

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>5/15/07</u>	Action Requested
UDC MEETING DATE: <u>5/23/07</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1815 UNIVERSITY AVENUE
ALDERMANIC DISTRICT: 5

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
STEVE BROWN APARTMENTS BROWNHOUSE
120 W. GORHAM ST. 202 W. GORHAM ST.
MADISON, WI 53703 MADISON, WI 53703

CONTACT PERSON: PATRICK MCGOWAN
Address: 202 W. GORHAM ST.
MADISON, WI 53703
Phone: (608) 663-5100
Fax: (608) 663-5151
E-mail address: pmcgowan@brownhousedesigns.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

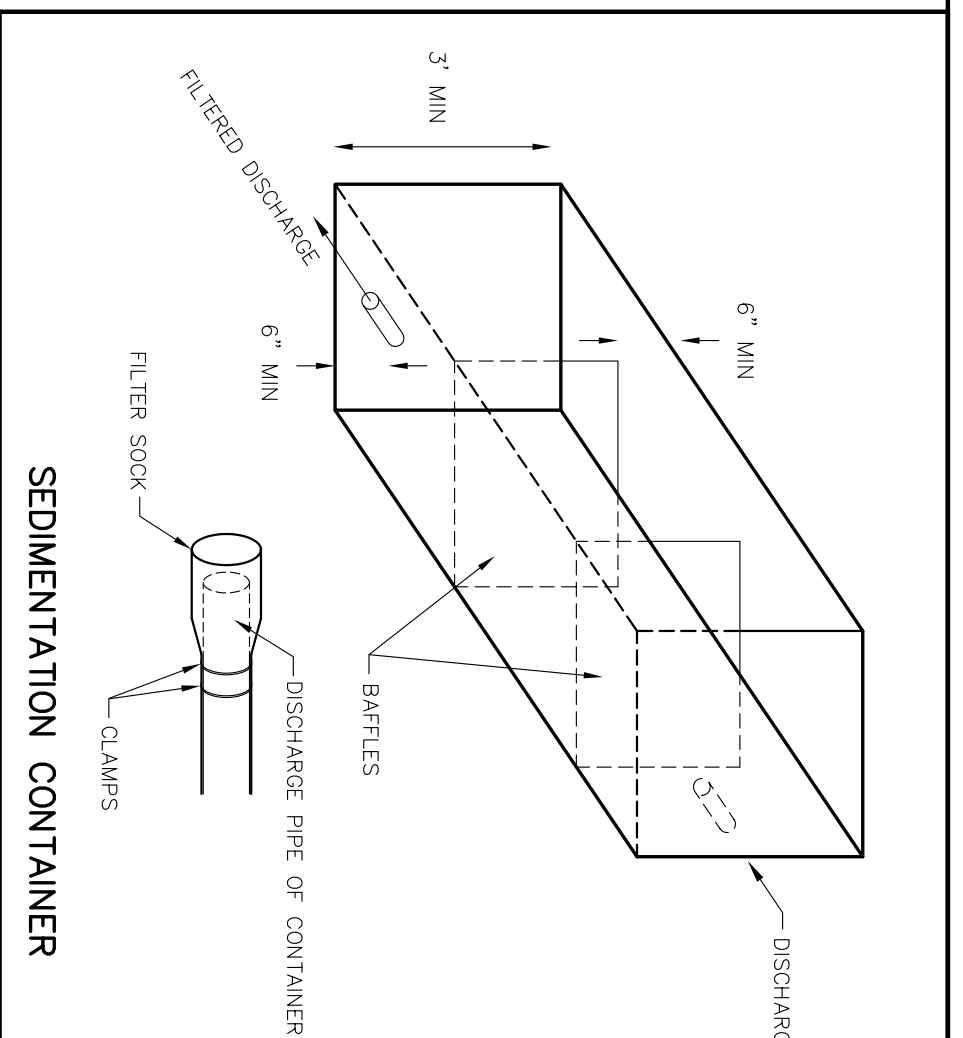
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

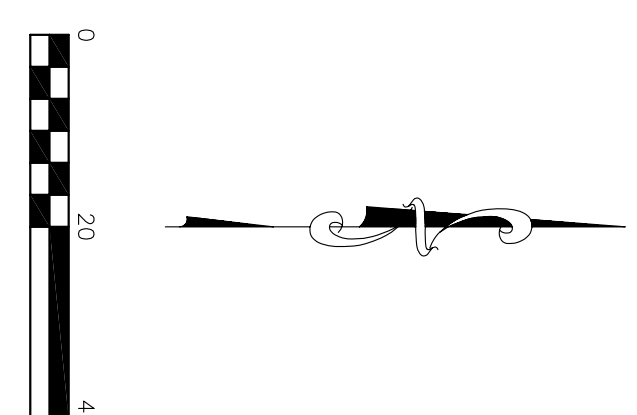
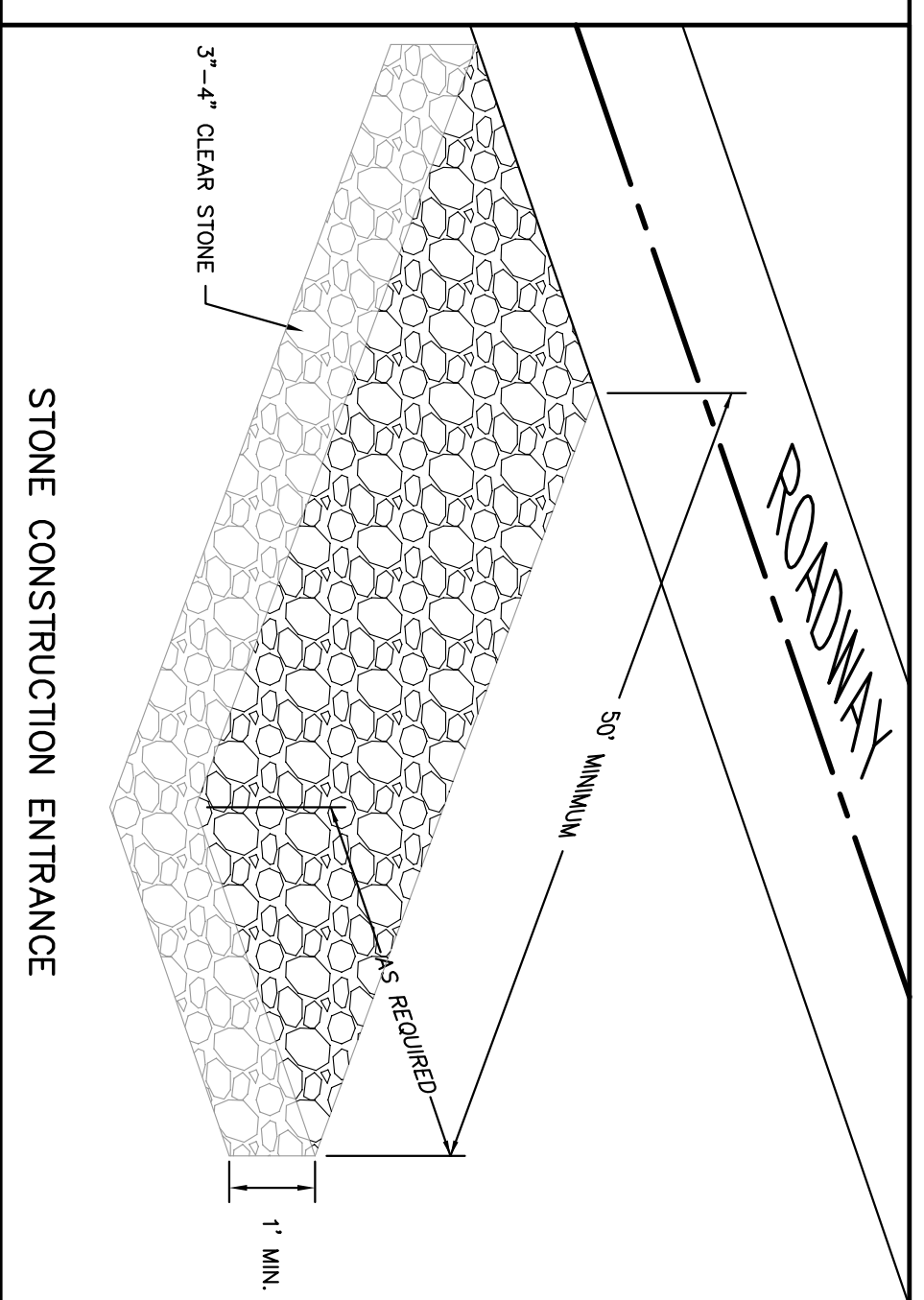
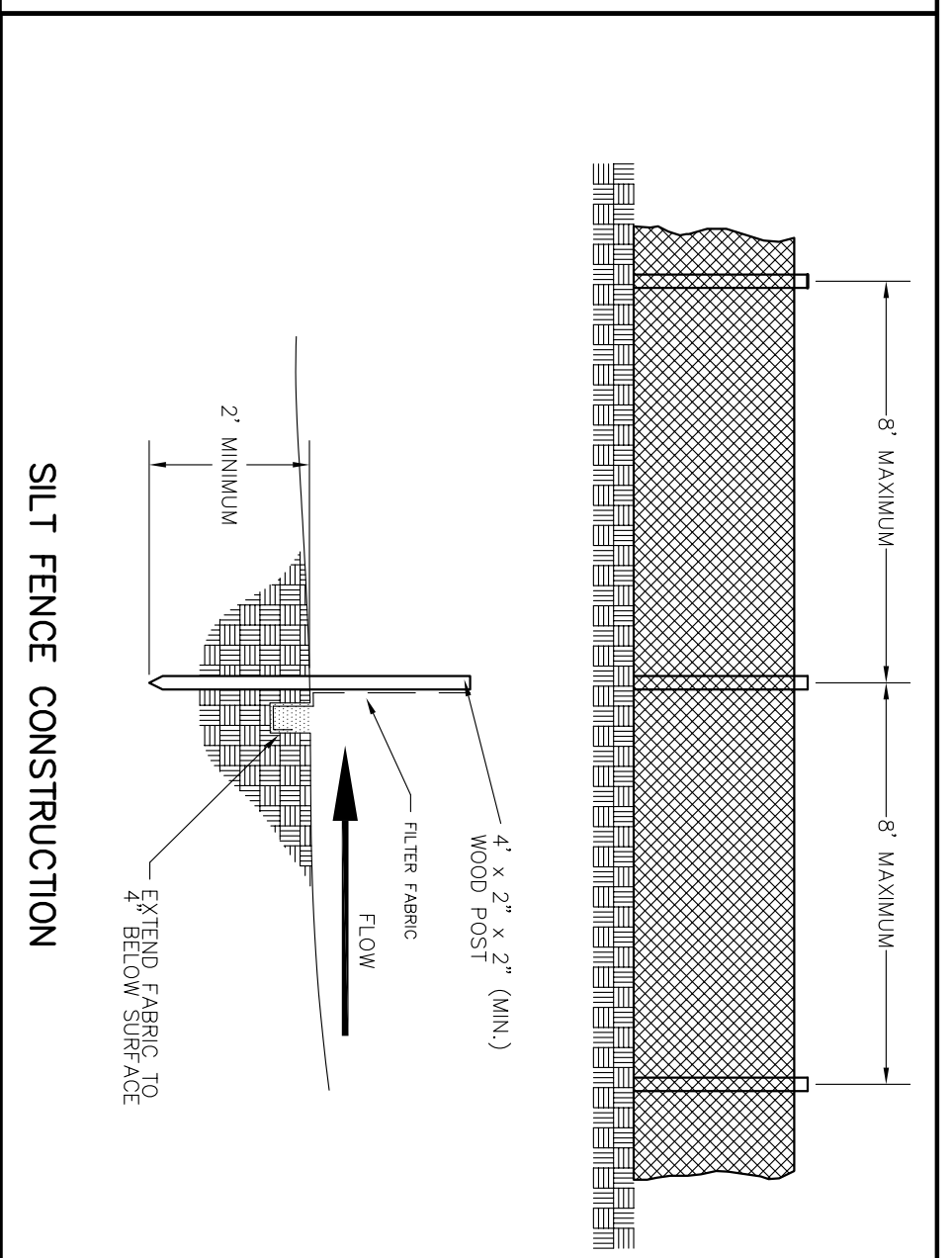
- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



CONTRACTOR SHALL SIZE THE CONTAINER TO MEET THE DEMANDS OF THE PROJECT.
A FILTER SOCK SHALL BE INSTALLED CONTAINER DISCHARGE FROM THE FLOW INTO THE CONTAINER SHALL BE DIRECTED SO AS NOT TO SHORT-CIRCUIT THE BAFFLES.
CONTAINER SHALL BE INSPECTED REGULARLY FOR EFFECTIVENESS. BAFFLES SHALL BE REMOVED WHEN IT REACHES 6" OF DEPTH.
CONTAINER SHALL BE MADE FROM A DURABLE WATER-TIGHT MATERIAL THAT WILL NOT FAIL DURING CONSTRUCTION.
CONTAINER DETAIL IS A GENERAL GUIDE TO THE FUNCTION OF THE CONTAINER. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MATERIALS TO SUIT THE PROJECT AS LONG AS IT MEETS THE APPROVAL OF THE DIVISION.

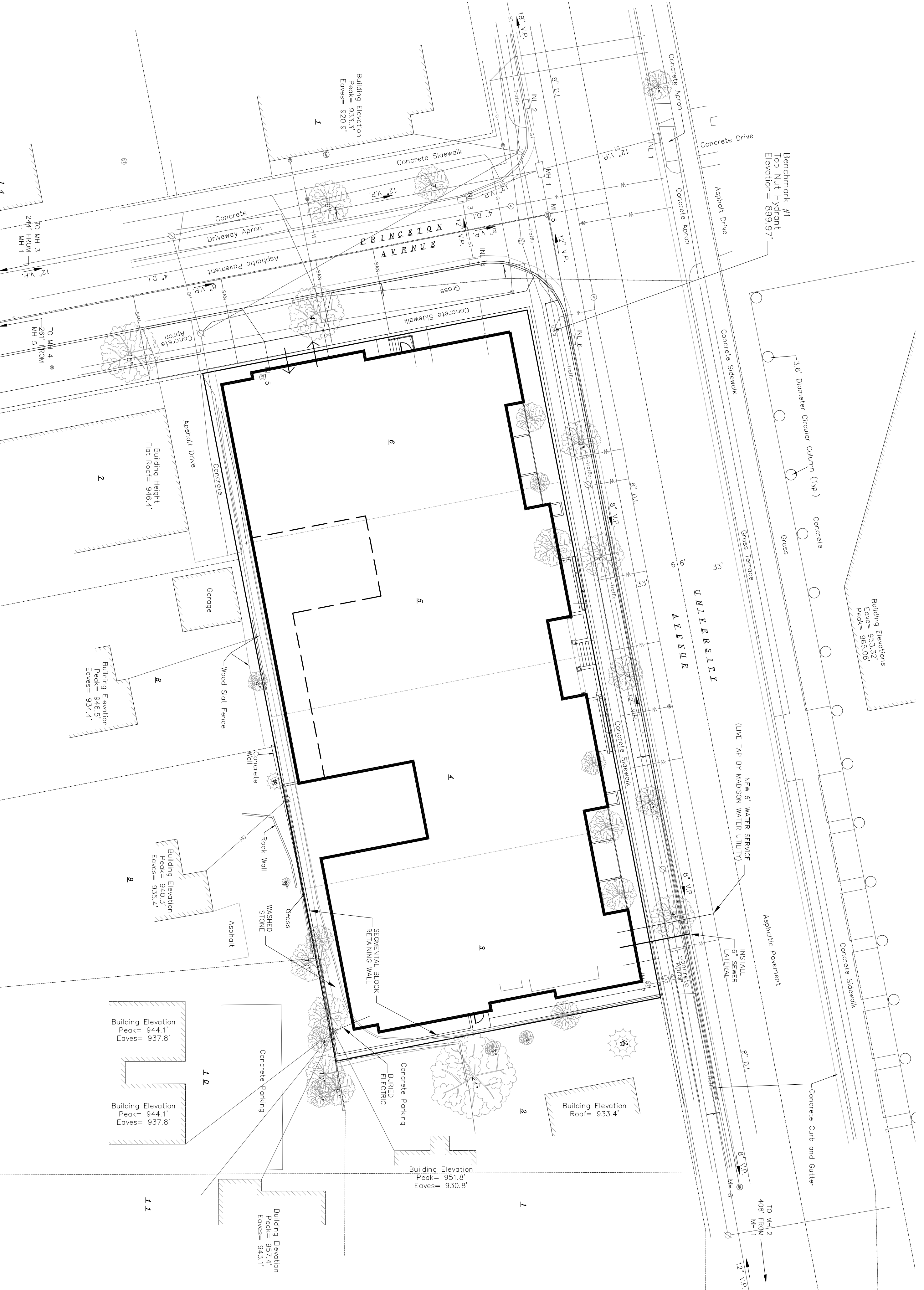


STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	R/W/TP	CURB	INV	INV	INV	INV
NL 1	R/W 895.25	FULL OF LEAVES AND DEBRIS				
NL 2	TC 898.01	E 893.06				
NL 3	TC 897.18	N 893.53	E 893.43			
NL 4	R/W 901.51	W 897.54				
NL 5	TC 896.89	FULL OF LEAVES AND DEBRIS				
NL 6	R/W 900.23	N 896.03				
NL 7	TC 901.24	W 890.30	N 891.25	E 891.00	S 890.90	
NL 8	R/W 896.10	W 896.10	S 897.10	W 897.10		
MH 1	R/W 902.05	W 896.10	S 897.10	W 897.10		
MH 2	R/W 910.81	S 890.38	E 890.34			
MH 3	R/W 896.71	S 890.38	E 890.34			
MH 4	R/W 899.63	W 889.43				

LEGEND

X ^{3/4}	SPOT ELEVATION	
—	OVERHEAD POWER LINE	
—	BIBED GAS LINE	
—	WATER MAIN	
—	8" SANITARY SEWER	
—	BIBED TELEPHONE	
—	E	BIBED ELECTRIC
—	TRUNK	BIBED TRAFFIC CABLES
⊗	WATER VALVE	
⊙	TV BOX	
⊚	ELECTRIC BOX	
⊛	UTILITY POLE	
⊜	LIGHT POLE	
⊝	TELEPHONE BOX	
⊞	FIRE HYDRANT	
⊟	SEWER	
⊠	STORM SEWER INLET	
⊡	ELECTRIC MANHOLE	
⊢	TELEPHONE MANHOLE	
⊣	STORM SEWER MANHOLE	
⊤	SANITARY SEWER MANHOLE	
⊥	WATER MANHOLE	
⊦	DISCONTINUED TREE (QUARTER NOTED)	
⊧	CONTIGUOUS TREE (QUARTER NOTED)	



<p>Burse Surveying and Engineering, Inc. 1407 E. Main Street, Suite 150 Madison, WI 53703 Phone: 608-250-9265 Fax: 608-250-9266 www.burseengineering.com</p>		<p>Brownlofts 1815 University Ave. Madison, WI 53726</p> <p>Brownhouse Designs, LLC 202 W. Gorham St. Madison, WI 53703</p>	
<p>APPROVALS</p> <p>DESIGNED BY: PDF DRAWN BY: DRB CHECKED BY: MLB APPROVED BY: MLB</p>		<p>PROJECT #: BSE1055-07 PLOT DATE: 05-10-2007</p> <p>REVISION DATES: 02-19-2007 03-30-2007 05-10-2007</p> <p>ISSUE DATES: 05-10-2007 05-16-2007 UDC</p>	
<p>UTILITY AND DETAIL PLAN</p> <p>DRAWING NUMBER U/D-1</p>		<p>This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. and is intended for the use of the recipient only. The information herein is to be used solely for the project and site specified. Any reproduction, distribution, use or disclosure of this information without the written consent of Burse Surveying and Engineering, Inc. is strictly prohibited.</p>	

brownhouse

May 16, 2007

City of Madison
Urban Design Commission
c/o Al Martin
Department of Planning & Development
215 Martin Luther King Jr. Blvd., Room LL100
Madison, WI 53703

Re: 1815 University Avenue (The Brown Lofts)

Dear Commission Members,

Your concerns regarding this project, at the April 11 UDC meeting, centered on building setbacks and building materials. Setbacks were also a concern shared by neighbors who spoke at the meeting. Since that meeting we have met again with several neighbors to better understand how we could work with them to improve the project. We are bringing back to you a proposal that addresses both the UDC and neighbors' concerns. And again in addressing UDC commissioner comments, we have balanced them with the concerns of our neighbors and our need to have an economically viable project. This letter, and our May 23 presentation, will explain what we've been able to do regarding the UDC and neighbor comments since the last meeting.

Regarding setbacks we have taken several steps to improve the project. First, we have pulled the building further back from both University Avenue and Princeton Avenue at the intersection of those two streets. The neighbors expressed concern about the proximity of the building corner to the street at that location. We have doubled our setback along Princeton from 3 feet to 6 feet. And we've pushed the west bay on University Avenue back to 7 feet off the north property line. The fenced areas just east of this bay have also been pushed back to 7 feet off the property line. Along the south side of the building, where our landscaping is located, we are now 5 feet 6 inches off the property line from the first floor to the fourth floor. All of these things were done in

Making The Space of Life a Pleasure

202 W. Gorham St., Madison, WI 53703 608.663.5100 phone 608.663.5151 fax
www.brownhousedesigns.com

response to UDC comments and in direct response to our conversations with the neighbors since the last UDC meeting.

Regarding building materials, brick has been added to all sides of the building. So now all facades of the building are a combination of brick and stone masonry. All siding has been eliminated from the project. We are using modular brick on the street facades and the east façade and we will use an economy or jumbo size brick on the south side of the building, including all of the court walls. This will tie the building in well with the other brick apartment buildings in the immediate area. And the neighbors expressed their approval of the change of materials when we met with them.

I have included the cover letter from our previous submittal as a reminder of the process and the changes that this project has gone through up to this point. We have been working very cooperatively and closely with the neighborhood and the commissions, Landmarks and the UDC. There has been a great effort to balance the diverse concerns of all parties involved. We hope that you see that this project has progressed positively and that the project is good for this site and good for this neighborhood.

We look forward to discussing the project at the May 23 meeting.

Sincerely,

A handwritten signature in black ink that reads "Patrick B. McGowan". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Patrick B. McGowan, AIA
Principal

ABBREVIATIONS

ACROUSTICAL CEILING TILE	ACT	ALUM
ABOVE FINISHED FLOOR	AF	
ASTM JOINT	ASTM	
ARCHITECT/ARCHITECTURAL	ARCH	
AVERAGE	AVG	
BOARD	BD	
BOTTOM OF BRASS BUILDING	B.O.B.	
BUILDING CENTERLINE	BLDG CL	
CERAMIC TILE	CER	
CONCRETE MASONRY UNIT	CMU	
CONSTRUCTION CONTROL POINT	CONTR	
DEMOLITION	DEM	
DETAIL	DET	
DIMENSION	DIM	
DOOR	DR	
DRAWING	DWG	
DRINKING FOUNTAIN	DF	
ELECTRIC	ELEC	
ELECTRIC WATER COOLER	EW	
ELEVATION	ELEV	
EQUAL	EQ	
EQUIPMENT	EQUIP	
EXISTING	EX	
FACE OF STUD	F.O.S.	
FEET OF WALL	F.F.W.	
FIELD VERIFY	F.V.	
FIREPROOF	FP	
FLOOR	FLR	
FLOOR GENERAL	FLR GEN	
GENERAL GLASS	GN	
Gypsum BOARD	GPB	
HARDWOOD	HWD	
HEIGHT	HGT	
HOLLOW CORE WOOD	HCW	
HORIZONTAL	HRZ	
INCH	"	
INSULATION	INSUL	
LABATORY	LAB	
LIGHT	LT	
MASONRY	MAS	
MASONRY OPENING	MO	
METAL MECHANICAL	MECH	
METAL	MTL	
MISCELLANEOUS	MISC	
MILLION	MILL	
NATIONAL	NAT	
NOT IN CONTRACT	NIC	
NOT TO SCALE	N.T.S.	
ON CENTER	O.C.	
OPENING	OPP	
OWNER FINISHED, CONTRACTOR INSTALLED	O.F.C.I.	
OWNER FINISHED, PASTER INSTALLED	P.LAM	
PLASTER LAMINATE	PLAS	
PLYWOOD	PWD	
QUANTITY	QTY	
QUARTER TILE	QT	
REFERENCE	REF	
REINFORCE/REINFORCEMENT	REIN	
REMOVE	RMV	
REVISION	REV	
ROUGH OPENING	RO	
ROUGH SECTION	R.O. SECT	
SHEET	SH	
SOLID CORE WOOD SPECIFICATIONS	SCW	
SQUARE INCHES	SQ IN	
STAINLESS STEEL	SS	
STEEL	ST	
SUSPENDED	SUSP	
TEMPERATURE	TEMP	
TONGUE & GROOVE	T&G	
TOP OF FOOTING	T.O.F./TF	
TOP OF LEAD	T.O.L./TL	
TOP OF SLAB	T.O.S./TS	
TOP OF WALL	T.O.W./TW	
UNLESS NOTED OTHERWISE	UNO.	
UNITS	UN.	
VINYL COMPOSITION TILE	VCT	
WATERCLOSET	WC	
WIDE / W/	W/	
WITH	W/O	
WOOD	WD	
YARD	YD	

GENERAL NOTES

1. ALL CONTRACTORS SHALL, AT THE TIME OF BIDDING OR PRICING, CONFIRM WITH ALL OF THEIR SUBCONTRACTORS, VENDORS, AND SUPPLIERS THE AVAILABILITY OF MATERIALS AND PRODUCTS SPECIFIED FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL REPORT TO BROWNHOUSE ANY MATERIALS OR PRODUCTS THAT ARE NOT AVAILABLE OR WILL CAUSE DELAY IN THE CONSTRUCTION SCHEDULE. THE CONTRACTOR WILL REPORT THIS INFORMATION TO BROWNHOUSE PRIOR TO SIGNING OF THE CONTRACT FOR CONSTRUCTION SO ACCEPTABLE SUBSTITUTIONS CAN BE FOUND OR APPROVED BY BROWNHOUSE.
2. ALL CONTRACTOR PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO BROWNHOUSE WITH THE CONTRACTORS BID OR PRICING PACKAGE.
3. SEE THE REQUIRED SUBMITTALS LIST FOR A LIST OF INFORMATION THAT MUST BE SUBMITTED TO BROWNHOUSE PRIOR TO ORDERING, FABRICATION AND INSTALLATION OF THOSE LISTED MATERIALS, PRODUCTS OR BUILDING SYSTEMS.
4. DESIGN/BUILD MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND OTHER DESIGN/BUILD CONTRACTORS ARE RESPONSIBLE FOR THE PROPER DESIGN AND INSTALLATION OF THEIR SYSTEMS. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7, FIRE RESISTANCE RATED CONSTRUCTION IN THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
5. DESIGN/BUILD MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND OTHER DESIGN/BUILD CONTRACTORS SHALL PROVIDE ALL NECESSARY CALCULATIONS AND SUBMITTALS TO OBTAIN PERMITS FOR THEIR WORK.
6. ALL CONTRACTORS TO ABIDE BY ALL APPLICABLE BUILDING, HVAC, ELECTRICAL, PLUMBING AND LIFE SAFETY CODES.
7. ALL NEW WORK SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11 - ACCESSIBILITY, IN THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE AND ICC ANNOTATED AS REFERENCED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
8. ALL CONTRACTORS SHALL FIELD VERIFY DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF THEIR WORK.
9. DIMENSIONS: DIMENSIONS REFER TO FACE OF CONCRETE WALLS, FACE OF MASONRY WALLS, FACE OF STUDS AT EXTERIOR WALLS IN NEW CONSTRUCTION, WALLS OR PARTITIONS OR CENTERLINES OF DIMENSING WALLS BETWEEN SEPARATE TENANTS OR RESIDENTIAL UNITS. CLEAR DIMENSIONS REFER TO UNOBSTRUCTED SURFACES OR TO UNOBSTRUCTED DIMENSIONS REQUIRED FOR THE INSTALLATION OF EQUIPMENT, FURNISHING, FIXTURES, ETC....
10. FRAMING: ALL FRAMING IS METAL STUD FRAMING EXCEPT MISCELLANEOUS BLOCKING FOR CABINETS, FIXTURES, APPLIANCES, GRAB BARS, ETC. ALL MISCELLANEOUS WOOD BLOCKING SHALL BE DIMENSIONAL LUMBER OR PLYWOOD OF SUFFICIENT STRENGTH TO PROVIDE PROPER ANCHORAGE OR CARRY REQUIRED LOADS.
11. INTERIOR WALL/PARTITION FRAMING IS 3 5/8" COLD FORMED, 25 GAUGE METAL STUDS @ 16" O.C. U.N.O.
12. EXTERIOR WALL FRAMING IS 6" COLD FORMED, 16 GAUGE METAL STUDS @ 16" O.C. U.N.O.
13. INSTALL MISCELLANEOUS WOOD BLOCKING AS INDICATED ON THE DRAWINGS OR AS REQUIRED FOR THE PROPER INSTALLATION OF CABINETS, FIXTURES, APPLIANCES, EQUIPMENT, GRAB BARS, TOILET ACCESSORIES, BASE RAIL, DOOR CASINGS, MISCELLANEOUS TRIMS AND OTHER MISCELLANEOUS ITEMS.
14. PRODUCT SPECIFICATIONS FOR THIS PROJECT ARE LISTED IN THE PRODUCT LIST. DOOR SCHEDULE, PLUMBING FIXTURE & TOILET ACCESSORIES SCHEDULE, LIGHT FIXTURE ELECTRICAL FIXTURE SCHEDULE AND IN THE APPLIANCE SCHEDULE.
15. GYPSUM BOARD SHEATHING FOR WALLS, CEILINGS AND OTHER MISCELLANEOUS CONSTRUCTION IS 5/8" THICK, U.N.O. ON THE DRAWINGS OR IN THE SPECIFICATIONS.

REQUIRED SUBMITTALS

1. CABINETS, CASEWORK, COUNTERTOP & CABINET HARDWARE SHOP DRAWINGS AND PRODUCT DATA.
2. DOOR AND DOOR HARDWARE SHOP DRAWINGS AND PRODUCT DATA.
3. WALL AND FLOOR TILE SHOP DRAWINGS AND PRODUCT DATA.
4. LIGHTING PLAN AND PRODUCT DATA FOR ALL LIGHT FIXTURES, EXIT LIGHTS, EMERGENCY LIGHTS, SWITCHES AND MISCELLANEOUS FIXTURES, EQUIPMENT AND ACCESSORIES.
5. POWER PLAN AND PRODUCT DATA FOR ALL COMPONENTS OF THE POWER DISTRIBUTION SYSTEM INCLUDING OUTLETS, PANELS, SUB-PANELS AND ALL MISCELLANEOUS EQUIPMENT AND ACCESSORIES.
6. HVAC PLAN AND PRODUCT DATA FOR ALL COMPONENTS OF THE HVAC SYSTEM INCLUDING HEATING AND AIR CONDITIONING UNITS, MAKEUP AIR UNITS, DUCTING, CONTROLS, GRILLES AND ALL MISCELLANEOUS EQUIPMENT AND ACCESSORIES.

PROJECT LOCATION



SYMBOLS

	DRAWING TITLE
	BUILDING SECTION
	WALL SECTION
	DETAIL REFERENCE
	ELEVATION REFERENCE
	ROOM NUMBER
	DOOR NUMBER
	WINDOW TYPE
	REVISION NUMBER
	PARTITION TYPE
	ARCHITECTURAL KEYNOTE
	NEW CONSTRUCTION
	NEW DOOR
	EXIT SIGN

SITE LOCATION



BROWN LOFTS

APARTMENTS

**1815 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705**

OWNER:

**STEVE BROWN APARTMENTS
STEVE BROWN - OWNER
120 W. GORHAM STREET
MADISON, WI 53703
PH: (608) 255-7100**

ARCHITECT:

**BROWNHOUSE
202 W. GORHAM STREET
MADISON, WI 53703
PH. (608) 663-5100
FAX (608) 663-5151
CONTACT NAME: JOHN BARTON**

CODE SUMMARY:

CONSTRUCTION TYPE: V-B
OCCUPANCY: R-2 / S-2
STORIES: 4
PROJECT SQ. FOOTAGE: 105,933 SF
OCCUPANT LOAD: XXX OCCUPANTS
FIRE PROTECTION: FULLY SPRINKLERED (NFPA 13)

DRAWING INDEX:

- T100 - TITLE SHEET
- G-1 - GRADING AND EROSION CONTROL PLAN
- U/D-1 - UTILITY AND DETAIL PLAN
- L100 - LANDSCAPE PLAN
- C200 - SITE PLAN
- A200 - PARKING LEVEL P2
- A201 - PARKING LEVEL P1
- A202 - FIRST FLOOR PLAN
- A203 - SECOND FLOOR PLAN
- A204 - THIRD FLOOR PLAN
- A205 - FOURTH FLOOR PLAN
- A300 - EXTERIOR ELEVATIONS
- A301 - EXTERIOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION



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

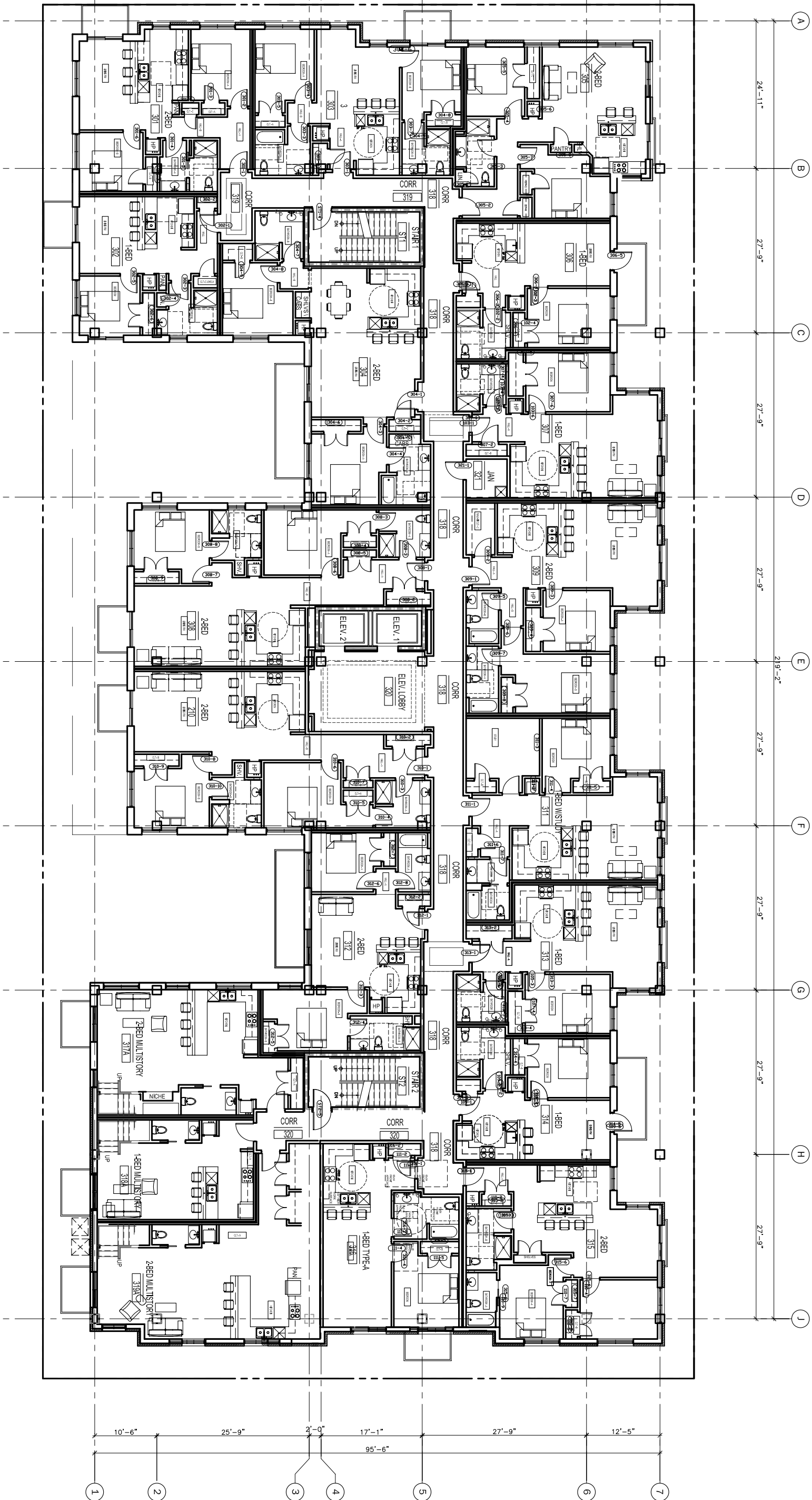
BROWN LOFTS

1815 UNIVERSITY AVE.
MADISON, WI 53705

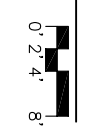
DATE	2/29/07
BY	SK
CHK	SK
DATE	2/29/07
BY	SK
CHK	SK
DATE	2/29/07
BY	SK
CHK	SK
DATE	2/29/07
BY	SK
CHK	SK

TITLE SHEET

T100



1 THIRD FLOOR PLAN (FOURTH SIMILAR)
 SCALE: 1/8"=1'-0"



PRELIMINARY -
 NOT FOR CONSTRUCTION

BROWN LOFTS

1815 UNIVERSITY AVE.
 MADISON, WI 53705

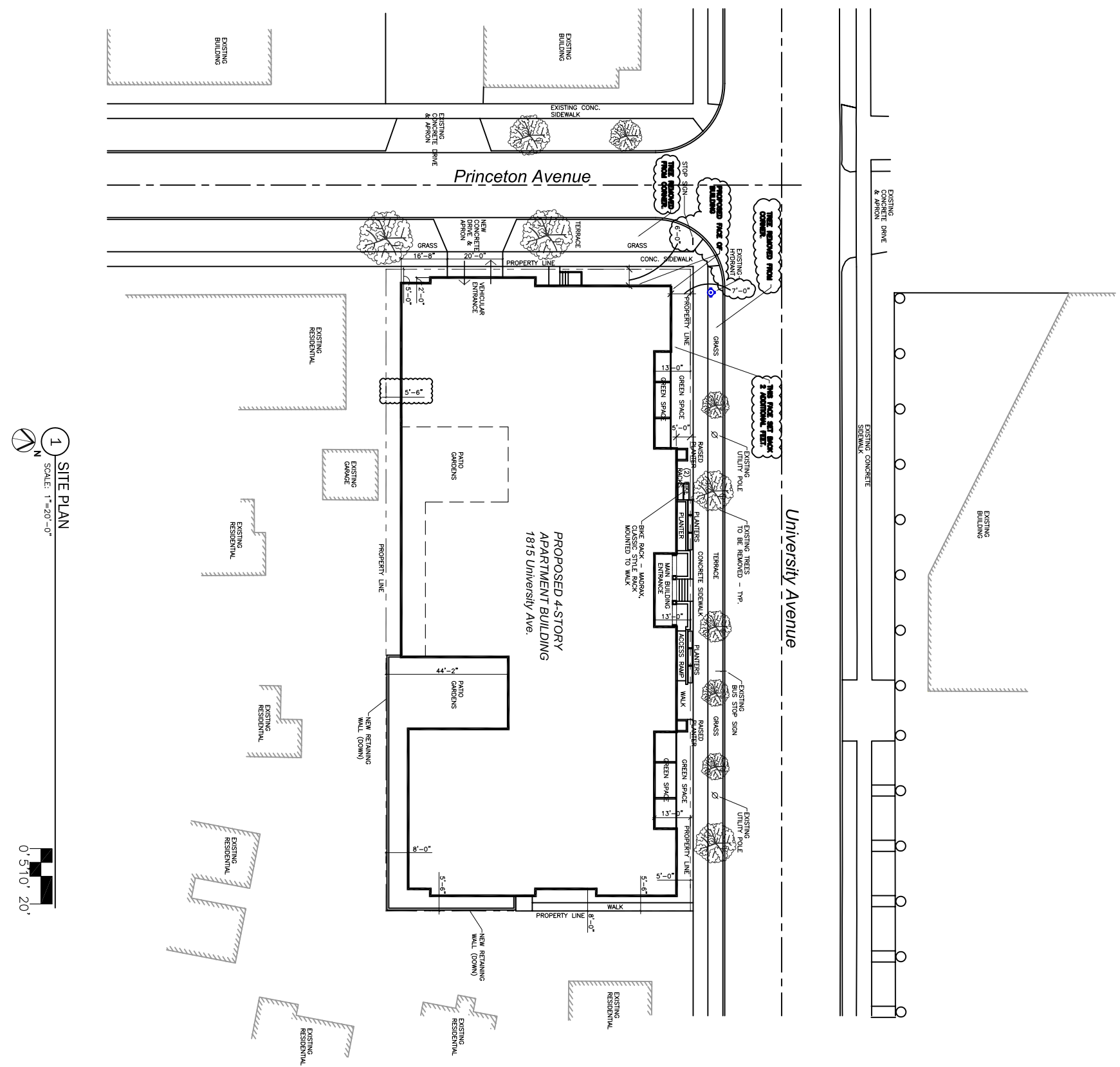


202 West Gorham St. Madison, WI 53703 608.663.5100 608.663.5151 fax

DATE	STATUS	DATE
2/21/07	CONCEPT	2/21/07
3/14/07	LOC. SUBMITTAL	3/14/07
4/14/07	LOC. SUBMITTAL	4/14/07
5/16/07	REVISION/NO.	DATE

THIRD FLOOR PLAN

A204



1 SITE PLAN
SCALE: 1"=20'-0"



SITE DATA:
LOT AREA: 25,520 SF (0.586 ACRES)
DENSITY: 103 UNITS/ACRE
LOT AREA/DWELLING UNIT: 398.8 SF/D.U.
BUILDING COVERAGE: 20,575 SF
BUILDING AREA:
 PARKING LEVEL P2: 5,424 SF
 PARKING LEVEL P1: 24,091 SF
 FIRST FLOOR: 20,157 SF
 SECOND FLOOR: 18,577 SF
 THIRD FLOOR: 18,577 SF
 FOURTH FLOOR: 18,577 SF
TOTAL BLDG. AREA: 105,403 SF

DWELLING UNIT MIX (98 BEDS):
 ONE BEDROOM & STUDY 4
 ONE BEDROOM 24
 TWO BEDROOM 30
 ONE & TWO BDRM. (MULTISTORY) 6
TOTAL: 64

USABLE OPEN SPACE:
 OPEN SPACE 6,693
 OPEN SPACE / D.U. 105 SF/D.U.

PARKING PROVIDED:
 UNDERGROUND STALLS 76
 SURFACE 2
TOTAL PARKING 78
 (INCLUDING 4 ACCESSIBLE STALLS AND 1 ACCESSIBLE VAN STALL)
 PARKING / D.U. 1.27/D.U.

BIKE PARKING PROVIDED:
 UNDERGROUND STALLS 58
 SURFACE 2
TOTAL BIKE PARKING 60
 (ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)
 BIKE PARKING / D.U. 1.13/D.U.

MOPED PARKING PROVIDED:
 UNDERGROUND STALLS 25
 SURFACE 0
TOTAL MOPED PARKING 25
 (ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)

PRELIMINARY -
NOT FOR CONSTRUCTION

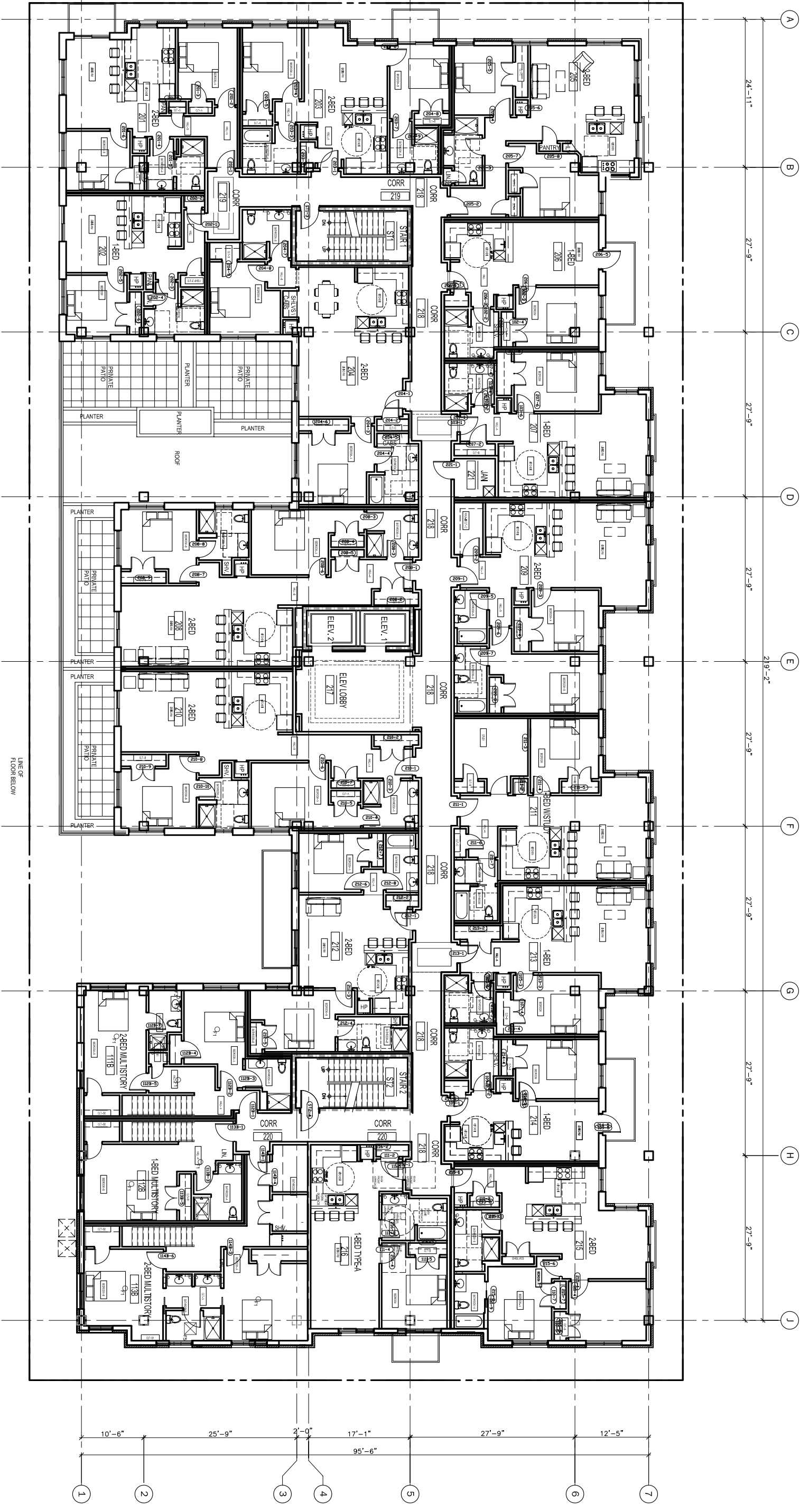
BROWN LOFTS
 1815 UNIVERSITY AVE.
 MADISON, WI 53705



DATE	STATUS	DESCRIPTION
22/1/07	PC SUBMITTAL	
21/1/07	DC SUBMITTAL	
18/1/07	TRC SUBMITTAL	
15/1/07	TRC SUBMITTAL	
12/1/07	REVISION/NOI DATE	

SITE PLAN

C200



LINE OF FLOOR BELOW

1 SECOND FLOOR PLAN (FOURTH SIMILAR)
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

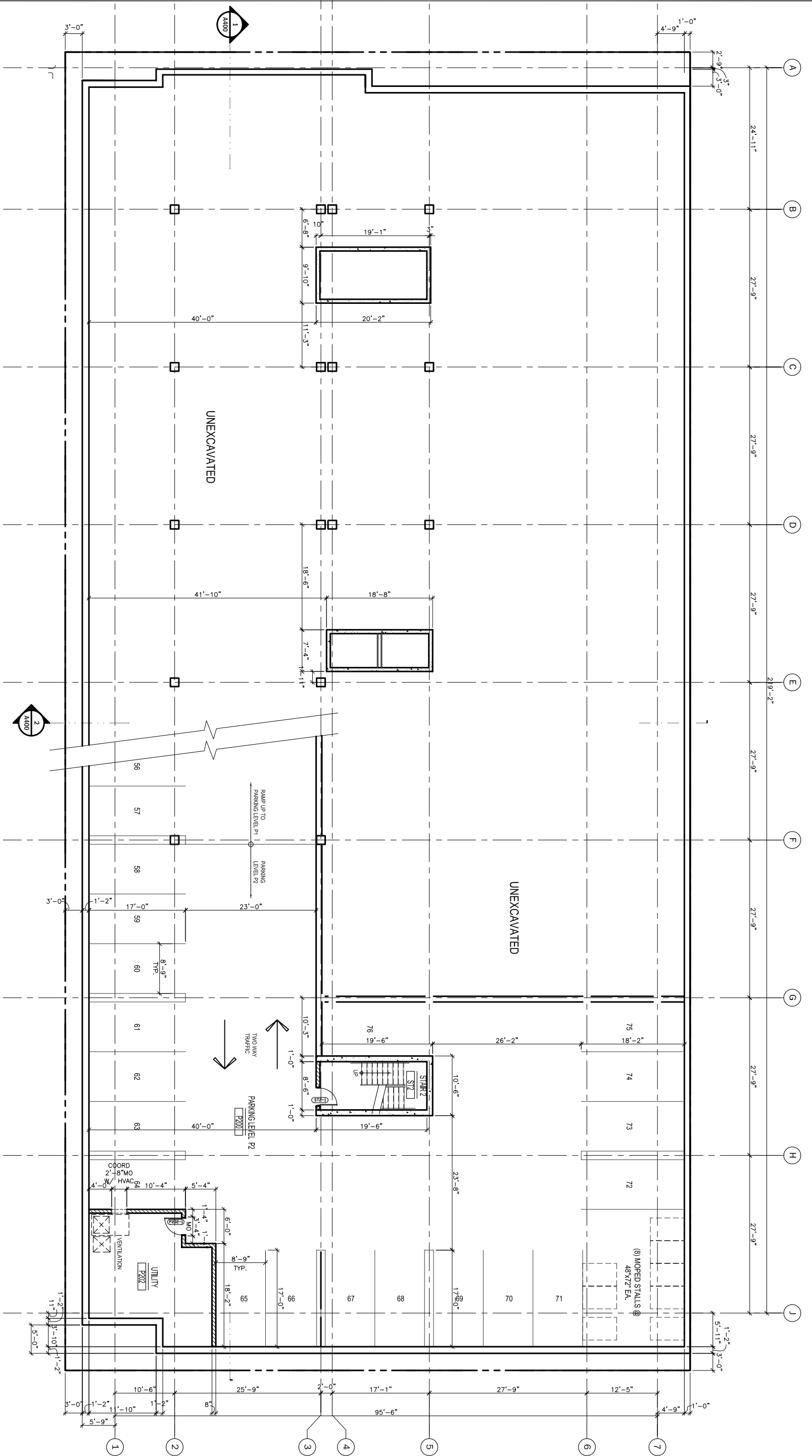
PRELIMINARY -
 NOT FOR CONSTRUCTION

DATE	STATUS	DATE
2/21/07	ISSUED FOR PERMITS	2/21/07
3/14/07	ISSUED FOR PERMITS	3/14/07
4/14/07	ISSUED FOR PERMITS	4/14/07
5/16/07	REVISION/NO.	DATE

BROWN LOFTS
 1815 UNIVERSITY AVE.
 MADISON, WI 53705

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

SECOND FLOOR PLAN
A203

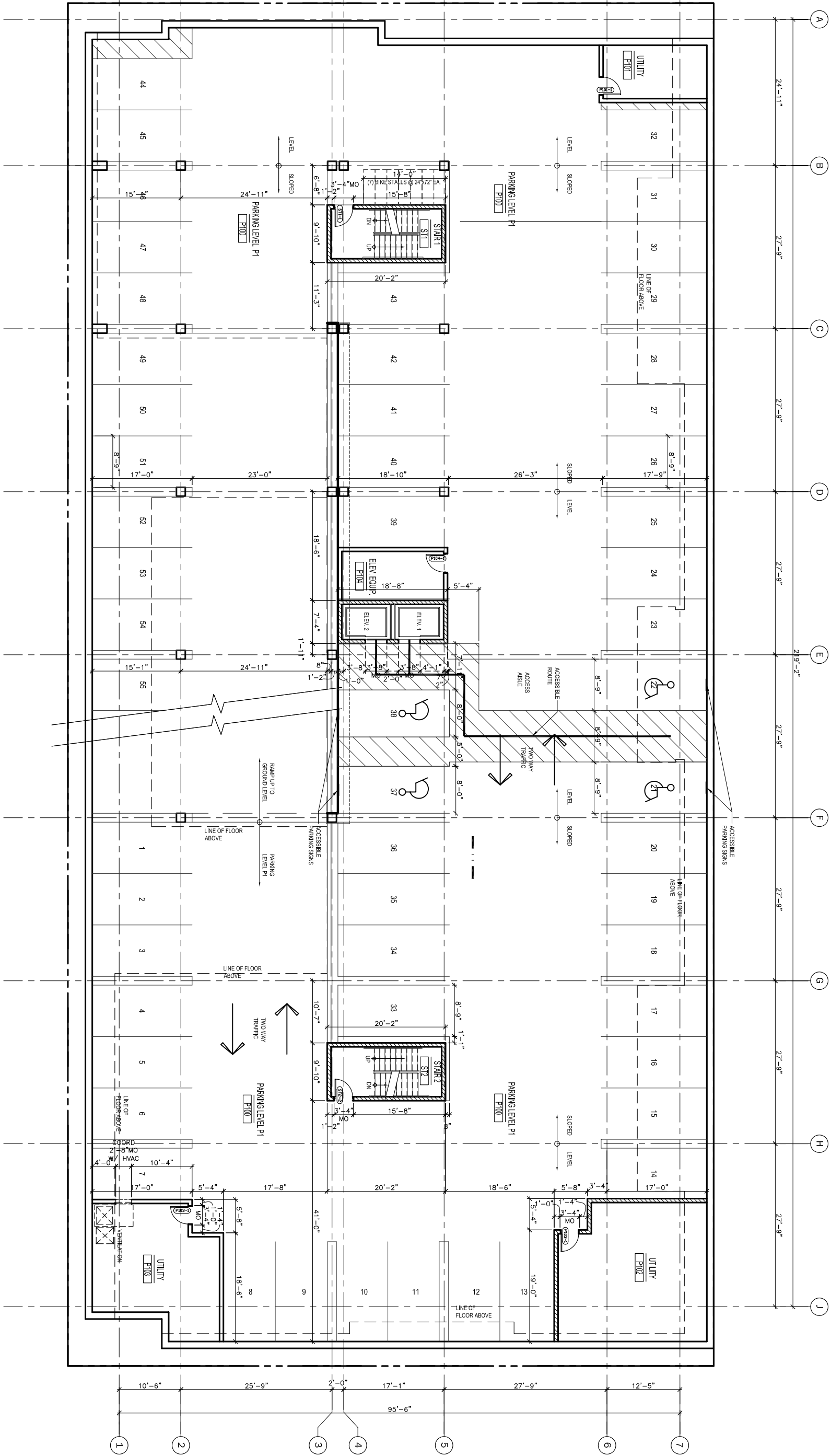


1 PARKING LEVEL P2 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'
 PRELIMINARY - NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY	CHK
5/16/07	DATE		
5/16/07	REVISION/NO.		
5/16/07	DATE		
5/16/07	DATE		
5/16/07	DATE		
5/16/07	DATE		
5/16/07	DATE		
5/16/07	DATE		
5/16/07	DATE		
5/16/07	DATE		

BROWN LOFTS
 1815 UNIVERSITY AVE.
 MADISON, WI 53705

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



1 PARKING LEVEL P1 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

PRELIMINARY -
 NOT FOR CONSTRUCTION

DATE	STATUS	DATE
2/21/07	CONCEPT	2/21/07
3/14/07	SCHEMATIC	3/14/07
4/14/07	SCHEMATIC	4/14/07
5/16/07	SCHEMATIC	5/16/07
	REVISION/NO.	DATE

BROWN LOFTS

1815 UNIVERSITY AVE.
 MADISON, WI 53705



Letter of Intent

Brown Lofts Apartments

Steve Brown Apartments, Owner
1815 University Avenue
Madison, Wisconsin 53705

May 16, 2007

Project Description:

The Brown Lofts Apartments is a 64-unit residential apartment community located on the near-west side of Madison. The project consists of a 4-story building whose design features a mix of apartment sizes from One-bedroom units to Two-bedroom multistory units with underground parking. Please refer to the attached unit count spread sheet for more detailed information. The existing 3 ½ story "Princeton House" building – a 102-unit, 200+ person capacity residence hall, which is out of character with the neighborhood to the south, will be demolished upon city approval. The density of the proposed project is consistent with the City of Madison Comprehensive Plan which calls for High Density Residential (HDR) on this site. The site lies within the University Heights Historic District and follows the district guidelines. Site amenities include: access to public transportation, close proximity to the University of Wisconsin campus, private balconies, and ample parking.

Owner:

Steve Brown Apartments
120 West Gorham Street
Madison, WI 53703
(608) 255-7100

Steve Brown
Owner

Architect:

Brownhouse
202 West Gorham Street
Madison, WI 53703
(608) 663-5100

Patrick McGowan
Principal / Director of Architecture

Making The Space of Life a Pleasure

Landscape Architect:
Landscape Architecture, LLC
3390 Cty. Tk. P
Mount Horeb, WI 53572
(608) 798-1840

Joe Hanauer
Landscape Architect

Site Engineer and Surveyor:
Burse Survey & Engineering Inc.
1400 East Washington Avenue
Madison, WI 53703
(608) 250-9263

Michelle Burse
Peter Fortlage

Site Information:

The project presented is proposed as a PUD (GDP/SIP). The site has vehicular access off Princeton Avenue and pedestrian/bike access from both Princeton Avenue and University Avenue. The main entrance to the building is on University Avenue. Landscaping will be principally located along the street facades and on roof terraces on the south side of the building. The lot is 25,520 square feet in size (per city records), approximately 0.586 acres.

Construction Schedule:

November 1, 2007
February 1, 2009

Begin Construction
Construction Completion

Building Use and Square Footage:

This traditionally designed 64-unit apartment building is a 4-story building featuring multistory units and underground parking. The exterior facade will feature a rusticated stone veneer base on the first floor with full brick veneer above. Special design elements include: arched openings, quoins on the building's corners, horizontal limestone and precast concrete banding, clad casement windows, and decorative metal fencing. The exterior materials, landscaping, signage, and site lighting will compliment adjacent properties in this neighborhood.

The apartment units vary in size from one-bedroom apartments to two-bedroom multistory units. Amenities will include heated underground parking, laundry/vending areas and private outdoor balconies.

The following is the gross square footage of the proposed building:

Parking Level P2	5,424 sf.
Parking Level P1	24,091 sf.
First Floor	20,157 sf.
Second Floor	18,577 sf.
Third Floor	18,577 sf.
Fourth Floor	18,577 sf.
<hr/> Total Building Area:	105,403 sf.

Bedrooms per Dwelling Unit:

Please refer to Site Plan for additional information.

Parking Requirements:

Please refer to Site Plan for additional information.

Mail Drop-off and Pick-up:

Resident mailboxes are located inside of the Main entrance Lobby on the First floor of the building.

Hours of Operation:

The building will be occupied 24 hours a day / 365 days of the year.

Potential Number of School Age Children Generated by Project:

The project is estimated to generate less than ten (10) school age children.

Maintenance:

Trash removal will be contracted privately and collected at the drive entry to the parking level of the building. Steve Brown Apartments will provide snow removal and landscape maintenance for the entire property.

Demolition Recycling and Reuse Plan:

Recycling and reuse plan to be approved by the City's Recycling coordinator prior to the issuance of the demolition permit. Refer to attached photos of the existing structure to be demolished for additional information.

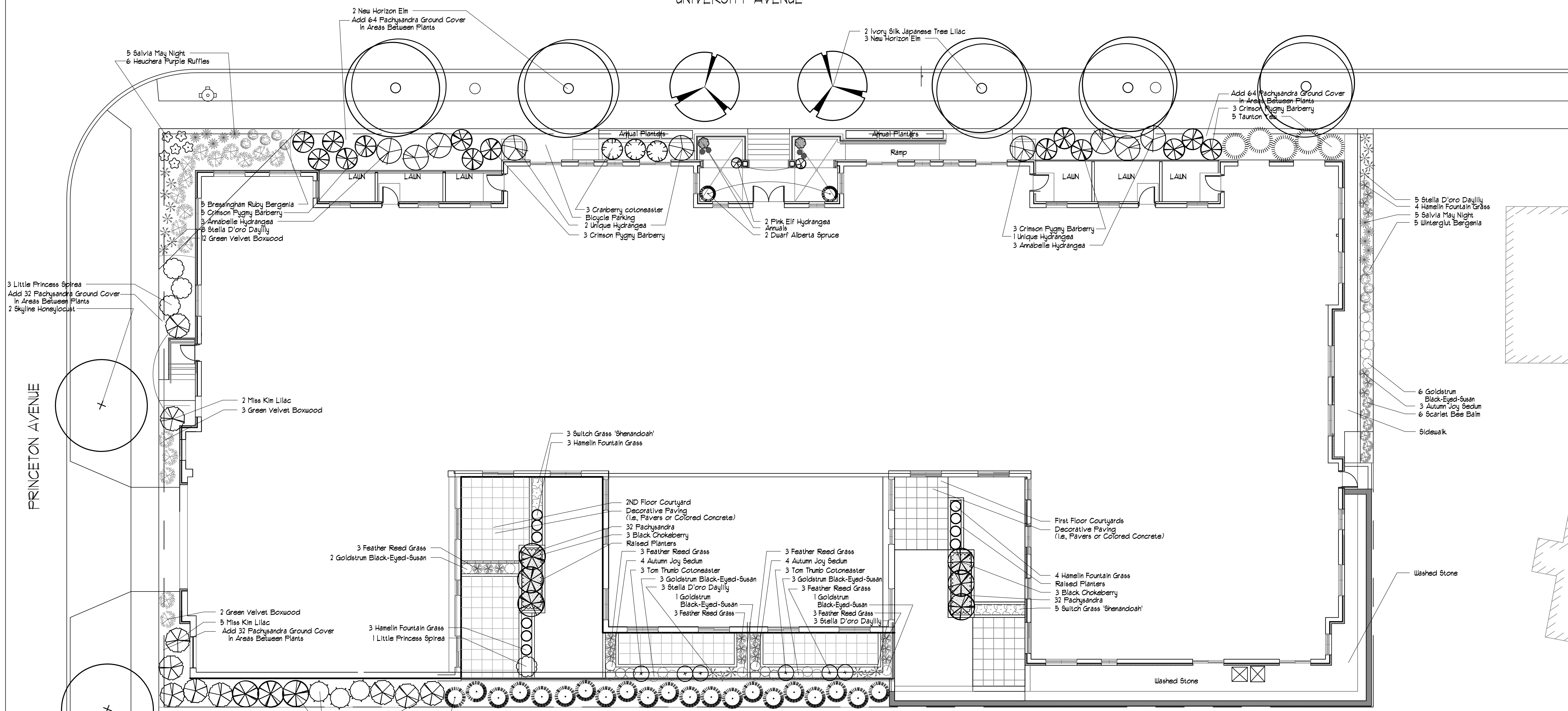
Legal Description:

The lands subject to this Planned Unit Development District shall include those described below:

All of Lots 3, 4, 5 and 6, Block 3, University Heights, as recorded in Volume 1 of Plats, on Page 17, as document number 197136, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

Containing 25,520 sq. ft. = 0.586 Acres.

UNIVERSITY AVENUE



PRINCETON AVENUE

NOTES:

1. All plant beds to be edged with black vinyl edging.
2. Plant beds to be mulched with shredded hardwood bark mulch.
3. Trees to receive a 6' diameter shredded hardwood mulch ring.
4. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

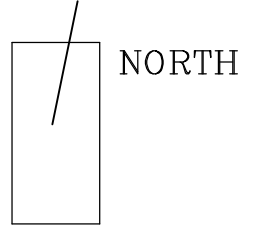
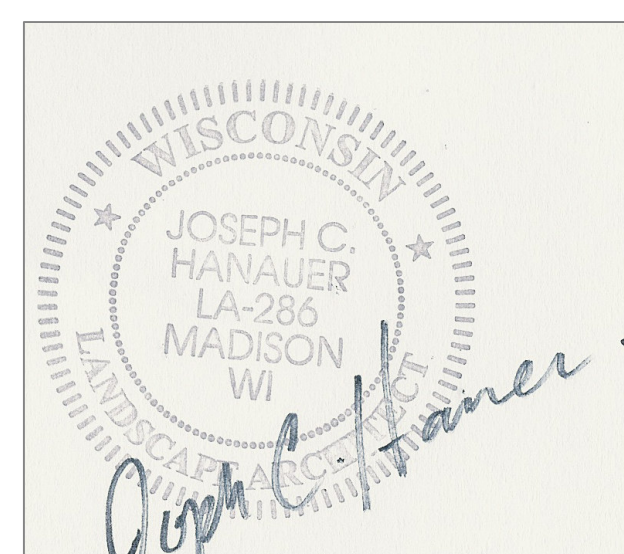
Plant List

Quantity	Planting Size	Scientific Name	Common Name
6	18"	<i>Aronia melanocarpa</i>	Black Chokeberry
14	18"	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry
10	4" pot	<i>Bergenia</i> 'Bressingham Ruby'	Bressingham Ruby Bergenia
17	1/2"	<i>Buxus sempervirens</i> 'Green Velvet'	Green Velvet Boxwood
18	1 gal	<i>Calamagrostis</i> x Karl Foerster	Feather Reed Grass
3	3'	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood
6	1/2"	<i>Cotoneaster</i> 'Tom Thumb'	Tom Thumb Cotoneaster
3	1/2"	<i>Cotoneaster apiculatus</i>	Cranberry cotoneaster
1	2' BB	<i>Gleditsia triacanthos</i> 'Skycole'	Skyline Honeylocust
19	4" pot	<i>Hemerocallis</i> 'Stella D'oro'	Stella D'oro Daylily
6	4" pot	<i>Heuchera</i> 'Purple Ruffles'	Heuchera Purple Ruffles
2	1/5"	<i>Hydrangea</i> 'Pink Elf'	Pink Elf Hydrangea
6	1/4" Grade	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea
3	18"	<i>Hydrangea paniculata</i> 'Unique'	Unique Hydrangea
6	4" pot	<i>Monarda didyma</i> 'Greenview Scarlet'	Scarlet Bee Balm
192	25" Pot	<i>Pachysandra terminalis</i> 'Green Carpet'	Pachysandra
8	1/4"	<i>Panicum virgatum</i> 'Shenandoah'	Switch Grass
14	1 Gal	<i>Pennisetum alopecuroides</i> 'Hamelin'	Hamelin Fountain Grass
2	1/5"	<i>Picea glauca</i> 'Conica'	Dwarf Alberta Spruce
3	2 gal	<i>Rosa</i> 'Knockout'	Knockout Rose
16	4" pot	<i>Rudbeckia hirta</i> 'Goldstrum'	Goldstrum Black-Eyed-Susan
10	4 1/2" Pot	<i>Salvia superba</i> 'May Night'	Salvia May Night
8	4 1/2" Pot	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum
4	12-15"	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea
10	2-3"	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac
2	2' BB	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
5	18"	<i>Taxus media</i> 'Taunton'	Taunton Yew
21	5-6' BB	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae
5	2' BB	<i>Ulmus</i> x 'New Horizon'	New Horizon Elm

LANDSCAPE PLAN

BROWN LOFTS

1815 UNIVERSITY AVENUE
 MADISON, WISCONSIN



SCALE

1" = 10'-0"

DATE
 DESIGN
 REVISION

2/16/07
 JCH
 2/20/07 3/26/07
 3/29/07 3/30/07
 4/2/07 5/16/07

PLAN #

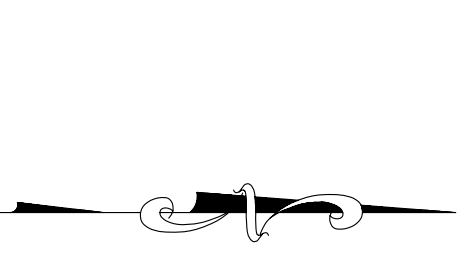
L#100

- Erosion Control Notes/Specifications:
1. Erosion control devices and/or structures shall be installed prior to any earth disturbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
 2. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
 3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
 4. Construction Entrances – Provide a stone tracking pad at each point of access. Install according to MDRNR Standard 1057. Refer to MDRNR's stormwater web page of technical standards at: <http://dr.m.wi.gov/water/wm/fps/stormwater/techstds.htm#Construction>.
 5. Soil Stockpiles – No space has been allotted for stockpiles therefore all excavated earth shall be hauled offsite.
 6. Dewatering – Water pumped from the excavation shall be treated by using a temporary sedimentation basin, portable dewatering basin or an equivalent device. Alternatives to the approved sedimentation container shall be approved by the City Engineer. See the detail on sheet U/D-1.
 7. Storm Sewer Inlets – Provide MDOT Type C "Cotaball" inlet protection or equivalent. Refer to MDOT Product Acceptability List at: <http://www.dot.wiscnhs.gov/business/fogersery/qa.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. These devices shall not be removed until the entire site has been stabilized. The inlet protection shown is the minimum devices necessary. Inlets effected by site runoff downstream shall have inlet protection installed when deemed necessary.
 8. Erosion control devices shall adhere to the technical standards found at: <http://dr.m.wi.gov/water/wm/fps/stormwater/techstds.htm> and comply with all City of Madison ordinances.
 9. All debris tracked onto public streets shall be swept or scraped clean by the end of each workday. Flushing to remove tracked sediment is prohibited.
 10. All disturbed areas shall be seeded immediately after grading activities have been completed.
 11. All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Madison's shade tolerance mix shall be used on all areas. Seed mixtures, fertilizer, and mulch shall be applied and used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
 12. For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
Patrick McGowan
Brownhouse Designs, Inc.
202 Gorham St
Madison, WI 53703
(608) 663-5100

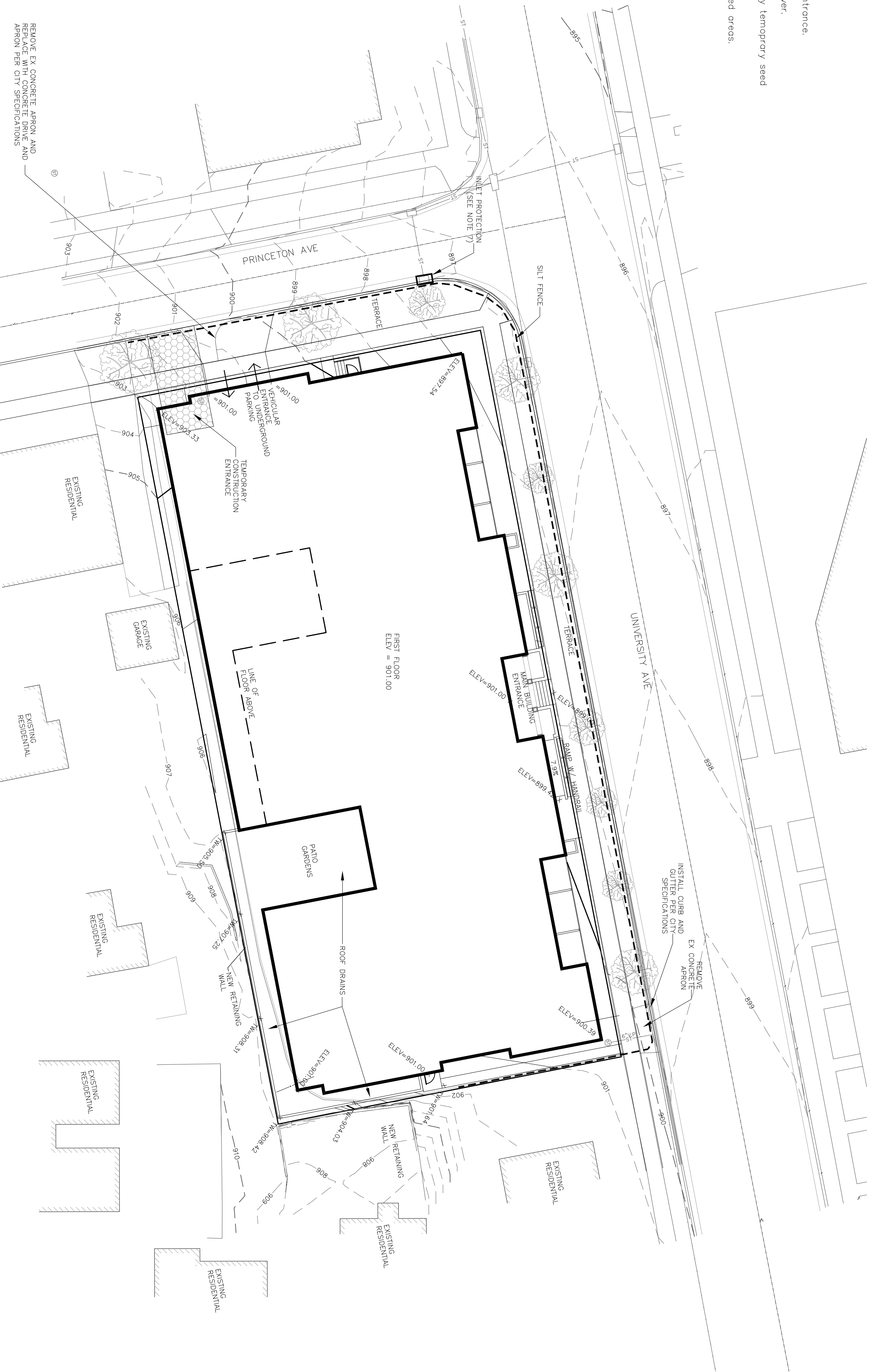
Landscape Architect
John Tombar
(608) 736-1840

- Schedule:**
- Nov 1, 2007 Install silt fence and construction entrance.
 - Nov 1, 2007 Begin disturbance of site ground cover.
 - Feb 1, 2009 Building Construction complete. Apply temporary seed and mulch.
 - May 1, 2009 Apply seed and mulch to all disturbed areas.
 - July 1, 2009 Vegetation established.



LEGEND

- 984--- EXISTING MINOR CONTOUR
- 985--- EXISTING MAJOR CONTOUR
- 984--- PROPOSED MINOR CONTOUR
- 985--- PROPOSED MAJOR CONTOUR
- ST--- STORM SENSER
- SILT FENCE
- INLET PROTECTION



TO BE PAID LOCATION OF FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

MS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

TDD/FOR THE HEARING IMPAIRED: (800) 942-2289

Burse
Surveying and Engineering, Inc.

1400 E. Mendenhall Ave. Suite 150
Madison, WI 53703
Phone: 608-250-9265
Fax: 608-250-9266
www.burseeng.com
www.burseeng.org

Brownlofts
1815 University Ave.
Madison, WI 53726

Brownhouse Designs, LLC
202 W. Gorham St.
Madison, WI 53703

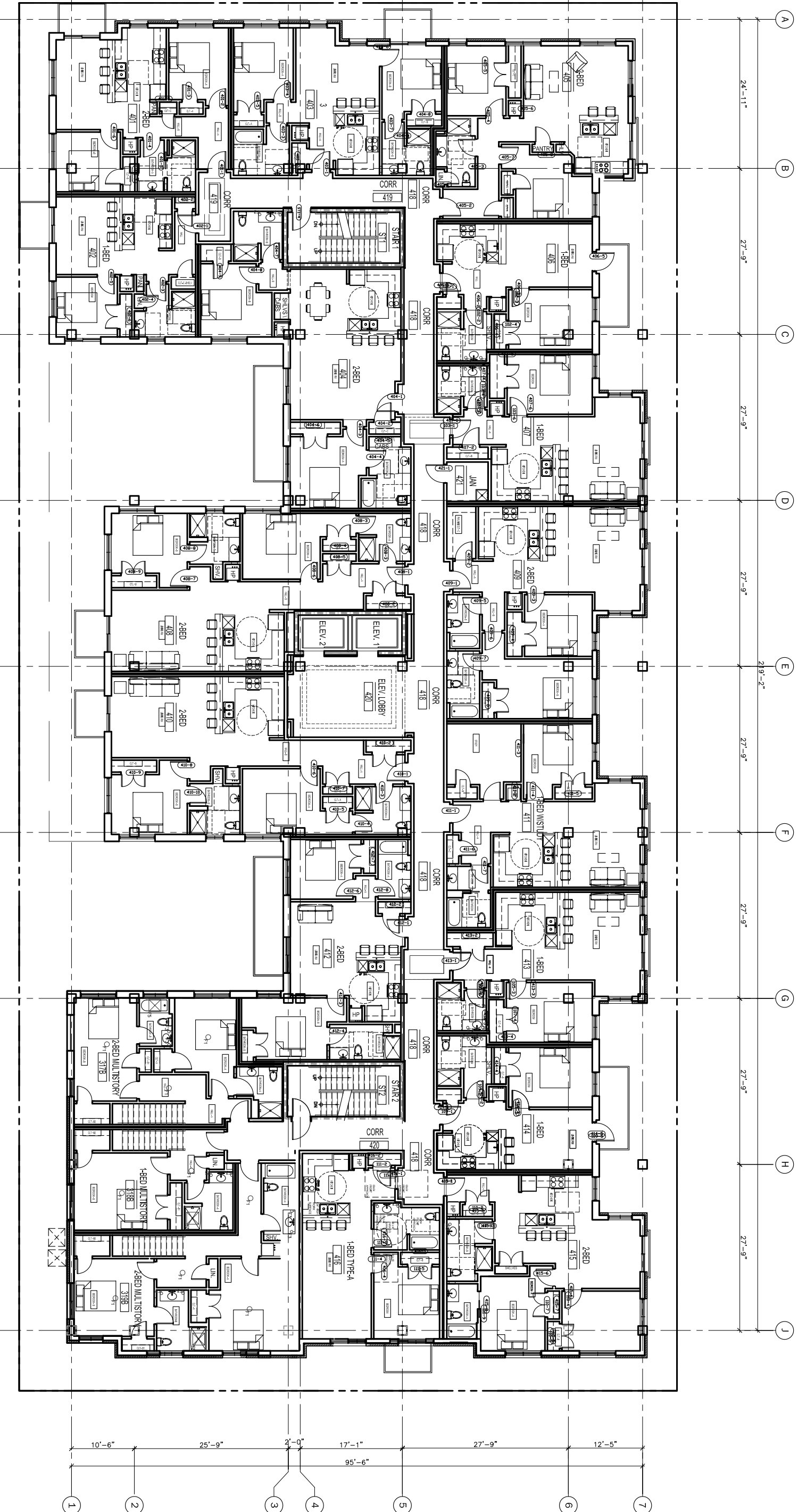
DESIGNED BY:	PDF
DRAWN BY:	PDF
CHECKED BY:	DRB
APPROVED BY:	MLB

PROJECT #: BSE1055-07
PLOT DATE: 05-15-2007
REVISION DATES:
02-19-2007
03-30-2007
05-10-2007
ISSUE DATES:
05-10-2007
05-16-2007 UDC

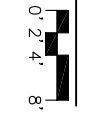
Burse
Surveying and Engineering, Inc.

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. and its clients. It is not to be disseminated, reproduced, distributed, used or disclosed in any way without the written, specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER
G-1



1 FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"



PRELIMINARY -
NOT FOR CONSTRUCTION

BROWN LOFTS

1815 UNIVERSITY AVE.
MADISON, WI 53705

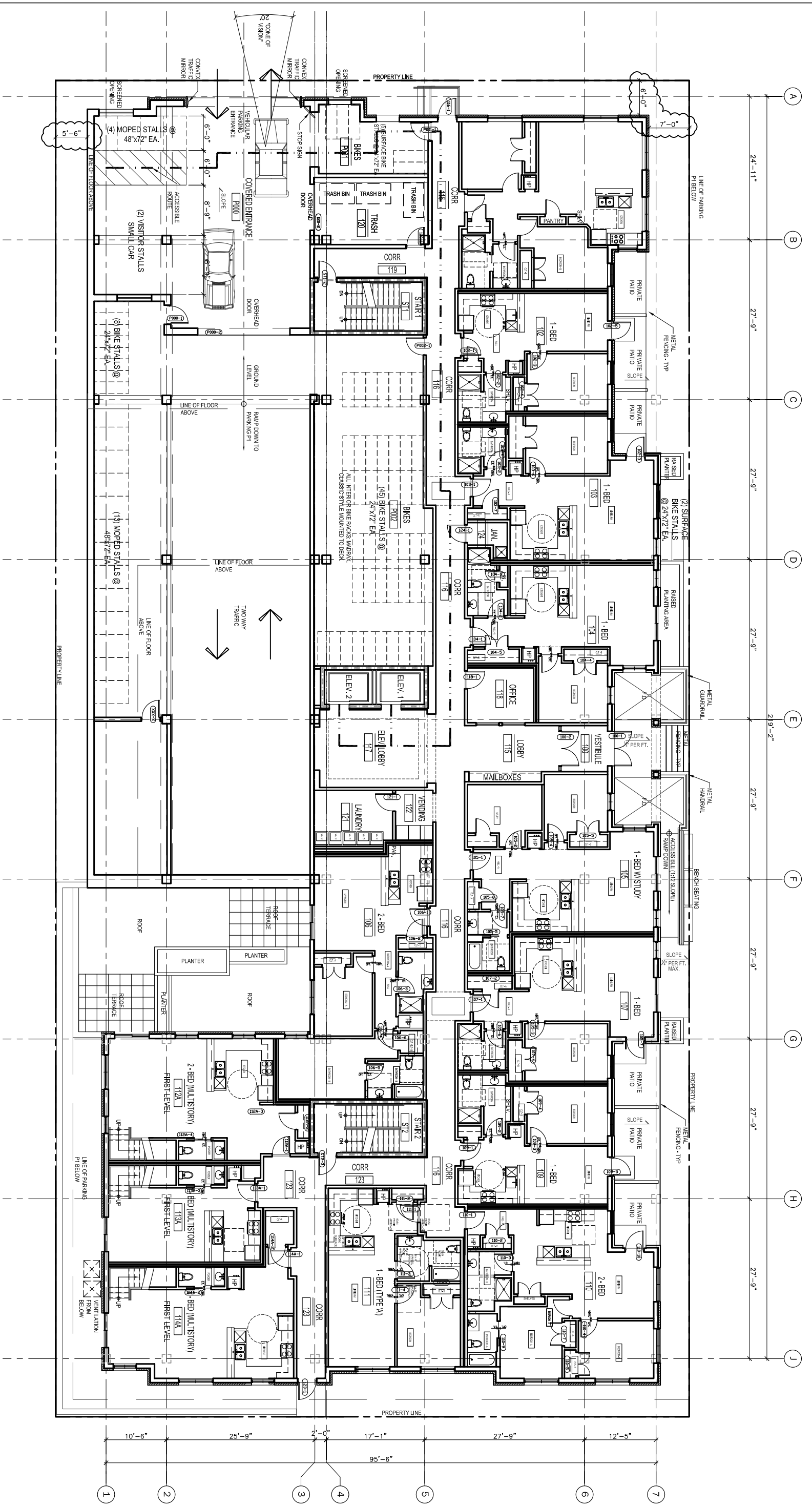


202 West Gorham St. Madison, WI 53703 608.663.5100 608.663.5151 fax

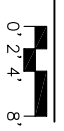
DATE	STATUS	BY
2/21/07	CONCEPT	...
3/14/07	LOC SUBMITTAL	...
4/14/07	LOC SUBMITTAL	...
5/16/07	REVISION/NO. DATE	...

FOURTH FLOOR PLAN

A205



1 FIRST FLOOR PLAN (GROUND LEVEL)
 SCALE: 1/8"=1'-0"



PRELIMINARY -
 NOT FOR CONSTRUCTION

DATE	DESCRIPTION
2/21/07	ISSUE FOR PERMITS
3/14/07	ISSUE FOR PERMITS
4/14/07	ISSUE FOR PERMITS
5/16/07	REVISION/NO. DATE

BROWN LOFTS

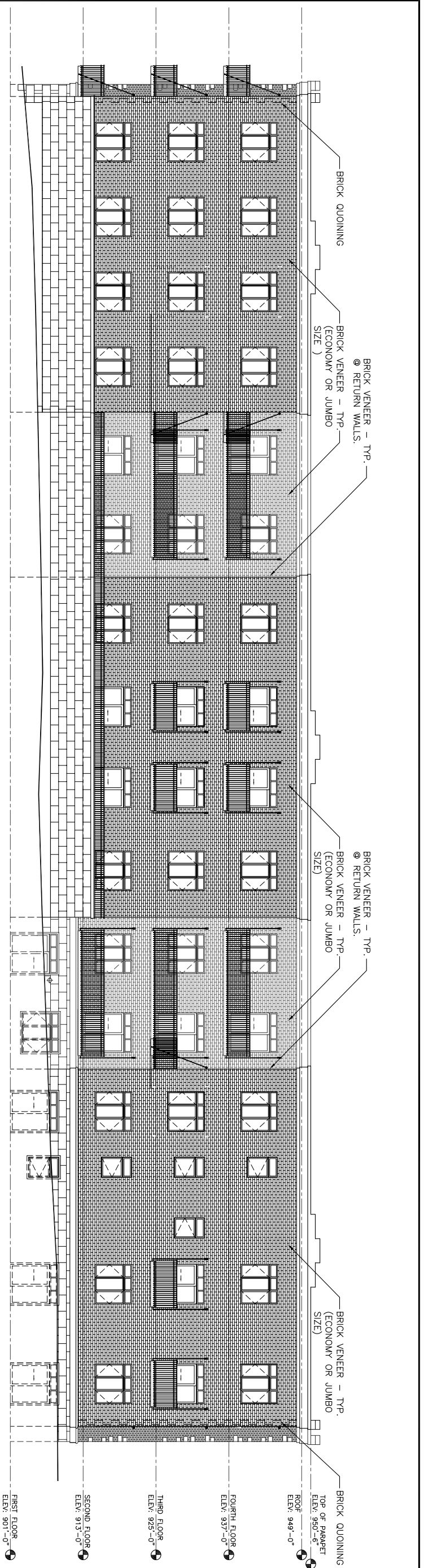
1815 UNIVERSITY AVE.
 MADISON, WI 53705



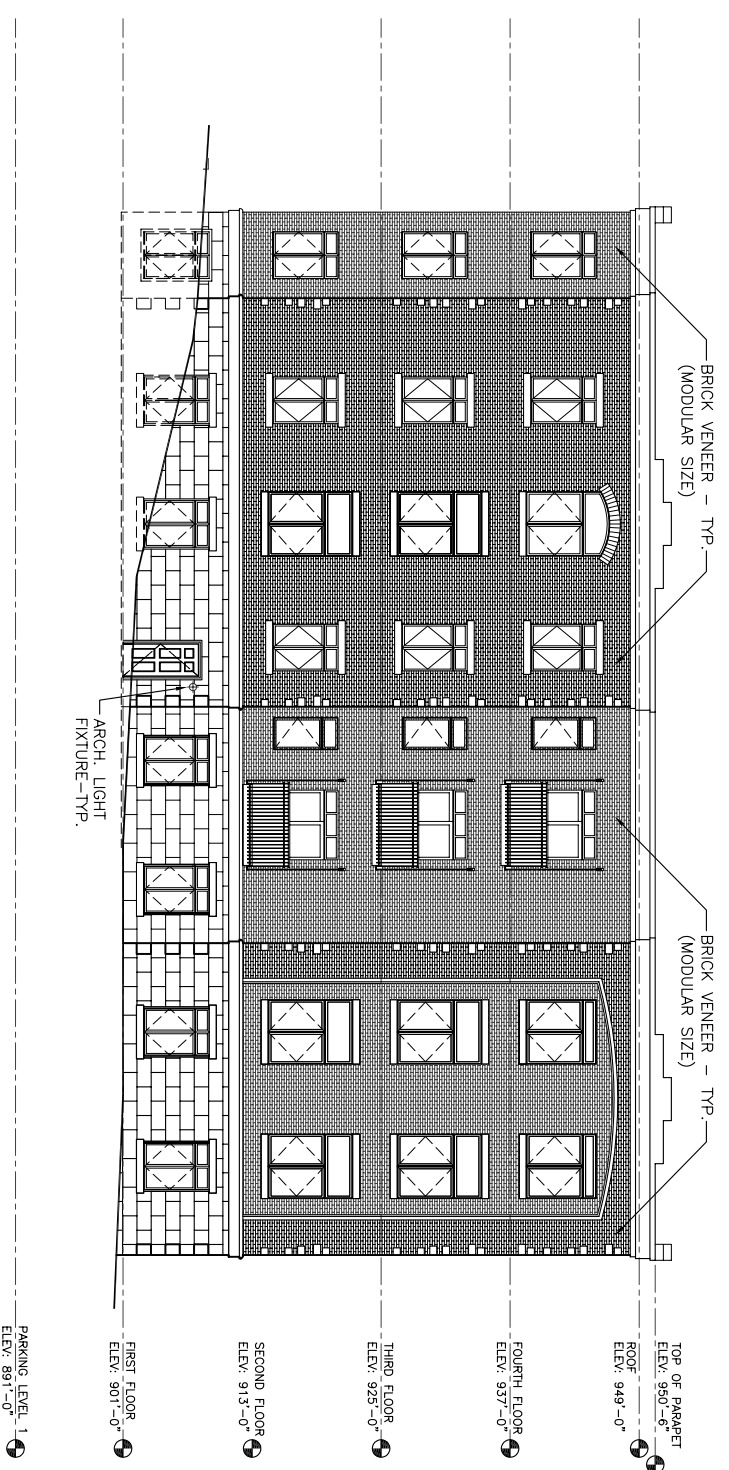
202 West Gorham St. Madison, WI 53703 608.663.5100 608.663.5151 fax

A202

FIRST FLOOR PLAN

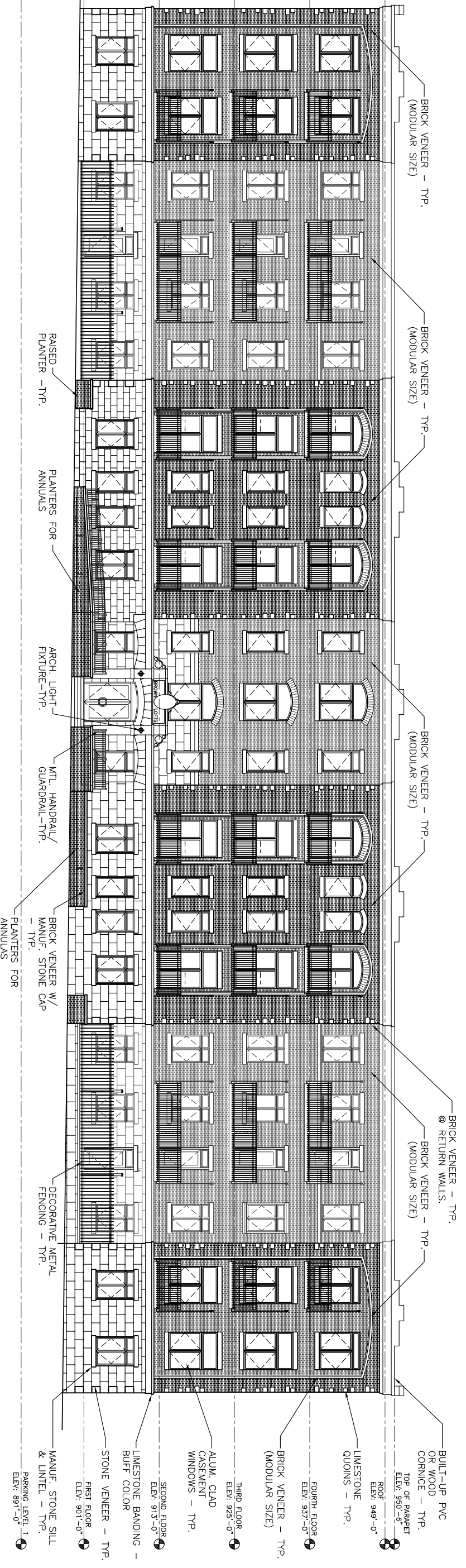


1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

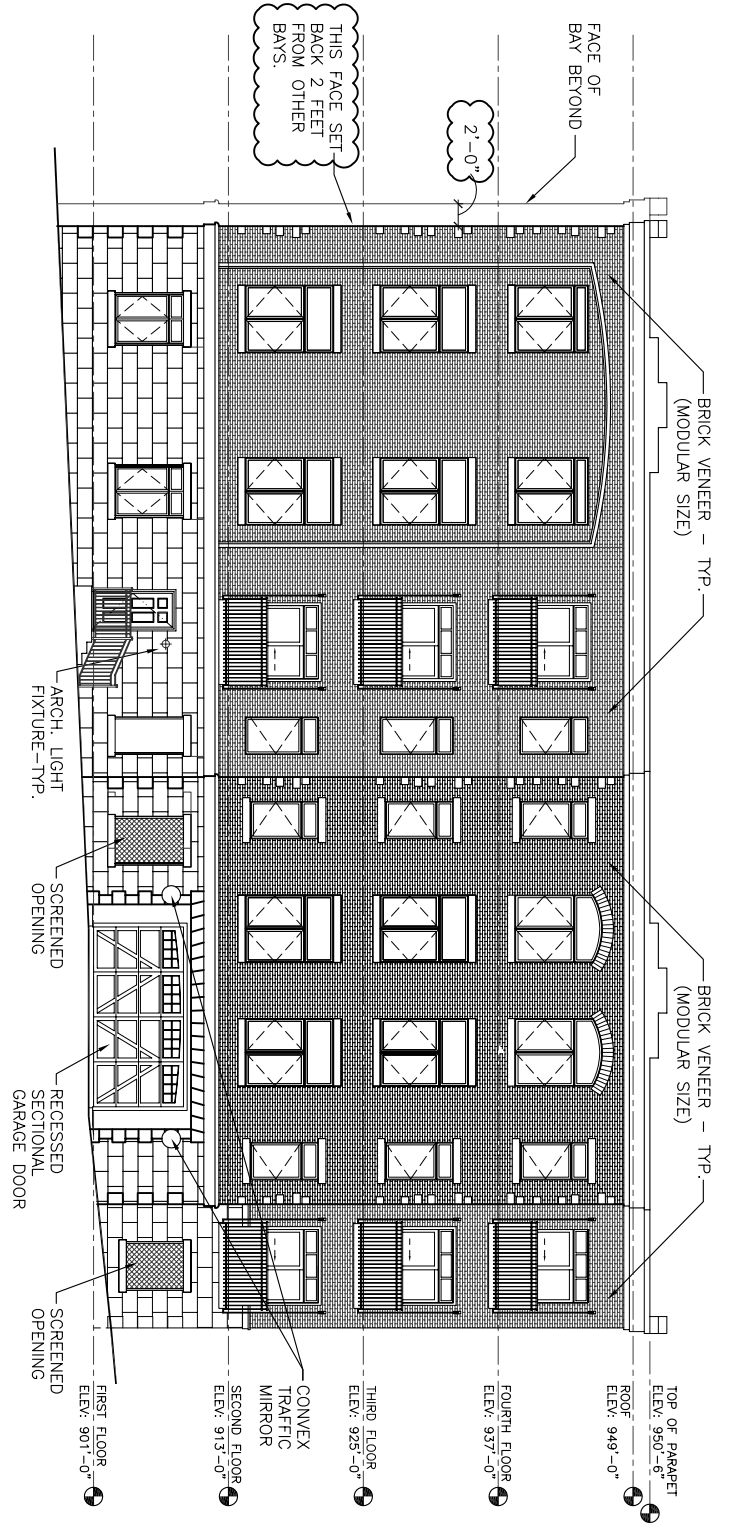


2 EAST ELEVATION
SCALE: 1/8"=1'-0"

OWS STATUS DATE:	
PC SUBMITTAL:	2/27/07
DC SUBMITTAL:	3/14/07
TRC SUBMITTAL:	5/16/07
REVISION/NOI DATE:	



1 NORTH ELEVATION (UNIVERSITY AVENUE)
SCALE: 1/8"=1'-0"



2 WEST ELEVATION (PRINCETON AVENUE)
SCALE: 1/8"=1'-0"

DATE	DESCRIPTION
2/21/07	ISSUE FOR PERMITS
3/14/07	ISSUE SUBMITTAL
4/4/07	ISSUE SUBMITTAL
5/16/07	REVISION/NO. DATE

BROWN LOFTS
1815 UNIVERSITY AVE.
MADISON, WI 53705



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

A300
PRELIMINARY - NOT FOR CONSTRUCTION



April 4, 2007

City of Madison
Urban Design Commission
c/o Al Martin
Department of Planning & Development
215 Martin Luther King Jr. Blvd., Room LL100
Madison, WI 53703

Re: 1815 University Avenue (The Brown Lofts)

Dear Commission Members,

Your concerns regarding this project, at the March 21 UDC meeting, centered on neighborhood context, building setbacks, height, materials and landscaping. In addressing UDC commissioner concerns, we have balanced them with the concerns of our neighbors and our need to have an economically viable project. This letter, and our April 11 presentation, will explain what we've been able to do regarding the UDC concerns since the last meeting and explain our reasons for doing so.

Regarding context, we have been working with our neighbors, the Regent Neighborhood Association (RNA), its Board and members, and our alder for more than 18 months. All along, we have been concerned about context--how our proposed building will "fit" in the neighborhood. The city's Comprehensive Plan recognizes University Avenue and this site as part of a transitional zone between the University Heights neighborhood to the south and the University/Campus Drive area to the north. In the Comprehensive Plan, the city has envisioned high-density residential development (HDR) at 1815 University Avenue ([please see the map included in the packet](#)). In fact, the most recent use of this site, as a freshmen dormitory, has 101 sleeping rooms and a capacity of 220 residents. By comparison, our proposed building reduces capacity to approximately 100 residents.

Making The Space of Life a Pleasure

202 W. Gorham St., Madison, WI 53703 608.663.5100 phone 608.663.5151 fax
www.brownhousedesigns.com

Our first objective has been to work closely with our neighbors so the building fits into the overall context of the neighborhood. As we progressed through two meetings with the RNA Board, and four neighborhood meetings, we continued to make adjustments in response to concerns. (The meetings began with more than 70 in attendance 18 months ago, but tapered to less than 20 three weeks ago.) Over the course of our meetings we increased setbacks, especially at the back of the building where it faces our neighbors, adjusted the building height so that it is similar to the adjacent apartment building on the corner of Kendall and Princeton, and (from the beginning) have provided on-site parking for all residents of the building. This neighborhood process has helped create a building that fits in its context.

We received a Certificate of Appropriateness by unanimous vote of the Landmarks Commission on March 19. In making its decision, Landmarks considered building setbacks, proposed materials, and the rhythm and space of the façade in relation to neighboring rhythms and spaces. City staff worked with the project team on the setbacks to meet the criteria in the historic district. Landmarks also felt there should be differences in the materials at the outset and recessed bays to differentiate them from each other and to help create a sense of smaller buildings. Landmarks suggested there be one additional material to complement the masonry, and our plan was adjusted accordingly. (The stucco (EIFS) system was eliminated and replaced with siding, the material suggested by the commission.)

Regarding building setbacks, they were increased during earlier meetings, from 2 to 6 feet, up to 5 to 13 feet. In addition, in response to March 21 UDC comments, we have added an additional one foot of setback to the west side and an additional 2 1/2 feet of setback at the south side of the building's west wing. The patios at the front of the building have been changed from paved surfaces to grass and the fences have been pulled back to allow for better landscaping along the sidewalk. We have accommodated these additional setbacks by shrinking interior bedroom dimensions. However, we have reached the point where marketability of the apartments has been seriously compromised, and we cannot increase the setbacks further.

Effective apartment design requires a minimum 10' dimension in bedrooms, and a minimum twelve-foot living room dimension—the current status of our units. (Smaller dormitory dimensions are no longer feasible.) To fall below these minimum dimensions, apartments risk being non-marketable, especially for our proposed market of upper classmen and young professionals working on campus or in the downtown area. This market's expectations are for more spacious units; our unit sizes are now at minimum market tolerations.

Our building's marketability also ties into the height of the building. Because our units are smaller, ten-foot high ceilings are needed to create a more spacious "loft" feel. While not a true "loft" (which has an intermediary floor), the higher ceilings allow larger, taller windows, for more light and a spacious feeling. For competitive reasons, we need to offer the market something different. We believe our feeling of light and space will be effective and provide choices to consumers. It is especially critical to maintain ten-foot ceilings now that we have decreased our minimum bedroom and living room dimension.

Our choice of building materials has been influenced by our neighbors, discussions with city staff, especially Landmarks, and by cost concerns on the project. We are proposing brick and masonry on a majority of the principal facades of the building: University Avenue, Princeton Street and the east side, as well as at the entire perimeter of the building at the first floor. The Landmarks Commission has approved the use of brick and siding and it is appropriate because there is a mixture of such materials in the vicinity and the neighborhood. By eliminating the stucco as a third material, suggested by both Landmarks and UDC, it simplifies and strengthens our design. We want to respond to the comment made at the last UDC meeting that "all the buildings in the area are brick." This is not the case. Most neighborhood buildings use a combination of materials, and, in fact, the Landmarks Commission was careful in its approving commentary about our selection of building materials.

Finally, I'd like to address landscaping. In light of UDC comments, we have revisited the plan with our landscape architect. We have what, we believe, are improvements. With the increase in the setback at the west side of the building we are able to increase landscaping and the size of the plants in this area. We also propose more ground covers, such as pachysandra, in the planting beds. As noted above, the terraces along University Avenue have been changed to plant material. The fences have also been pulled back, allowing us to increase the landscaping along the front of the building. The landscape architect is proposing potted plantings on the main entrance terrace and flower boxes between the terrace and the sidewalk. The south-side terraces for the residences have also been reconfigured to incorporate more plantings, including Arbovitae along the mid-section of the building that faces neighbors to the south.

We look forward to discussing the project at the April 11th meeting.

Sincerely,

Patrick B. McGowan, AIA
Principal



Zoning Text

Brown Lofts Apartments

Steve Brown Apartments, Owner
1815 University Avenue
Madison, WI 53705

May 16, 2007

Legal Description:

The lands subject to this Planned Unit Development District shall include those described below:

All of Lots 3, 4, 5 and 6, Block 3, University Heights, as recorded in Volume 1 of Plats, on Page 17, as document number 197136, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

Containing 25,520 sq. ft. = 0.586 acres.

A. Statement of Purpose:

This PUD (GDP/SIP) zoning district is being established to allow for the construction of a 64-unit multifamily housing project consistent with the density, style and massing of the adjacent residential neighborhood. The current zoning of the site is HIS-UH OR.

B. Permitted Uses:

1. Those that are stated as permitted uses in the proposed PUD district.
2. Uses accessory to permitted uses in the proposed PUD district.

C. Lot Area:

25,520 square feet = 0.586 acres

D. Floor Area Ratio:

1. Maximum Floor Area Ratio permitted is 3.03.
2. Maximum building height shall be 4 stories (Proposed height: 53 feet)

Making The Space of Life a Pleasure

E. Yard Requirements:

Yard areas will be provided as shown on approved plans.

Front yard = 5'-0" ft., 7'-0" ft. and 13'-0" ft.

Rear yard = 5'-6" and 8'-0" ft.

Side yard = 2'-0" ft., 5'-0" ft., 6'-0" ft and 8'-0".

F. Landscaping:

Site landscaping will be provided as shown on approved plans.

G. Accessory Off-Street Parking & Loading:

Accessory off-street parking and loading shall be provided based on PUD (GDP/SIP) zoning as required by Section 28.11, Madison General Ordinances and as shown on the approved plans.

H. Lighting:

Site lighting will be provided as shown on approved plans.

I. Signage:

Signage will be provided as approved on the recorded plans.

J. Family Definition:

The family definition for this PUD (GDP/SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the HIS-UH OR (R-5) zoning district.

K. Alterations and Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.