



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

December 4, 2019

Matt Tucker
Zoning Administrator
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

RE: 935 W. JOHNSON STREET-ZONING MAP AMENDMENT (Rezoning) & BUILDING REMOVAL

Dear Mr. Tucker,

This letter is in regard to a zoning map amendment to rezone 935 W. Johnson Street (constructed ca. 1854) from TR-U2 to C-I, amending the UW-Madison Campus Master Plan (effective January 1, 2019) to reflect this rezoning, as well as providing information related to removal of the existing structure.

The Board of Regents of the University of Wisconsin System has recently acquired the property as part of the long-range planning of this block (Block 16) for the University of Wisconsin-Madison. As such, this parcel was not addressed in the Campus-Institutional (C-I) District Master Plan as it was private property at the completion of the Campus Master Plan approval process. Reference to this area is made in Figure 5-11 (Pg. 192) 'Proposed Building Removals from 2017-2027' and indicates the entire block south of Grainger Hall for redevelopment. The master plan for this block includes the development of a future, phased academic building with associated underground parking and open space. 935 W. Johnson Street is part of an assemblage of parcels that are being actively purchased, rezoned, and converted to an interim condition of green space in anticipation for future development. A feasibility study was completed in 2018 for this block to determine program, scope, and schedule.

The existing property is 3,409 square feet and includes a principle structure and garage. The garage currently sits on both the 935 W. Johnson Street parcel and 299 N. Brooks Street parcel. The intention is to leave the garage structure in place, removing it after the acquisition and rezoning of 299 N. Brooks Street. Demolition will remove approximately 800 square feet of concrete, 1,000 square feet of softscape, 1,300 square feet of building footprint, and four (4) existing trees. The site will be graded, stabilized, and seeded to lawn until such time as it is developed.

The subject property was initially reviewed by the City of Madison Preservation Planner (AHI Inventory #106263) and determined that the property does not have landmark designation nor is it listed on the National Register of Historic Places. All demolitions in the City are reviewed by the Landmarks Commission, providing an advisory recommendation to the Plan Commission. While the age of the building makes it 'old' within the city, significant neglect and remodeling on behalf of the previous owner(s) have removed significant historic defining character. The building was left unoccupied since 2016 by the previous owner leading to severe deterioration and safety concerns.

Facilities Planning & Management

University of Wisconsin-Madison 30 N. Mills Street Madison, Wisconsin 53715-1211
608/263-3000 Fax: 608/265-3139 fpm.wisc.edu

The proposed rezoning and amendment to the Campus Master Plan was presented as an informational item at the September 11, 2019 Joint Campus Area Committee. A formal recommendation request to the Plan Commission will be sought at their December 11, 2019 meeting.

Application Materials:

- Current Zoning Designation/Map
- Existing Exterior and Interior Photos
- 2015 UW-Madison Campus Master Plan Reference Exhibit – Block 16 development
- Site Survey
- Legal Description (MS word format)
- Demolition Site Plan
- Pre-Application Notification Reference

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 Rep **University of Wisconsin-Madison**
Facilities Planning & Management
30 N. Mills Street, 4th Floor
Madison, Wisconsin 53715-1211
Phone: 608-263-3023 Email: gary.brown@wisc.edu
Attn: Gary Brown

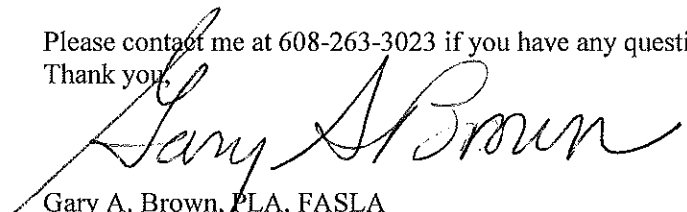
Surveyor **Burse Surveying & Engineering**
2801 International Lane, Suite 101
Madison, Wisconsin 53704
Phone: 608-250-9263 Email: mburse@bse-inc.net
Attn: Michelle Burse

Project Schedule:

- Joint Campus Area Committee Recommendation December 11, 2019
- Plan Commission Meeting February 10, 2020
- Common Council Meeting February 25, 2020
- Anticipated Removal & Site Restoration Spring 2020 – Summer 2020

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



Gary A. Brown, PLA, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Brent Lloyd, Director, Space Management Office
Aaron Williams, Assistant Campus Planner, Campus Planning & Landscape Architecture

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