



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 121, 123, 127 WEST GILMAN ST. Aldermanic District: 2

2. PROJECT

Date Submitted: _____

Project Title / Description: 121-127 WEST GILMAN ST REDEVELOPMENT

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement

CITY OF MADISON

Demolition

- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

NOV - 4 2013

Planning & Community
& Economic Development

3. APPLICANT

Applicant's Name: DAN SEELEY Company: STEVE BROWN APARTMENTS
 Address: 120 W. GOCHAM ST City/State: MADISON WI Zip: 53703
 Telephone: 608 255 7100 E-mail: dseeley@stevbrownapts.com
 Property Owner (if not applicant): STEVE BROWN APARTMENTS
 Address: 120 W. GOCHAM ST City/State: MADISON WI Zip: 53703

Property Owner's Signature: [Signature] Date: 11/4/2013

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

brownhouse

November 4, 2013

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

121,123, and 127 West Gilman Street – Multi-Parcel Redevelopment Letter of Intent

The owner of the building, Steve Brown Apartments, would like to redevelop the properties into (3) five-story buildings with shared underground parking. The new buildings would each be 21,325 square feet. There would be 59 total units consisting of (30) one- bedrooms and (26) two- bedrooms. Three of the units would be accessible units. Underground parking would consist of (59) total car stalls, as well as ample bike and moped parking. As part of the re-development, the current structure at 123 West Gilman Street would be re-located to an existing vacant lot one block to the East (113 West Gorham Street).

121 is an existing ten-story, 31,593 square foot apartment building. It sits on a 13,068 square foot (.30 ac.) site. There are currently 52 dorm style units in the building providing capacity for 206 residents.

123 is an existing two-story, 1,939 square foot house. It sits on a 4,356 square foot (.10 ac.) site. There is currently 1 unit in the building providing capacity for 8 beds.

127 is an existing three-story, 4,927 square foot rooming house. It sits on a 6,864 square foot (.16 ac.) site. The property capacity is 15 beds.

It is worth noting that the proposed changes will decrease population density in the area and ease parking demand. It should also be noted that the proposed structures are five floors lower than the existing structure at 121 W. Gilman.

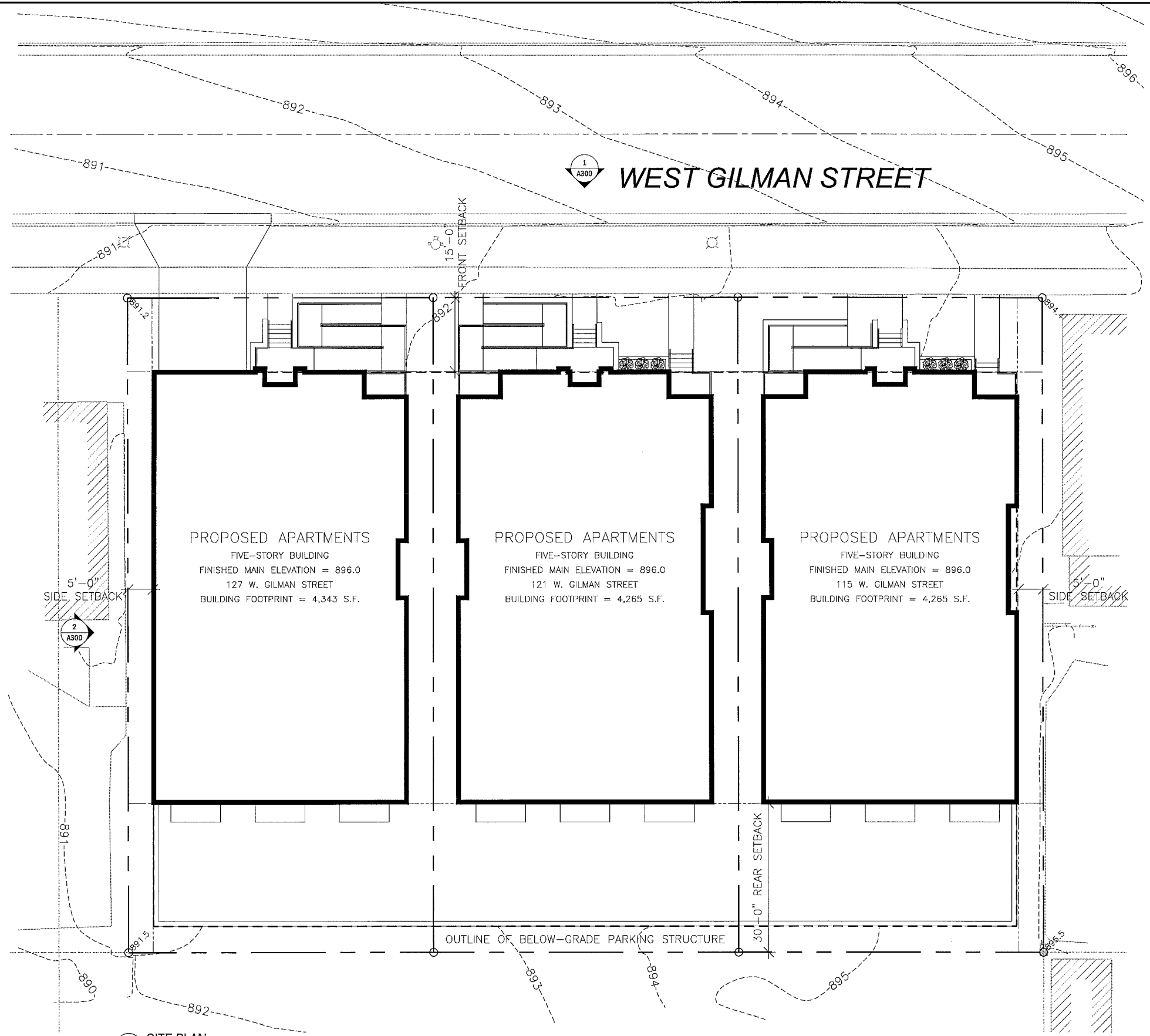
Steve Brown Apartments has notified the alder, Ledell Zellers, and the Mansion Hill Neighborhood. We've also met with representatives from the neighborhood association.

Construction on the project is intended to begin Spring of 2014. Any correspondence regarding the proposed project should be directed to me at Brownhouse at 663-5100 (ph.) or sfry@brownhousedesigns.com.

Sincerely,



Shane Fry, Architect



1 SITE PLAN
SCALE: 1"=10'
0' 5' 10'

WEST GILMAN STREET

PROPOSED APARTMENTS
FIVE-STORY BUILDING
FINISHED MAIN ELEVATION = 896.0
127 W. GILMAN STREET
BUILDING FOOTPRINT = 4,343 S.F.

PROPOSED APARTMENTS
FIVE-STORY BUILDING
FINISHED MAIN ELEVATION = 896.0
121 W. GILMAN STREET
BUILDING FOOTPRINT = 4,265 S.F.

PROPOSED APARTMENTS
FIVE-STORY BUILDING
FINISHED MAIN ELEVATION = 896.0
115 W. GILMAN STREET
BUILDING FOOTPRINT = 4,265 S.F.

DWELLING UNIT MIX (85 BEDS):

ONE BEDROOM (ACCESSIBLE)	3
ONE BEDROOM	30
TWO BEDROOM	26
TOTAL:	59

USABLE OPEN SPACE:

OPEN SPACE	11,481 SF
OPEN SPACE / D.U.	195 SF/D.U.

PARKING PROVIDED:

UNDERGROUND STALLS	59
(INCLUDING 2 ACCESSIBLE STALLS AND 1 ACCESSIBLE VAN STALL)	
PARKING / D.U.	1.00/D.U.

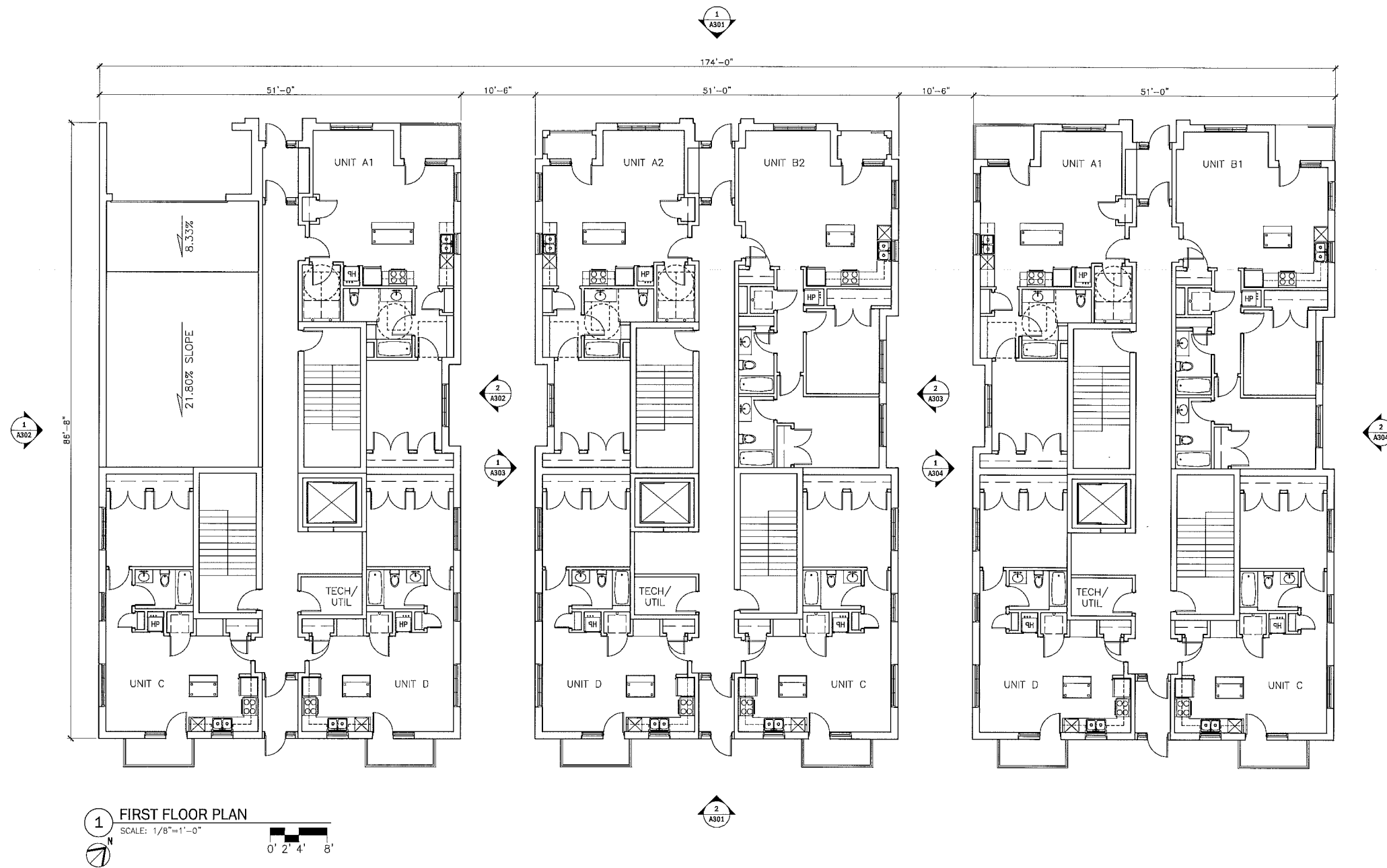
BIKE PARKING PROVIDED:

UNDERGROUND STALLS	64
SURFACE	0
TOTAL BIKE PARKING	64
(ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)	
BIKE PARKING / D.U.	1.08/D.U.

MOPED PARKING PROVIDED:

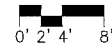
UNDERGROUND STALLS	15
SURFACE	0
TOTAL MOPED PARKING	15
(ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)	

DWG STATUS	DATE:
LANDMARKS	11/11/13
REVISION/NO.	DATE:



1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

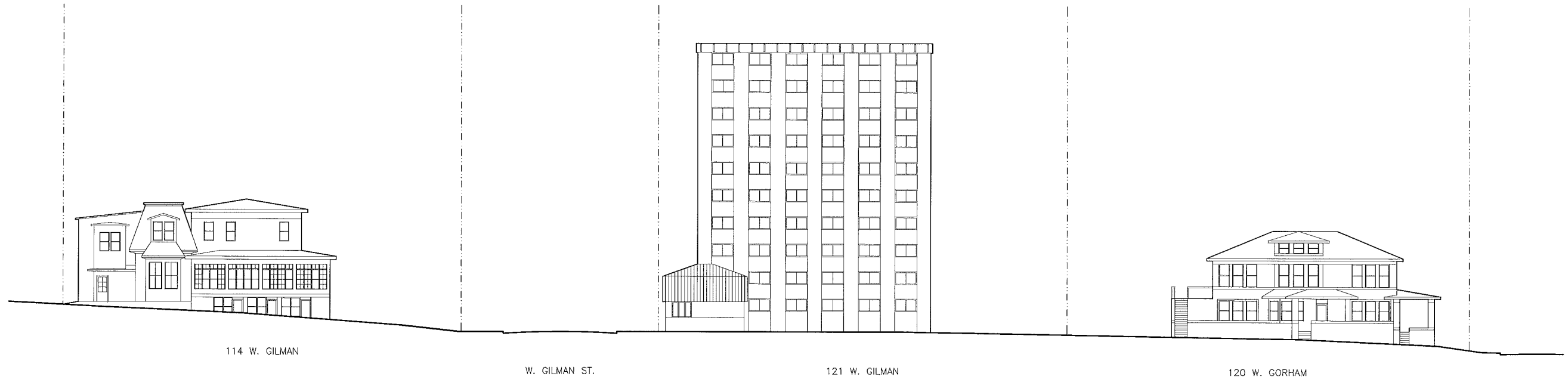


DWELLING UNIT TYPES:

NAME	# OF BEDS/BATHS	UNIT COUNT	AREA
UNIT A1	1 BED/1 BATH (ADA)	2	861 SF
UNIT A2	1 BED/1 BATH (ADA)	1	861 SF
UNIT B1	2 BED/2 BATH	9	1042 SF
UNIT B2	2 BED/2 BATH	5	1042 SF
UNIT C	1 BED/1 BATH	3	666 SF
UNIT D	1 BED/1 BATH	3	677 SF
UNIT E1	2 BED/1 BATH	8	936 SF
UNIT E2	2 BED/1 BATH	4	936 SF
UNIT F	1 BED/1 BATH	4	689 SF
UNIT G	1 BED/1 BATH	4	701 SF



1 GILMAN STREET ELEVATION - EXISTING
SCALE: 1/16"=1'-0"



2 SIDE ELEVATION - EXISTING
SCALE: 1/16"=1'-0"

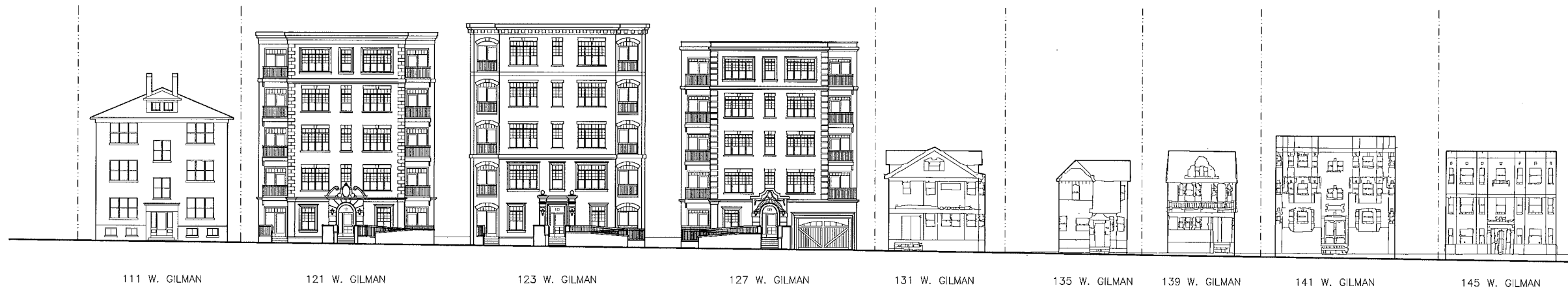
brownhouse
202 West Gorham St., Madison, WI 53703 608.663.5100 608.663.5151 fax

STEVE BROWN APTS.
121-127 WEST GILMAN STREET
MADISON, WI 53703

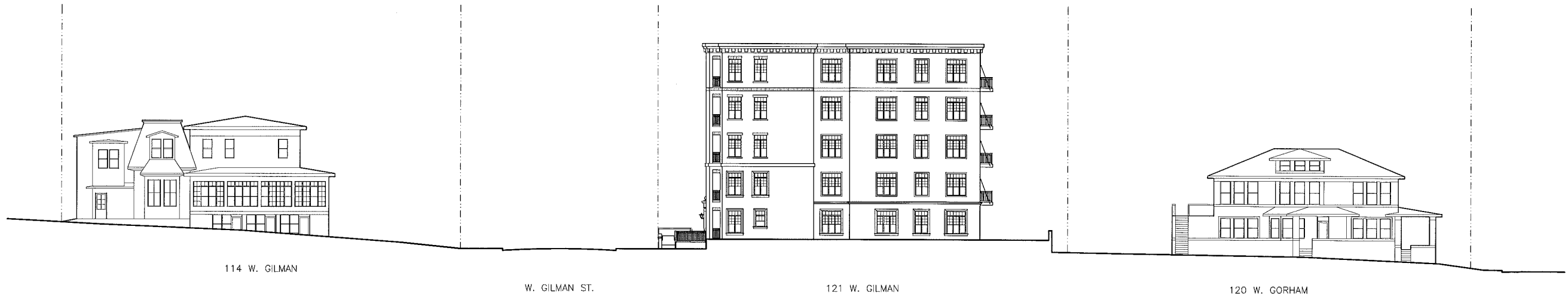
DWG. STATUS	DATE:
LANDMARKS	11/11/13
REVISION/NO.	DATE:

CONTEXT ELEVATIONS

A300a



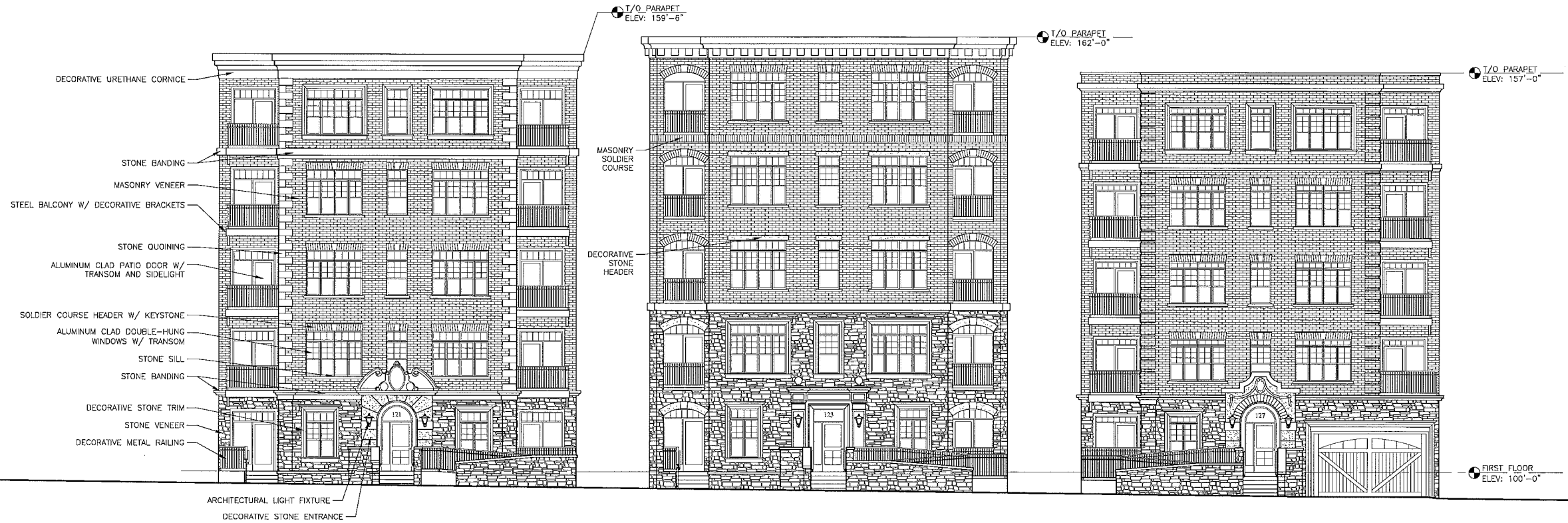
1 **GILMAN STREET ELEVATION - PROPOSED**
SCALE: 1/16"=1'-0"



2 **SIDE ELEVATION - PROPOSED**
SCALE: 1/16"=1'-0"

DWG STATUS:	DATE:
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CONTEXT ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 REAR ELEVATION
SCALE: 1/8"=1'-0"

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EXTERIOR ELEVATIONS

A301



1 SIDE ELEVATION - 127 W. GILMAN
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION - 127 W. GILMAN
SCALE: 1/8"=1'-0"

DWG. STATUS	DATE:
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1 SIDE ELEVATION - 123 W. GILMAN
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION - 123 W. GILMAN
SCALE: 1/8"=1'-0"

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LANDMARKS	11/11/13
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EXTERIOR ELEVATIONS

A303



1 SIDE ELEVATION - 121 W. GILMAN
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION - 121 W. GILMAN
SCALE: 1/8"=1'-0"

DWG STATUS	DATE
LANDMARKS	11/11/13
REVISION/NO.	DATE