



EXISTING ZONING



Blue areas are currently zoned Campus-Institutional (C-I) District.

Orange areas are currently zoned Traditional Residential Urban 2 District (TR-U2)

935 W. JOHNSON STREET

University of Wisconsin-Madison Facilities Planning & Management

P:\SHARE\Master Plan Update 2015\Zoning Approvals\CI Master Plan\CI-Amendments\Amendment-1_Rezone-935 W.Johnson



EXTERIOR SITE PHOTOS



W. Johnson Street frontage - circa 1974



W. Johnson Street frontage - circa 1974

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EXTERIOR SITE PHOTOS



W. Johnson Street frontage (2019)



Corner of W. Johnson Street and N. Brooks Street (2019)

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EXTERIOR SITE PHOTOS



Site oblique view (2018)

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INTERIOR SITE PHOTOS



Image 1 (2019)



Image 2 (2019)

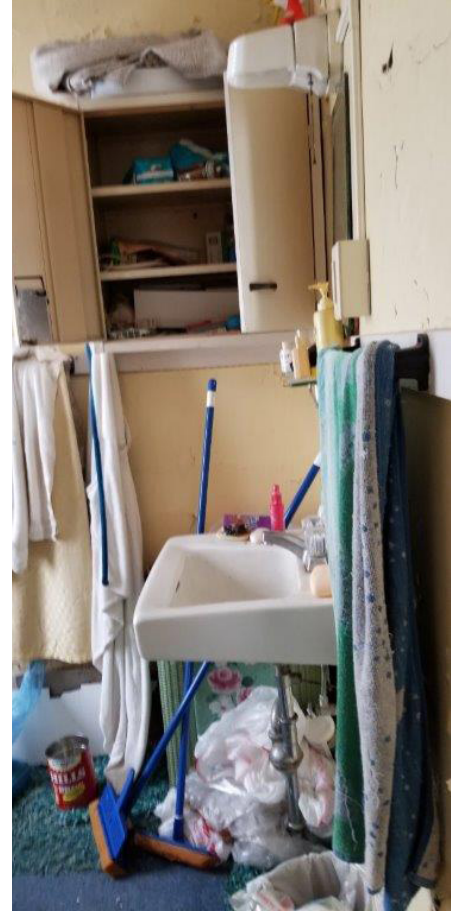


Image 3 (2019)

935 W. JOHNSON STREET

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INTERIOR SITE PHOTOS



Image 4 (2019)



Image 5 (2019)



Image 6 (2019)

935 W. JOHNSON STREET

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2015 CAMPUS MASTER PLAN



The 2015 Campus Master Plan denotes this area (Block 16) as future programmatic development.

935 W. JOHNSON STREET

University of Wisconsin-Madison Facilities Planning & Management

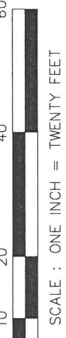
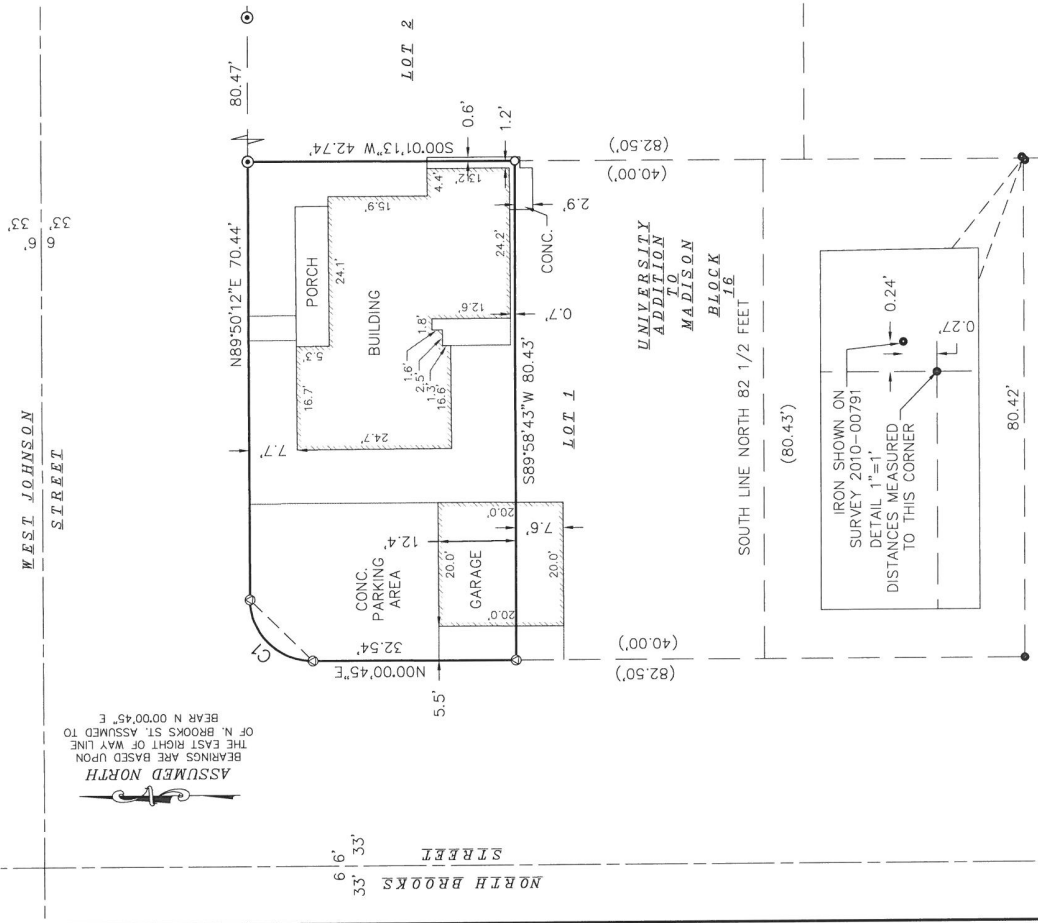
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PLAT OF SURVEY

PART OF LOT 1, BLOCK 16, UNIVERSITY ADDITION, TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 179949A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.74	10.00	90°10'34"	S44°55'29"W	14.16



LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" X 1/8" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

DESCRIPTION FURNISHED:

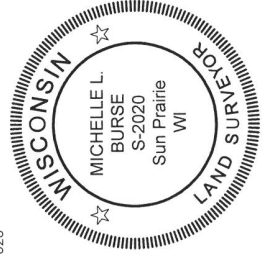
The North 82 1/2 feet, excepting the South 40 feet thereof, of Lot One (1), Block Sixteen (16), University Addition to the City of Madison, Dane County, Wisconsin. Except the following tract of land in the City of Madison, Dane County, State of Wisconsin, described as a parcel of land in Lot 1, Block 16, Part of University Addition, and depicted on all recorded plat maps of the University Addition, and depicted on the plat of the University Addition, recorded on the 11th day of March, 1911, to wit: The center 10 feet to the point of beginning of said traverse; Thence north, 10 feet; Thence east, 10 feet; Thence southwesterly, on a curve to the left, radius 10 feet, to the point of beginning of traverse.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 27 day of JUNE, 2019

Signed: *Michelle L. Burse*
Michelle L. Burse, P.L.S. No. 2020

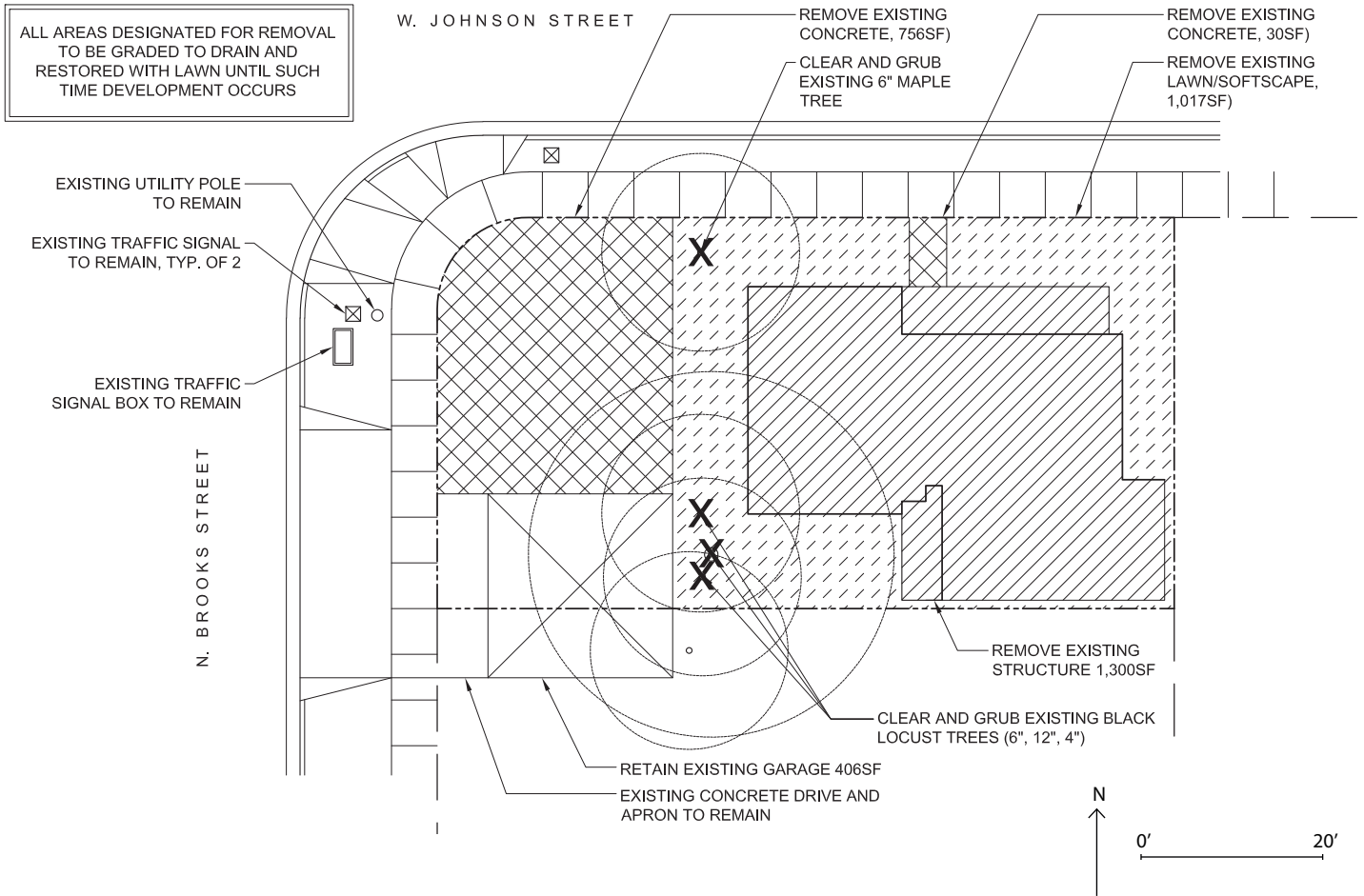


SURVEYED FOR :
UW-Madison Space Management Office

SURVEYED BY :
Burse
surveying & engineering
2601 International Lane, Suite 101
Madison, WI 53704 608.250.9263
email: mburse@bse-inc.net
www.burse-surveying.com



DEMOLITION SITE PLAN



935 W. JOHNSON STREET

University of Wisconsin-Madison Facilities Planning & Management

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NOTIFICATION REFERENCE



Aaron Williams

From: Aaron Williams
Sent: Wednesday, August 21, 2019 2:20 PM
To: district8@cityofmadison.com
Cc: Gary Brown - FP&M (Gary.Brown@wisc.edu)
Subject: 935 W. Johnson Street - Rezoning/Demolition Notification - UW-Madison
Attachments: 935 W Johnson-ex.JPG

Avra,

I'm emailing as a requirement of our Land Use Application related to a Zoning Map Amendment and Demolition Permit for 935 W. Johnson Street (image attached). UW-Madison met with Zoning and Planning staff this morning as part of our 'Pre-Application' meeting per the Land Use Application. We intend to move forward with a Zoning Map Amendment (rezoning from TR-U2 to C-I District) as well as a Demolition Permit.

We are also in correspondence with, or will be reaching out to the following entities:

- Heather Bailey to confirm the building is not historic in her database and to understand any Landmarks concerns.
- Joint Campus Area Committee – We will have this item on their September 11, 2019 agenda.
- South Campus Property Owners Association – this is the technical name for the neighborhood association in which the parcel lies. Although this Association is currently 'not-active' we've notified their contact person in the past and intent to do the same for this project. I will cc you on that email.
- The Greater State Street Business Association – per the application form. I will cc you on that email.

The zoning map amendment is to rezone 935 W. Johnson Street from TR-U2 to C-I District and amending a number of pages in the UW-Madison approved Campus Master Plan (January 1, 2019) that effect/regulate the identified property. This property is not specifically mentioned by address in the C-I District Master Plan since the Board of Regents (University of Wisconsin) did not own the parcel at the time of the Campus Master Plan approval process. However, page 192 - Proposed Building Removals from 2017-2027 indicates the entire block south of Grainger Hall, of which 935 W. Johnson street is part of, being proposed for removal. The long term planning for this block includes the development of an academic building with associated underground parking and open space. 935 W. Johnson Street is part of an assemblage of parcels for future development. The interim condition will be seeded lawn until all lands can be acquired.

Please acknowledge receipt of this email and if you have any comments or questions.

Thank you,

Aaron Williams, PLA, ASLA
Assistant Campus Planner & Zoning Coordinator
Campus Planning & Landscape Architecture

University of Wisconsin-Madison
Facilities Planning & Management
30 N. Mills Street, 4th Floor
Madison, Wisconsin 53715-1211

D: 608-890-4202
aaron.williams@wisc.edu

NOTIFICATION REFERENCE



Aaron Williams

From: Aaron Williams
Sent: Tuesday, November 19, 2019 11:16 AM
To: district8@cityofmadison.com
Cc: Gary Brown - FP&M (Gary.Brown@wisc.edu)
Subject: RE: 935 W. Johnson Street - Rezoning/Demolition Notification - UW-Madison
Attachments: UW-Appendix 11x17s 1.pdf

Sally,

Welcome to the Alder District #8 position! Gary, my director (cc'd on this email), and myself will see you at the Joint Campus Area Committee meetings (next one is December 11). We'll formally introduce ourselves at that point. I was going through some past emails and wanted to forward this along to you as I'm preparing to submit these materials to the city soon.

Back in August we had emailed Avra about a property located at 935 W. Johnson Street. As part of the submittal I'm just wanting to ensure all stakeholders are notified properly...and knowing the transition that has occurred mid-session in the District #8 seat I thought I'd reach out to you as well.

Please acknowledge receipt of this email and if you have any comments or questions.
Thank you,

Aaron Williams, PLA, ASLA
Assistant Campus Planner & Zoning Coordinator
Campus Planning & Landscape Architecture

D: 608-890-4202
aaron.williams@wisc.edu

From: Aaron Williams
Sent: Wednesday, August 21, 2019 2:20 PM
To: district8@cityofmadison.com
Cc: Gary Brown - FP&M (Gary.Brown@wisc.edu) <Gary.Brown@wisc.edu>
Subject: 935 W. Johnson Street - Rezoning/Demolition Notification - UW-Madison

Avra,

I'm emailing as a requirement of our Land Use Application related to a Zoning Map Amendment and Demolition Permit for 935 W. Johnson Street (image attached). UW-Madison met with Zoning and Planning staff this morning as part of our 'Pre-Application' meeting per the Land Use Application. We intend to move forward with a Zoning Map Amendment (rezoning from TR-U2 to C-I District) as well as a Demolition Permit.

We are also in correspondence with, or will be reaching out to the following entities:

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- South Campus Property Owners Association – this is the technical name for the neighborhood association in which the parcel lies. Although this Association is currently 'not-active' we've notified their contact person in the past and intent to do the same for this project. I will cc you on that email.
- The Greater State Street Business Association

The zoning map amendment is to rezone 935 W. Johnson Street from TR-U2 to C-I District and amending a number of pages in the UW-Madison approved Campus Master Plan (January 1, 2019) that effect/regulate the identified property. This property is not specifically mentioned by address in the C-I District Master Plan since the Board of Regents (University of Wisconsin) did not own the parcel at the time of the Campus Master Plan approval process. However, page 192 - Proposed Building Removals from 2017-2027 indicates the entire block south of Grainger Hall, of which 935 W. Johnson street is part of, being proposed for

NOTIFICATION REFERENCE



removal. The long term planning for this block includes the development of an academic building with associated underground parking and open space. 935 W. Johnson Street is part of an assemblage of parcels for future development. The interim condition will be seeded lawn until all lands can be acquired. Please see the attached Campus Master Plan graphic as reference to the build-out of this area.

Thank you,

Aaron Williams, PLA, ASLA
Assistant Campus Planner & Zoning Coordinator
Campus Planning & Landscape Architecture

University of Wisconsin-Madison
Facilities Planning & Management
30 N. Mills Street, 4th Floor
Madison, Wisconsin 53715-1211

D: 608-890-4202
aaron.williams@wisc.edu

NOTIFICATION REFERENCE



Aaron Williams

From: Aaron Williams
Sent: Wednesday, August 21, 2019 6:43 PM
To: betty thompson
Subject: Re: South Campus Property Owners Association - 935 W. Johnson Street property

It will be graded and seeded with lawn. We are in the process of putting a project together for the north side of that block along W. Johnson St. It's a couple years out, but that is what the Master Plan is recommending.

I'm sure you're in touch with our real estate folks if you have property on that block. I'll keep you in the loop to the best of my ability.

Feel free to reach out at any times with questions.

Thank you,

-aaron williams

On Aug 21, 2019, at 5:45 PM, betty thompson <betty53704@yahoo.com> wrote:

Thank you Aaron. I do like to know what is going on in the area. Definitely looks like a candidate for demolition. The property ownership numbers in this area have dwindled, but I still own several properties there and have contact with some other owners and managers. What will be done with the property once the building is demolished?
Betty

On Wednesday, August 21, 2019, 2:46:28 PM CDT, Aaron Williams <aaron.williams@wisc.edu> wrote:

Betty,

I'm emailing as a requirement of our Land Use Application related to a Zoning Map Amendment and Demolition Permit for 935 W. Johnson Street (image attached). UW-Madison met with Zoning and Planning staff this morning as part of our 'Pre-Application' meeting per the Land Use Application. We intend to move forward with a Zoning Map Amendment (rezoning from TR-U2 to C-I District) as well as a Demolition Permit.

I know I've spoken with you on other topics Betty, and I've been told the South Campus Property Owners Association is currently not active, but I wanted to give you a head's up about this proposed rezone and demolition. The subject will also go before the Joint Campus Area Committee at their September or October meeting, which is technically our 'neighborhood' liaison meeting. We will be requesting their support prior to submitting the appropriate application to the city.

Please acknowledge receipt of this email and let me know if you have any comments or questions.

Thank you,

AMENDMENT #1 - ZONING MAP AMENDMENT - 935 W. JOHNSON STREET

Statement: Acquisition and conversion of land parcel located at 935 W. Johnson Street from Traditional Residential Urban 2 (TR-U2) to Campus-Institutional (C-I) District. Parcel is located with the Board of Regents of the University of Wisconsin System Campus Development Plan Boundary.

Alterations per page include:

Page 9 Figure iii	Revise parcel color in University of Wisconsin Campus-Institutional Zoning Map exhibit.
Page 71 Figure 3-3	Revise parcel color in Campus-Institutional Zoning Map exhibit.
Page 115 Figure 4-3	Revise parcel color in Enlargement Zoning Overlay and Proposed Buildings exhibit.
Page 174 Table 5-1	Addition of 935 W. Johnson Street to Proposed Removal table under 'South'.
Page 175 Figure 5-1	Revise the Proposed Facility Removal exhibit.
Page 190 Figure 5-9	Revise the All Phases Proposed Facility Removal exhibit.
Appendix E	Revise C-I District Zoning & Campus Development Plan Boundary exhibit.

Parcels indicated in blue and within the Campus Development Plan Boundary (black line) are subject to the master plan approval granted by City of Madison ordinance ID 47245.

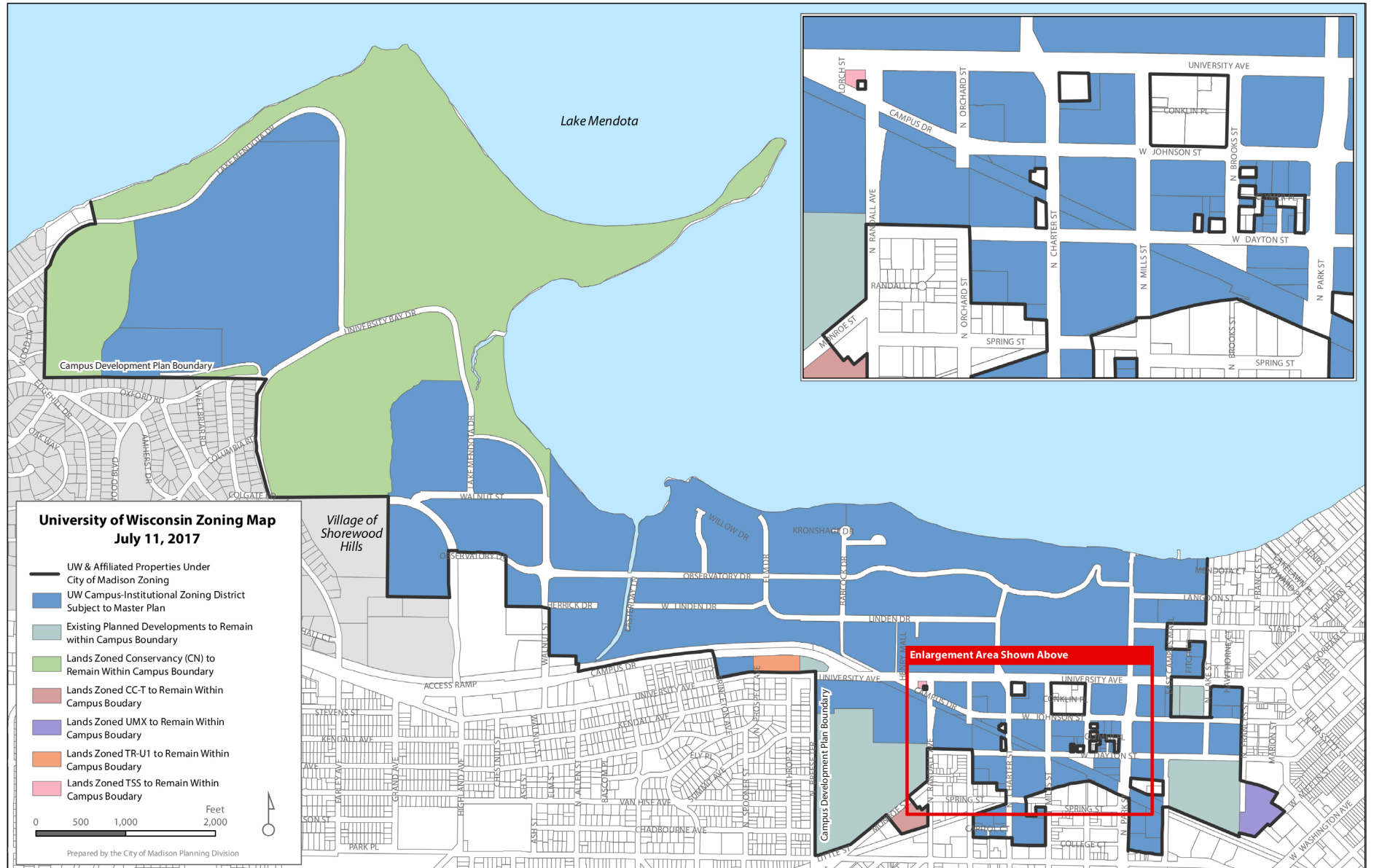
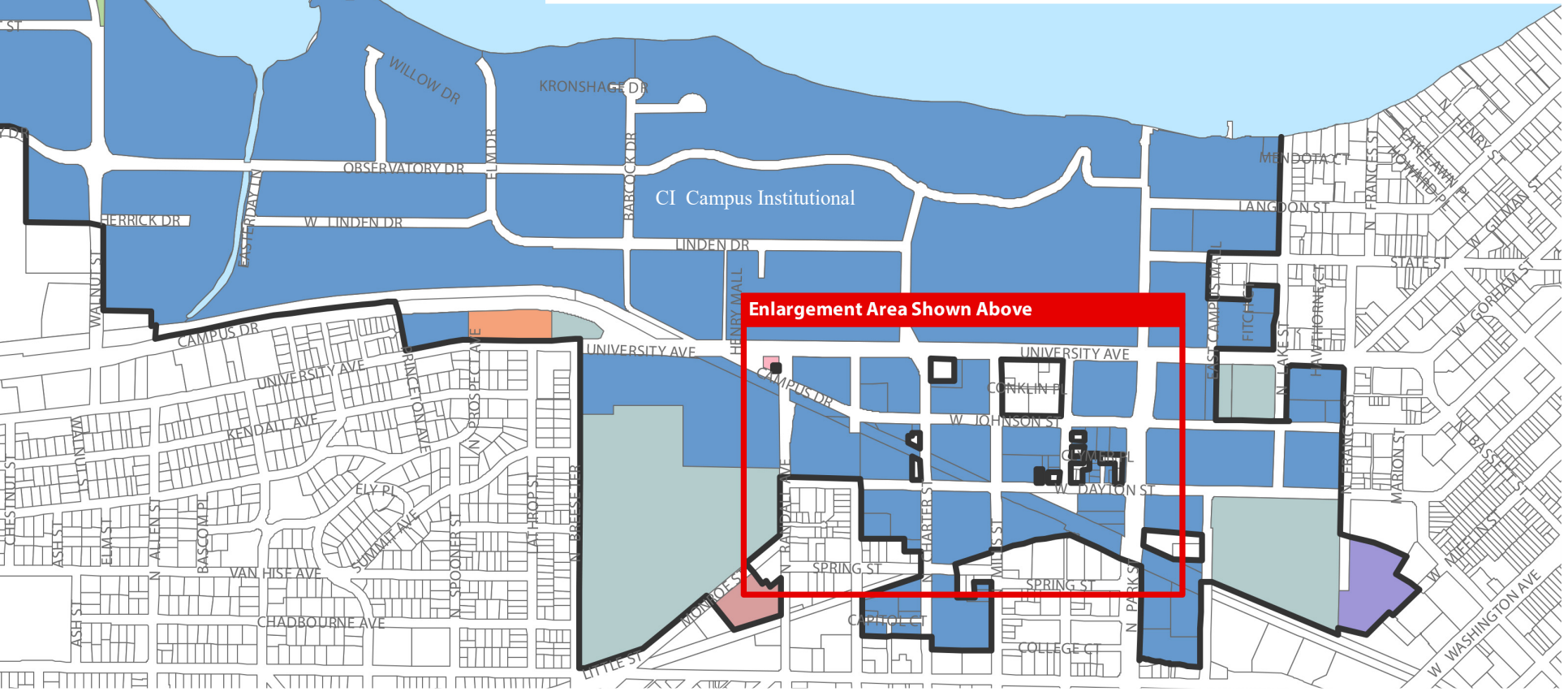
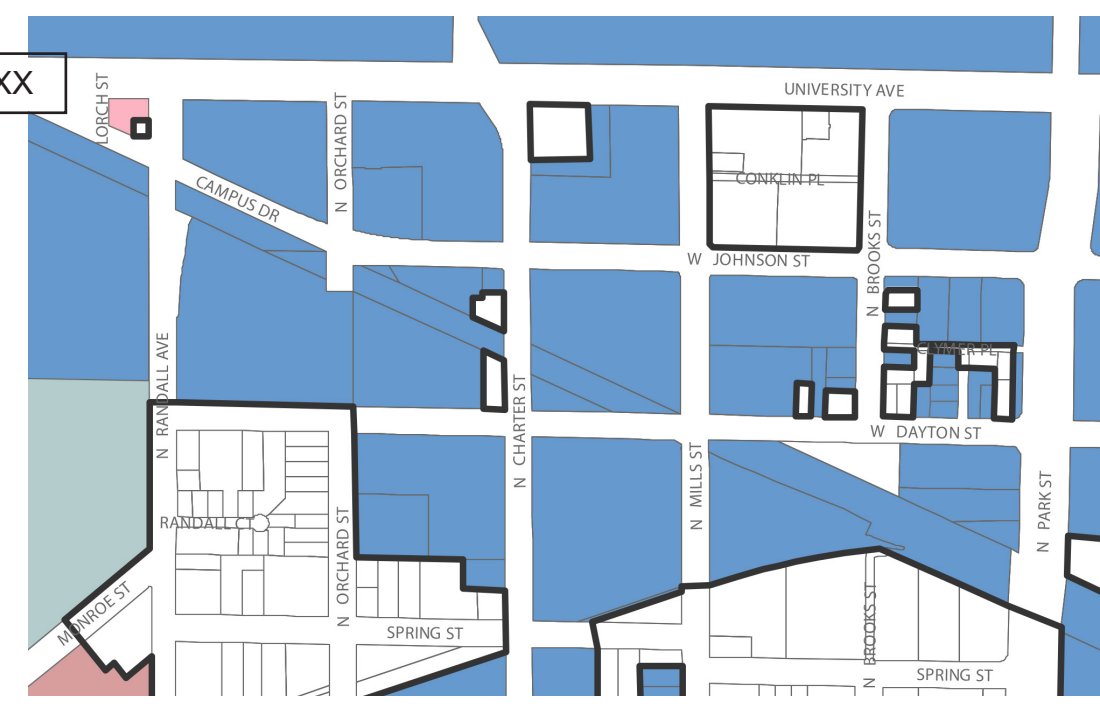


Figure iii - University of Wisconsin Campus-Institutional Zoning Map

AMENDMENT #1 - Approved XX/XX/XX

LAKE
MENDOTA

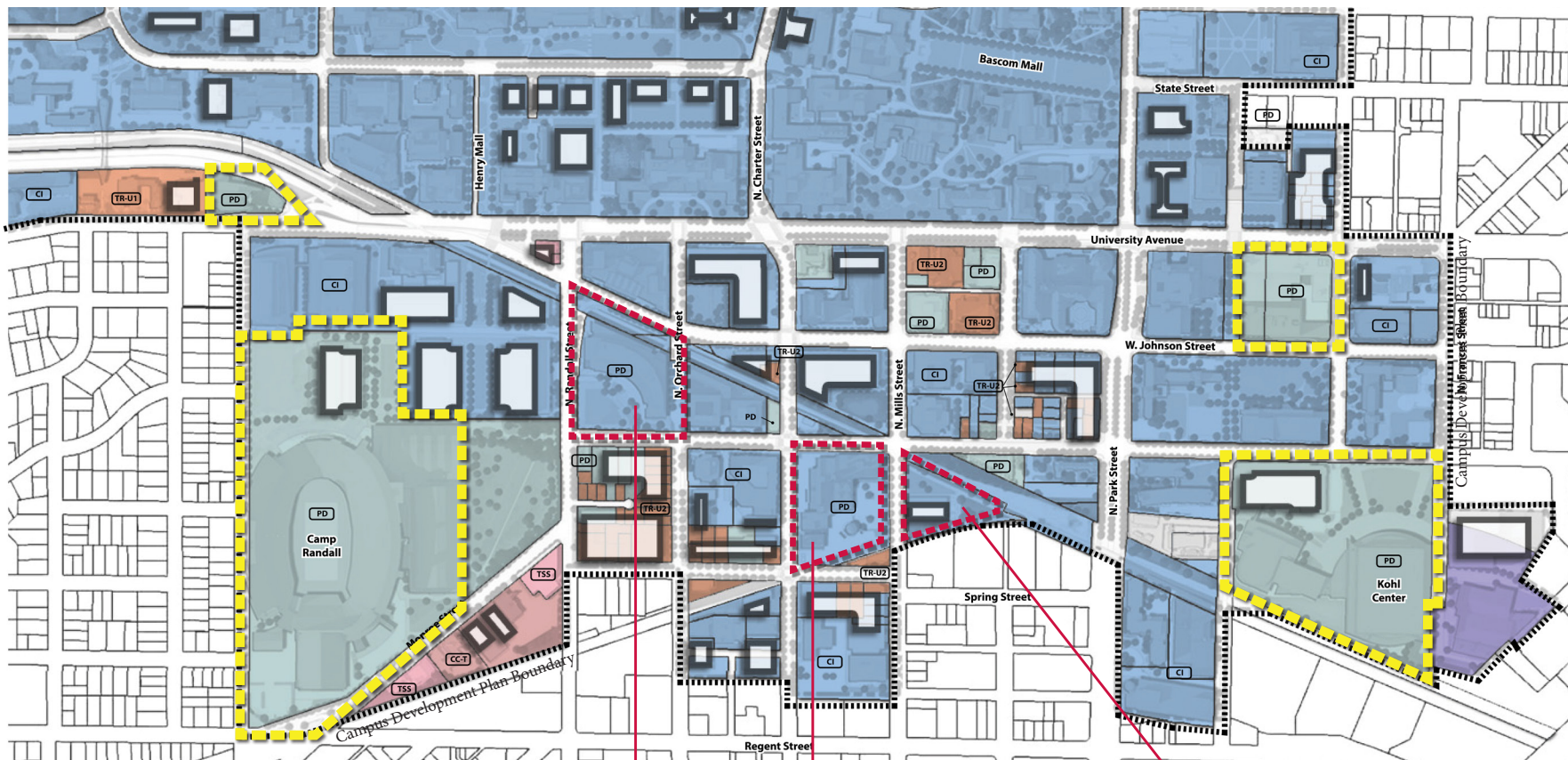


Enlargement Area Shown Above

Master Plan + Zoning Overlay Enlargement

The enlargement graphic below identifies the area of campus south of University Avenue where a number of non-university owned parcels exist within the Campus Development Plan Boundary. The 'white' boxes indicate the proposed future buildings across campus and how they overlap with the existing zoning. The C-I District that is subject to the master plan is indicated by the blue parcels. Other parcels are indicated for reference only. The C-I District master plan only applies to the blue parcels. Non-blue parcels must first be rezoned in to the C-I zoning district and the use of those parcels added to the Master Plan through the amendment process in the City's Zoning Code.

Redevelopment of sites comprised of more than one platted lot will require a land division approved by the City of Madison to dissolve underlying lot lines.



AREA B - ID 47240
 ORD-17-00070 | SEC 28.022-00284
 1308 W. DAYTON STREET
 UNION SOUTH

AREA C - ID 47241
 ORD-17-00071 | SEC 28.022-00285
 117 N. CHARTER STREET
 CHARTER STREET HEATING & COOLING PLANT

AREA D - ID 47242
 ORD-17-00072 | SEC 28.022-00285
 115 N. MILLS STREET
 CHARTER STREET HEATING & COOLING PLANT

Figure 4-3 Enlargement Zoning Overlay and Proposed Buildings

5.1 Project Phasing

In order for a master plan to be successful, it must be appropriately phased and implemented over time. To assist with this process, the following initial draft phasing breakdown has been developed. Note that the proposed project opportunities listed are not a definitive comprehensive list of projects in any priority order and in no way suggests that these projects will be approved as part of the standard capital budget process with the State of Wisconsin. Each project will need to be reviewed and prioritized within the context of the 6-year capital plan and within a 2-year biennial capital budget. Projects are strictly initiated first by programmatic need and second by funding availability. Some projects may move between phases as funding becomes available. Some may move more quickly and others may move more slowly.

Tables 5-1 through 5-4 list building projects. See the following supporting master plans for descriptions of other recommended projects:

- Landscape Master Plan
- Green Infrastructure & Stormwater Management Master Plan
- Long Range Transportation Plan
- Utility Master Plan

Parking structures (above and below ground) are not included in building space subtotals.

As a component of the City of Madison Campus Institutional District zoning approval process, two exhibits have been provided at the end of this section denoting buildings which are anticipated for removal and addition within the 10-year life of this master plan. These two exhibits are our current best guess in terms of development and may adjust based on school/department/division program need, funding, and land acquisition.

Per MGO 48025 Section 28.185, demolition of buildings identified in the approved C-I District master plan shall be exempt from Plan Commission approval and the need to seek demolition approvals for those identified buildings. However, projects that involve historic buildings and/or structures, even if they are not landmarks, must be reviewed by the Wisconsin Historical Society (WHS).

Table 5-1 Phase 1 – 2017 to 2023 Near Term Improvements

Proposed Removal			GSF
	ID	Name	
West	0122	Greenhouse-Walnut Street	47,007
	0091	Linden Drive 1645	3,210
Near West	0119	Seeds Building	17,744
	0129	University Avenue 1610	24,589
	0031	Gymnasium-Natatorium	249,579
South	0103	Linden Drive 1910	11,267
	0028	Southeast Recreational Facility	191,254
	1095	Monroe Street 1433	12,515
	0578	Davis Residence Hall, Susan B	11,967
	0577	Bayliss Co-Op, Zoe	11,603
	0788	Brooks Street N 209	5,363
	1082	Bernard Court 206	3,734
	1060	Brooks Street N 215-217	,733
		Johnson Street W 935	1,300
Total Building Space Removed			594,865

L A K E M E N D O T A

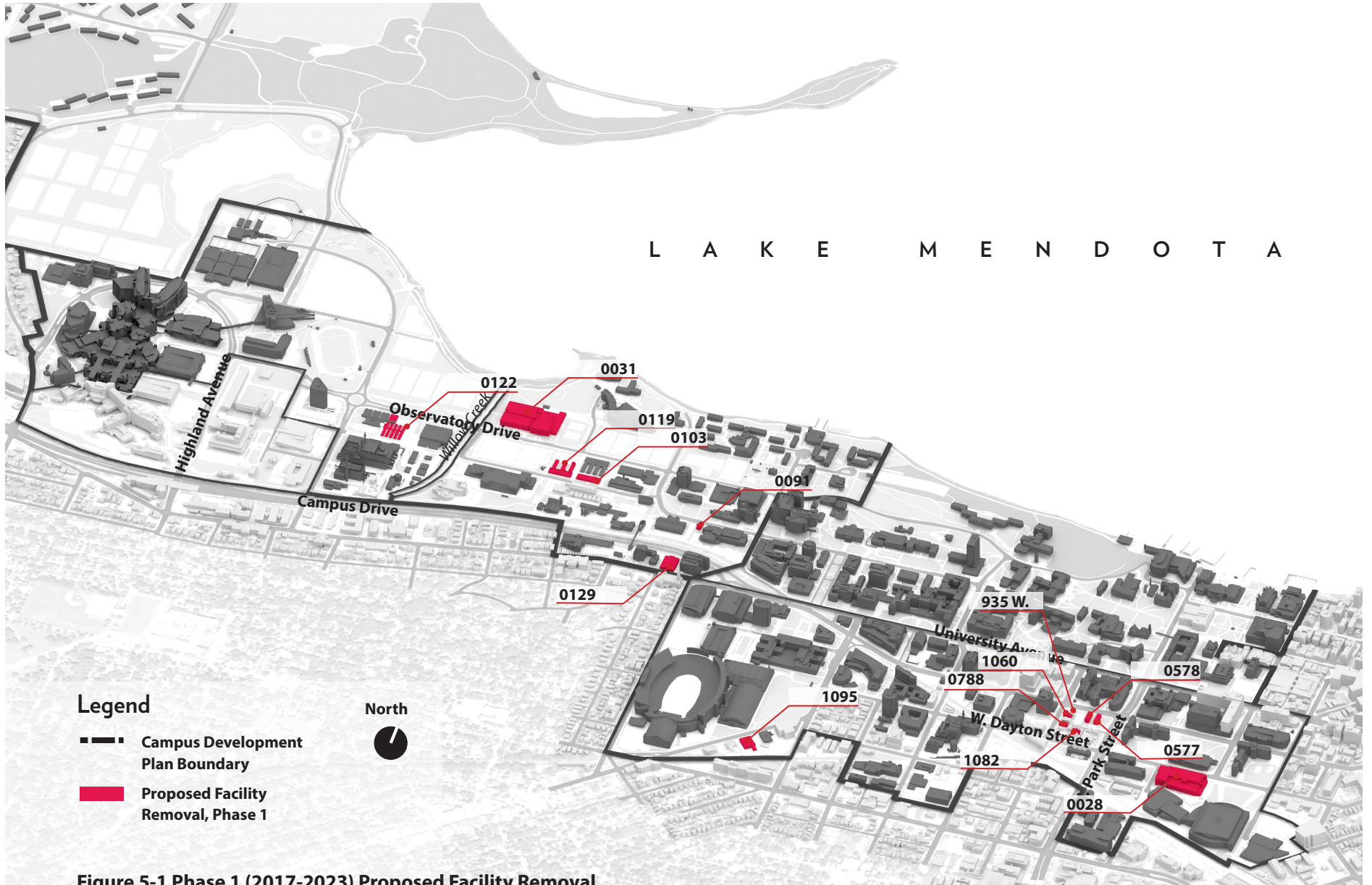


Figure 5-1 Phase 1 (2017-2023) Proposed Facility Removal

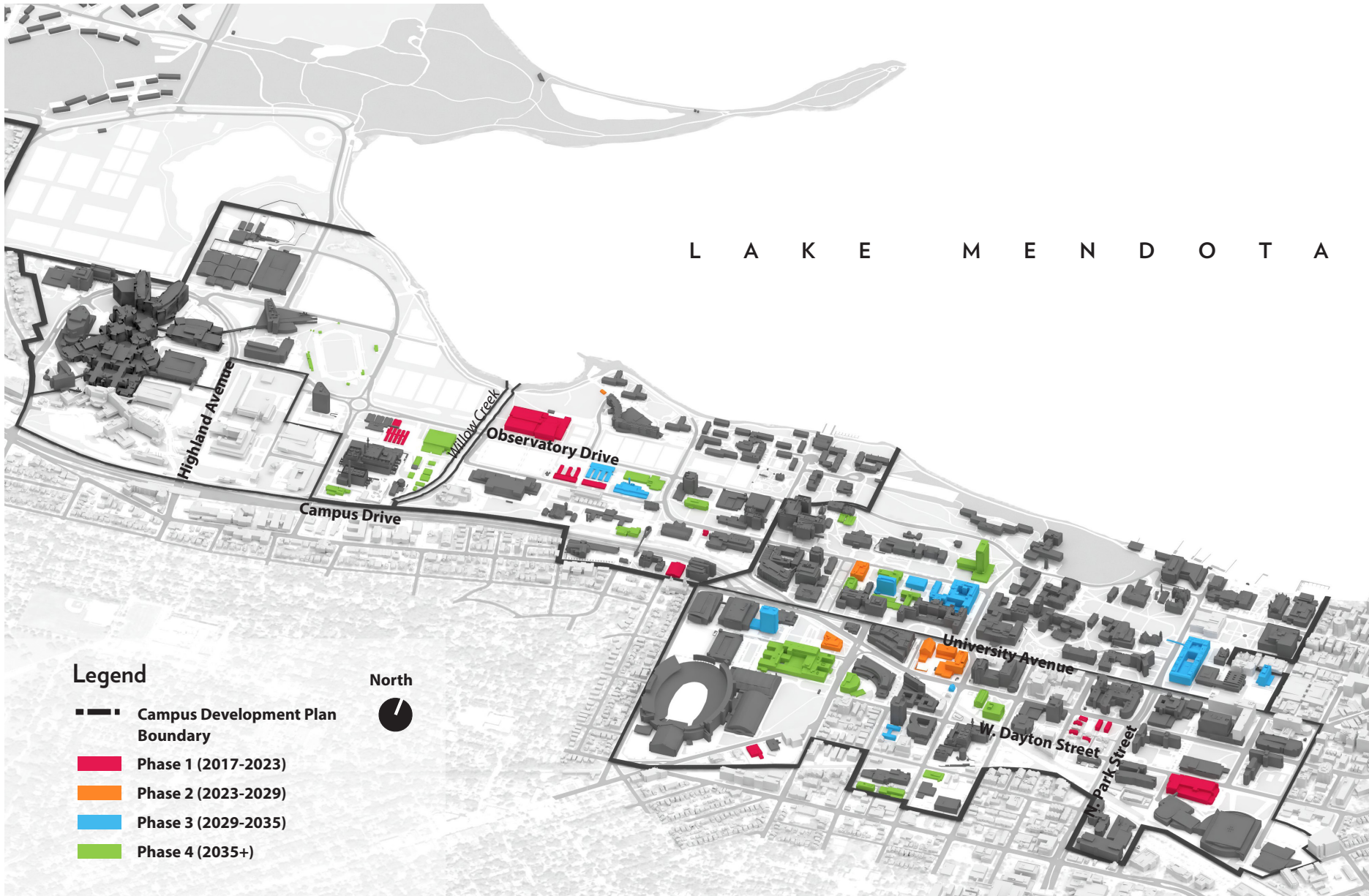
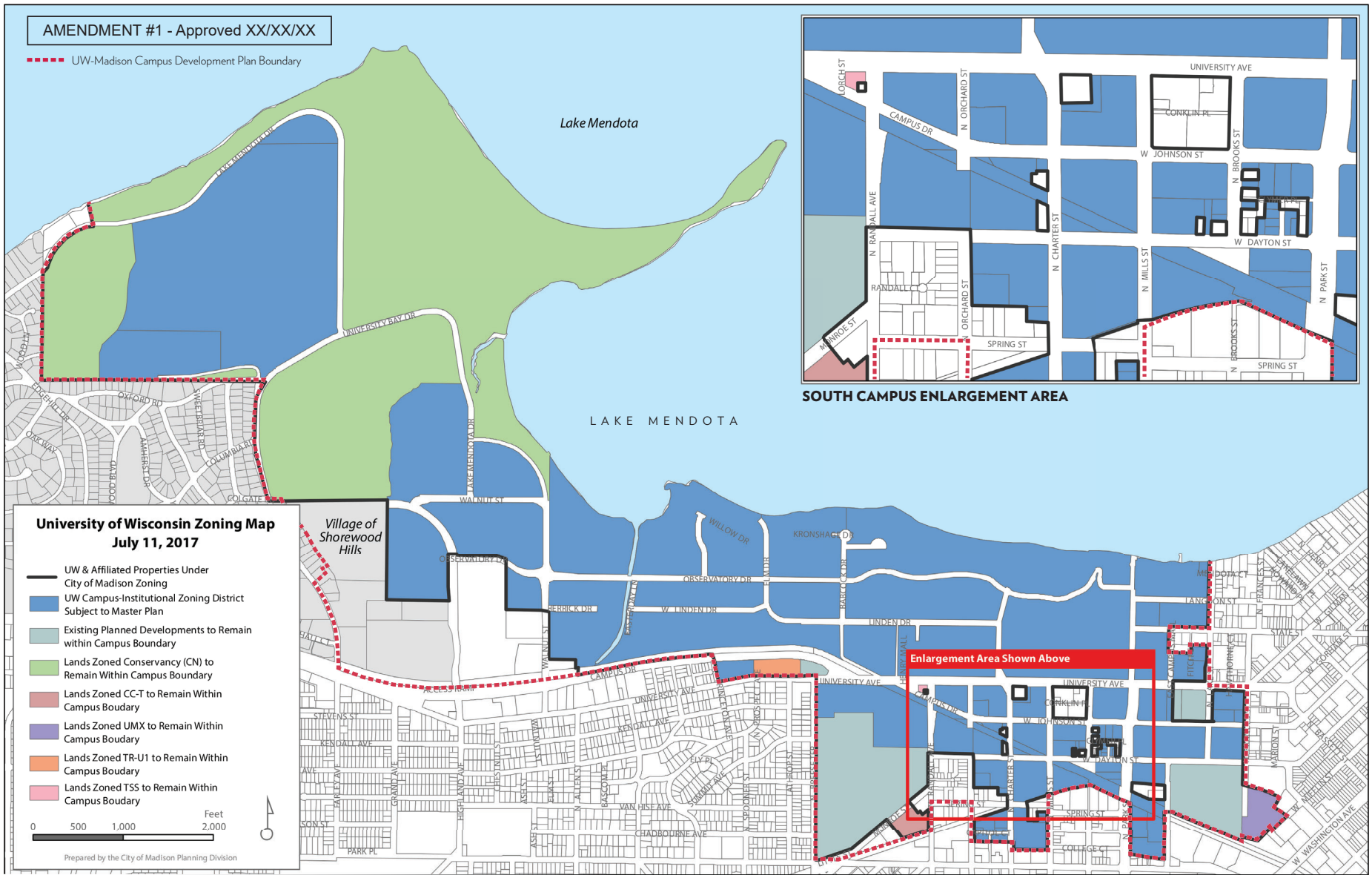


Figure 5-9 All Phases Proposed Facility Removal



Plat of Survey:

PART OF LOT 1, BLOCK 16, UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 9, AS DOCUMENT NUMBER 179949A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Legal Description:

The North 82 1/2 feet, excepting the South 40 feet thereof, of Lot One (1), Block Sixteen (16), University Addition to the City of Madison, Dane County, Wisconsin. Except the following tract of land in the City of Madison, Dane County, State of Wisconsin, described as a parcel of land in Lot 1, Block 16, Part of University Addition, and described as all that land of the owner lying within the following described traverse: Commencing at the northwest corner of said Lot 1; Thence south, 10 feet to the point of beginning of said traverse; Thence north, 10 feet; Thence east, 10 feet; Thence southwesterly, on a curve to the left, radius 10 feet, to the point of beginning of traverse.

Total parcel area = 3,409 square feet / 0.08 acres

Zoning Map Amendment from Traditional Residential Urban 2 (TR-U2) to Campus Institutional Zoning District (C-I).