project is proposed to be constructed is in the heart of the University of Wisconsin campus and is not subject to any neighborhood or master plan. The University of Wisconsin has no objection to this plan. In addition, Porchlight, our neighbors to the east, as well as Luther Memorial Church and Wayland Foundation are supporting this project.

There are currently two houses on site. The development proposal envisions the demolition of these houses, but for their relocation offsite on or before April 1, 2008. The Landmarks Commission has recommended against demolition and has also asked that the project be reconfigured so as to expose the Luther Memorial bell tower to the south. We will be prepared to discuss why the bell tower is not visually impacted in any significant way and why the two houses at 301 Mills and 1022 West Johnson should be relocated if possible, but are not of sufficient historic significance to deny a renewal development and to maintain the surface parking lot instead.

The Urban Design Commission granted initial approval on November 21, 2007.

You will be contacted by members of the development team prior to the hearing to make sure all questions that may be raised during the Plan Commission process have been addressed

# MICHAEL BEST

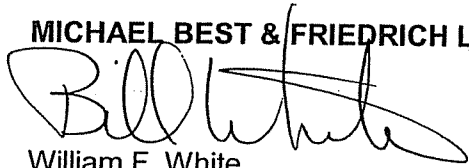
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Ms. Nancy Fey  
November 29, 2007  
Page 2

adequately. We are most excited by this project as it fills a need with the WID project and other developments within the campus area. Please let me know if you have any questions prior to that time by contacting me either on my cell phone 695-4946 or by email, [wfwhite@michaelbest.com](mailto:wfwhite@michaelbest.com). We look forward to seeing you on the 3<sup>rd</sup>.

Sincerely,

**MICHAEL BEST & FRIEDRICH LLP**



William F. White  
WFW:jas

Enclosures

cc: Bradley A. Murphy  
Timothy Parks  
Katherine Rankin  
Alan Martin  
Alder Eli Judge  
Randy Bruce, AIA  
Ten Twenty-Two LLC, c/o John Leja, Managing Member  
Steve Silverberg  
Angela Black, Esq.