

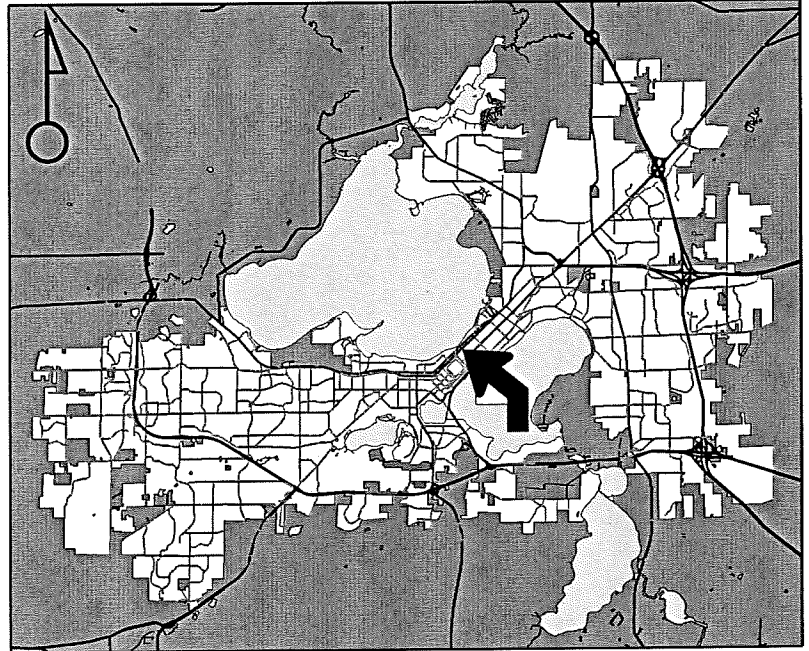


Location  
520-524 East Johnson Street

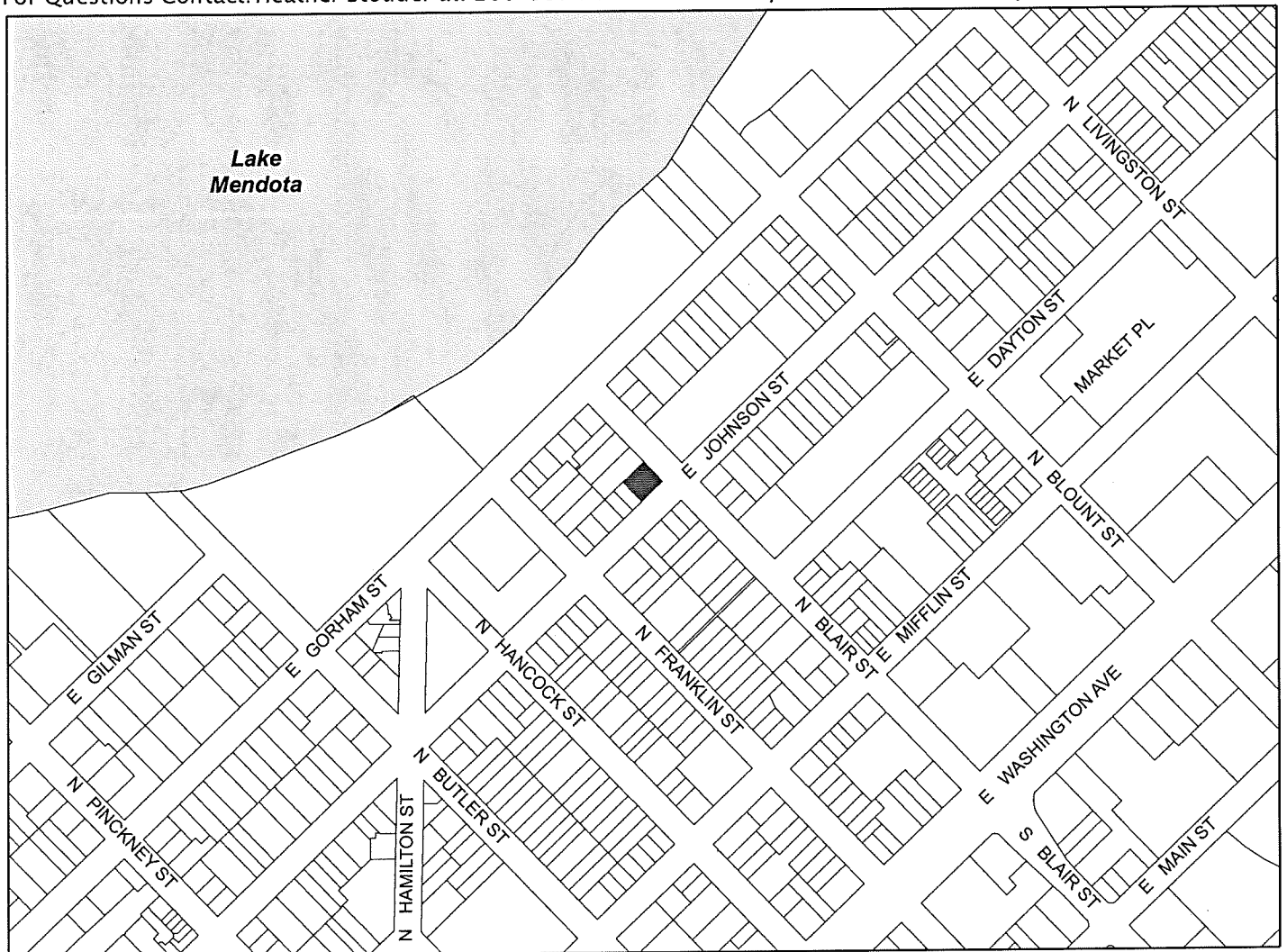
Applicant  
Cliff Fisher – Fisher Development/  
James McFadden – McFadden & Co.

Proposed Use  
Consider revisions to site plan and  
building materials for existing  
apartment complex

Public Hearing Date  
Plan Commission  
23 February 2015



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2015



City of Madison

520-524 East Johnson Street



Date of Aerial Photography : Spring 2013



# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 520-524 East Johnson  
**Project Title (if any):** \_\_\_\_\_

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Cliff Fisher      **Company:** Fisher Development  
**Street Address:** 107 North Hancock      **City/State:** Madison      **Zip:** 53703  
**Telephone:** (608) 213-2828      **Fax:** ( )      **Email:** cliff.fisher@sbcglobal.net

**Project Contact Person:** James McFadden      **Company:** McFadden & Company  
**Street Address:** 1 Langdon      **City/State:** Madison      **Zip:** 53703  
**Telephone:** (608) 251-1350      **Fax:** ( )      **Email:** mcfadden@mailbg.com

**Property Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Allow retention of existing area well & bike rack.

Development Schedule: Commencement NA Completion NA

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Ledell Zellers, Capitol Neighborhoods December 2, 2014

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: Matt Tucker Date: 12/17/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Cliff Fisher Relationship to Property: Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date January 5, 2015 9

## 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

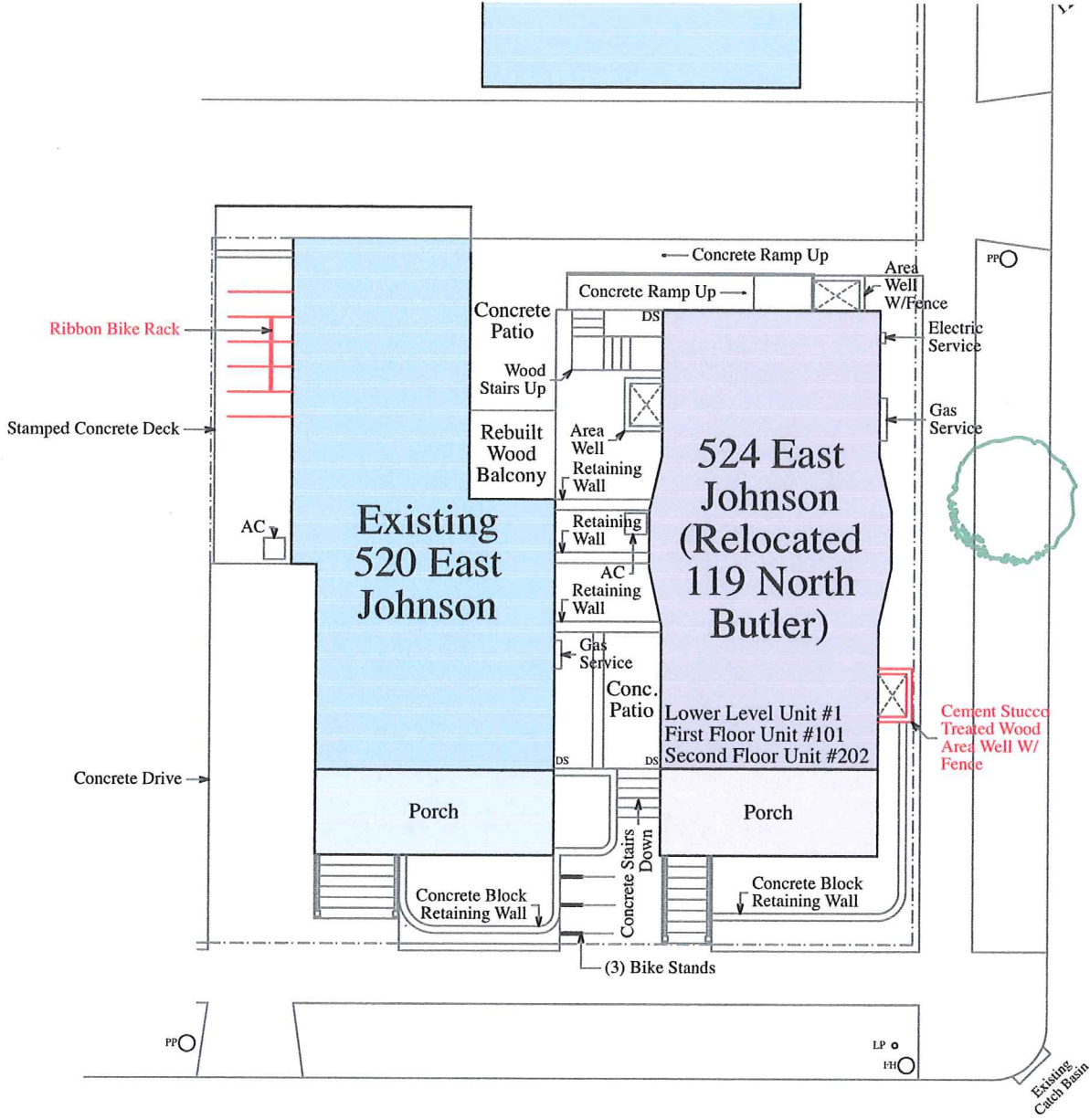
Useable Open Space: 770 SF

Floor Area: 3,800 SF

Floor Area Ratio: 0.80

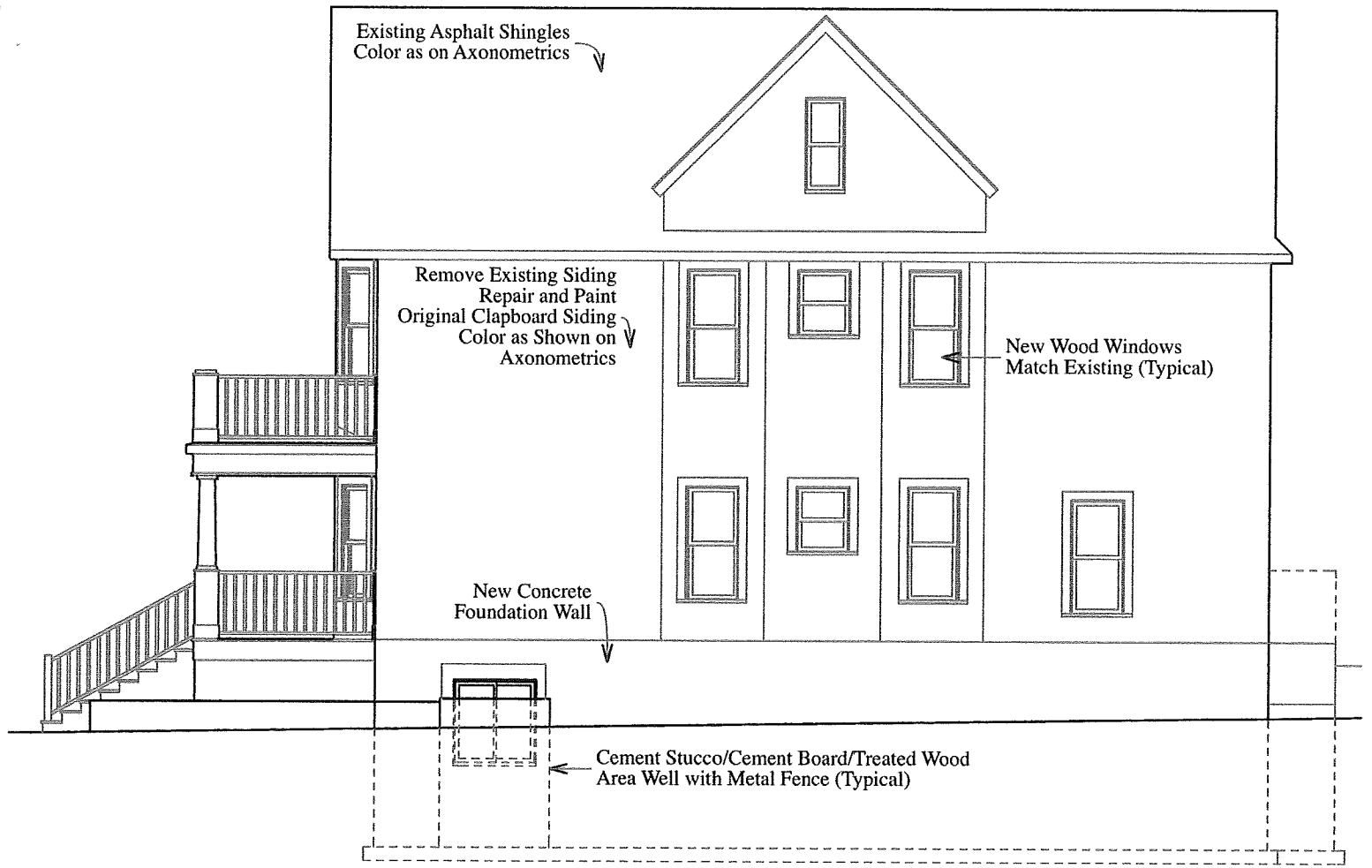
Apartments:

520: 2  
524: 3  
Total: 5

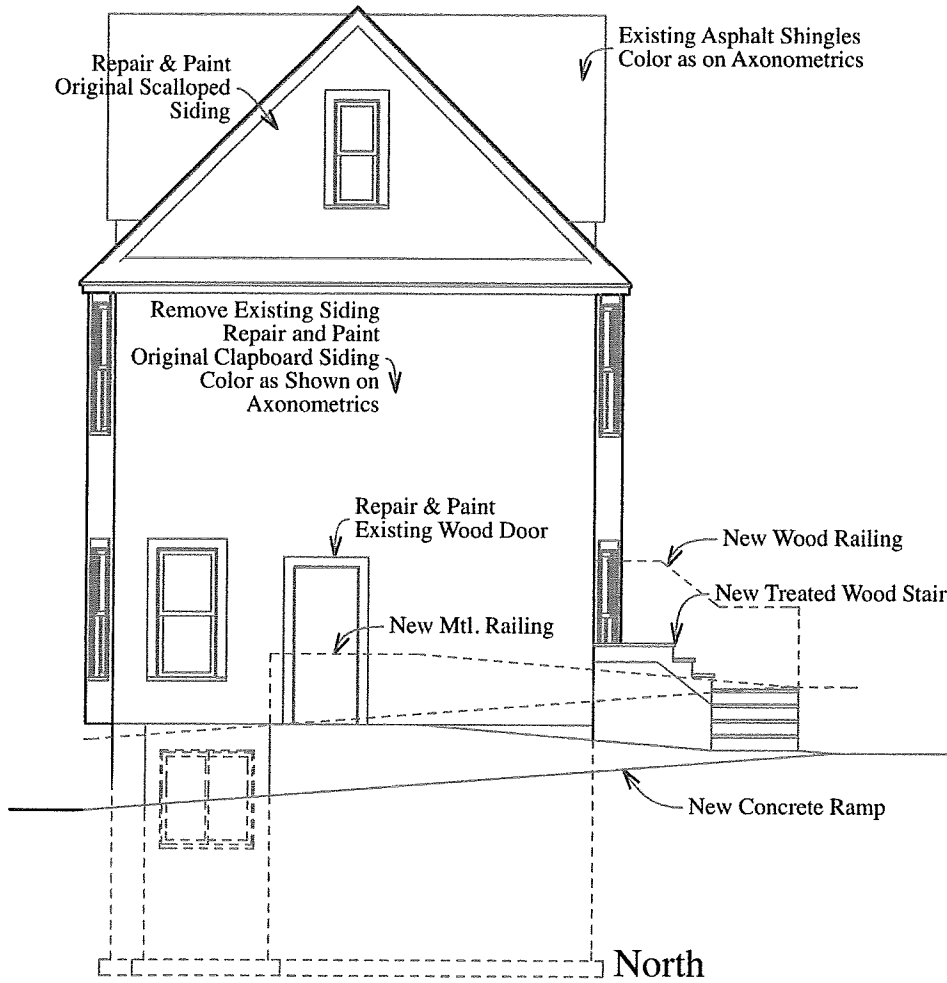


North Blair

East Johnson



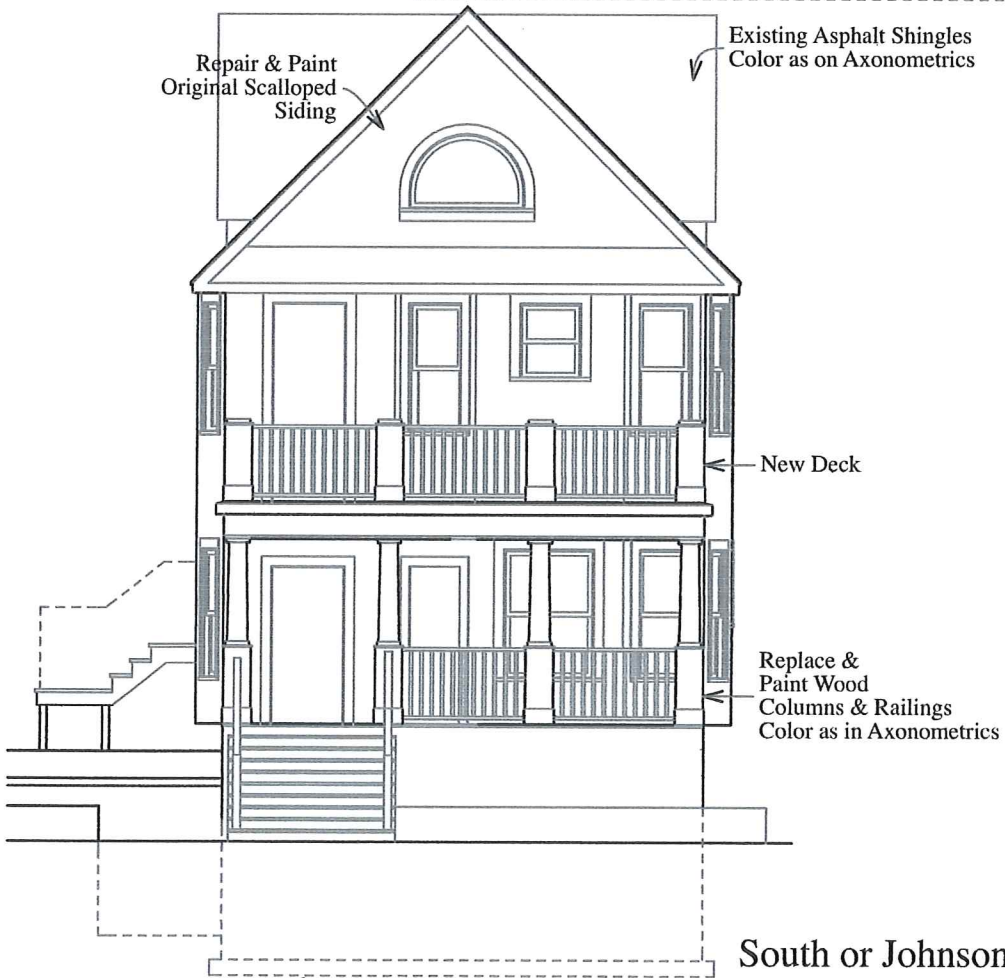
East or Blair Street



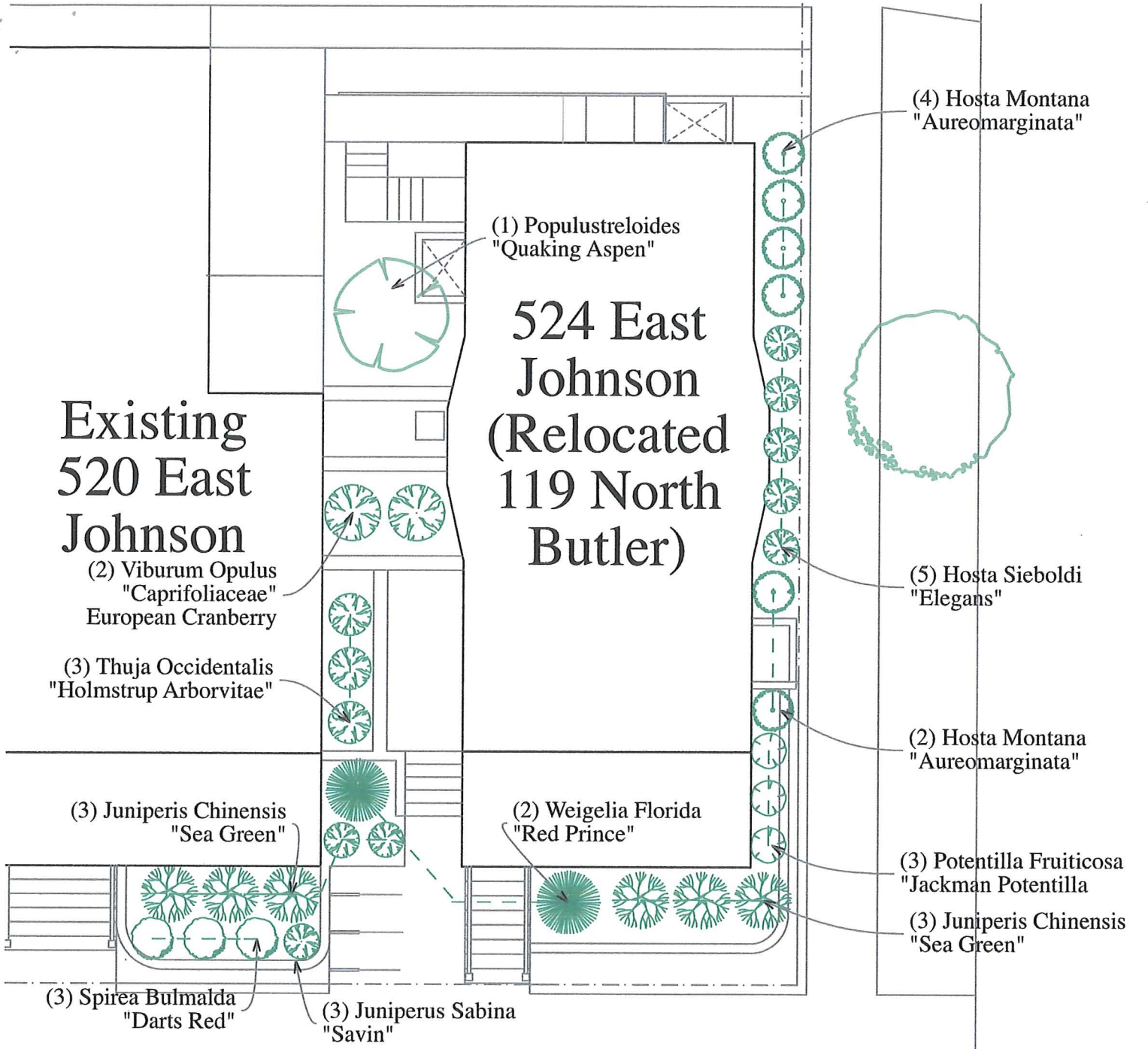
North

Elevations @ 1/8" = 1'-0"  
 520 East Johnson  
 Madison, Wisconsin  
 January 5, 2015





Elevations @ 1/8" = 1'-0"  
 520 East Johnson  
 Madison, Wisconsin  
 January 5, 2015



**Plant Schedule:**

Trees

1	Populus Tremulaides / Quaking Aspen	8'x8'
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Shrubs

3	Potentilla Fruticosa / Gold Drop	2'x2'-3'
3	Spirea Bulmalda / Darts Red	2'x4'
2	Weigelia Florida /Red Prince	5'x5'
2	Viburnum Opulus "Caprifoliaceae" European Cranberry	2.5'x2.5'

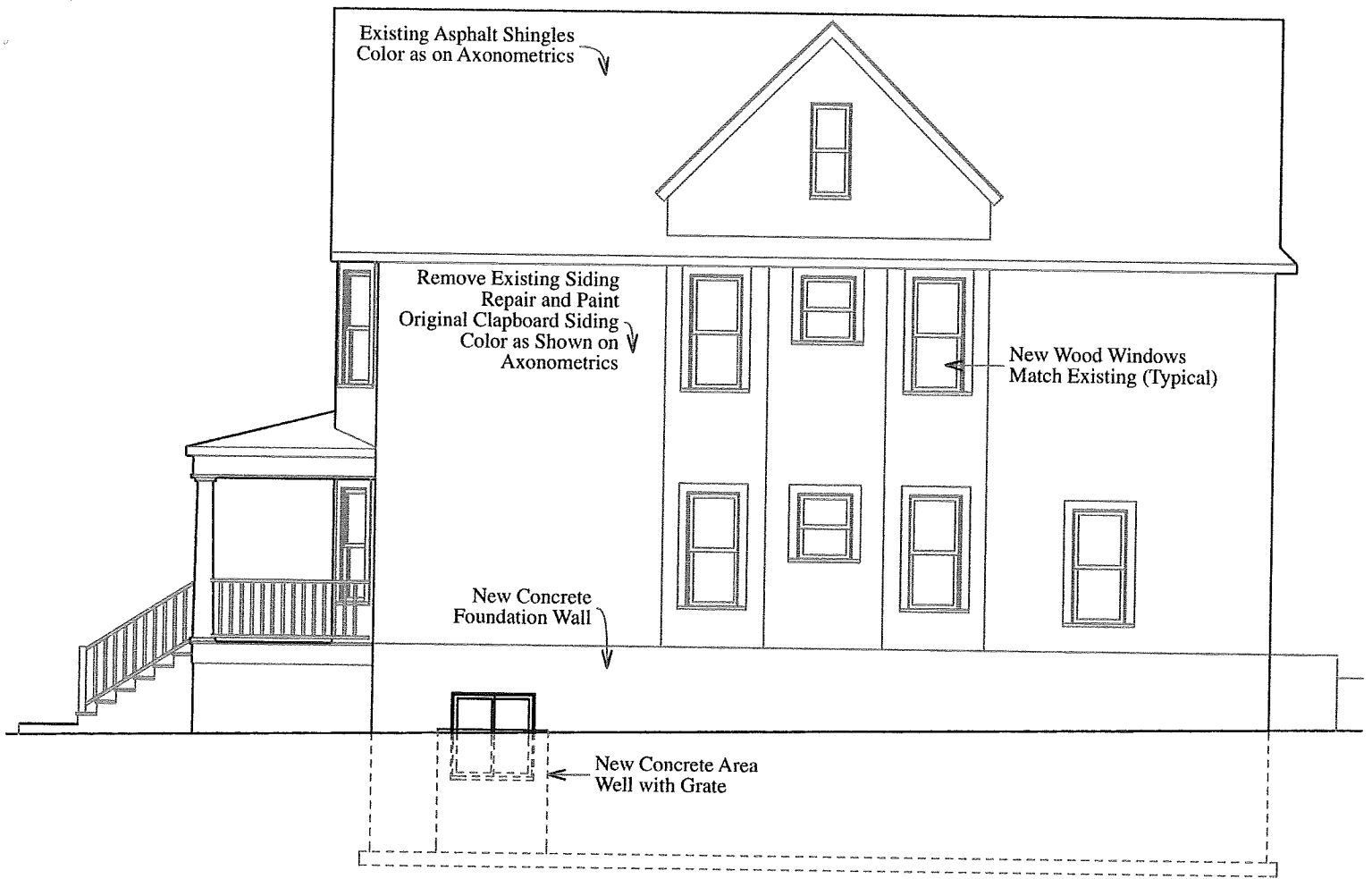
Evergreens

6	Juniperus Chinenis / Sea Green	4'x4'
3	Juniperus Sabina / Savin	2.5'x3'
3	Thuja Occidentalis / Holmstrup Arborvitae	4'x4'

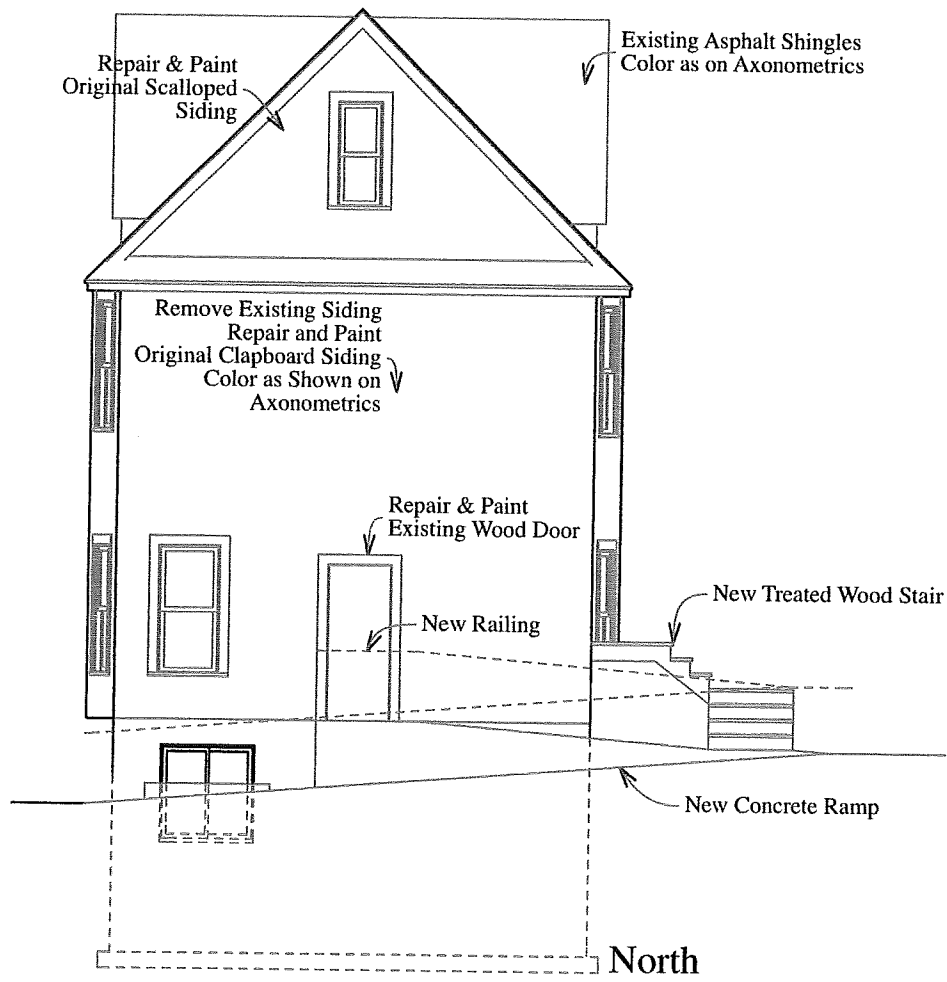
Perenials

6	Hosta Montana / Aureomarginata	4'
5	Hosta Sieboldi / Elegans	2.5'

Landscape Plan @ 1" = 10'  
 520 East Johnson  
 Madison, Wisconsin  
 January 5, 2015



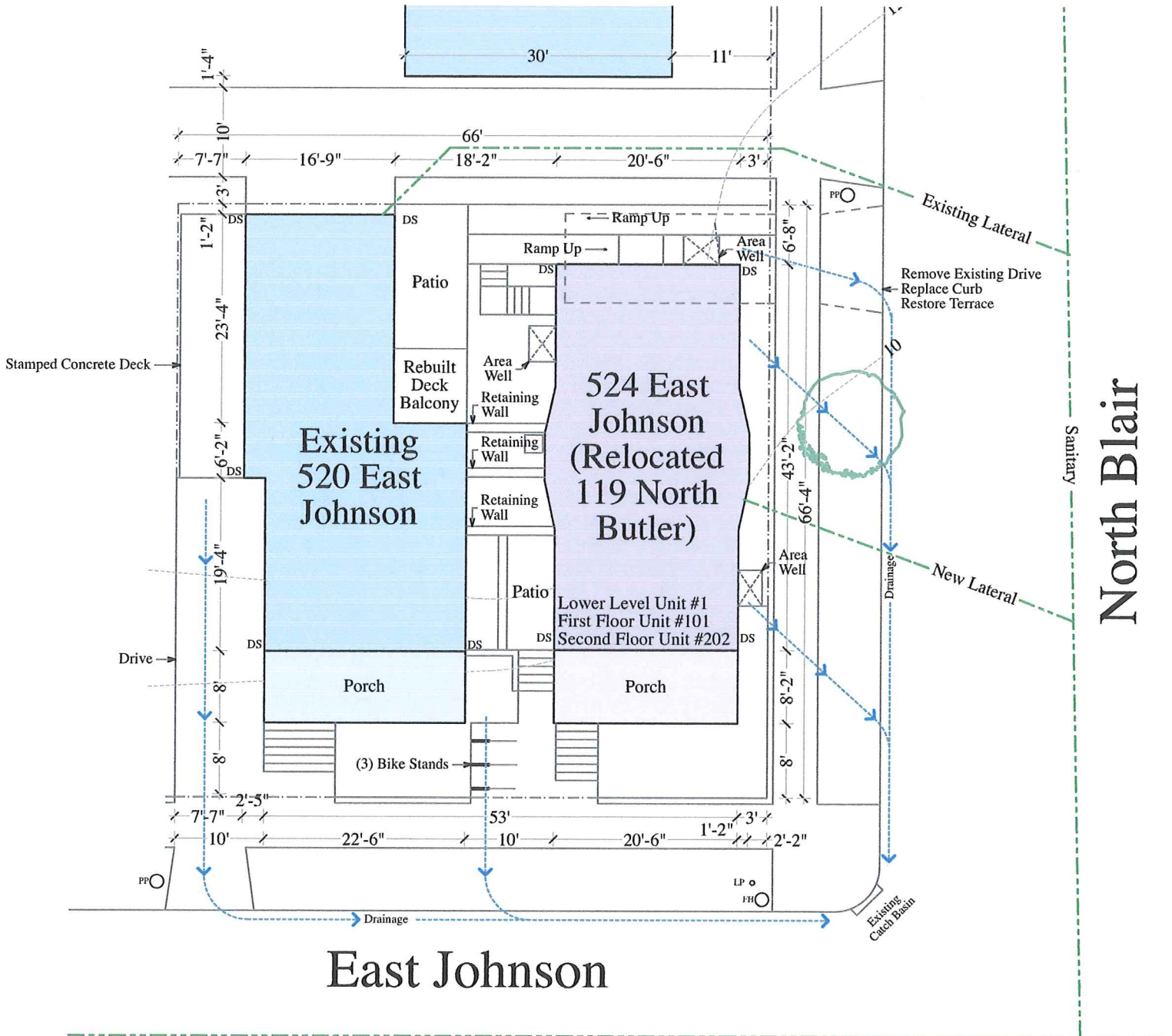
East or Blair Street



North

Approved & Recorded Minor Alteration  
October, 2011

Proposed Elevations @ 1/8" = 1'-0"  
520 East Johnson  
Madison, Wisconsin  
October 15, 2011



Approved & Recorded Minor Alteration  
 February, 2013

Proposed Site Plan @ 1/16" = 1'-0"  
 520 East Johnson  
 Madison, Wisconsin  
 February 6, 2013



Bike Rack West of 520 E Johnson



Area Well East of 524 E Johnson

520-24 East Johnson  
Madison, Wisconsin  
September 22, 2014