



City of Madison

Conditional Use and Demolition

Location
1101-1121 University Avenue

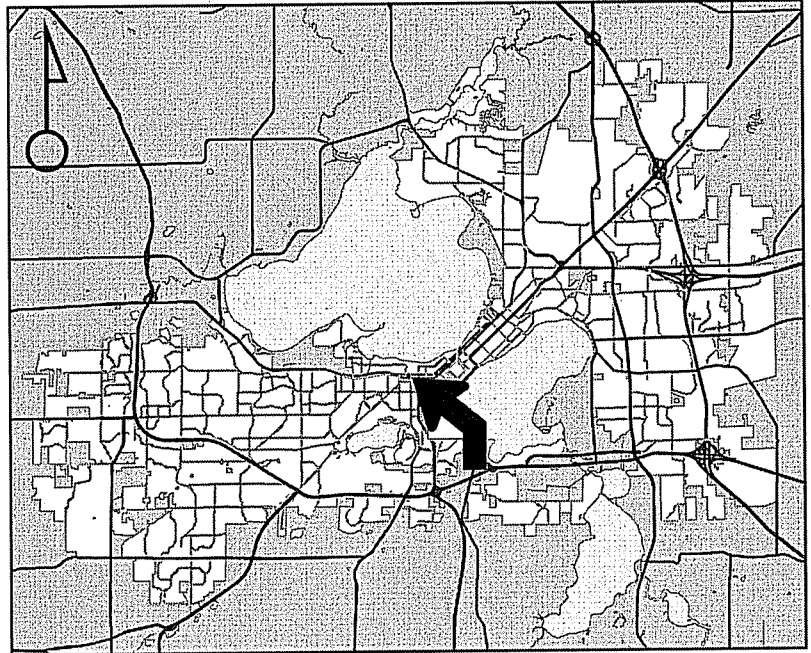
Project Name
Chemistry Instructional Addition & Renovation

Applicant
Board of Regents, UW/Gary Brown-
UW-Madison, Facilities Planning & Management

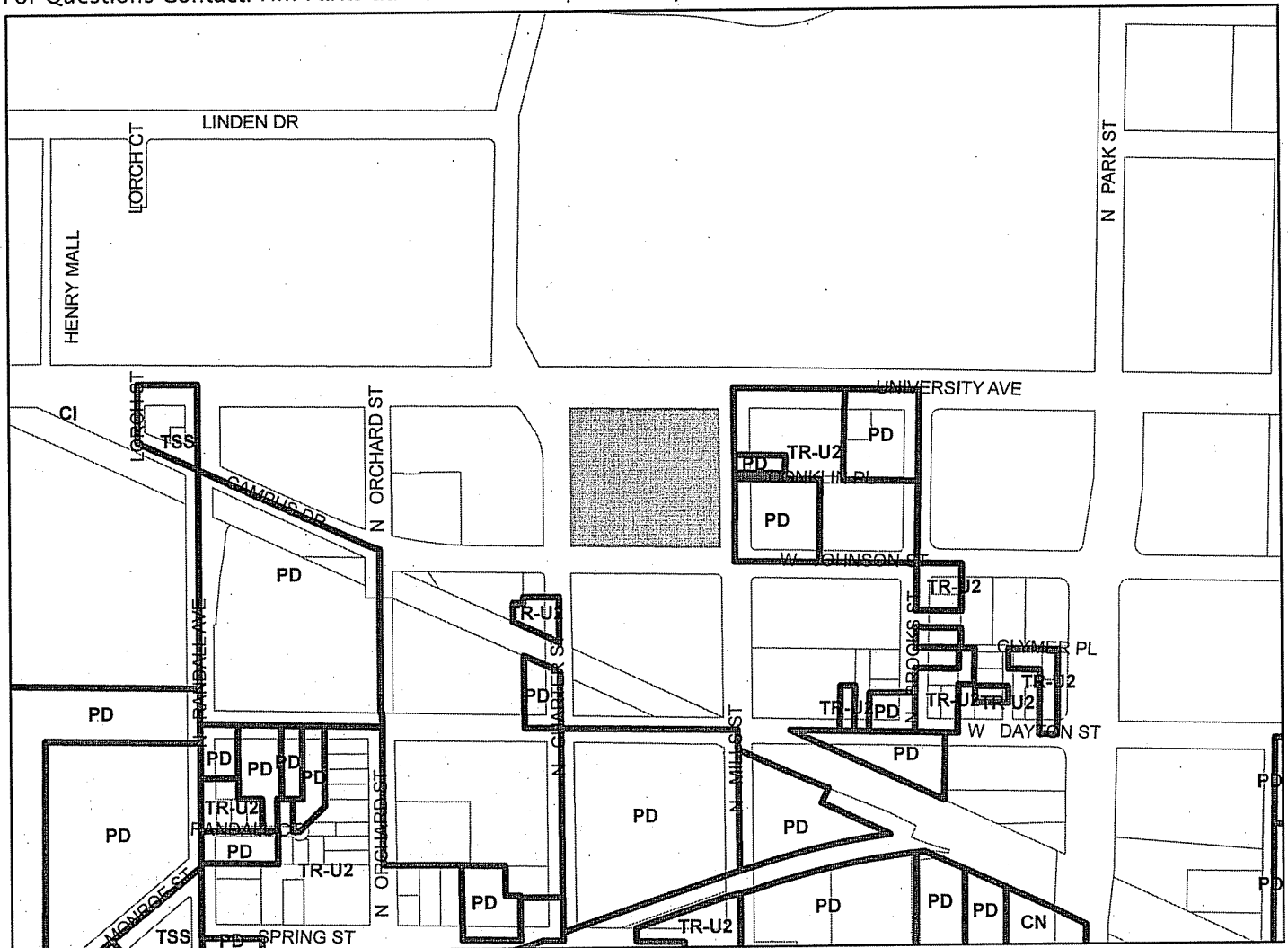
Existing Use
UW Chemistry Building and House

Proposed Use
Demolish residence attached to church and
portion of existing UW Chemistry Building to
allow construction of nine-story academic
tower as part of Chemistry renovation

Public Hearing Date
Plan Commission
07 November 2016

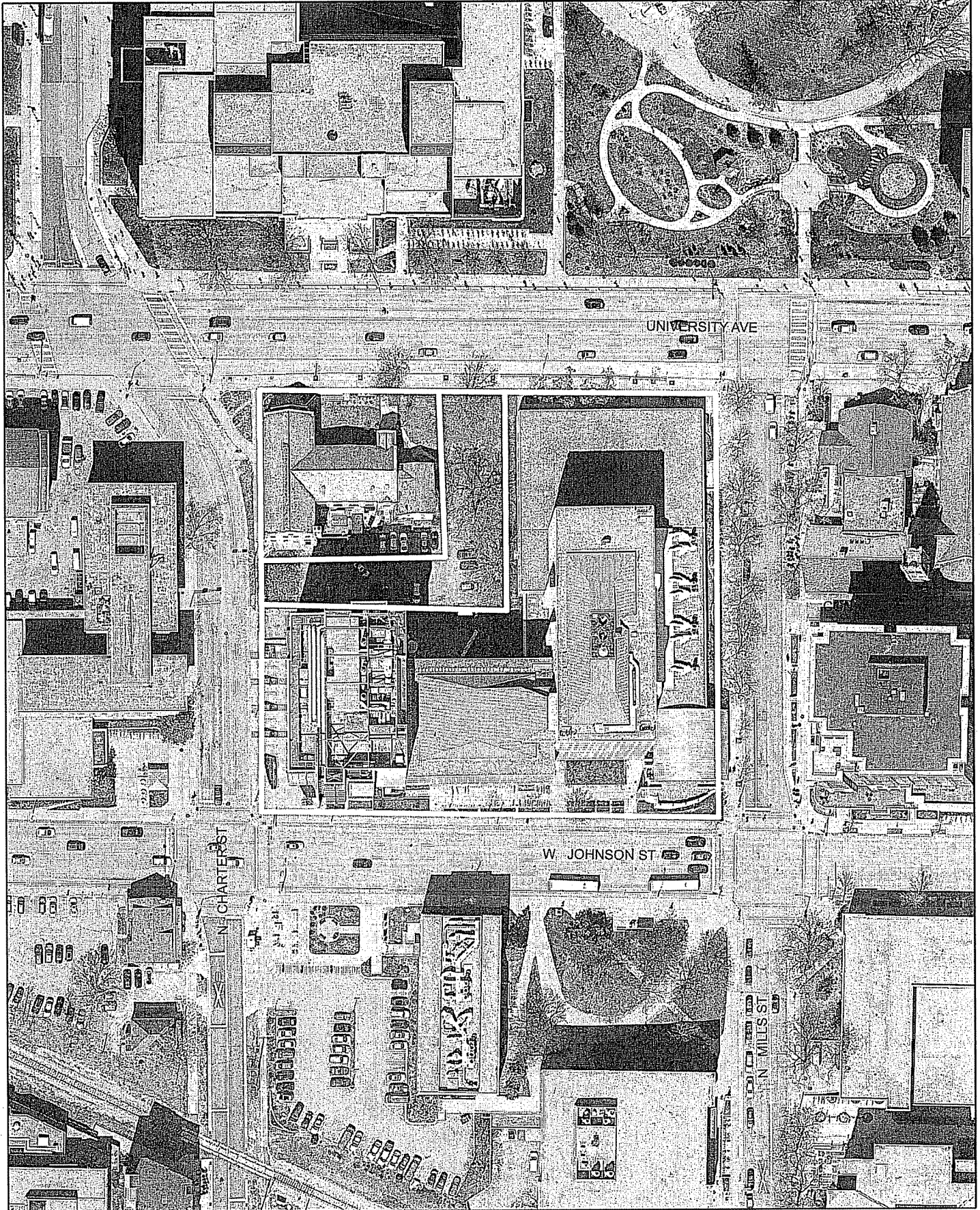


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 01 November 2016





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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>9/21/16</u>	
Received By <u>CP</u>	
Parcel No. <u>6709-221-0102-0</u>	
Aldermanic District <u>8-Wood</u>	
Zoning District <u>C1</u>	
Special Requirements <u>OK</u>	
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:** 1101 University Avenue, Madison, WI 53706
Project Title (if any): Chemistry Instructional Addition and Renovation

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: Gary Brown, Dir. Campus Planning & Landscape Company: UW-Madison, Facilities Planning & Management
Street Address: 30 N. Mills Street City/State: Madison, WI Zip: 53715
Telephone: (608) 263-3023 Fax: () Email: gary.brown@wisc.edu

Project Contact Person: Dan Hale Company: Strang, Inc.
Street Address: 6411 Mineral Point Road City/State: Madison, WI Zip: 53705
Telephone: (608) 276-9200 Fax: () Email: DHale@strang-inc.com

Property Owner (if not applicant): Board of Regents, University of Wisconsin System
Street Address: 1220 Linden Drive City/State: Madison, WI Zip: 53706

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Renovation of the existing Daniels Building and addition of a 9-story tower on the corner of University Ave. and N. Mills Street to provide instructional, office, lecture, classroom space.

Development Schedule: Commencement November 2017 Completion November 2019

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/alterd 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 1/2 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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

DNA

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:
Alder Wood 8/14/15; Joint South East Committee 10/16/15 and 7/18/16

→ 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: Tim Parks Date: DAT 8/20/15 Zoning Staff: Matt Tucker Date: DAT 8/20/15

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

Name of Applicant Gary Brown Relationship to Property: Owner's Representative
Authorizing Signature of Property Owner *Gary Brown* Date 09/20/16



September 21, 2016

Mr. Tim Parks
City of Madison Planning
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Building
Madison, WI 53703

**RE: CONDITIONAL USE APPLICATION – Letter of Intent
 Chemistry Instructional Addition & Renovation (DFD #13F1G)
 1101 University Avenue**

Dear Mr. Parks,

This is an application for a Conditional Use request for the Chemistry Instructional Addition and Renovation project located at 1101 University Avenue on the UW-Madison campus. The mission of the Department of Chemistry at the University of Wisconsin-Madison is to conduct world-class, groundbreaking research in the chemical sciences while offering the highest quality of education to undergraduate and graduate students and postdoctoral associates. The project is comprised of both a renovation and partial demolition (northern section) of the existing Daniels Building to allow for a tower addition along University Avenue. This addition will require the recording of our former acquisition and removal of the Abiel Brooks Residence building currently located at 1121 University Avenue (refer to demolition application submitted August 28, 2015). As such, this submittal will be a joint Conditional Use submittal, as requested by the city of Madison Planning staff, to receive approval of the Chemistry Instructional project as well as receive necessary approvals for the proposed improvements located at the former 1121 University Avenue site. The project site is bordered on the north by University Avenue, on the west by N. Mills Street, on the south by W. Johnson Street, and to the east by The Crossing building along N. Charter Street.

The Chemistry Instructional Addition and Renovation project site is zoned Campus – Institutional District (CI), as defined in MGO 28.097. As such the building is an acceptable Primary Use. Since UW-Madison currently does not have a city of Madison approved Campus Master Plan, this project will require conditional use review by the Madison Plan Commission. Construction of the improvements is scheduled to begin in November 2017 and be completed in November of 2019.

Application Materials

Zoning Application
Plans (7 full size copies, 39 reduced size 11" x 17" copies, 1 letter size copy)
Letter of Intent (46 copies)

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

Facilities Planning & Management
30 N. Mills Street, 4th Floor Madison, Wisconsin 53715-1211
(608) 263-3000 TTY (608) 265-5147

Owner's Contact: **University of Wisconsin – Madison**
 Facilities Planning & Management
 30 N. Mills Street, 4th Floor
 Madison, Wisconsin 53715
 Phone: 608-263-3023
 Attn: Gary Brown, FASLA
 E-Mail: gary.brown@wisc.edu

Dept. of Admin: **Division of Facilities Development**
 101 E. Wilson Street – 7th Floor
 P.O. Box 7866
 Madison, Wisconsin 53707
 Phone: 608-266-1412
 Attn: Russ Van Gilder
 E-Mail: Russ.VanGilder@wisconsin.gov

Architects: **Strang, Inc.**
 6411 Mineral Point Road
 Madison, Wisconsin 53705
 Phone: 608-276-9200
 Attn: Wayne Whiting, Principal
 E-Mail: Whiting@strang-inc.com

Ballinger
 833 Chestnut Street, Suite 1400
 Philadelphia, PA 19107
 Phone: 215-446-0900
 Attn: Bill Gustafson, Principal
 E-Mail: wgustafson@ballinger-ae.com

Civil/Landscape: **GRAEF-USA, Inc.**
 125 South 84th Street
 Milwaukee, WI 53214
 Phone: 414-259-1500
 Attn: Joe Pepitone, ASLA
 E-Mail: joseph.pepitone@graef-usa.com

Mechanical/Electrical: **Affiliated Engineers, Inc.**
 5802 Research Park Boulevard
 Madison, Wisconsin 53719
 Phone: 608-238-2616
 Attn: Mike Broge, PE
 E-Mail: mbroge@aeieng.com

Plumbing: **Thunderbird Engineering, Inc.**
 6000 Gisholt Drive, Suite 200
 Madison, Wisconsin 53713
 Phone: 608-223-9040
 Attn: Jim Mickowski
 E-Mail: JimM@Thunderbirdeng.com

Structural Engineers: **GRAEF-USE, Inc.**
 125 South 84th Street
 Milwaukee, WI 53214
 Phone: 414-259-1500
 Attn: Fred Groth, PE
 E-Mail: fred.groth@graef-usa.com

Surveyor: **JSD Professional Services, Inc.**
 161 Horizon Drive #101
 Verona, WI 53593
 Phone: 608-848-5060
 Attn: Todd Buhr
 E-Mail: todd.buhr@jsdinc.com

Project Background

The project will remove the existing 2,500 GSF Abiel Brooks Residence located directly west along University Avenue to provide area for the proposed addition and renovation of the 409,079 GSF (224,180 ASF) UW-Madison Chemistry Building complex. The complex is comprised of the Mathews and Daniels Buildings (completed in the late 1962 and 1967 respectively) and the Shain Research Tower (completed in 2000). The project includes demolition of approximately 39,800 GSF of the Daniels Chemistry building, constructs a nine-story, approximately 225,00 GSF (95,800 ASF) addition, remodels approximately 55,000 GSF of the existing Daniels Chemistry building and renovates the mechanical systems in the Daniels and Mathews Chemistry buildings. The new and remodeled space will house instruction labs for general, organic, and analytical chemistry, support spaces, offices, classrooms, lecture halls, and shell space.

The mission of the Department of Chemistry at the University of Wisconsin-Madison is to conduct world-class, groundbreaking research in the chemical sciences while offering the highest quality of education to undergraduate and graduate students and postdoctoral associates. Over half of the undergraduate population on campus takes a chemistry class at UW-Madison and as more students pursue STEM majors and health professions, chemistry has come to play an increasingly important role as a pathway into these fields. Over the last twenty years, chemistry course enrollments have soared, and the Department of Chemistry now experiences an acute need for renovated and additional instructional space to accommodate these high levels of demand. The lack of appropriate space directly relates to the ability for our students to get into upper-level courses and graduate in a timely manner.

The project is comprised of both a renovation and partial demolition (northern section) of the existing Daniels Building to allow for a tower addition. This addition will require the acquisition and removal of the Abiel Brooks Residence building currently located at 1121 University Avenue. The residence is currently located on property occupied by The Crossing Campus Ministry (owned by The Wisconsin Conference Board of Trustees of the United Methodist Church, Inc.) and will not become UW property until the demolition is complete, at which point the CSM will transfer to UW-Madison. Currently, this is scheduled to occur in late 2017.

This structure is currently included on the Wisconsin Architecture and history Inventory (#113374). Through coordination and discussion with the Wisconsin Historical Society the project is developing a mitigation plan for the removal of the structure to ensure the remaining façade is appropriately treated. Photo documentation and a narrative history are also being compiled for submittal to the Wisconsin Historical Society.

The primary exterior wall materials will include terracotta in a variety of textures and earth tone colors, fritted and clear vision glass, fritted spandrel glass, transparent red vision glass, and aluminum panel cladding. The exterior walls typically consist of three systems. An aluminum curtainwall and fritted glass system on the N. Mills Street and University Avenue corner projection. A terracotta panel rain screen with CMU backup system combined with a terracotta baguette and aluminum sub-frame system for the remaining facades of the building. The overall aesthetic and material usage will be sympathetic to both the South Campus Design Neighborhood and adjacent Historic Campus Design Neighborhood as defined in the Campus Design Guidelines. The recently completed Wisconsin Institute for Discovery located at 330 N. Orchard Street is a precedent for this project (also designed by Ballinger).

The planned loading and service functions for the building addition will use the existing facility located off of Lot 55 on the interior of the block. This area contains a screened CO2 tank as well as dumpsters for trash and recycling. Snow removal and site maintenance will be provided by university staff, as typical with all university facilities.

A new building mounted sign will be included as part of the project located near the corner of N. Mills Street and University Avenue following campus signage standards. Campus standard, sharp cut-off lighting fixtures will be used along University Avenue and the west side of the addition. There will also be low level accent lighting incorporated into the bench seating elements. The two new entries to the tower will also contain energy efficient flush mounted soffit lighting that highlights these areas without creating spill into the right-of-way.

The main public sidewalk along University Avenue, west of N. Brooks Street to The Crossing property will be moved south, partially onto UW property. Therefore a maintenance agreement and/or public sidewalk easement may be required. A new large planting bed will run between the sidewalk and the south curb line of University Avenue to prevent students from crossing the street midblock and add large shade trees to University Avenue as proposed in the comprehensive Campus Master Plan.

From a fire protection standpoint, the entire building will be fully sprinkled. Currently there are multiple fire hydrants within 500' on all main entries of the building. The proposed west entrance to the tower addition will be 260' away from the hydrant on the northeast corner of the University Avenue and N. Charter Street intersection and 240' away from the hydrant on the southeast corner of the University Avenue and N. Charter Street intersection. The proposed east entrance to the tower addition will be 50' away from the hydrant on the southwest corner of the University Avenue and N. Mills Street intersection and 450' away from the hydrant on the northwest corner of the University Avenue and N. Brooks Street intersection. A fire lane area will be reserved for the entire 95 foot east façade of the building along N. Mills Street and for a length of 50' along the south façade starting at the west corner of the tower addition accessed via Lot 55.

The overall project follows the 2015 UW-Madison Campus Master Plan that suggests a new Chemistry addition to this portion of the block.

Project Schedule

Start Construction:	November 2017
Substantial completion:	October 2019
Tower Occupancy:	November 2019

Lot Coverage and Usable Open Space Calculations

The proposed uses and associated square footage are as follows:

Project Lot Size	28,600 GSF/.65 acres (100%)
Building Coverage	18,200 GSF/.42 acres (64%)
<u>Improvements Lot Coverage</u>	<u>10,400 GSF/.23 acres (35%)</u>
Usable Open Space	5,100 GSF/.12 acres (18%) Includes exterior covered arrivals

Impervious Surface Ratio (ISR): 80%

Hours of Operation

This project will alleviate the existing condition of undergraduate labs running from 7:45AM to 9:45PM thereby affording more typical operational hours during the regular business day from 7:00AM to 5:00PM. However, this is a university research lab and activities will continue to occur at other times of the day in spaces internal to the facility.

Building Areas

The existing and proposed expansion areas are as follows (Net Assignable Square Footage):

Department	Daniels Renovation	Tower Addition
Undergrad Chemistry	1,400 NASF	-
Learning Spaces	1,500 NASF	17,800 NASF
Analytical Chemistry	-	12,800 NASF
General Chemistry	23,700 NASF	3,500 NASF
Organic Chemistry	-	21,900 NASF
Student Support	2,500 NASF	11,900 NASF
<u>Subtotal</u>	<u>29,100 NASF</u>	<u>67,900 NASF</u>
Total		97,000 NASF

Auto and Bike Parking Stalls

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. As part of this project Lot 55 (27 reserved spaces) will be reduced to 19 reserved spaces to accommodate the tower addition.

Bike parking will be accommodated more conveniently throughout the site and in greater numbers than exist today. Currently, there are 295 bike stalls on the block associated with the Chemistry complex. There will be a total of 358 (17% increase) bike parking stalls at the conclusion of this project, which includes the existing 79 stalls along W. Johnson Street. The proposed plan disperses bike parking more evenly around the block to relate to the proposed entry

ways and reduce pedestrian and bicyclist conflicts.

The proposed project location is well serviced by the existing campus bus routes of 80 and 82. These routes are serviced every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule. The building is also directly adjacent to W. Johnson Street on the south, which is a primary Metro route that serves upwards of 20 different routes.

Estimated Project Cost

The project is estimated to cost \$111,900,000.

Number of Construction & Full-Time Equivalent Jobs Created

Based on a study entitled "The Impact of Construction on the Wisconsin Economy" by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula that 17 jobs are created for every \$1 million of construction costs, this \$111.9M project should create approximately 1,900 jobs split between design and construction workers and direct, indirect and induced jobs.

Reuse and Recycling Plan

A reuse/recycling plan will be provided by the contractor, to be approved by the City Recycling Coordinator, prior to demolition of the Abiel Brooks Residence. Per Sec 28.12(12)(e) of the Zoning Ordinance the contractor will also demonstrate compliance to this approved plan within 60 days of demolition completion.

The project was presented to the City of Madison Development Assistance Team on August 20, 2015 and to the Joint Southeast Campus Area Committee on both October 16, 2015 and July 18, 2016 for informational purposes. The project is anticipated to receive a recommendation from this committee on October 31, 2016.

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: Alder Zach Wood, District 8
 Pete Heaslett, UW-Madison FP&M Project Manager
 Aaron Williams, UW-Madison FP&M Campus Planning
 Russ Van Gilder, DOA/DFD Project Manager
 Dan Hale, Strang, Inc. Project Manager

September 3, 2015

UW-Madison: Chemistry Instructional Expansion 13B3G | September 3, 2015

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Amy Scanlon
Madison Landmarks Commission
Department of Planning & Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: HISTORIC EVALUATION OF ABIEL BROOKS RESIDENCE (BLAKEMAN HOUSE) AND THE CROSSING (WESLEY FOUNDATION CHAPEL) AT 1121-1127 UNIVERSITY AVENUE IN MADISON, WISCONSIN

Please accept this historical evaluation for the structure located at 1121-1127 University Avenue, currently occupied by The Crossing. The university intends to acquire a portion of The Crossing in conjunction with the Chemistry Instructional Expansion (#13F1G) project. The Crossing's structure is composed of three adjacent sections, giving the outward appearance of a single building. For purposes of this discussion the historic names associated with the building will be used--as listed in the Wisconsin Architecture and History Inventory (AHI).

The eastern section of the building (1121 University Ave.) was built for Abiel Brooks in 1851 and is listed in the AHI as the "Abiel Brooks Residence." This residence was acquired by the Wesley Foundation in 1915 and converted to use as a parsonage for the Rev. E.W. Blakeman. (The Wesley Foundation subsequently referred to this residence as the Blakeman House.) The central and western segments of the Crossing property (1127 University Ave.) are listed as the "Wesley Foundation Chapel" in the AHI. The western unit was completed in 1918 and the central unit in 1928.

The Abiel Brooks Residence and the Wesley Foundation Chapel share a common wall; however they do not have any interior connections. The university intends to raze the Abiel Brook Residence as part of the aforementioned project. The Wesley Foundation Chapel will not be affected by this project.

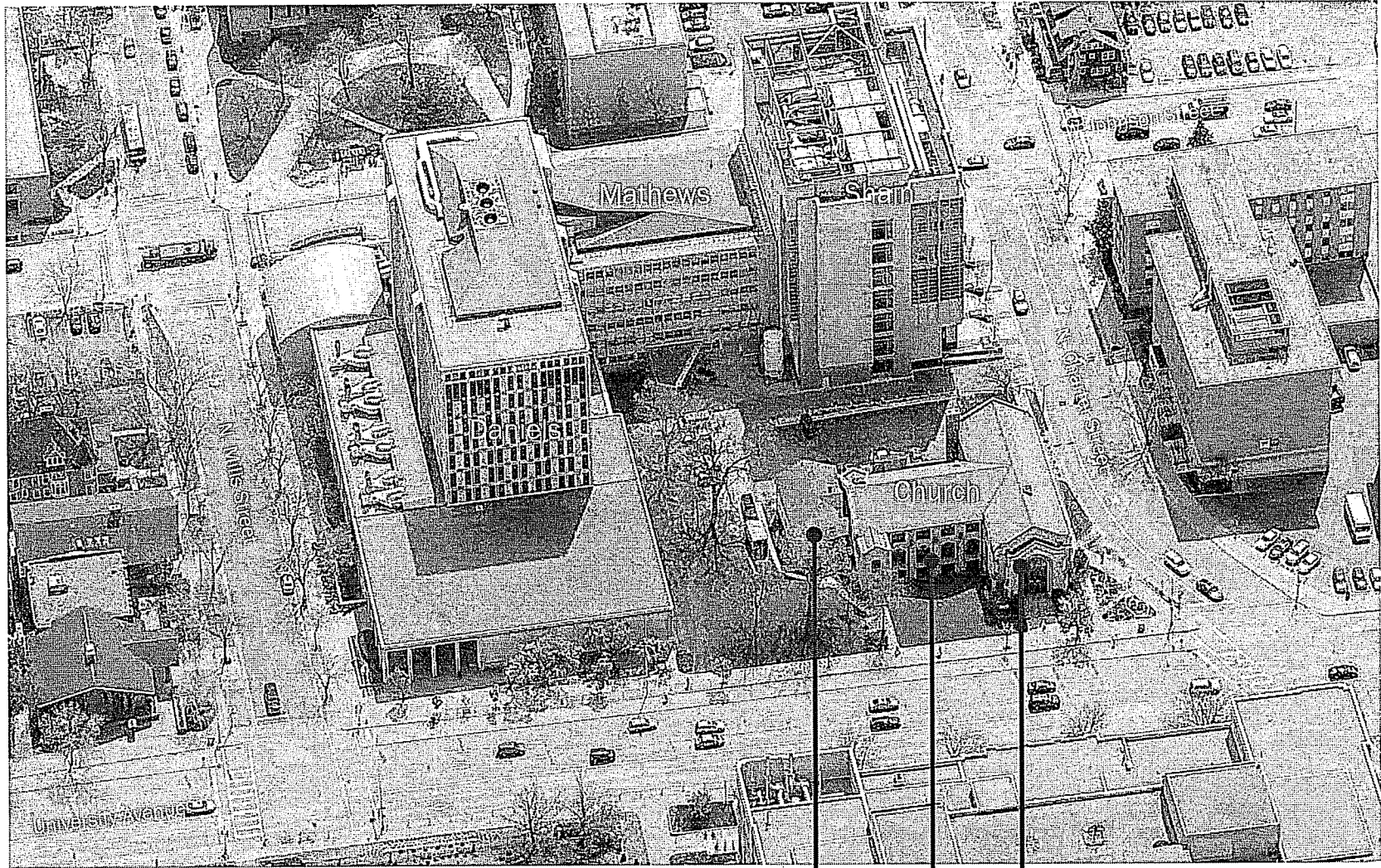
As can be seen in the attached photos the Brooks Residence has been significantly altered. We believe that it no longer retains its historic or architectural integrity. This conclusion is supported by an evaluation performed by Kitty Rankin (2007 letter). Specifically, the following alternations have occurred:

1. The west wing of the residence (Fig 1 and 2) was demolished in 1928 in conjunction with the addition to the Wesley Foundation Chapel.
2. All of the original windows in the residence have been replaced with new aluminum clad units.
3. The wrap around porch (Fig 1 and 2) has been removed.
4. The original main door entry (east facing) was converted to a window unit.
5. The false roof gable ends have been removed.
6. The gable end half-round window openings have been converted to rectangular windows.
7. Original interior walls have been removed and new partition walls have been added.
8. A failure of the heating system has resulted in water damage, leading to buckled floors and extensive mold.



Aaron J. Williams, PLA
Assistant Campus Planner & Zoning Coordinator
Facilities Planning & Management, University of Wisconsin-Madison

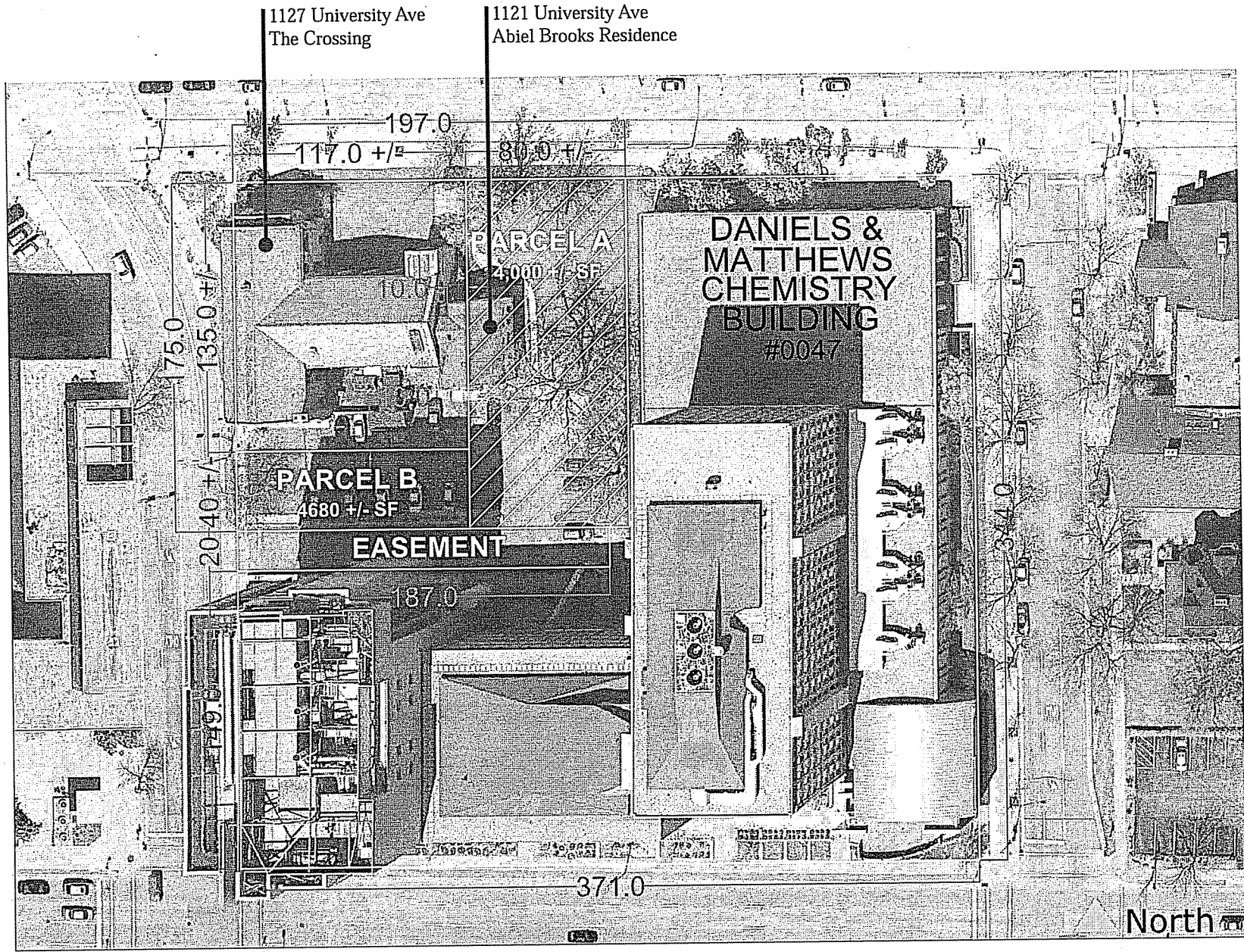
cc: Gary Brown, Director, Campus Planning & Landscape Architecture
Pete Heaslett, Project Manager Chemistry Instructional Expansion
Daniel Einstein, Historic and Cultural Resource Manager



1121 University Ave
1851 Abiel Brooks Residence
Remove

1127 University Ave (The Crossing)
1918 Construction
Retain

1127 University Ave (The Crossing)
1928 Addition
Retain



PRECAST WALL CAP SIMILAR TO EXISTING

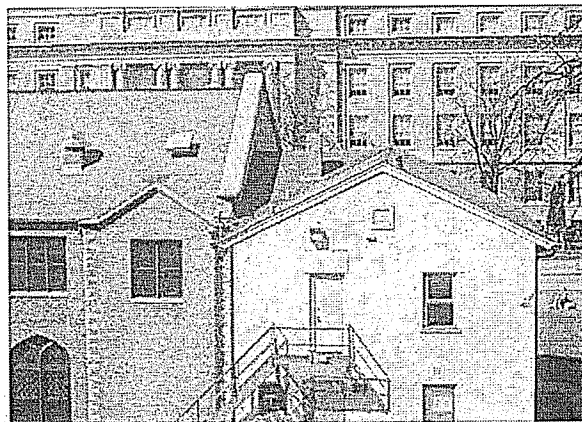
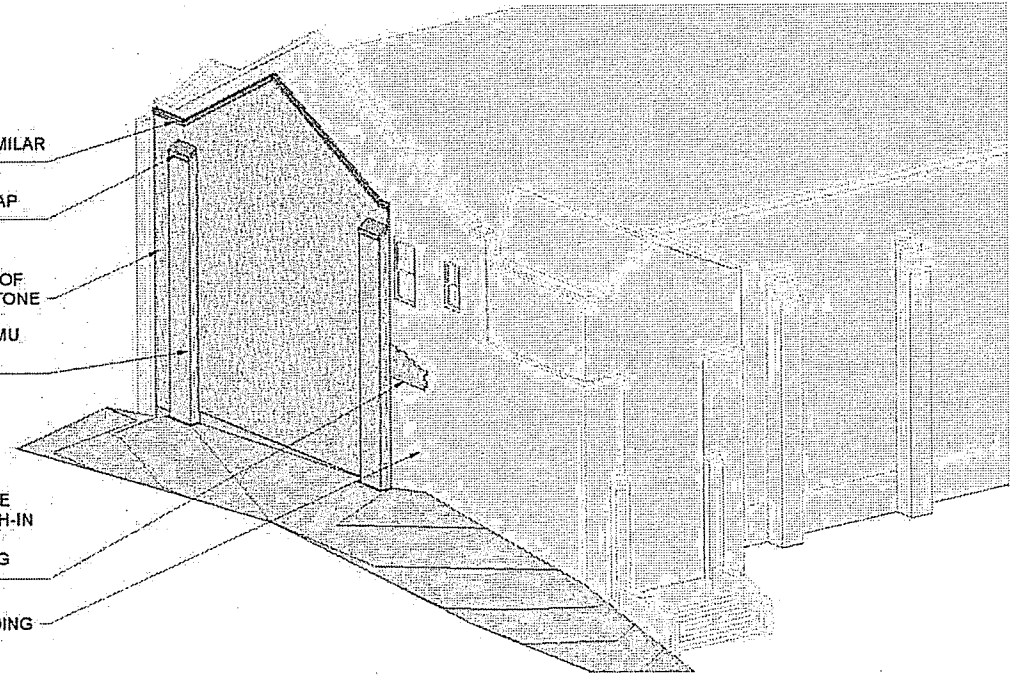
PRECAST BUTTRESS CAP SIMILAR TO EXISTING

STONE VENEER SET FORWARD FROM FACE OF EXISTING ADJACENT STONE

STONE VENEER AND CMU BUTTRESS, SIMILAR TO EXISTING

(AS REQUIRED) REMOVE FACE BRICK AND TOOTH-IN STONE VENEER FLUSH WITH FACE OF EXISTING STONE

EXISTING STONE BUILDING



PRECAST WALL CAP SIMILAR TO EXISTING

PRECAST BUTTRESS CAP SIMILAR TO EXISTING

STONE VENEER SET FORWARD FROM FACE OF EXISTING ADJACENT STONE

STONE VENEER AND CMU BUTTRESS, SIMILAR TO EXISTING

ALUMINUM APRON OVER ABOVE GRADE INSULATION

WATERPROOFING AND RIGID INSULATION OVER EXISTING FOUNDATION WALL

CONCRETE FOUNDATION AND FOOTING FOR BUTTRESS SUPPORT

EXISTING STONE BUILDING

(AS REQUIRED) REMOVE FACE BRICK AND TOOTH-IN STONE VENEER FLUSH WITH FACE OF EXISTING STONE

SECOND FLOOR - CHURCH 105' - 0"

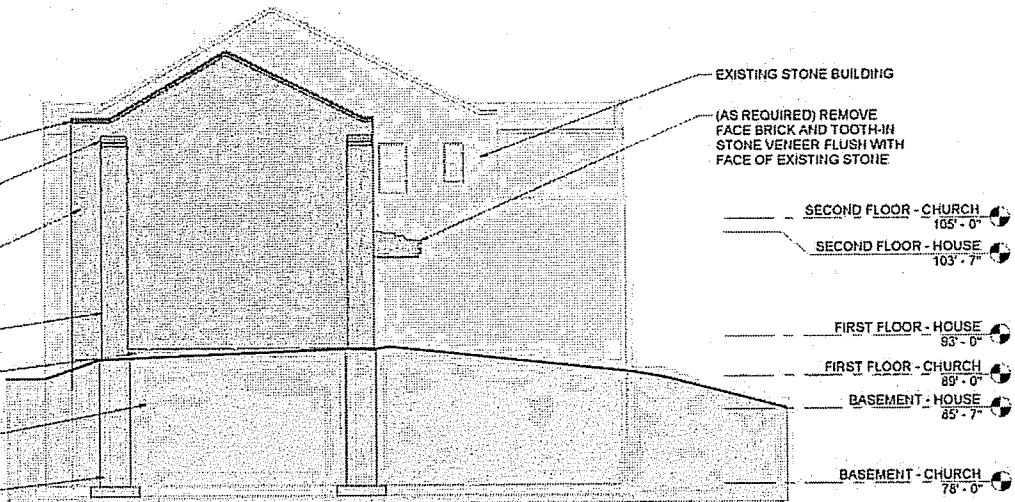
SECOND FLOOR - HOUSE 103' - 7"

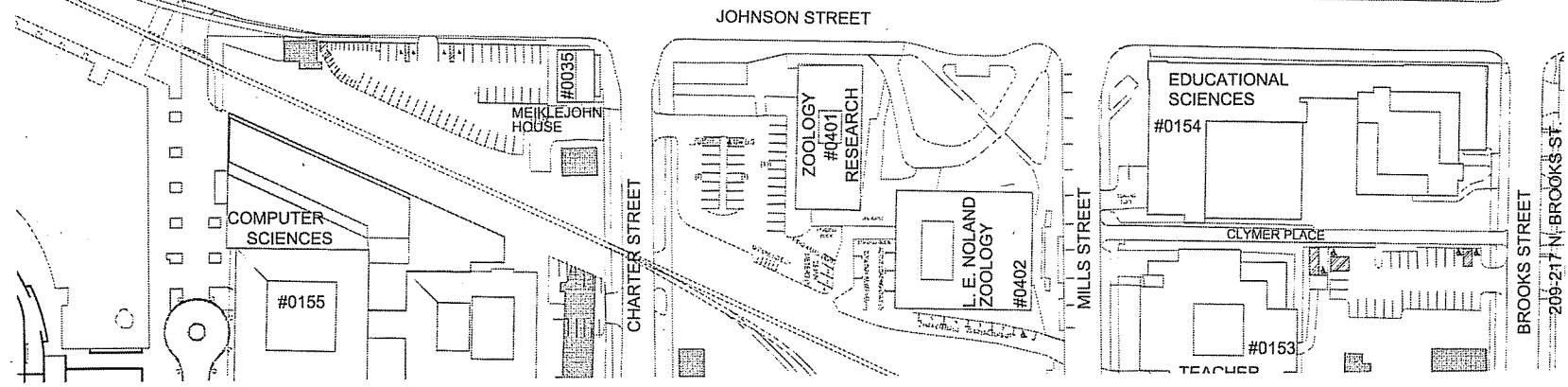
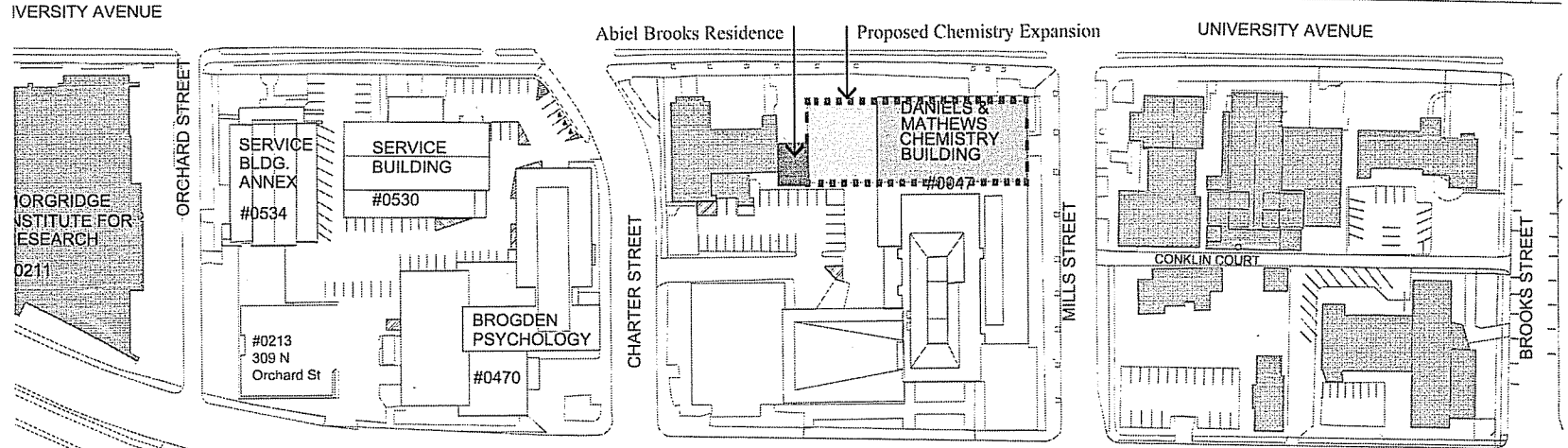
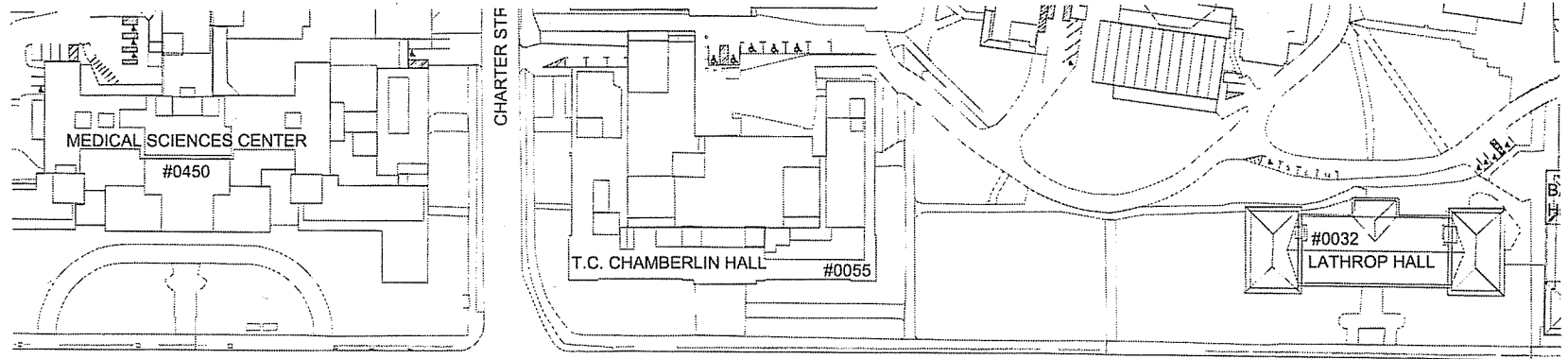
FIRST FLOOR - HOUSE 83' - 0"

FIRST FLOOR - CHURCH 89' - 0"

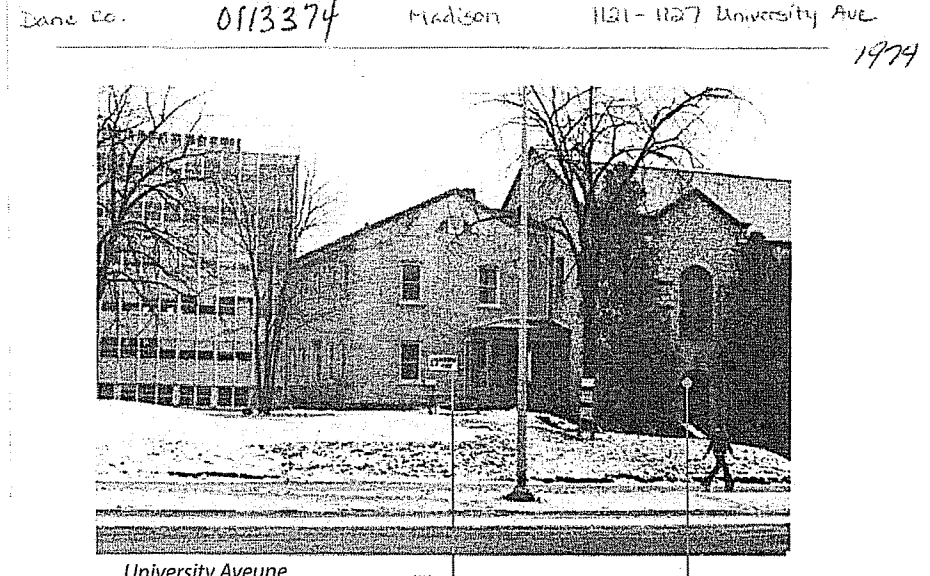
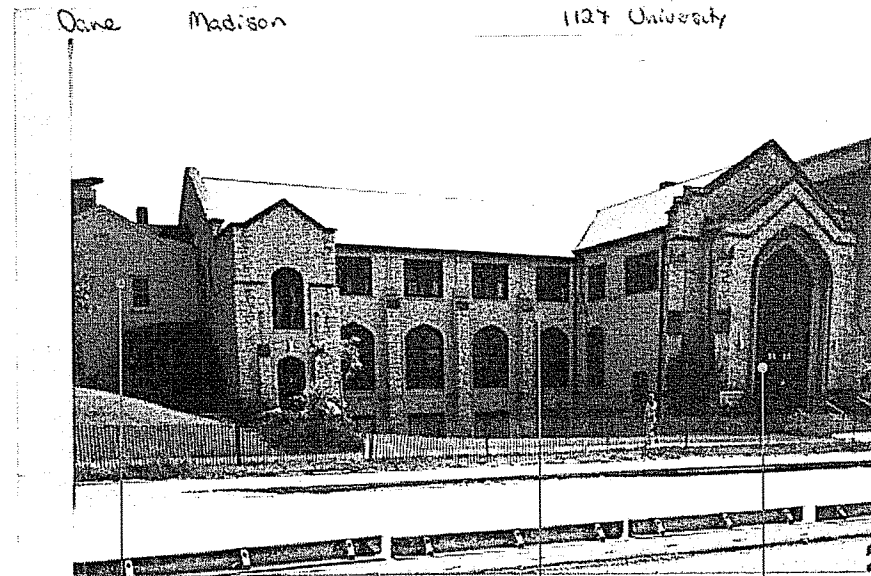
BASEMENT - HOUSE 85' - 7"

BASEMENT - CHURCH 78' - 0"





Submitted to Amy Scanlon on 9/3/15



Submitted to Amy Scanlon on 9/3/15	1121 University Ave 1851 Abiel Brooks Residence*	1127 Wesley Foundation Chapel* The Crossing 1928 Addition
	1121 University Ave 1851 Abiel Brooks Residence*	1127 Wesley Foundation Chapel* The Crossing 1928 Addition

University Aveune	1121	1127
1121 University Ave 1851 Abiel Brooks Residence*		1127 Wesley Foundation Chapel* The Crossing 1928 Addition

* Name per the Wisconsin Architecture and History Inventory (AHI)



Fig. 1: Abiel Brooks Residence ca. 1914. (This image is catalogued at the Wisconsin Historical Society Archives under the title "Rowley Residence" Image ID 5107. Abiel Brooks' daughter Julia inherited the home following the death of her parents. Julia Brooks was married to Manley S. Rowley.

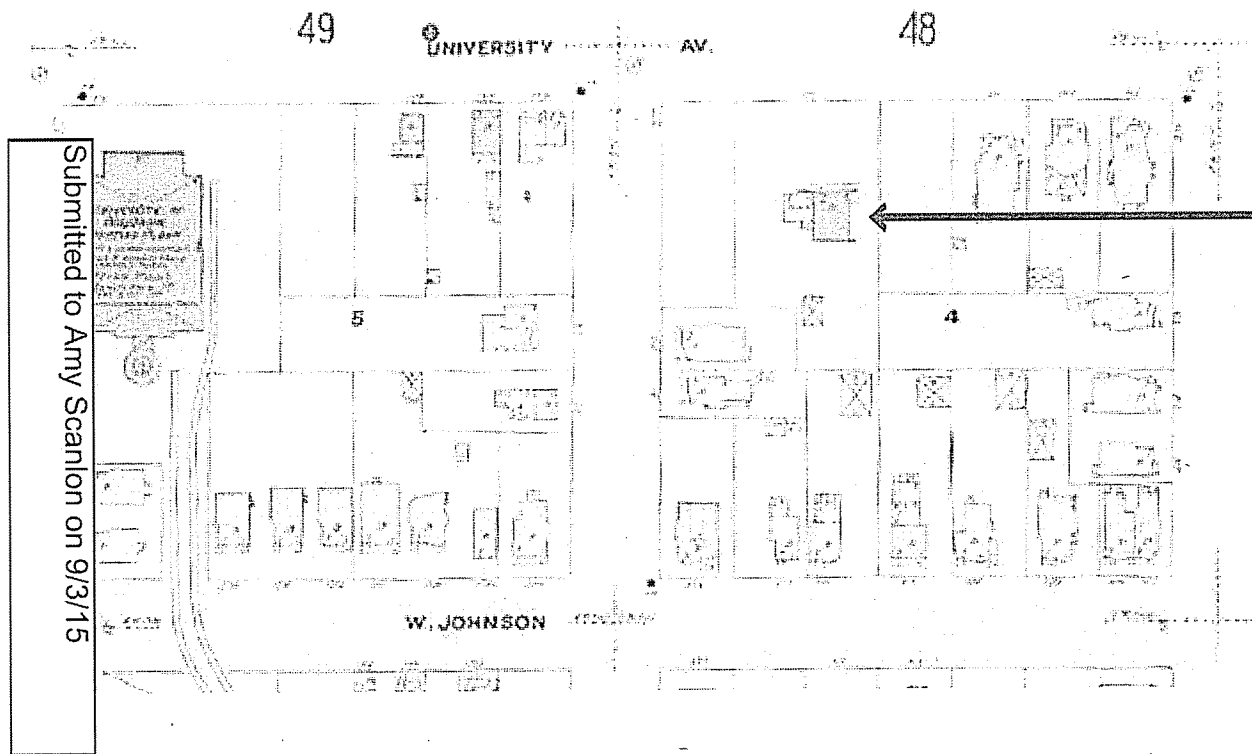
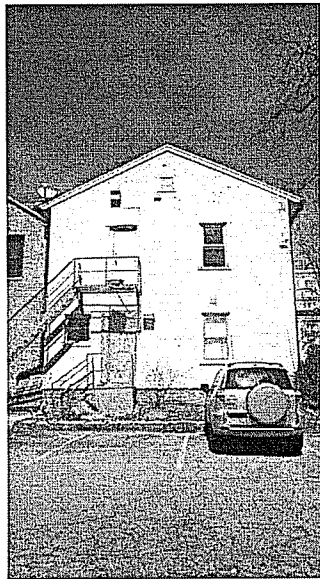


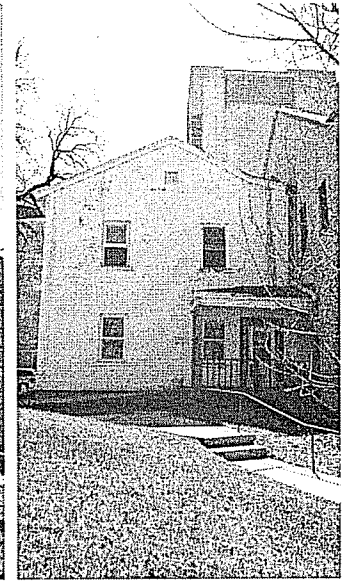
Fig 2: Sanborn Map - 1908, Sheet 51. West side wing of Brooks Residence was razed in conjunction with the 1928 construction of the Wesley Foundation Chapel addition.



South Facade



East Facade (historic main entry to residence)



North Facade



East Facade (University Ave to the right in this picture). 1877

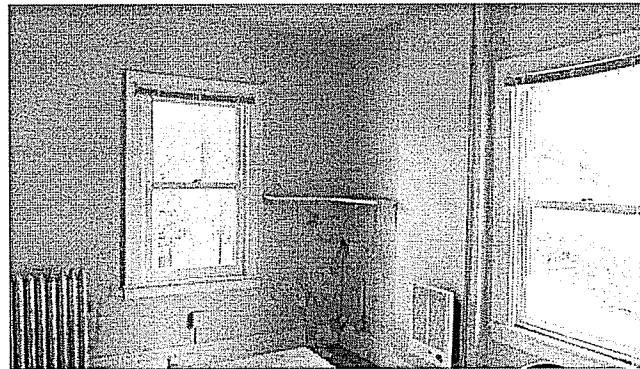


Relationship to The Crossing

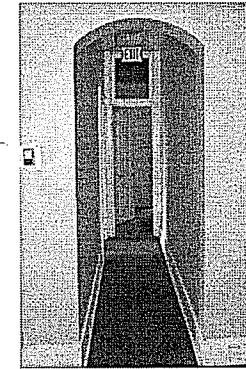
Submitted to Amy Scanlon on 9/3/15



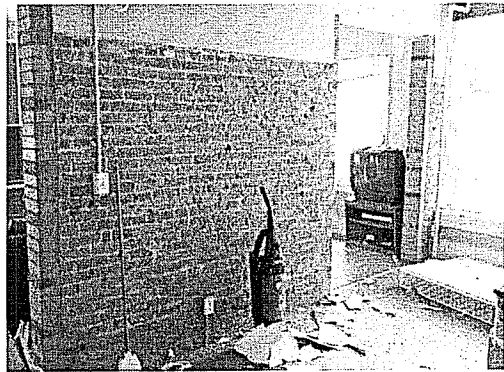
2nd Floor Bedroom



2nd Floor Bedroom



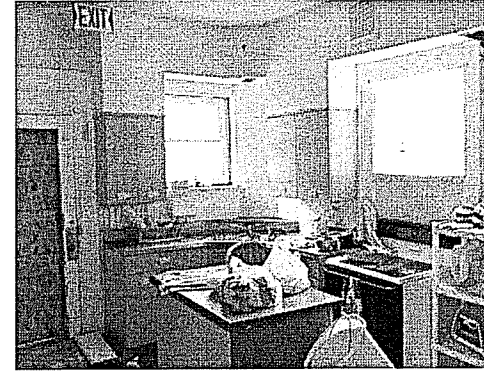
2nd Floor Hall



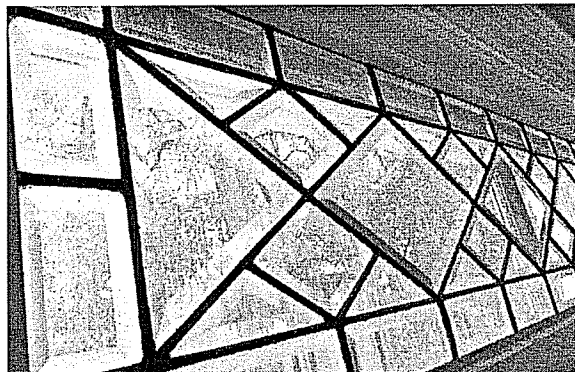
1st Floor Interior Wall



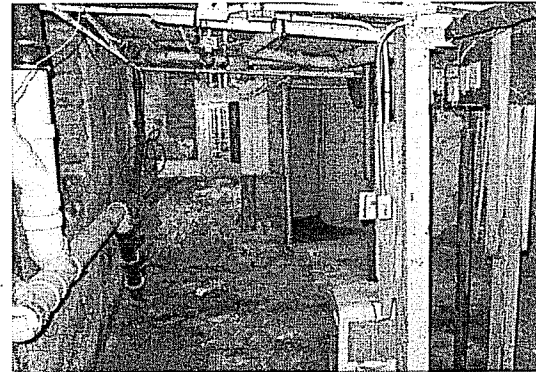
1st Floor Living Room w/Stair



1st Floor Kitchen



Leaded Art Glass Transom



Basement Condition



Attic, Gable end half-round window opening

Submitted to Amy Scanlon on 9/3/15



Stock No. 26273

PER 2010 CSM:
LOT 1: UW LAND
LOT 2: THE CROSSING

CERTIFIED SURVEY MAP No. 12906

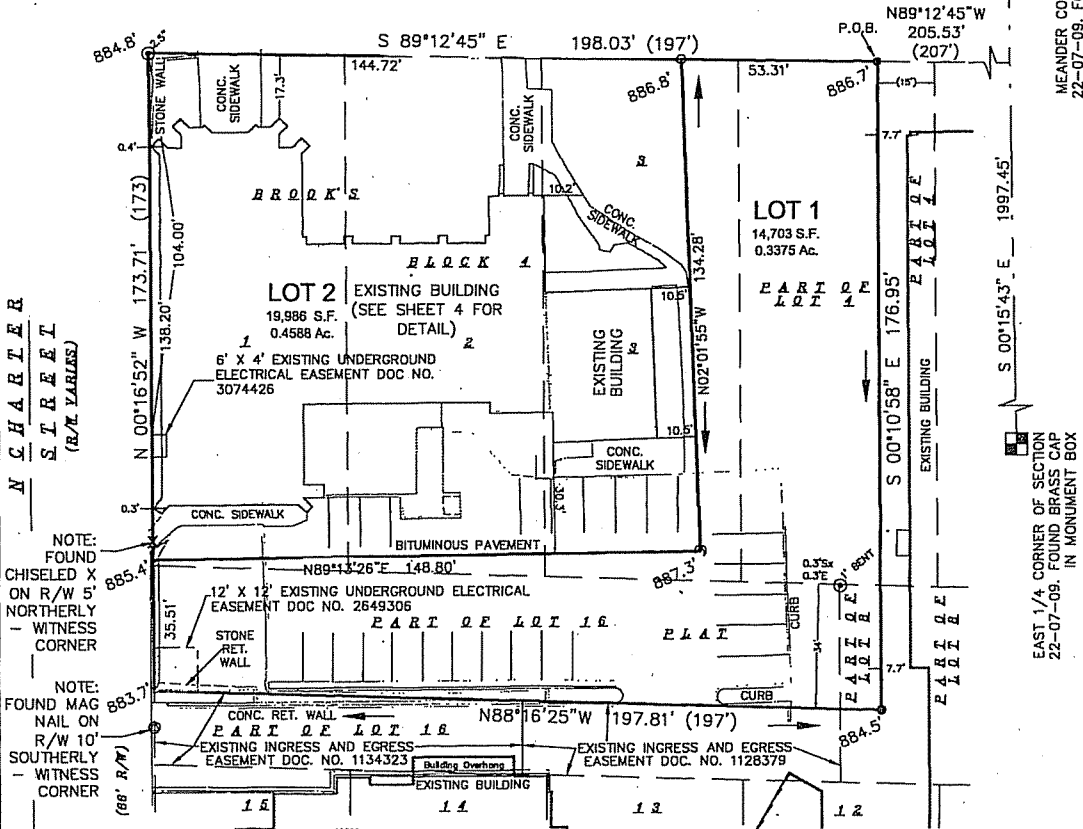
ALL OF LOTS 1, 2, 3, AND PART OF LOTS 4, 8 AND 16, BLOCK 4, BROOKS PLAT OF THE SUBDIVISION OF BLOCK 4 OF BROOKS ADDITION TO THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Document # 4657432

NORTHEAST CORNER OF SECTION 22-07-09, TRUE CORNER NOT FOUND
N88°50'33"W 74.54'

NOTE: LOT 1 WILL REQUIRE A NEW WATER SERVICE LATERAL IN THE EVENT IT IS DEVELOPED WITH A STAND ALONE STRUCTURE

UNIVERSITY AVENUE (87.5' R/W)



N CHARLEER STREET (R/W VARIES)

NOTE: FOUND CHISELED X ON R/W 5' NORTHERLY - WITNESS CORNER

NOTE: FOUND MAG NAIL ON R/W 10' SOUTHERLY - WITNESS CORNER

P.O.B. N89°12'45"W 205.53' (207')

S 00°15'43" E 1997.45'

EAST 1/4 CORNER OF SECTION 22-07-09, FOUND BRASS CAP IN MONUMENT BOX



SCALE: ONE INCH = FORTY FEET

NE CORNER, SEC. 22
WCS-DANE NAD83(91)
COORDINATES PER FEB 17, 2004
TIE SHEETS BY CARL SANDSNES:

MEANDER CORNER:
X=815913.77 US FT
Y=482946.25 US FT
TRUE CORNER LOCATION:
X=815839.24 US FT
Y=482947.86 US FT

E 1/4 CORNER, SEC. 22

X=815851.38 US FT
Y=480284.34 US FT

GRID NORTH

WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, NAD83(91) DATUM PER CITY OF MADISON



SURVEYED BY:

Burse

surveying & engineering OF MAY, 2010

1400 E. Washington Ave. Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@BSE-INC.net
www.bursesurveyengr.com

RE'D THIS 17TH DAY
MKB

SURVEYED FOR:
UNIVERSITY OF WISCONSIN
SPACE MANAGEMENT OFFICE
610 WALNUT ST., SUITE 807
MADISON, WI 53726

Plot View: SHT 1
PROJECTS\BSE1328\CSM\CSBSE1328.DWG

SHEET 1 OF 4

4/17

18



Stock No. 26273

CERTIFIED SURVEY MAP No. 12906

ALL OF LOTS 1, 2, 3, AND PART OF LOTS 4, 8 AND 16, BLOCK 4, BROOKS PLAT OF THE SUBDIVISION OF BLOCK 4 OF BROOKS ADDITION TO THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- SET 3/4"x18" SOLID IRON ROD WT. 1.50 lbs/ft
- ⊙ MAG NAIL FOUND
- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER DENOTED)
- () INDICATES RECORDED AS
- X FOUND CHISELED "X"
- 890.5 SPOT ELEVATION AT LOT CORNER

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

NOTES:

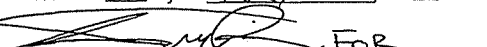
1. DATE OF FIELD WORK: SEPTEMBER 8, 9 & 17, 2009
2. SUBJECT PROPERTY CONTAINS 34,688 SQUARE FEET OR 0.7963 ACRES.
3. SURVEYOR HAS BEEN PROVIDED A COPY OF REPORT OF TITLE SEARCH ORDER NUMBER NCS-410629-MAD, DATED FEBRUARY 2, 2010 FROM FIRST AMERICAN TITLE INSURANCE COMPANY. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: UNRECORDED EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS. SAID TITLE REPORT REFERENCES THE FOLLOWING:
 - (1) BROOK'S PLAT OF THE SUBDIVISION OF BLOCK 4 OF BROOKS ADDITION TO THE CITY OF MADISON.
 - (2) RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: DECEMBER 8, 1994 VOLUME 28988 OF RECORDS, PAGE 26, AS DOCUMENT NO. 2649306.
 - (3) RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: JANUARY 26, 1999, AS DOCUMENT NO. 3074426.
4. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
5. REFERENCED FIELD NOTES FROM BARRY MABBETT SURVEY DATED APRIL 22, 1936 TO ESTABLISH PRORATED MEASUREMENTS ON BLOCK AND LOTS.
6. Lot 1 and Lot 2 are subject to a DECLARATION OF STORMWATER MANAGEMENT EASEMENT, ACCESS EASEMENT, AND NO-BUILD EASEMENT, recorded with the Dane County Register of Deeds on 5-20-2010, 2010, as Document Number 4057431.
7. Lot 1 and Lot 2 shall be considered as a single zoning lot for the purposes of zoning compliance. In the event of the City of Madison Plan Commission and/or Common Council approve re-division of Lot 1 and Lot 2, the owners of Lot 1 and Lot 2 shall cooperate to address the driveway, loading, parking and access issues, and zoning conformity issues created by the re-division.
8. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

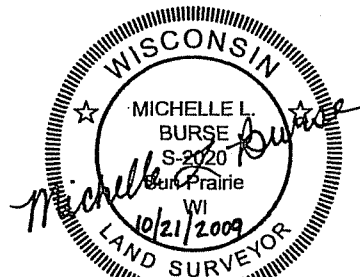
Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

CITY OF MADISON APPROVAL

Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this 20th day of MAY, 2010.


Mark A. Olinger, Secretary of Planning Commission



CERTIFIED SURVEY MAP No. 12906

ALL OF LOTS 1, 2, 3, AND PART OF LOTS 4, 8 AND 16, BLOCK 4, BROOKS PLAT OF THE SUBDIVISION OF BLOCK 4 OF BROOKS ADDITION TO THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

The Wesley Foundation of Wisconsin, Inc.—Madison, a corporation existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

The Wesley Foundation of Wisconsin, Inc.—Madison does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said The Wesley Foundation of Wisconsin, Inc.—Madison has caused these presents to be signed by James A. Haed, its President on this 19 day of May, 2010

James A. Haed
President

STATE OF WISCONSIN)
County of Dane) ss

Personally came before me this 19th day of May, 2010
James A. Haed, President of the The Wesley Foundation of Wisconsin, Inc.—Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires is permanent
William F. White
Notary Public, Wisconsin
WILLIAM F. WHITE

LEGAL DESCRIPTION:

Lots 1, 2, and 3, and part of Lots 4, 8, and 16, Block 4, Brooks Plat of the Subdivision of Block 4 of Brooks Addition to the City of Madison, located in the Northeast 1/4 of the Northeast 1/4, Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 22; thence South 00 Degrees 15 Minutes 43 Seconds East, along the East line thereof, 665.91 feet to the southerly right of way of University Avenue; thence North 89 Degrees 12 Minutes 45 Seconds West, along said southerly right of way, 205.53 feet to the point of beginning; thence South 00 Degrees 10 Minutes 58 Seconds East, 176.95 feet; thence North 88 Degrees 16 Minutes 25 Seconds West, 197.81 feet to the easterly right of way of North Charter Street; thence North 00 Degrees 16 Minutes 52 Seconds West, along said easterly right of way, 173.71 feet to said southerly right of way of University Avenue; thence South 89 Degrees 12 Minutes 45 Seconds East, along said southerly right of way, 198.03 feet to the point of beginning. Contains 34,688 square feet or 0.7963 acres.

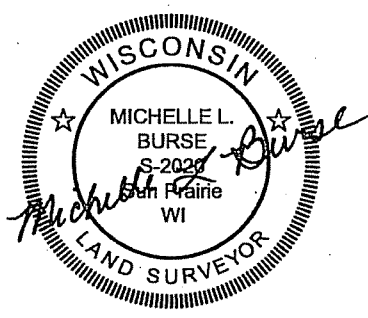
SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of The Wesley Foundation of Wisconsin, Inc. as owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Madison in surveying, dividing, and mapping the same.

Dated this 21ST day of OCTOBER, 2009.

Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020

Revised this 17TH day of MAY, 2010
mab





Stock No. 26273

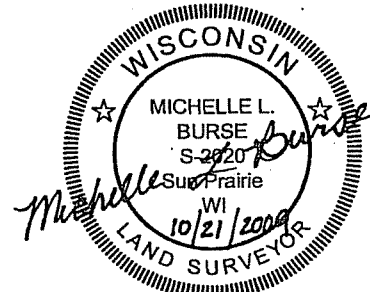
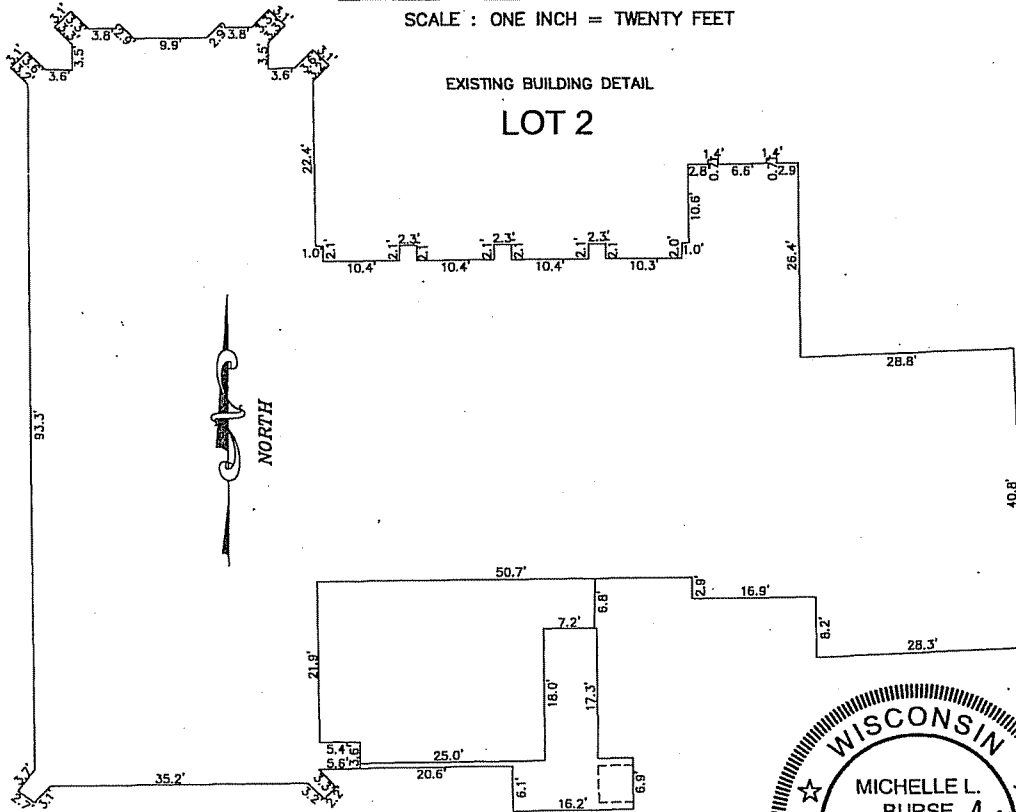
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EXISTING BUILDING DETAIL

LOT 2



REV. THIS 17th DAY OF MAY, 2010 *MLB*

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-09-00959, File I.D. Number 16545, adopted on the 17th day of November, 2009, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this 20th day of May, 2010

Maribeth Witzel-Behl
Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

Office of the Register of Deeds
Dane County, Wisconsin
Received for Record
May 20, 2010 at
4:14 o'clock PM as
Document No. 4057432
in vol. 82 of CSMs,
pages 75-78

Kristi Chlebowski, Jay Callam
Register of Deeds *Chlebowski*, deputy
Kristi Chlebowski

Received
5-20-10 2:04 p.m.

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