



**Location**

1001 University Avenue

**Applicant**

John Leja - LZ Ventures/  
Randy Bruce - Knothe & Bruce Architects

**From:** R6

**To:** PUD-GDP-SIP

**Existing Use**

Church and student center

**Proposed Use**

Relocate a portion of existing church/  
student center elsewhere on the same  
parcel and demolish remainder to allow  
construction of a 90-unit apartment building

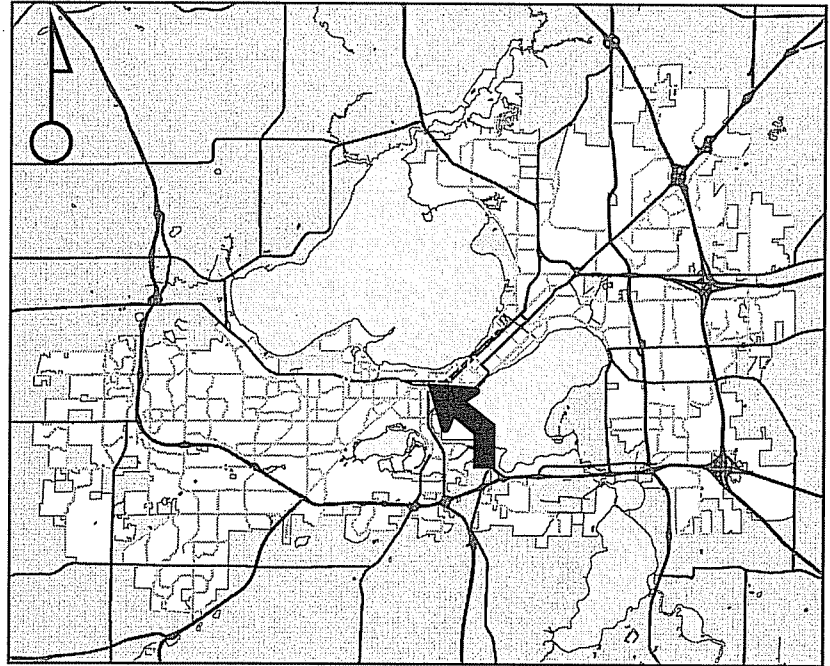
**Public Hearing Date**

Plan Commission

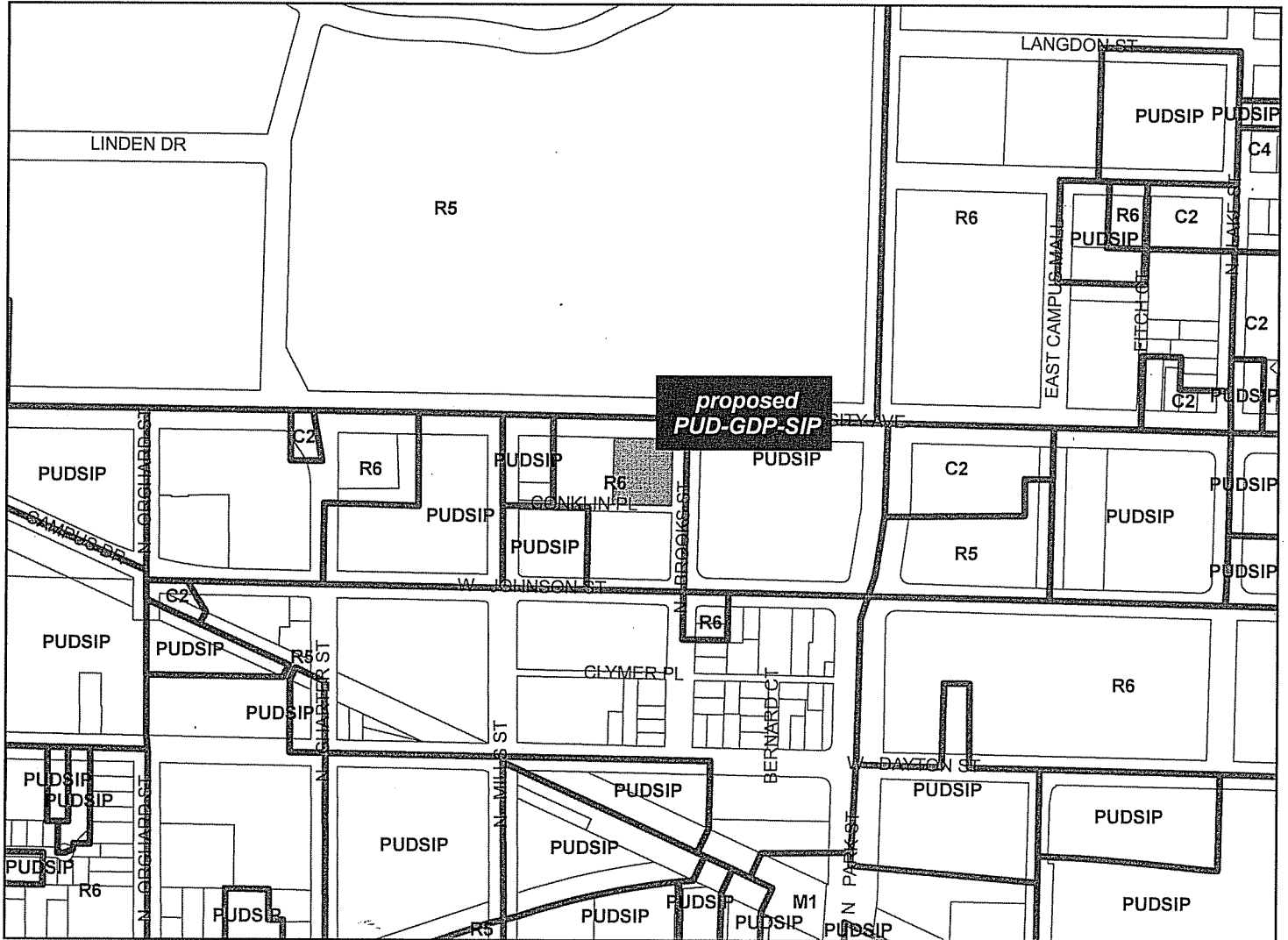
20 June 2011

Common Council

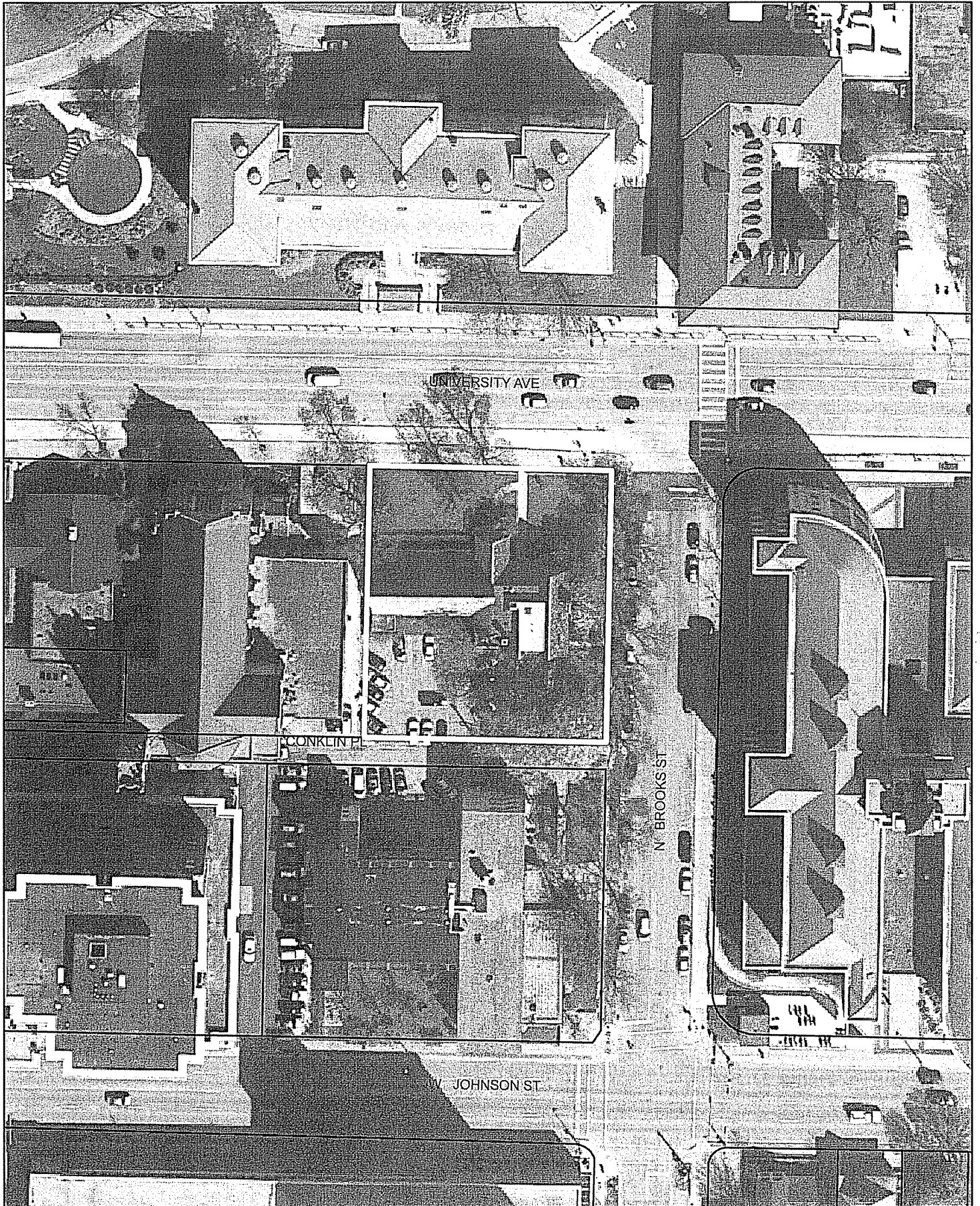
05 July 2011



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
1250 <sup>00</sup>	119629
Date Received	
4/20/11	
Received By	
JUK	
Parcel No.	
0709-232-0601-9	
Aldermanic District	
8 Scott Resnick	
GQ	
Zoning District	
R6	
<b>For Complete Submittal</b>	
Application	Letter of Intent
	<input checked="" type="checkbox"/>
IDUP	Legal Descript.
N/A	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text
	<input checked="" type="checkbox"/>
Alder Notification	Waiver
3/22/11	
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	
3/4/20/11	

1. Project Address: 1001 University Avenue Project Area in Acres: .57

Project Title (if any): \_\_\_\_\_

2. This is an application for:

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: <u>R-5</u> to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: <u>R-5</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R-5</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: John Lela Company: L2 Ventures LLC  
 Street Address: 1022 W. Johnson Street City/State: Madison, WI Zip: 53715  
 Telephone: (608) 257-3501 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC  
 Street Address: 7601 University Ave, Suite 201 City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Univ. Commission of the Episcopal Church WI  
 Street Address: 1001 University Avenue City/State: Madison, WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site:  
12 story student housing project with underground parking

Development Schedule: Commencement Summer 2011 Completion Summer 2012

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-removable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of The Comprehensive Plan- UW Campus Plan, which ~~recommends~~ allows uses such as the building proposed that are intended to serve the education institution for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Bryon Eagan - Alder- District #8 3-22-2011
- NOTE:** If the alder has granted a waiver to this requirement, please attach any such correspondence 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:	<u>DAT Meeting</u>	Date:	<u>3-17-2011</u>	Zoning Staff:	<u>DAT Meeting</u>	Date:	<u>3-17-2011</u>
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- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name J. Randy Bruce Date 4-20-2011

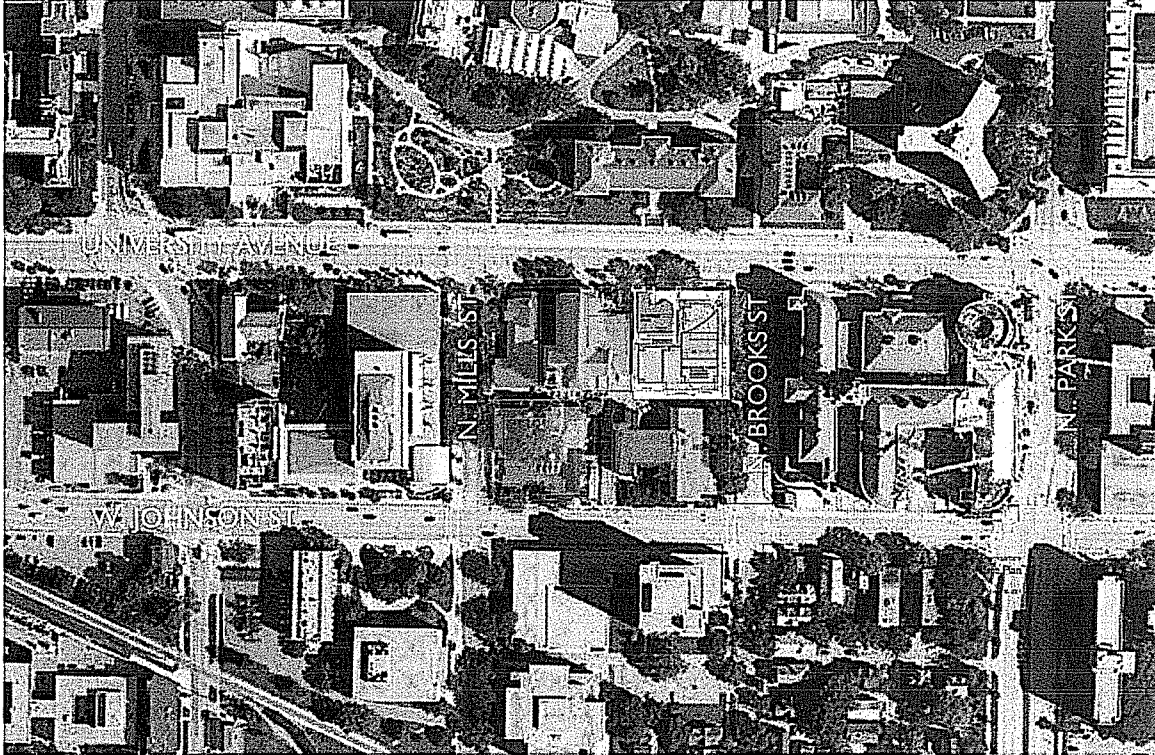
Signature J. Randy Bruce, D.S. Relation to Property Owner Architect

Authorizing Signature of Property Owner [Signature] Date 4/18/11

Effective May 1, 2009

# LAND USE APPLICATION

Submitted April 20, 2011



1001 University Avenue  
Madison, Wisconsin 53715

Applicant: LZ Ventures  
Contact: Bill White  
Address: c/o Michael Best & Friedrich, LLP  
1 S. Pinckney St. Ste 700  
Madison, WI 53703-5154  
Phone: (608) 257-3501

**LAND USE APPLICATION**  
**1001 University Avenue**  
Madison, Wisconsin

Submitted April 20, 2011

LETTER OF INTENT  
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LIST OF EXHIBITS

- A. Check in the amount of \$1250 made payable to Madison City Treasurer
- B. Letter to Alderperson Bryon Eagan - Alder- District #8
- C. Zoning Text
- D. Neighborhood Context and Existing Building Heights
- E. Legal Description
- F. Deconstruction Photos
- G. CSM

## I. REQUEST FOR APPLICATION

In this application LZ Ventures seeks the following approvals: (1) Granting of Zoning Map Amendment from R-6 to PUD-SIP.

- a. Project Address: 1001 University Avenue  
Madison, WI 53715
- b. Property ID: 251/0709-232-0601-9
- c. Total Lot Size: .57 Acres
- d. Applicant/Owner: LZ Ventures  
John Leja, Managing Member  
c/o Michael Best & Friedrich, LLP  
1 S. Pinckney St. Ste 700  
Madison, WI 53703-5154  
(608) 257-3501  
(608) 283-2775 Fax  
Contact: Bill White  
WFWhite@michaelbest.com
- e. Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
(608) 836-3690  
(608) 836-6934 Fax  
Contact: Randy Bruce  
RBruce@knothebruce.com
- f. Surveyor: Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
(608) 826-0530 Fax  
Contact: David Glusick  
DGle@vierbicher.com
- g. Civil Engineer: Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
(608) 826-0530 Fax  
Contact: David Glusick  
DGle@vierbicher.com



h. Landscape Architect: Ken Saiki Design  
303 S. Paterson St. Ste 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
KSaiki@KSD-la.com

**2. FEES PAID:**

ZONING MAP AMENDMENT	\$1200
<u>ADJACENT PROPERTY NOTIFICATION</u>	<u>\$50</u>
	\$1250

**3. WRITTEN INDICATION THAT ALDERPERSON HAS BEEN CONTACTED**

A letter has been sent to Alderperson Bryon Eagan - Alder- District #8 notifying him of our Land Use application submittal. It is enclosed as Exhibit B.

**4. WRITTEN INDICATION THAT THE APPLICABLE NEIGHBORHOOD GROUP HAS BEEN NOTIFIED OF THE SUBMITTAL**

A neighborhood group does not exist for the proposed project site. The development team has met with neighbors, representatives of the University Facility and Planning Department as well as the UW Student ASM Legislative Committee.

**5. DESCRIPTION OF PROJECT**

The project proposes a redevelopment at the corner of University Avenue and North Brooks Street. The site is currently occupied by the St. Francis House and Episcopal Student Center. The existing building was built in 1930 with a 1960's addition. St. Francis House Episcopal Student Center occupies the building, however the space far exceeds their needs and much of the building has become functionally obsolescent. The planned development includes preserving the original 1930 St. Francis House and relocating it on-site in order to facilitate the construction of a student housing apartment building. The 1960's addition to the chapel shall be deconstructed. The St. Francis House Episcopal Student Center will continue it's mission of serving the student community.

As part of this proposal, a CSM will be submitted to create two separate parcels; one for the St. Francis House and the second for student housing building. The student housing building will be a privately owned and operated facility distinct from the St. Francis House.

The site is well located on the southern edge of the UW-Madison campus and presents an excellent opportunity for infill redevelopment. The project proposal envisions new, high density housing that will complement the University's development plans. The site is currently zoned R-6.

The redevelopment plans for a 12 story residential building consisting of 90 units, ranging from in size from studio to 5 bedroom apartments. Residents for the building shall be sophomores,

juniors, seniors, and graduate students. The main entry shall be from the corner of University Avenue and Brooks Street. Vehicular access is provided from Brooks Street, keeping traffic on Conklin Place to a minimum. The project will provide 67 underground parking spaces on two levels. Convenient bicycle and moped parking is provided both on-site and within the underground parking structure.

The apartment will be responsive to the surrounding neighborhood, which poses unique challenges of tying into academic and religious buildings with a variety of architectural styles. The development will be sensitive to the solar impacts and view lines to the neighboring church and bell tower. The proposed building is a post-tensioned concrete structure with two levels of under-building parking. The contemporary exterior skin will be a combination of pre-cast wall panels, cast stone, metal panels, and spandrel glazing. Metal balconies and railings will articulate the facade and create usable open space for the residents.

## 6. VERIFICATION OF HISTORICAL STATUS

This project site is not located within a historic district and there are no buildings on the site with historic designation.

## 7. SITE DEVELOPMENT DATA

Dwelling Unit Mix		
Efficiency	3	
One-Bedroom	12	
Two-Bedroom	25	
Three-Bedroom	19	
Four-Bedroom	22	
Four-Bedroom + Den	<u>9</u>	
Total dwelling Units	90	
Densities		
Lot Area	24,661	or .57 acres
Lot Area/D.U.	274	sf/unit
Density	158	units/acre
Building Height	12	stories
Floor Area		
Total Floor Area (floors 1-12)	102,704	
Parking Ratios		
Automobile Parking (underground)	63 Stalls	.7 stall/unit
Moped Parking		
(surface)	37 Stalls	
(underground)	<u>21 Stalls</u>	
Total	58 Stalls	.64 stall/unit

Bicycle parking

(underground-standard 2'x6')	33 Stalls	
(underground-wall hung)	115 Stalls	
(surface - standard 2' x 6')	41 Stalls	
Total	189 Stalls	2.1 stall/unit

## 8. COMPREHENSIVE PLAN AND UW-MADISON CAMPUS MASTER PLAN

Neither of the major land-use plans directly addresses the subject site. The City of Madison Comprehensive Plan defers to the UW-Madison Campus Master Plan, while the Campus Master Plan does not include the site within its scope. In meetings with University officials they have reiterated that the property is not in their current or future plans for growth. Although the site is not directly within the City of Madison Comprehensive Plan, the development proposal does meet many of the objectives of the plan:

- It increases in development densities in the downtown/campus area.
- It increases the amount of housing available to the University population within convenient walking distance to campus and downtown.
- It decreases rental housing demand in the traditional residential neighborhoods bordering campus, encouraging the increase in single family home ownership.

## 9. DOWNTOWN DESIGN STANDARDS

Although this site is not in a downtown design district, the architectural requirements of the Downtown Design Zone 2 are worthy of review and comparison to this proposal. The following is a discussion of the project design as outlines in the Zone 2 guidelines:

### *Building Height*

Height: The building height is consistent with the buildings in the immediate surroundings. It has a total of 12 stories with multiple step backs.

Floor Area Ratio: The FAR is 4.16 (Downtown Design Zone 2 requirement is less than 6.0)

### *Exterior Building Design*

Massing: The building massing has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The building is composed of twelve stories of glass, metal panel and stone and precast panels.

Orientation: The building is directly oriented to the public sidewalk and street corner on two facades. The arching building facade at University Avenue creates a symbolic gesture, embracing the church.

Articulation: The building is well articulated with vertical modulation, horizontal stepbacks and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior materials.

Openings: The size and rhythm of the window openings within the body of the building express a the residential architecture.

**Materials:** A variety of materials are used to reinforce the building articulation and to provide visual interest. The exterior glass with spandrel panels and stone and precast panels provide a high-quality building shell. The articulation of building material is consistent on all facades except along University Avenue. Here there is a poetic dialogue of the new with old as the reflective glass wall pays homage to surrounding buildings.

**Entry Treatment:** The building has a clearly defined pedestrian entry on the corner, which opens to the plaza and public sidewalk.

**Terminal Views and High Visibility corners:** The building is located at a street corner and the architecture has been designed to respond to its location. A curved spandrel glass wall spanning all twelve stories at the north elevation wraps the corner of the facade and is a strong gesture setting up a site line and giving the adjacent bell tower prominence.

#### *Site Design/Function*

**Semi-Public Spaces:** The street-side setback has been devoted to a thoughtfully designed semi public plaza space. A landscaped plaza with raised lawn panels provides an area for the building and its occupants to interact with the street.

**Landscaping:** A detailed and comprehensive landscape and hardscape plan has been prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. Raised planters, scored concrete patios and terraces, and crushed stone are used to enhance the architecture and defines interesting private, public and semi-public spaces.

**Lighting:** Exterior lighting will be used to provide appropriate lighting at the entry and terrace areas and to provide architectural accents to the upper levels.

#### *Interior Building Design*

**Mix of Dwelling Unit Types:** A wide variety of unit sizes and types are available within the building from studio apartments to five bedroom apartments.

**Dwelling Unit Size, Type and Layout:** The unit sizes are larger than typical student housing to provide living areas that are sufficient for proper furniture placement and to meet the social needs of the occupants. Some of the bedrooms in the apartments are sized to allow for double-occupancy, however, the bedrooms in the larger apartments are sized to discourage multiple occupants and limit occupancies to no more than five unrelated individuals.

**Interior Entryway:** The entryway has a transparent vestibule leading to an inviting elevator lobby.

**Usable Open Space:** Both private and public open spaces are provided. The street-side terrace provides a public space at the front of the building, while a roof terrace on the fifth floor provides views for social gatherings and views to the University. Private balconies and patios provide private outdoor spaces and exceed the 4 feet by 8 feet suggested minimum size.

**Trash Storage:** A centrally located trash chute will be located on each floor for

the convenience of the residents. The trash is then collected in the basement level of the building and compacted. The refuse disposal company will have access to the basement trash room from the overhead garage door.

**Resident Parking for Vehicles, Bicycles and Mopeds:** A significant level of parking is provided in the multilevel underground parking garage. Based on the applicants experience with similar housing on this block, the level of parking provided should meet the needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located immediately inside the parking garage entrance.

**Building Security and Management:** The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

## **10. EXISTING STRUCTURES AND DEMOLITION STANDARDS**

This proposed redevelopment will preserve the original 1930 St. Francis House on-site and allow for reinvestment in the mechanical and structural components of the building. The concrete and wood structure will be relocated over a new foundation that will be constructed along University Avenue. The 1960's chapel addition is functionally obsolescent and will be deconstructed. Components the 1960's addition, including the stained glass and mosaic may be incorporated into the original St. Francis House. A Re-use and Recycling Plan will be prepared for review prior to demolition.

The Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

This development proposal will preserve the original St. Francis House, provide in-fill development of R-6 lands immediately adjacent to the University and substantially increase the taxable value of the property. The applicant believes that the demolition standards are met if the following standards cited in the Zoning Code are considered:

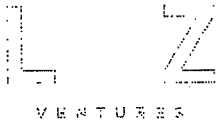
- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

## **11. PROJECT SCHEDULE**

It is planned that construction will start as soon as development approvals are in place in Summer of 2011 and be completed by August of 2012.

## **12. SOCIAL & ECONOMIC IMPACTS**

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.



March 22, 2011

Alderman Bryon Eagon, District 8  
City of Madison Common Council Office  
210 Martin Luther King, Jr. Blvd, Room 417  
Madison, WI 53703

RE: 1001 University Ave.

Dear Bryon,

Pursuant to your recent meeting with Bill White, Randy Bruce and John Leja, we are writing to notify you of our intention to submit an application for a zoning change from R6 to PUD/SIP to facilitate the relocation on the site of the existing St. Francis House and the construction of private student housing apartments. As part of the City of Madison Demolition Permit Application requirements, we are also writing to notify you of our intention to deconstruct the 1965 addition to St. Francis House. In addition to this notification, we have filled out online the required 'Plan Commission Demolition Permit Interest Parties Notification Form'.

LZventures

At this time we are unable to discern the relevant neighborhood association to give similar notification. If you can assist us in this matter please contact Bill with their contact information as soon as possible.

Thank you for your cooperation in this matter. Bill is our contact person. Please do not hesitate to contact him at 257-3501 if you have any additional questions or needs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bradley S. Zellner', written over a horizontal line.

Bradley S. Zellner, Partner

LZ Ventures, LLC

Cc. Bill White, Michael Best and Friedrich, LLP  
Randy Bruce, Knothe & Bruce Architects, LLC

1042 W. JOHNSON ST.  
SUITE ONE  
MADISON, WI 53715

608.576.3489 LEJA  
608.444.1068 ZELLNER

## Exhibit C Zoning Text

Legal Description: See attached Exhibit E.

A. Statement of Purpose: This zoning district is established to allow for the construction of a student housing development with 90 dwelling units.

B. Permitted Uses: Following are permitted uses:

1. Multifamily residential uses as allowed in the R-6 zoning district.
2. Accessory uses including but not limited to:
  - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
  - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area: As shown on the approved plans.

D. Height Regulations: As shown on the approved plans.

E. Yard Regulations: As shown on the approved plans.

F. Landscaping: Site Landscaping will be provided as shown on the approved plans.

G. Usable Open Space Requirements: Usable open space will be provided as shown on the approved plans.

H. Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

I. Family Definition: The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning district.

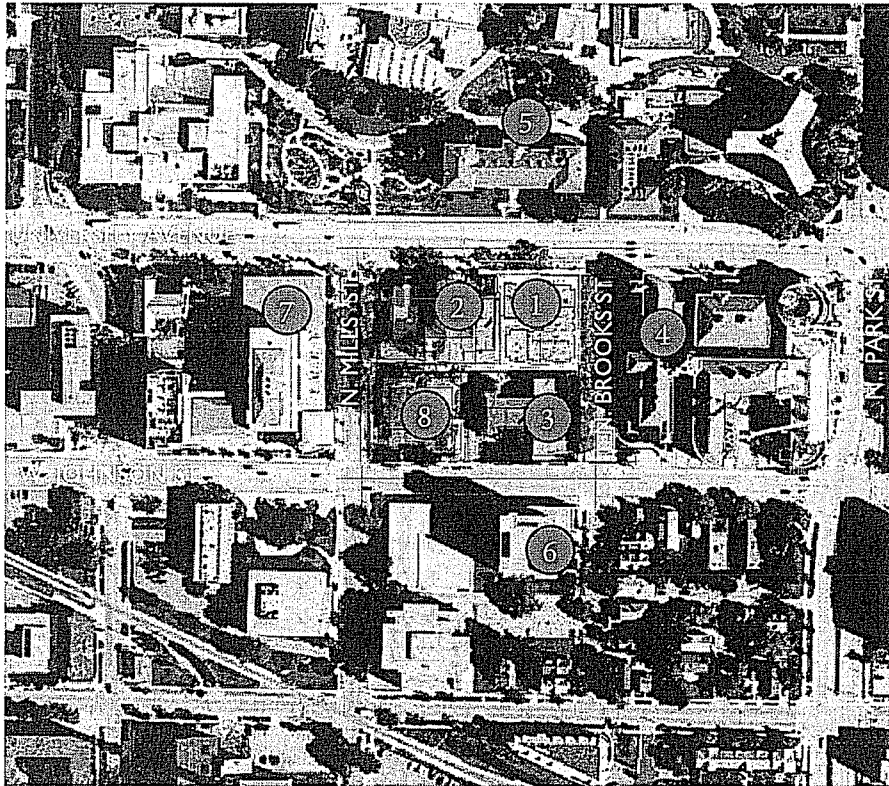
J. Signage: Signage for the residential buildings will be allowed as per the R-6 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



## Exhibit D Neighborhood Context and Existing Building Heights

### Aerial Key and Building Heights



#### Building Heights-According to City Datum

1. 1002.5' (top of 12th story parapet)  
1013.5' (top of penthouse)
2. 1006' (church bell tower)  
971' (church roof peak)
3. 917'
4. 971'
5. 987'
6. 1028'
7. 1012' (top of 14th floor parapet)  
1022' (top of mech roof)

### University Street Elevation



I. St. Francis



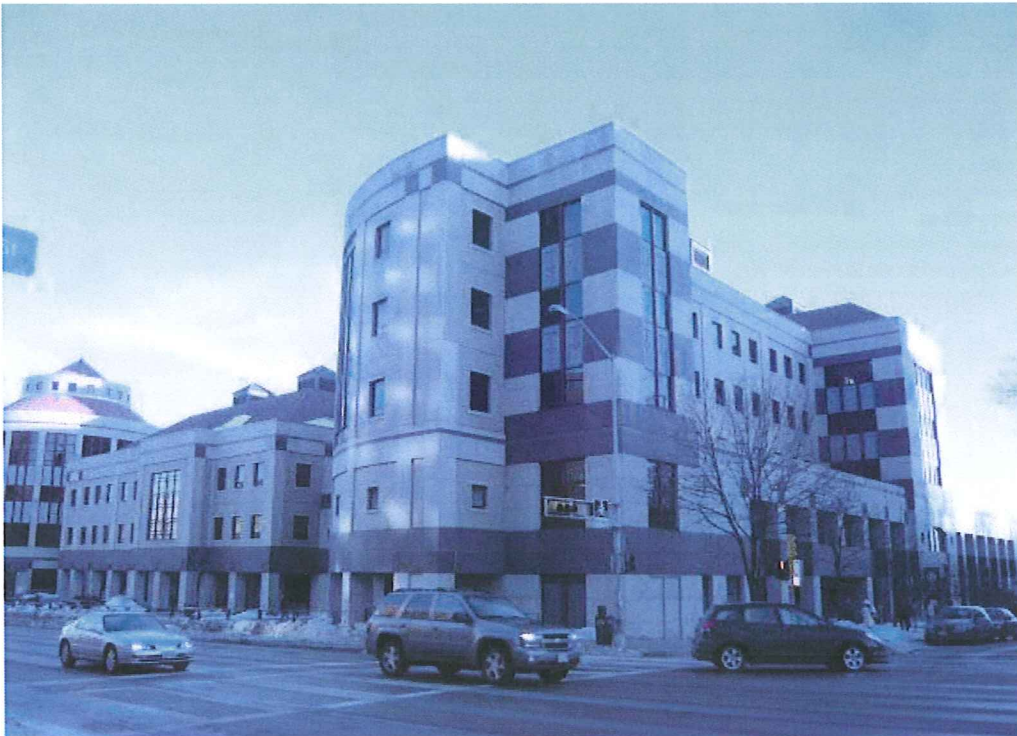
2. Lutheran Memorial Church



### 3. Porchlight



### 4. Grainger Hall



5. Lathrop Hall



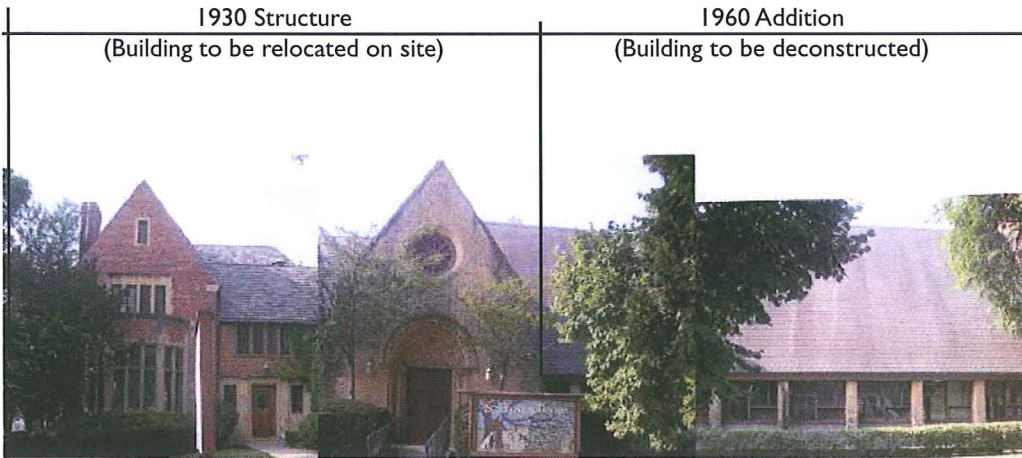
**Exhibit E**  
**Legal Description**

Part of Lot 3 and all of Lots 4 & 5, Block I, University Addition to Madison, as recorded in Volume A of Plats, on Page 9, as Document Number 179949A, Dane County Registry, Located in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 07 North, Range 09 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

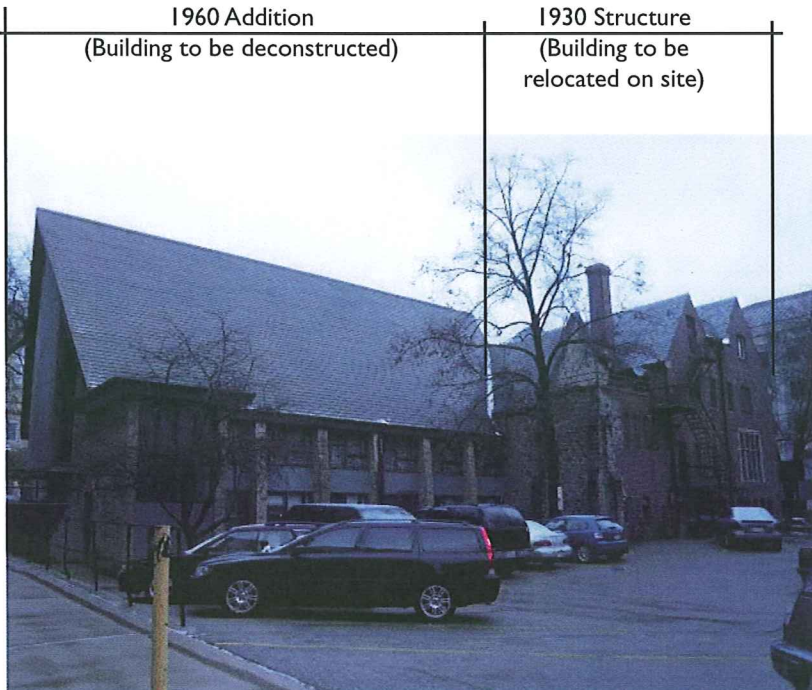
Commencing at the Meander Corner for the Northwest corner of said Section 23; thence  $S88^{\circ}45'37''E$  along the North line of said Northwest Quarter (NW  $\frac{1}{4}$ ), 359.12 feet; thence  $S01^{\circ}10'13''W$ , 664.53 feet to the Northeast corner of said Block I and the point of beginning; thence continuing  $S01^{\circ}10'13''W$  along the East line of said Block I, 166.20 feet to the northerly right-of-way line of Conklin Place; thence  $N88^{\circ}46'54''W$  along said northerly right-of-way line, 148.65 feet; thence  $N01^{\circ}20'42''E$ , 166.11 feet to the northerly line of said Block I; thence  $S88^{\circ}48'55''E$  along said northerly line of Block I, 148.14 feet to the point of beginning. Said description contains 24,656 square feet or 0.566 more or less

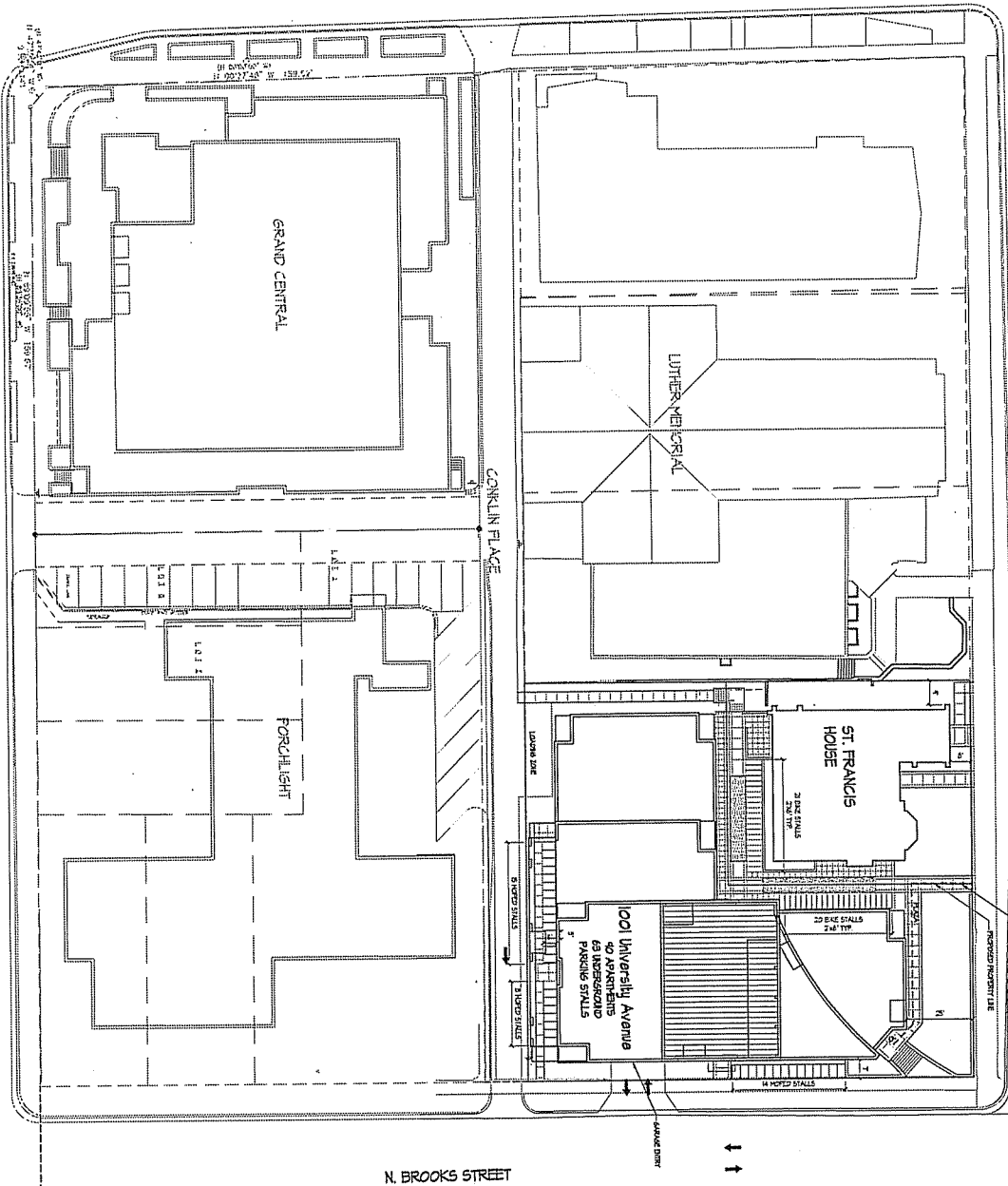
Exhibit F  
Deconstruction Photos

Existing St. Francis House-view from University Avenue



Existing St. Francis House-view from Conklin Place

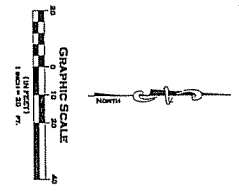




① SITE PLAN  
1/250

<p><b>SITE STATISTICS</b></p> <p>Dwelling Unit Mix:</p> <ul style="list-style-type: none"> <li>Efficiency 9</li> <li>One-Bedroom 12</li> <li>Two-Bedroom 25</li> <li>Three-Bedroom 14</li> <li>Four-Bedroom 22</li> <li>Five-Bedroom 4</li> <li>Total Dwelling Units 90</li> </ul> <p>Areas:</p> <ul style="list-style-type: none"> <li>Total Gross Floor Area 102,704 SF</li> </ul>	
<p><b>Details:</b></p> <ul style="list-style-type: none"> <li>Lot Area / DUL 2,461 or 57 cars</li> <li>Lot Area / DUL 274 SF/unit</li> <li>Density 159 units/acre</li> <li>Building Height Twelve Stories</li> <li>Vehicle Parking Underground-Residential 63 stalls</li> <li>Vehicle Parking Underground-Standard 2'x6' 33 stalls</li> <li>Vehicle Parking Underground-Standard 2'x6' 74 stalls (10 reserved)</li> <li>Total 115 stalls</li> <li>Underground - well hung</li> </ul>	

- SHEET INDEX**
- C-1 ALL SITE PLAN
  - C-1.1 TOPOGRAPHIC SURVEY
  - C-1.2 SITE DEMOLITION PLAN
  - C-1.3 GROUND AND EROSION CONTROL PLAN
  - C-1.4 UTILITY PLAN
  - C-1.5 SITE CONSTRUCTION DETAILS
  - L-1.1 SITE PLANNING PLAN
  - L-1.2 PLANT SCHEDULE
  - A-1.1 PARKING LEVEL - TWO
  - A-1.2 PARKING LEVEL - ONE
  - A-1.3 FIRST FLOOR PLAN
  - A-1.4 SECOND-FLOOR FLOOR PLAN
  - A-1.5 FIFTH FLOOR PLAN
  - A-1.6 SIXTH-EIGHTH FLOOR PLAN
  - A-1.7 NINTH-TENTH FLOOR PLAN
  - A-2.1 ELEVATION ALONG BROOKS STREET
  - A-2.2 ELEVATION ALONG UNIVERSITY AVENUE
  - A-2.3 WEST ELEVATION
  - A-2.4 ELEVATION ALONG CONKLIN PLACE



**KNOTHE & BRUCE ARCHITECTS**  
 710 University Avenue, Suite 201  
 Madison, Wisconsin 53702  
 608.815.1000 Fax 608.815.0934

**Project Title:**  
 1001 University Avenue  
 Madison, WI

**Project No.:**  
 1037

**Overall Site Plan**

**Project Title:**  
 1001 University Avenue  
 Madison, WI

**Project No.:**  
 1037

**Overall Site Plan**

**Project Title:**  
 1001 University Avenue  
 Madison, WI

**Project No.:**  
 1037

**Overall Site Plan**

**Revision:**  
 City Plan Review - April 20, 2011







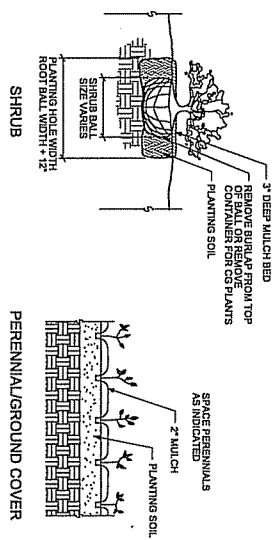




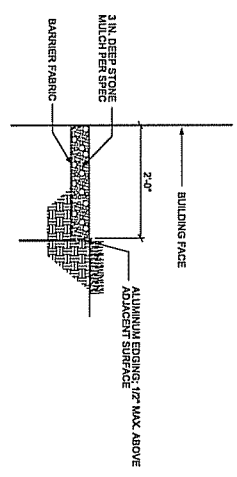




PLANTLIST	Common Name	Qty.	Size at Planting	Comments
Key Botanical Name				
1a <i>Amorpha canescens</i>	Princess Diana Spirea	2	8" H x 8" B	Shrub form
1b <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1c <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1d <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1e <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1f <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1g <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1h <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1i <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1j <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1k <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1l <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1m <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1n <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1o <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1p <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1q <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1r <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1s <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1t <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1u <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1v <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1w <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1x <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1y <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form
1z <i>Amorpha canescens</i>	Princess Diana Spirea	2	18" H x 18" B	Shrub form



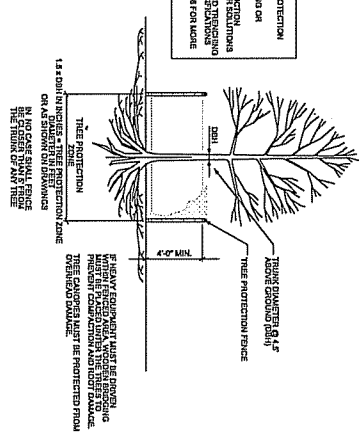
2 TYPICAL PLANTING DETAILS



1 PLANT SCHEDULE

3 STONE MAINTENANCE EDGE

REQUIRED WHEN TREE PROTECTION ZONE IS ADJACENT TO DRIVE OR DRIVEWAY. PROTECTIVE BARRIER SHALL BE 2\"/>



4 TREE PROTECTION DETAIL

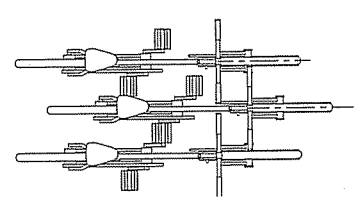
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53552  
 608.835.2300 Fax 608.835.2315

Project: \_\_\_\_\_  
 Date: \_\_\_\_\_

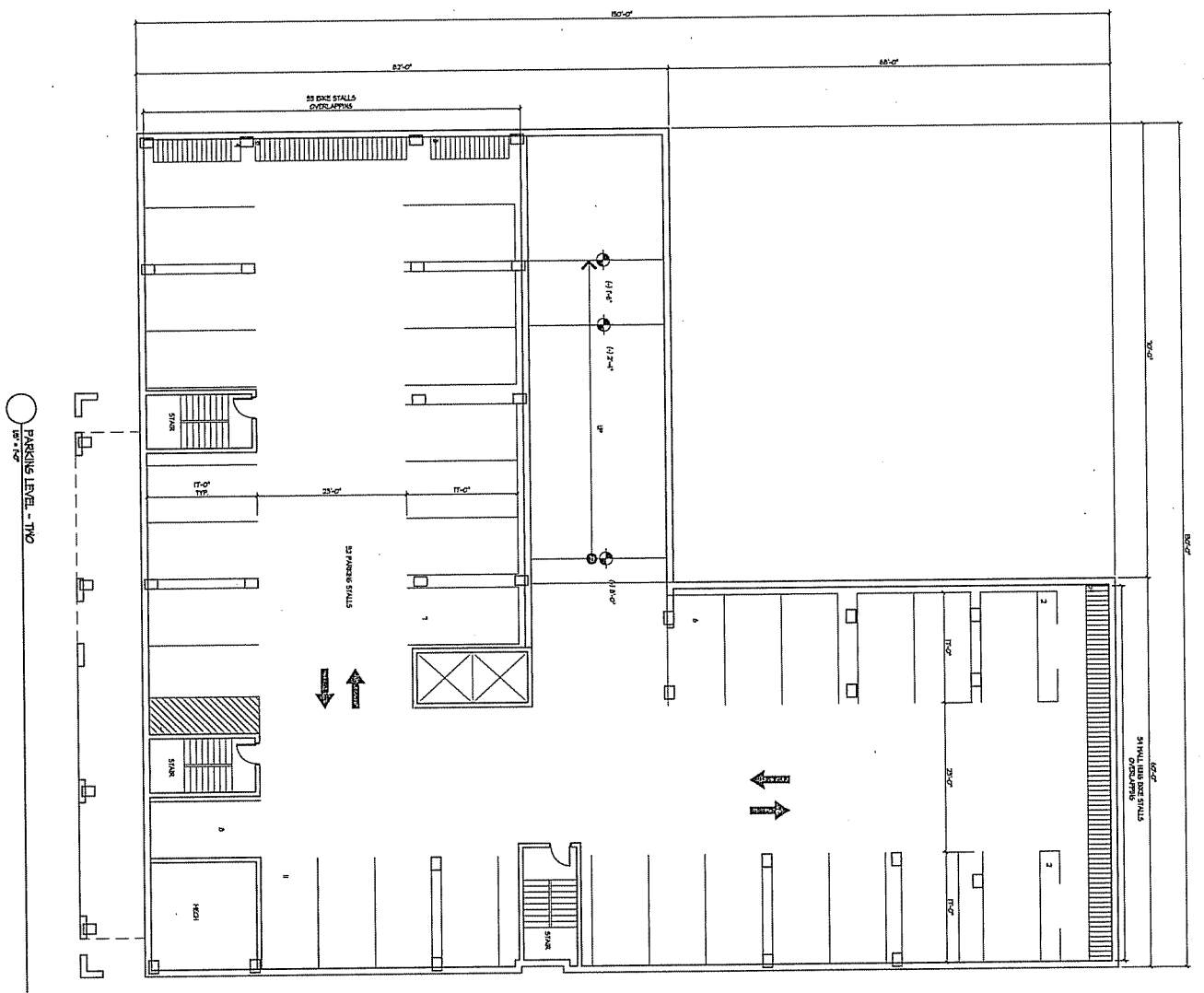
Project No: \_\_\_\_\_  
 Date: \_\_\_\_\_

Project No: \_\_\_\_\_  
 1001 University Avenue  
 Madison, WI

Project No: \_\_\_\_\_  
 1037  
 Drawing No: A-11



WALL MOUNTED BIKE RACK



PARKING LEVEL - TWO



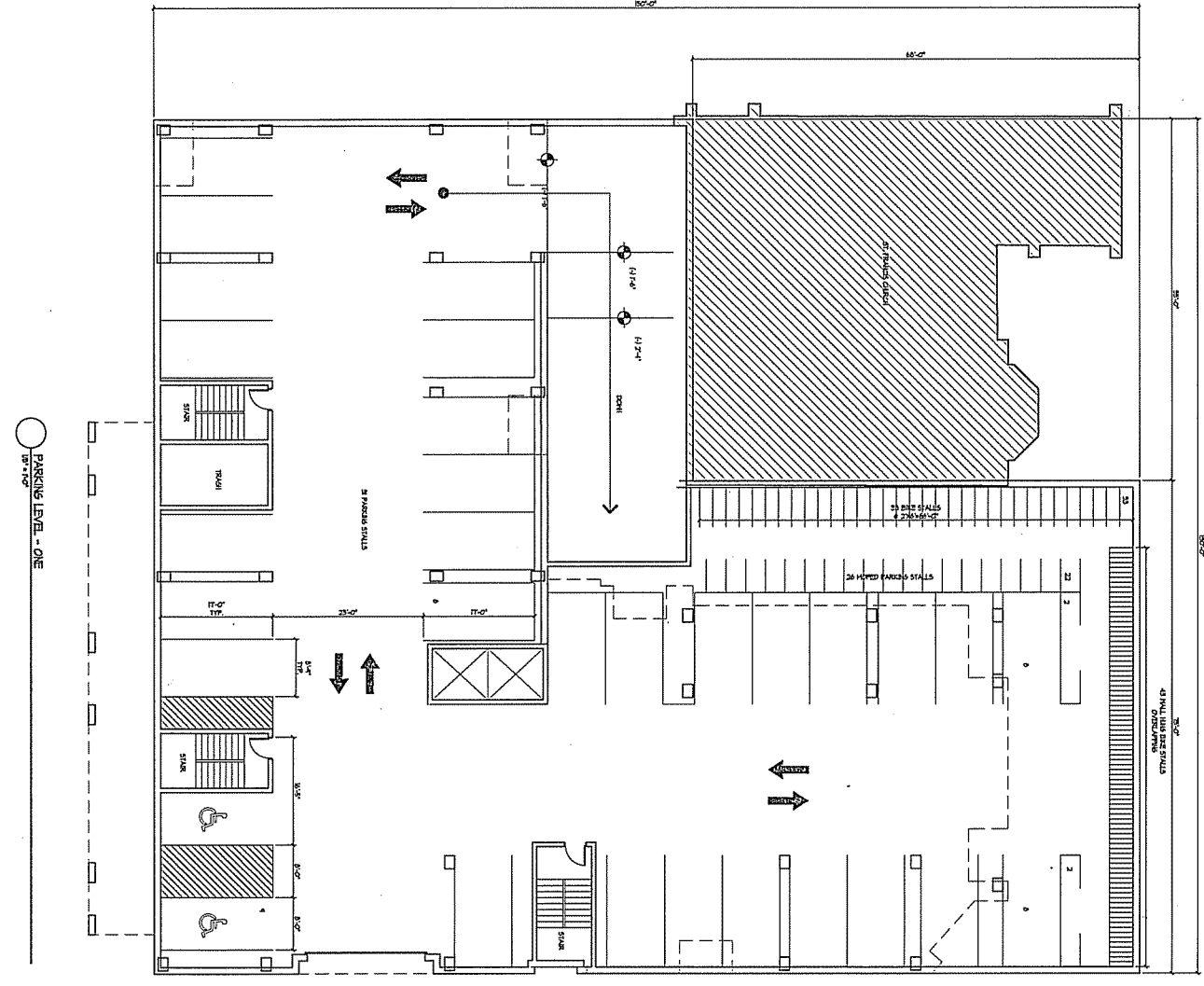
**KNOTHE & BRUCE ARCHITECTS**  
7451 University Avenue Suite 201  
Madison, Wisconsin 53746  
608.263.9199 Fax 608.263.9191

Client: \_\_\_\_\_  
Name: \_\_\_\_\_

Project: \_\_\_\_\_  
Date: April 20, 2011  
Drawing Number: \_\_\_\_\_

Project Title: **1001 University Avenue**  
Location: **Haddon, MI**

Drawing Title: **Parking Level - One**  
Project No: **1037**  
Drawing No: **A-12**



8

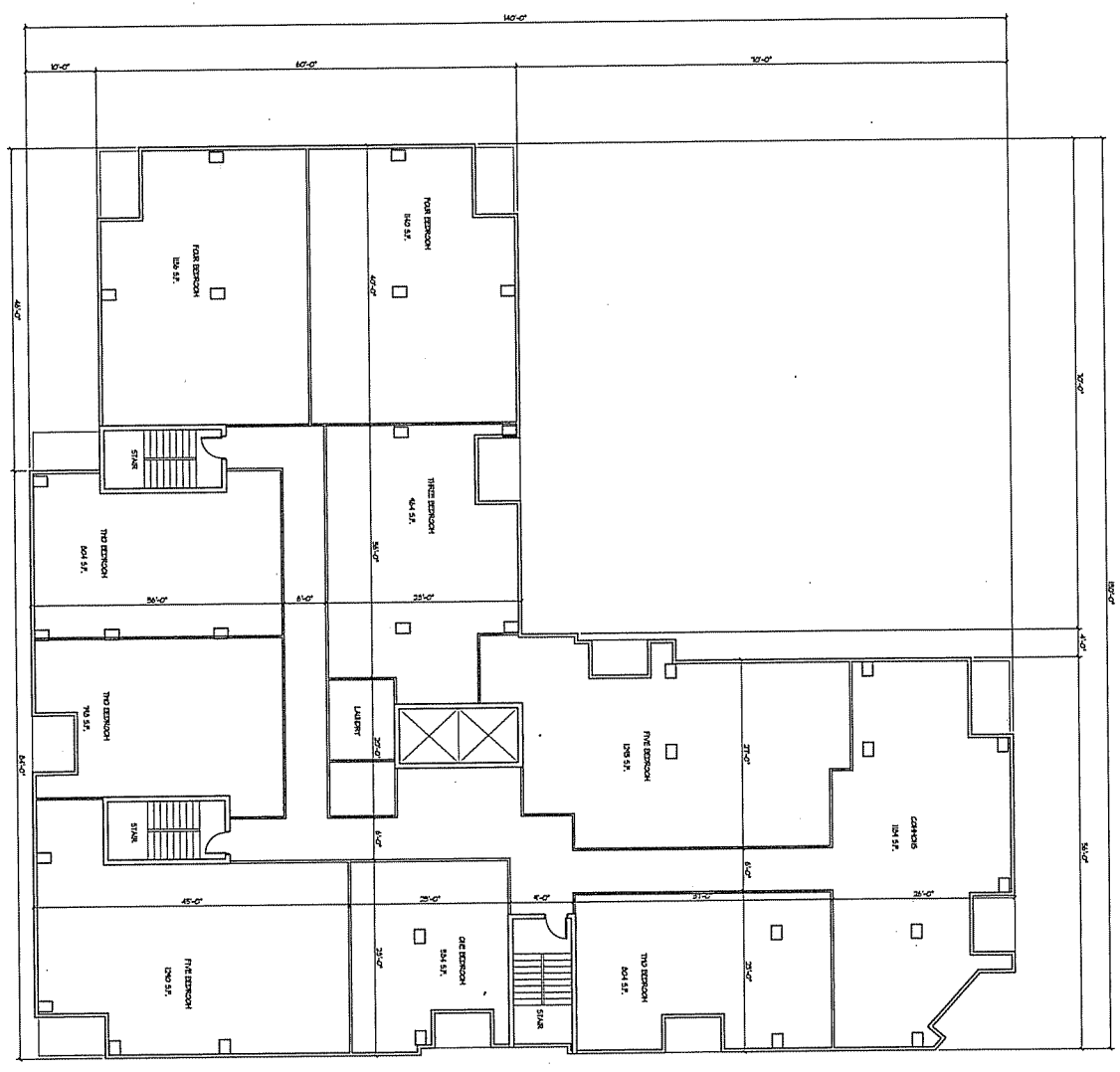
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 200  
 Middleton, Wisconsin 53522  
 608.832.2800 Fax 608.832.8124

Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_

Architect  
 4/17/2008 - April 20, 2008

Project Title  
 1001 University Avenue  
 Madison, WI

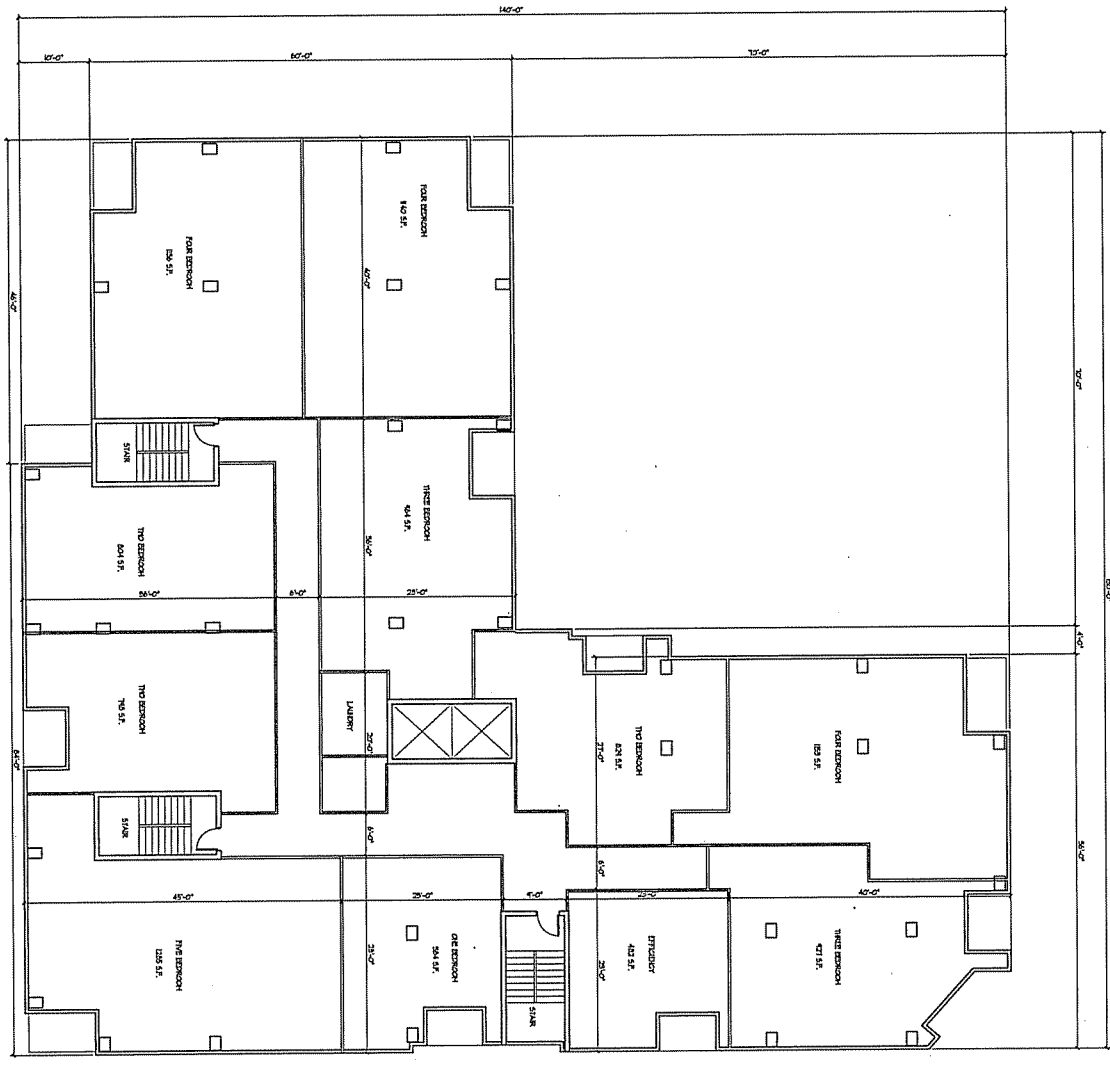
Project Title  
**First Floor Plan**  
 Project No. 1037  
 Drawing No. A-13



○ FIRST FLOOR PLAN  
 1/8" = 1'-0"

**KNOTHE & BRUCE ARCHITECTS**  
 7001 University Avenue Suite 201  
 Middleton, Wisconsin 53542  
 608-833-3190 Fax 608-833-9391

Client: \_\_\_\_\_  
 Name: \_\_\_\_\_



○ SECOND-FOURTH FLOOR PLAN

Project Title: **1001 University Avenue**  
 Location: **Madison, WI**

Drawn By: **Second-Fourth Floor Plan**  
 Project No: **1037**  
 Drawing No: **A-1/4**

Revision: \_\_\_\_\_  
 Date: \_\_\_\_\_

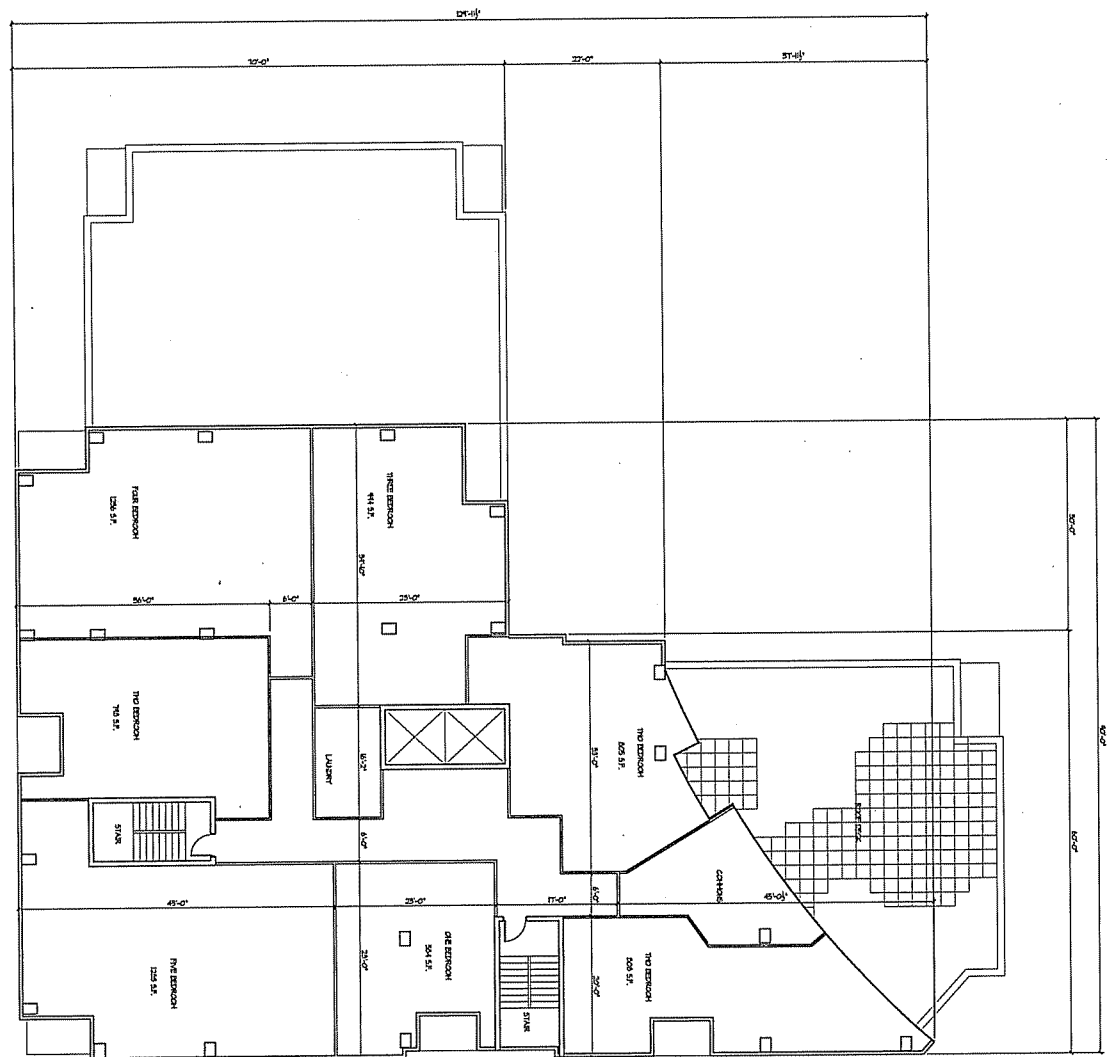
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue Suite 201  
 Middleton, Wisconsin 53522  
 608.838.2500 Fax 608.838.0934

Revised: \_\_\_\_\_  
 Created: \_\_\_\_\_

Revised: \_\_\_\_\_  
 Created: \_\_\_\_\_

Project Title: **1001 University Avenue**  
 Madison, WI

Drawn By: \_\_\_\_\_  
**Fifth Floor Plan**  
 Project No: **1037**  
 Drawing No: **A-15**



FIFTH FLOOR PLAN  
 1/8" = 1'-0"

28

**KNOTHE  
& BRUCE  
ARCHITECTS**

1001 University Avenue # 3142  
Haddonfield, NJ 08033  
609.315.1400 Fax 610.491.4114

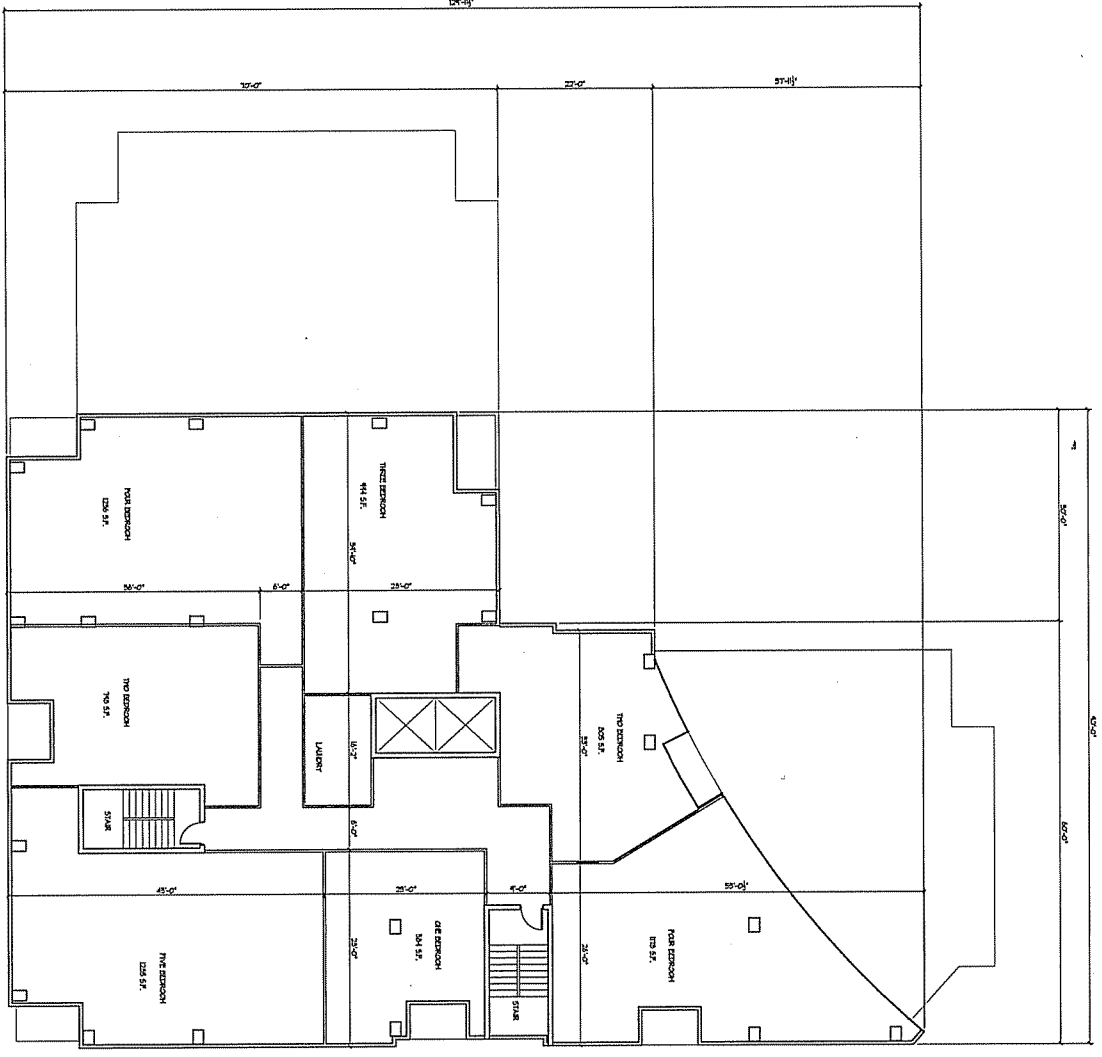
Contract

Name

Architect  
447 Park Avenue - April 20, 2001

Project Title  
1001 University Avenue  
Haddonfield, NJ

Drawn Title  
**Sixth-Eighth  
Floor Plan**  
Project No. 1031  
Drawing No. A-16



○ SIXTH-EIGHTH FLOOR PLAN  
25'-0"

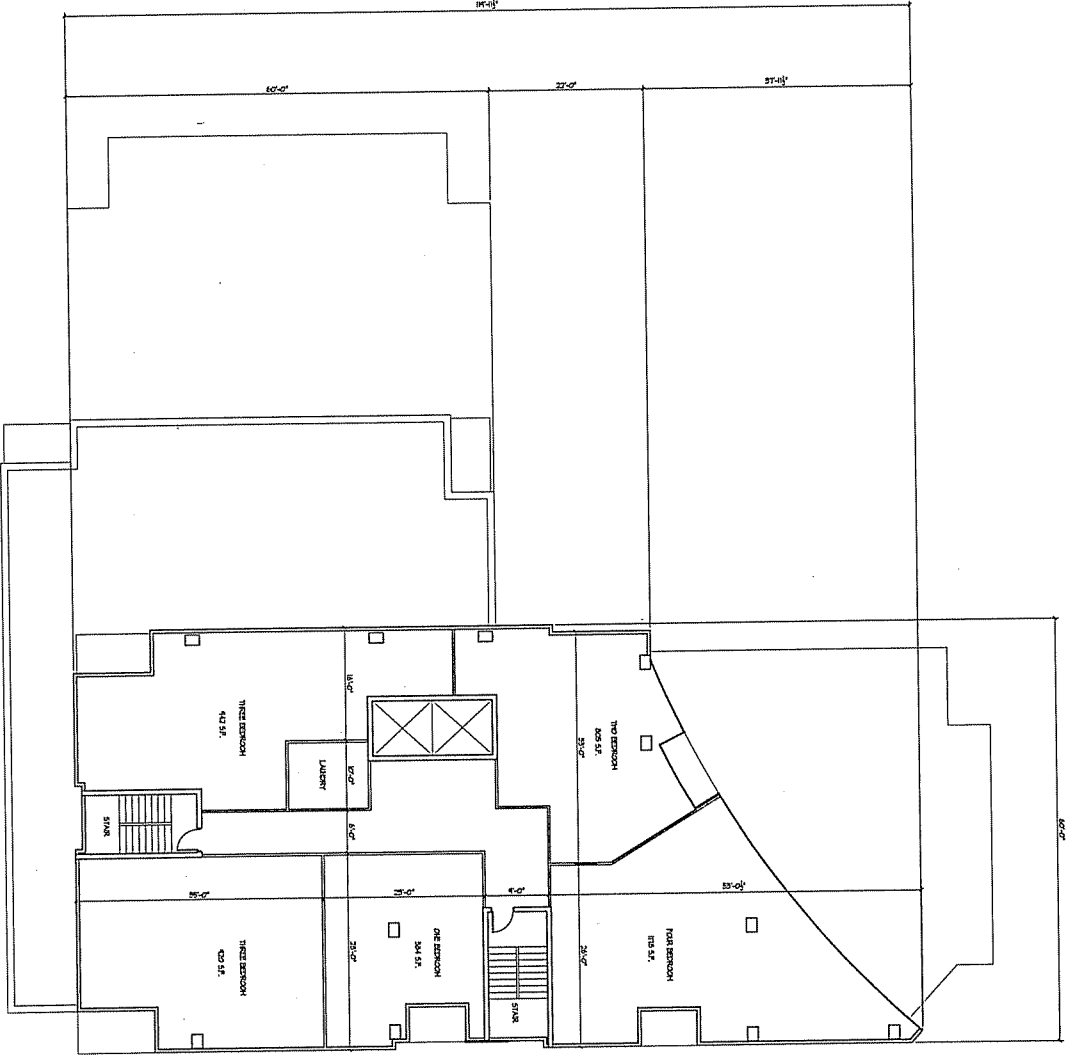
Consultant

Notes

Revision  
Caj. Rev. 6/20/01 - April 20, 2001

Project No.  
1001 University Avenue  
Madison, WI

Drawing Title  
Ninth-Twelvth  
Floor Plan  
Project No.  
1031  
Drawing No.  
A-17



**NINTH-TWELVTH FLOOR PLAN**

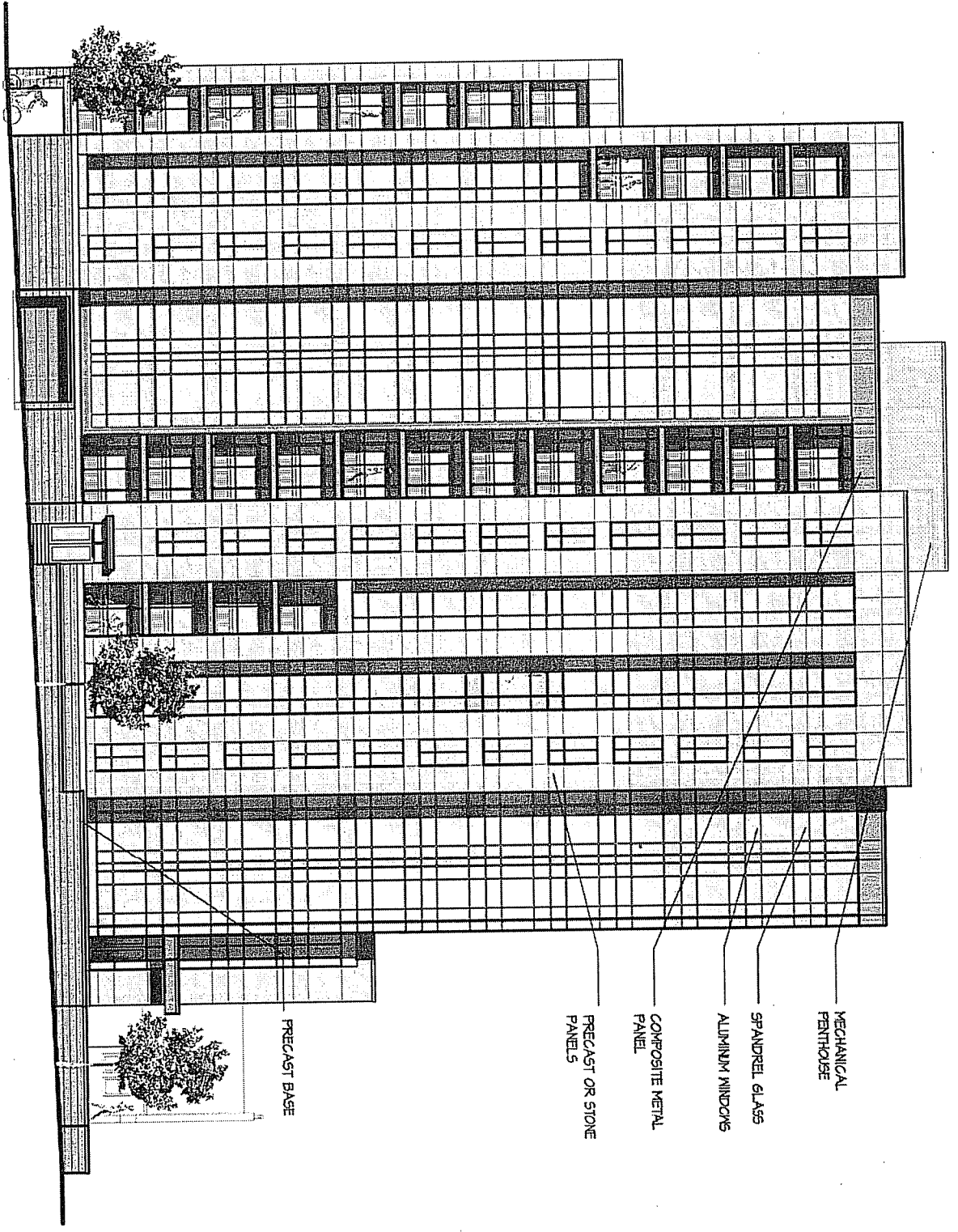
Contract

28

Notes

Architect's Review - April 22, 2010  
 Engineer Review - April 22, 2010

Project File  
 1001 University Avenue  
 Madison, WI



ELEVATION ALONG BROOKS STREET  
 1/8" = 1'-0"

Drawn File  
**Elevation Along Brooks Street**  
 Project No. 1037  
 Date 10/21/09

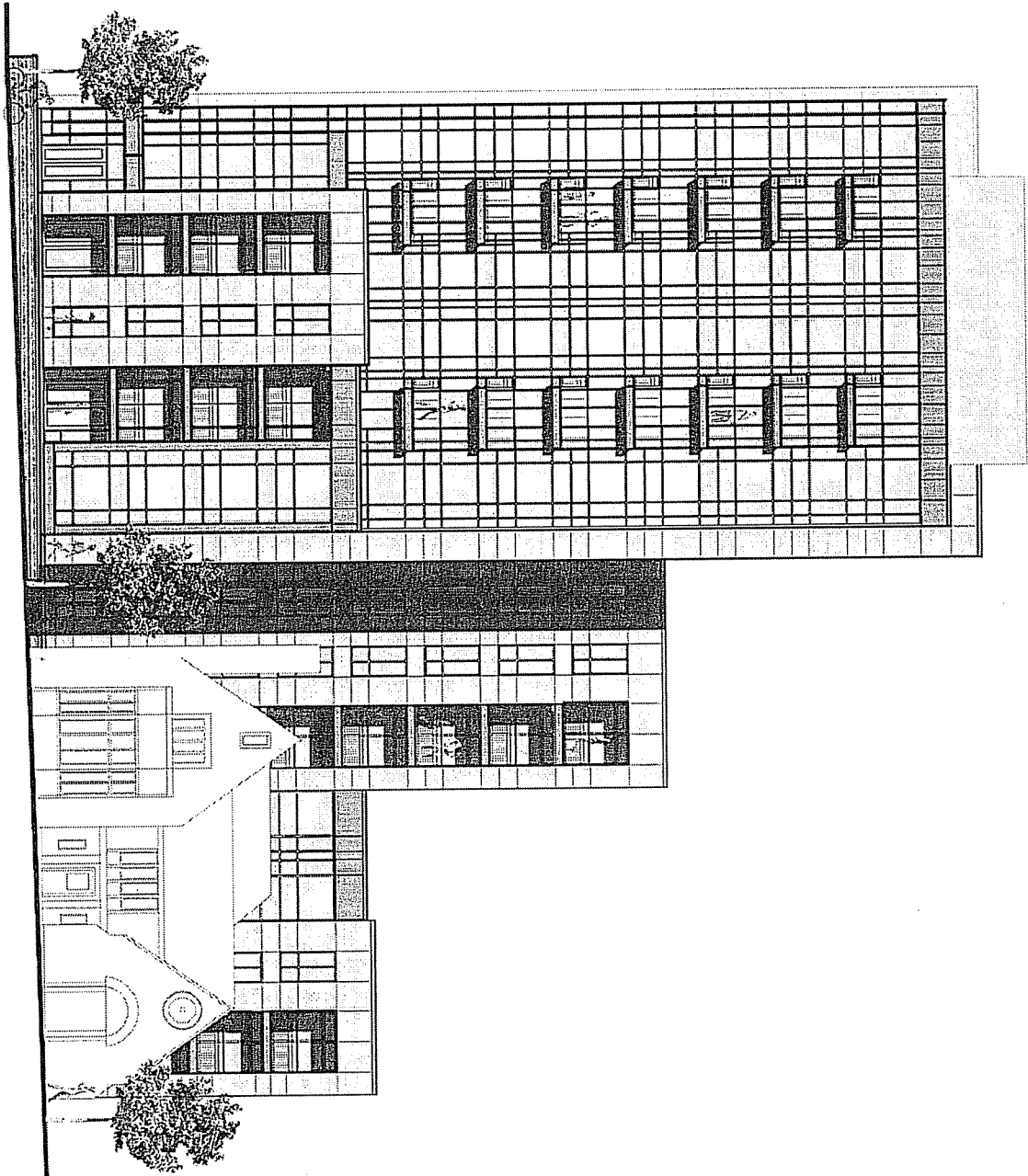
**KNOTHE  
& BRUCE  
ARCHITECTS**

7601 University Avenue, Suite 201  
Madison, WI 53722  
608.839.3599 Fax 608.839.4914

Consultant

28

Notes



Revised  
02/27/2014

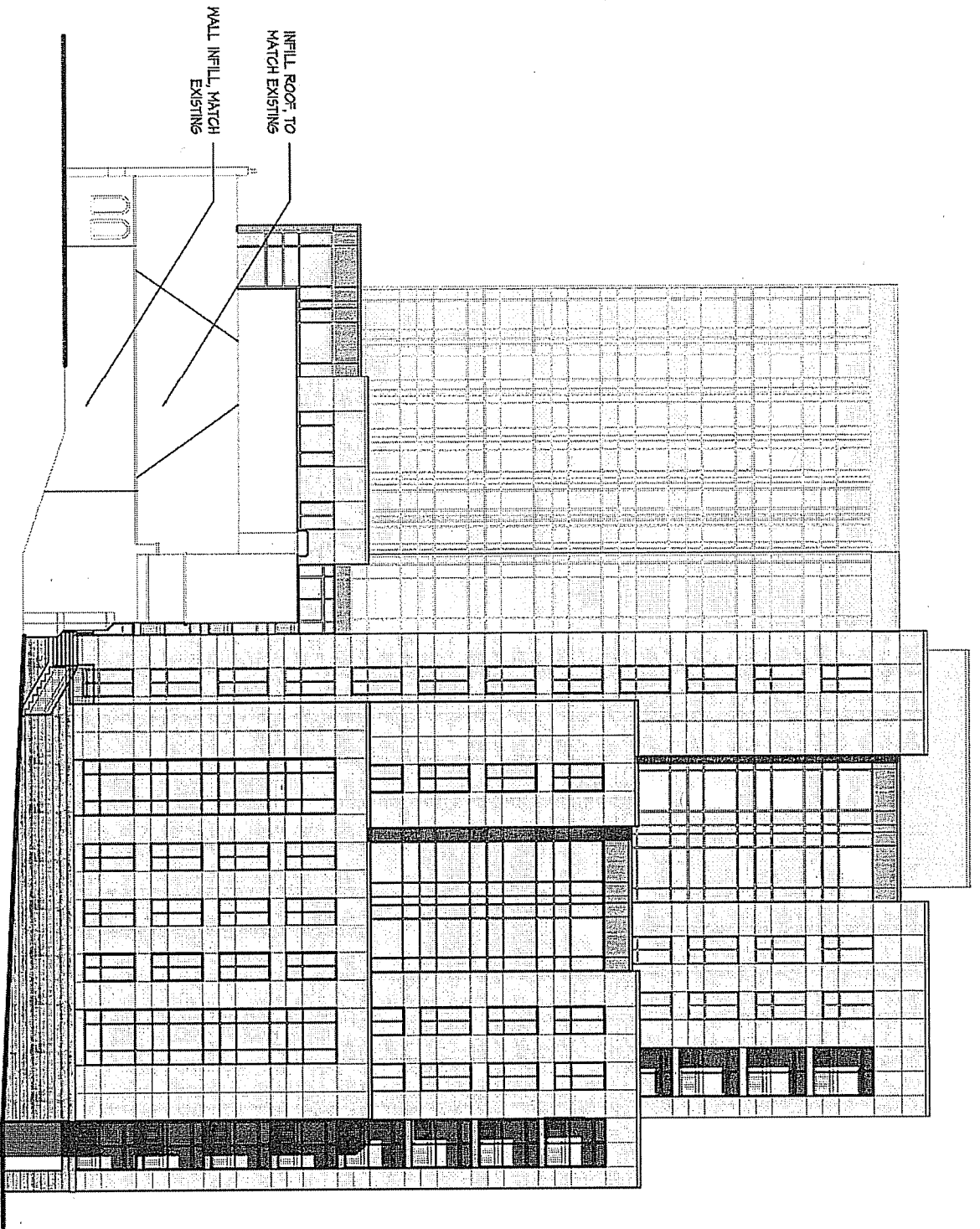
Project:  
1001 University Avenue  
Madison, WI

Building:  
Elevation Along  
University Ave.

Project No: 1037  
Drawing No: A-2.2

ELEVATION ALONG UNIVERSITY  
AVE





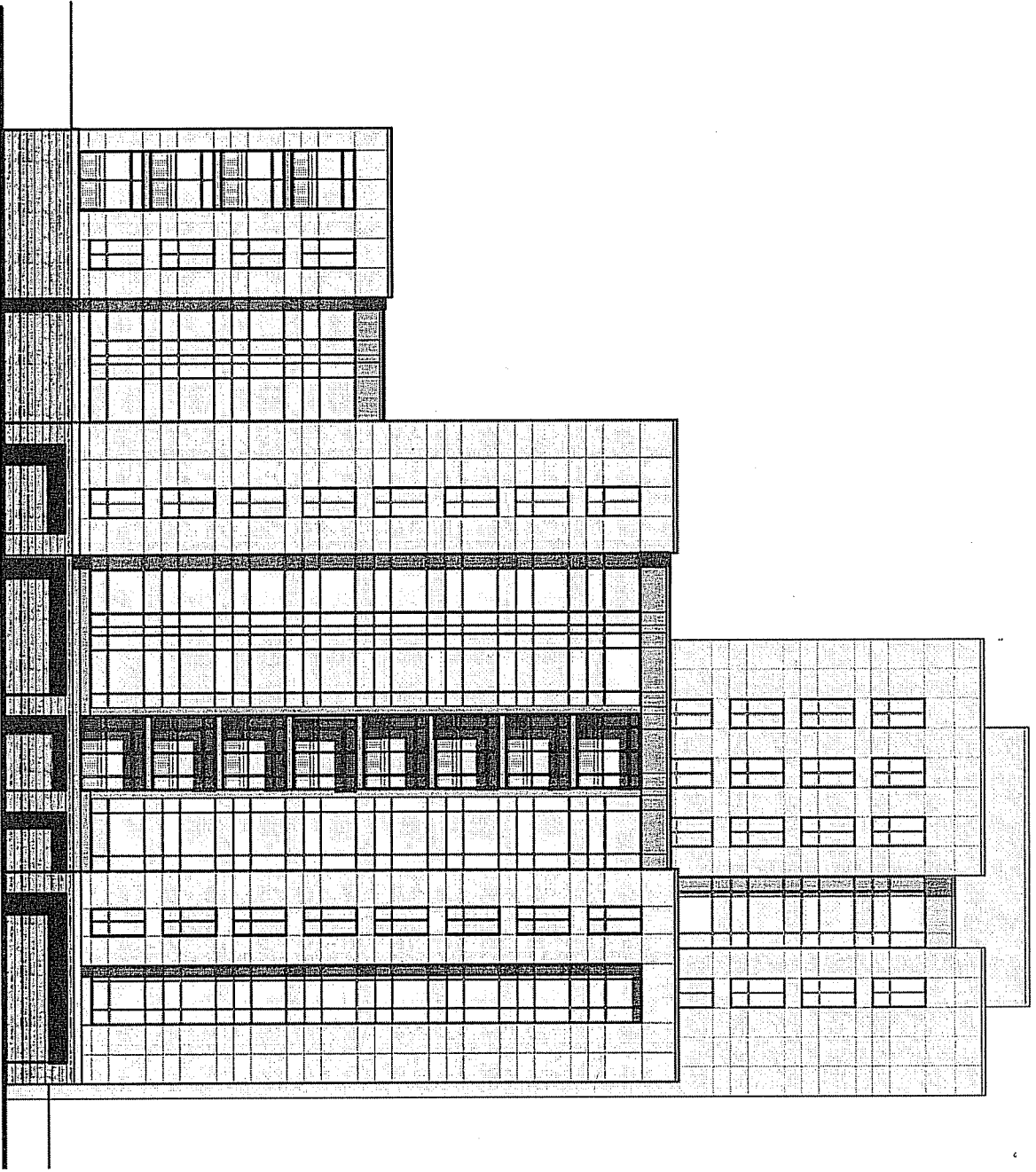
**KNOTHE  
& BRUCE  
ARCHITECTS**

7601 University Avenue Suite 201  
 Middleton, Wisconsin 53552  
 608-836-3190 Fax 608-836-8934

Consultant

8

North



Encompass  
 City of Madison - April 20, 2011

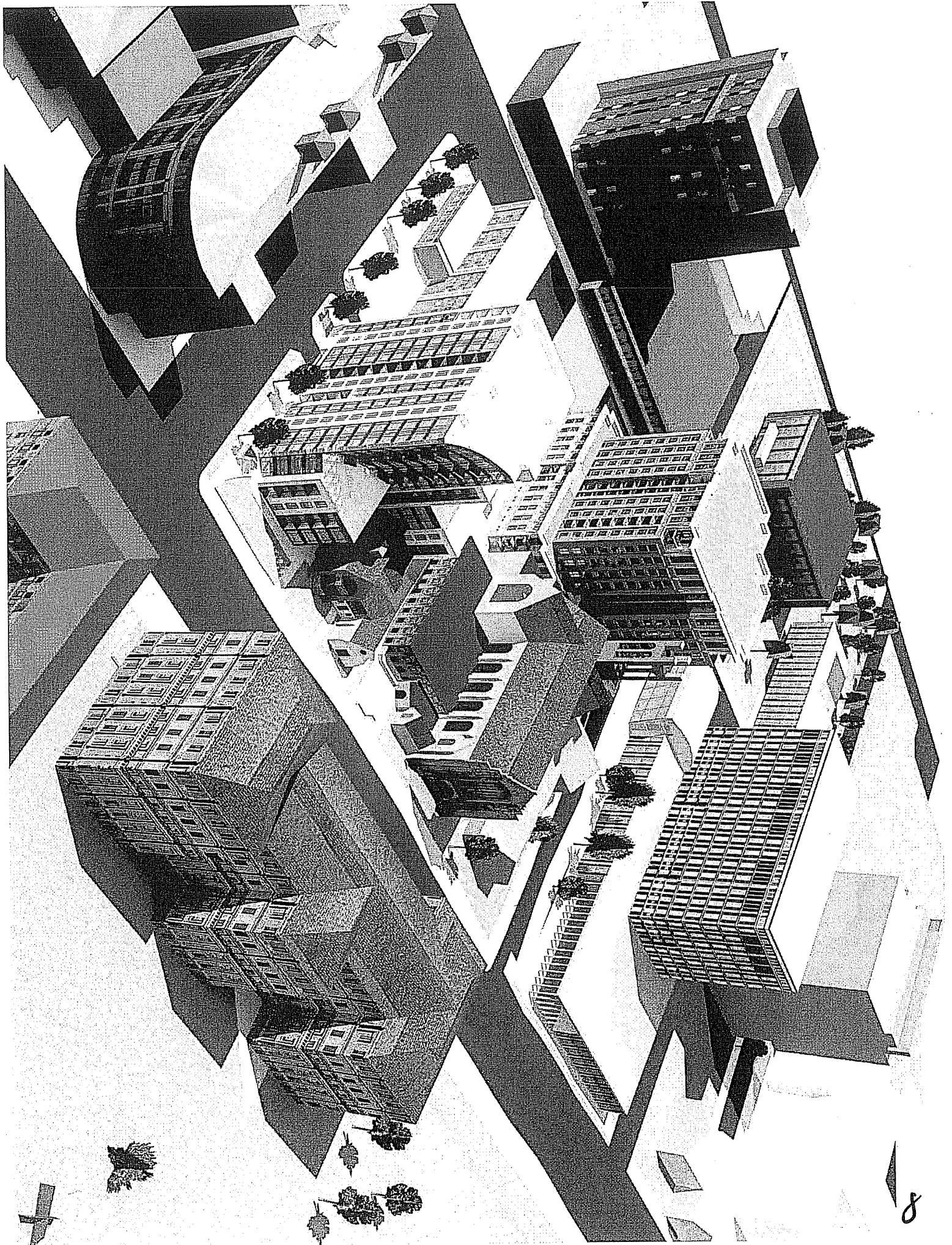
Project for  
 1001 University Avenue  
 Madison, WI

Drawn by Tilt  
 Elevation Along  
 Conklin Place

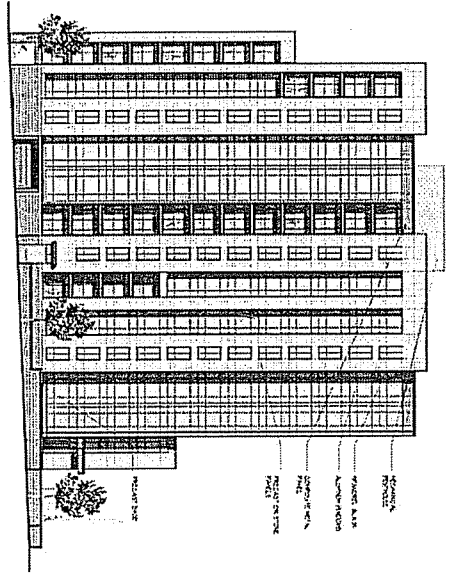
Project No. 1031  
 Drawing No. A-24

ELEVATION ALONG CONKLIN PLACE  
 1/8" = 1'-0"

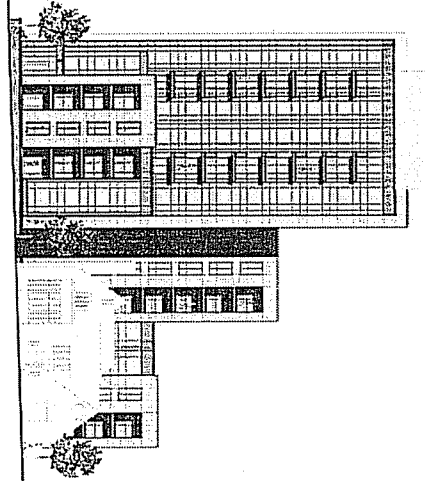
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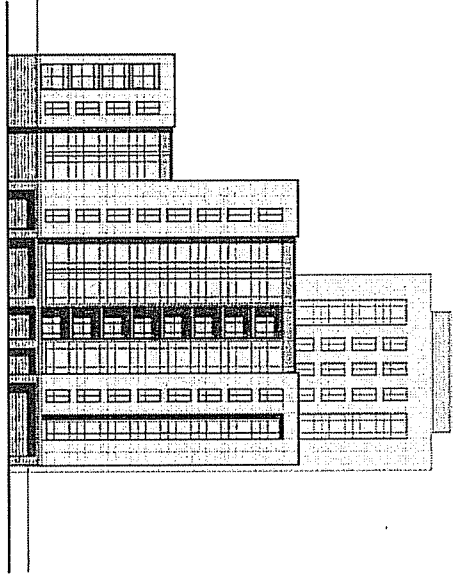
Brooks Street Elevation



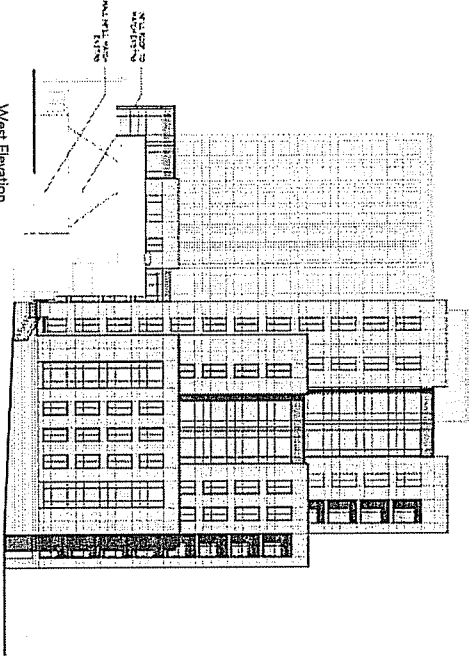
University Elevation

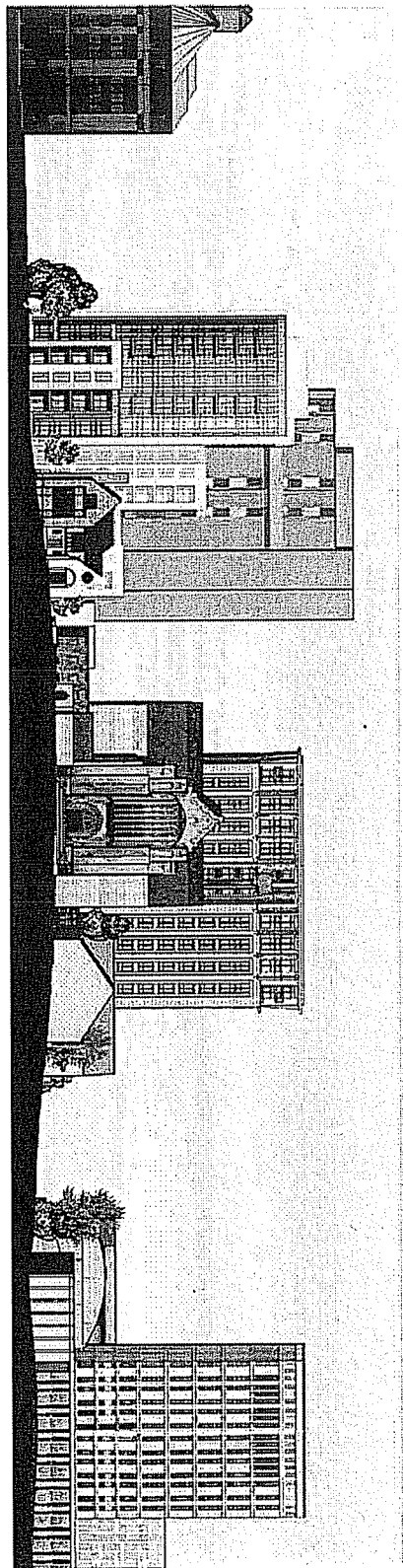


Conklin Elevation

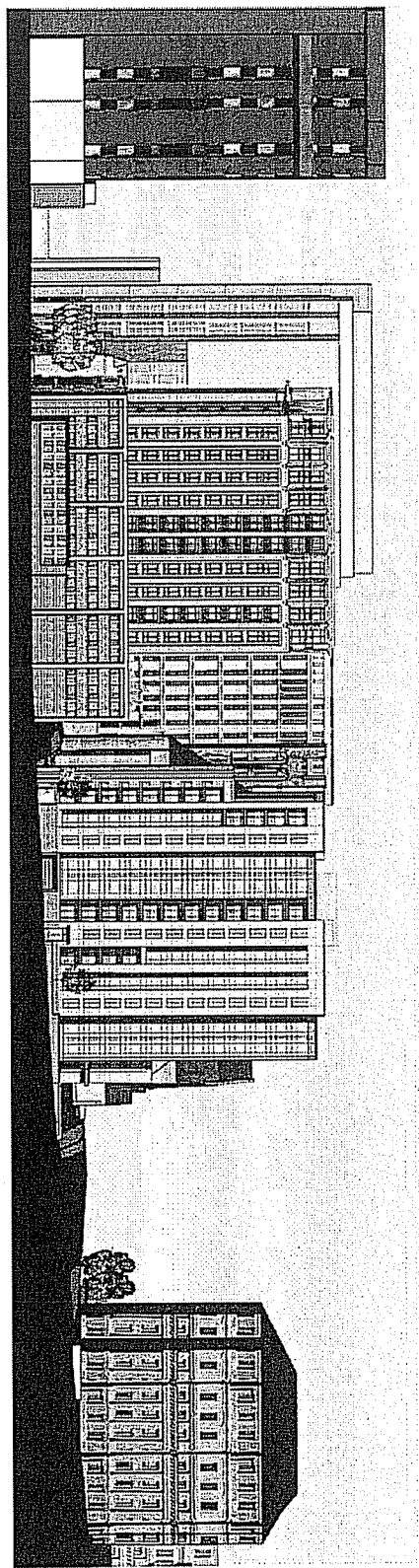


West Elevation





University Ave. Street Elevation

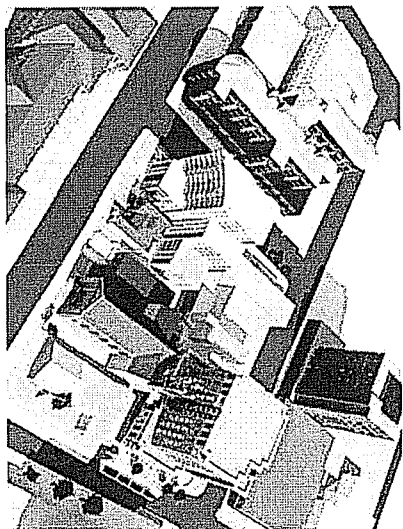


Brooks Street Elevation

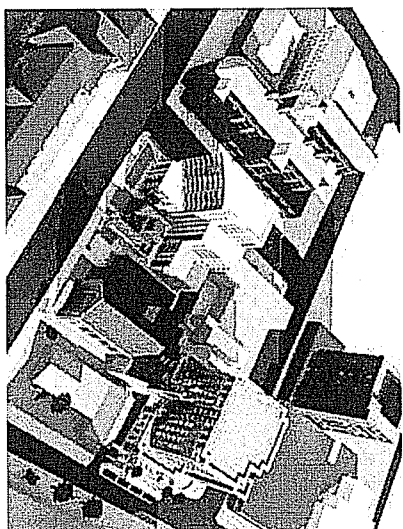
KNOTHE  
& BRUCE

St. Francis Development  
Street Elevations

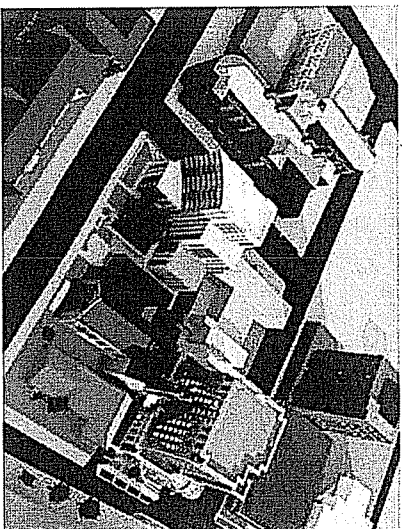
May 6, 2011  
Project # 1027



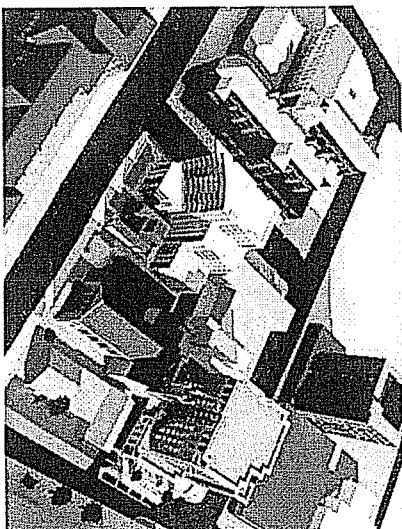
SUMMER SOLSTICE -3 PM



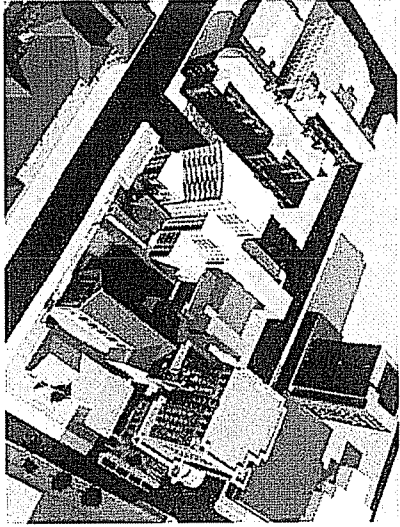
AUTUMNAL EQUINOX -3 PM



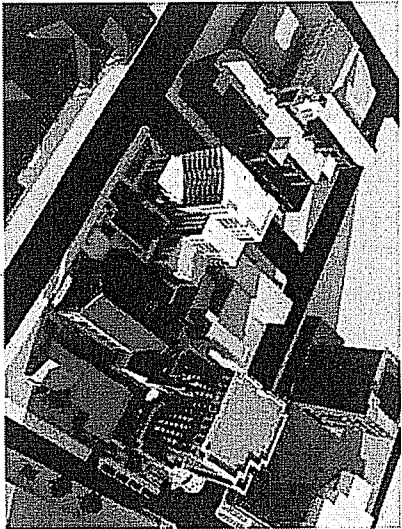
WINTER SOLSTICE -3 PM



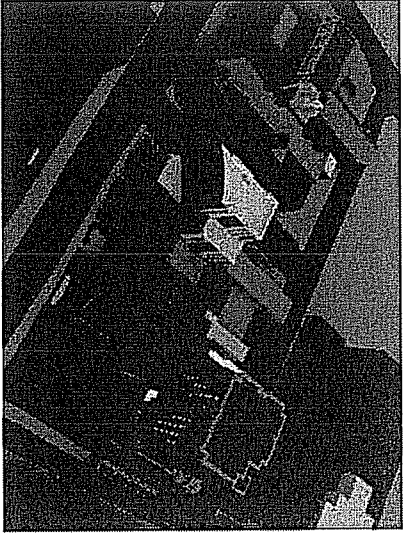
VERNAL EQUINOX -3 PM



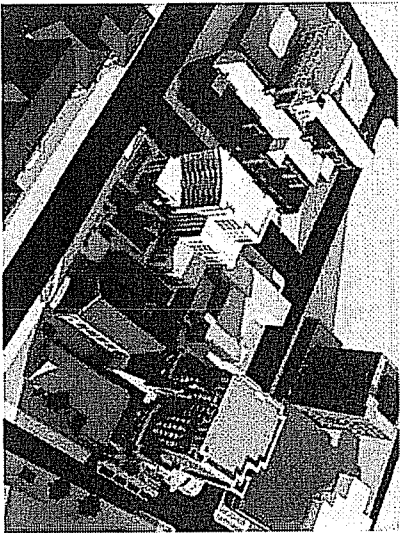
SUMMER SOLSTICE -4 PM



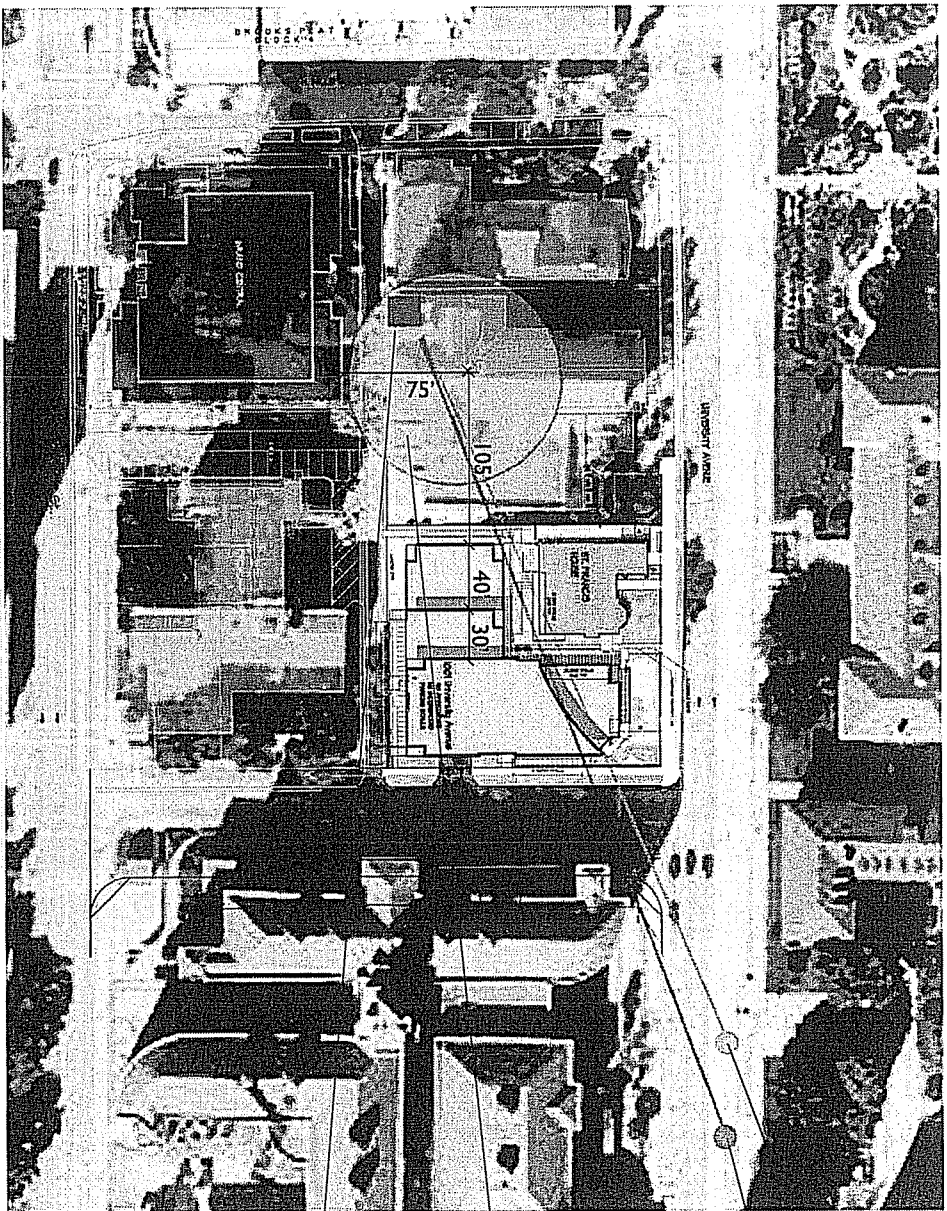
AUTUMNAL EQUINOX -4 PM



WINTER SOLSTICE -4 PM



VERNAL EQUINOX -4 PM



Proposed Visibility

Existing Visibility

Radius to Grand Central

Church Tower



