



February 3, 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

Design Intent:

The owner of the building, Steve Brown Apartments, would like to redevelop the properties into (3) five-story buildings, this revised proposal include setbacks for the fifth story as well as additional façade articulation on Gilman Street. All (3) buildings share underground parking which is accessible from Gorham Street. Buildings would be of masonry construction on all (4) sides. There would be 60 total units consisting of (33) one- bedroom and (27) two-bedroom units. Three of the units would be accessible units. Underground parking would consist of (60) 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.

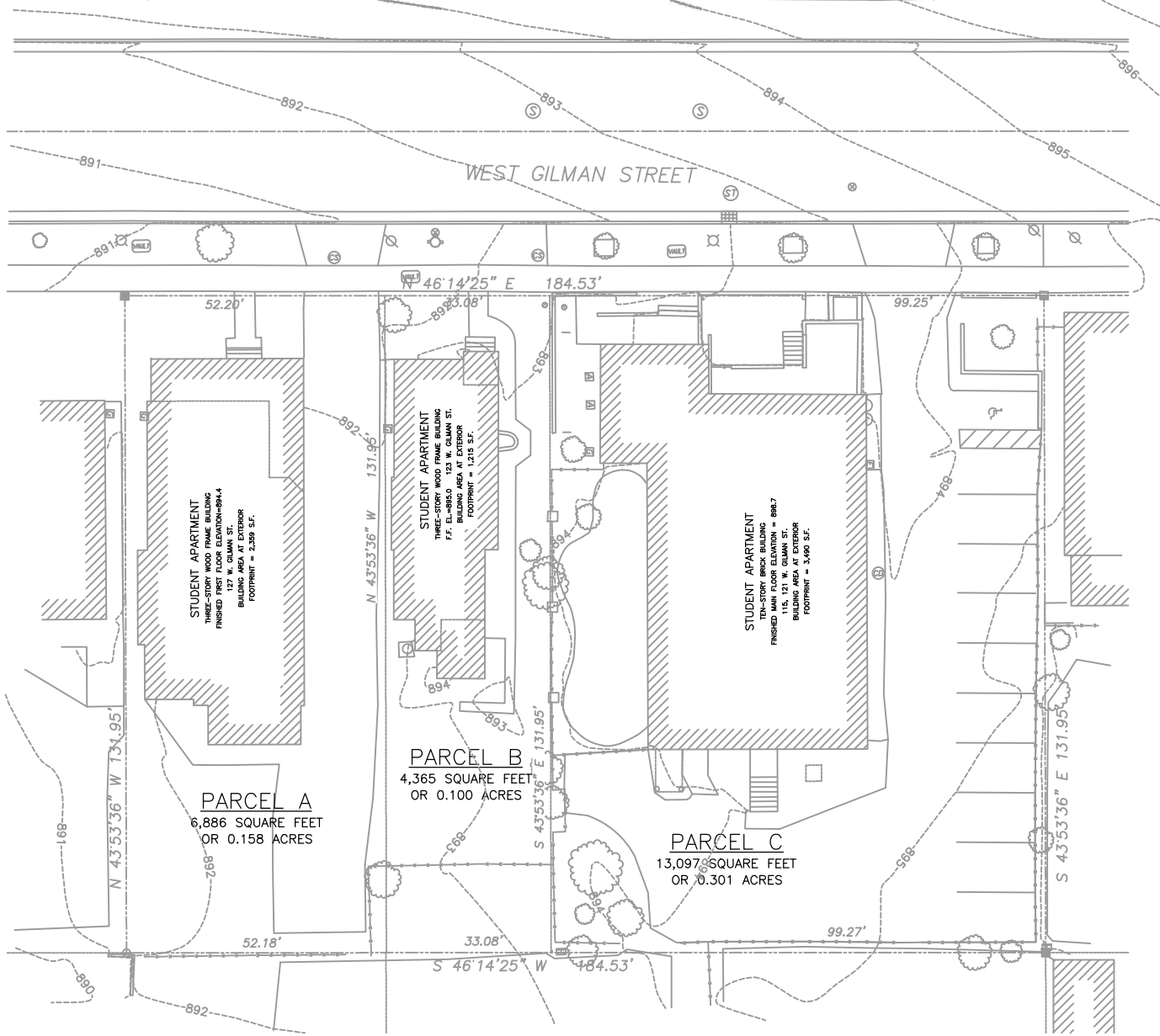
127 is an existing three-story, 4,927 square foot rooming house. It sits on a 6,864 square foot (.16 ac.) site. The property capacity was 15 beds, but the house has been closed for safety reasons

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.

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 EXISTING SITE SURVEY
SCALE: 1"=10'



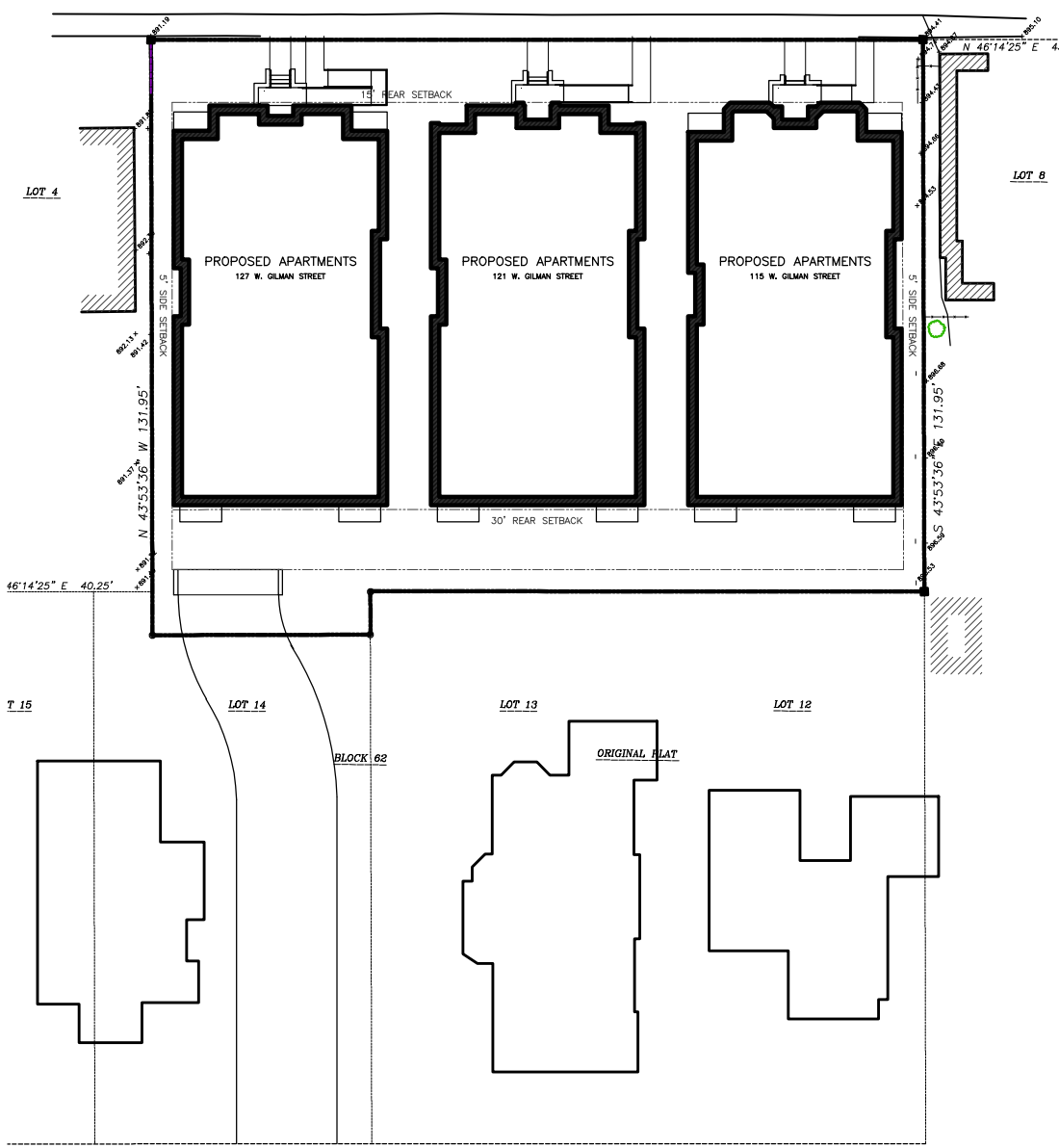
STEVE BROWN APTS.
121-127 WEST GILMAN STREET
MADISON, WI 53703

NO.	DATE	REVISION

SITE SURVEY

CS100

GILMAN ST.



DWELLING UNIT MIX (85 BEDS):

ONE BEDROOM (ACCESSIBLE)	3
ONE BEDROOM	30
TWO BEDROOM	28
TOTAL:	60

1 SITE PLAN
SCALE: N.T.S.

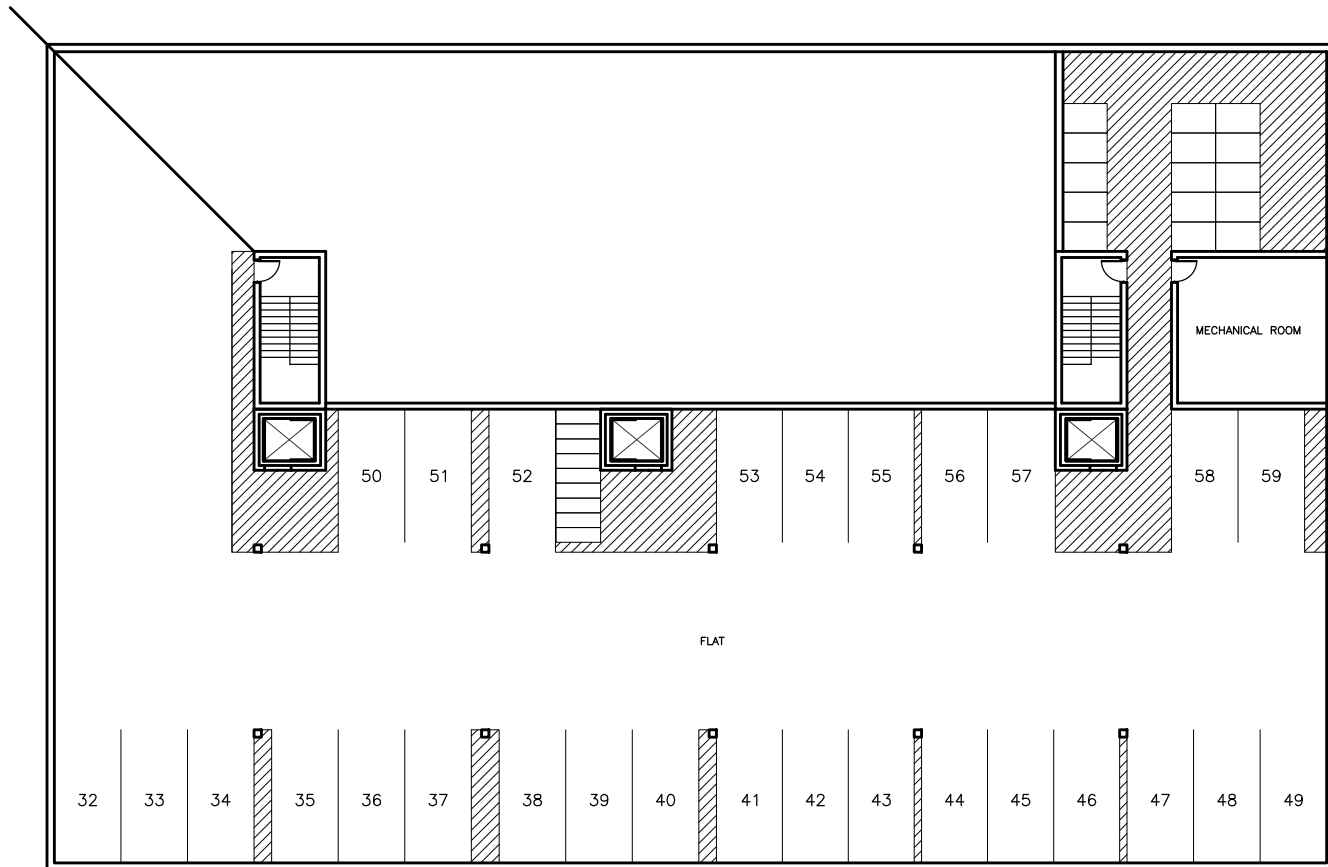
brownhouse
202 West Gilman St., Madison, WI 53703 608.663.5100 608.663.5151 fax

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

REV. NO.	DATE	DESCRIPTION

SITE PLAN

C200

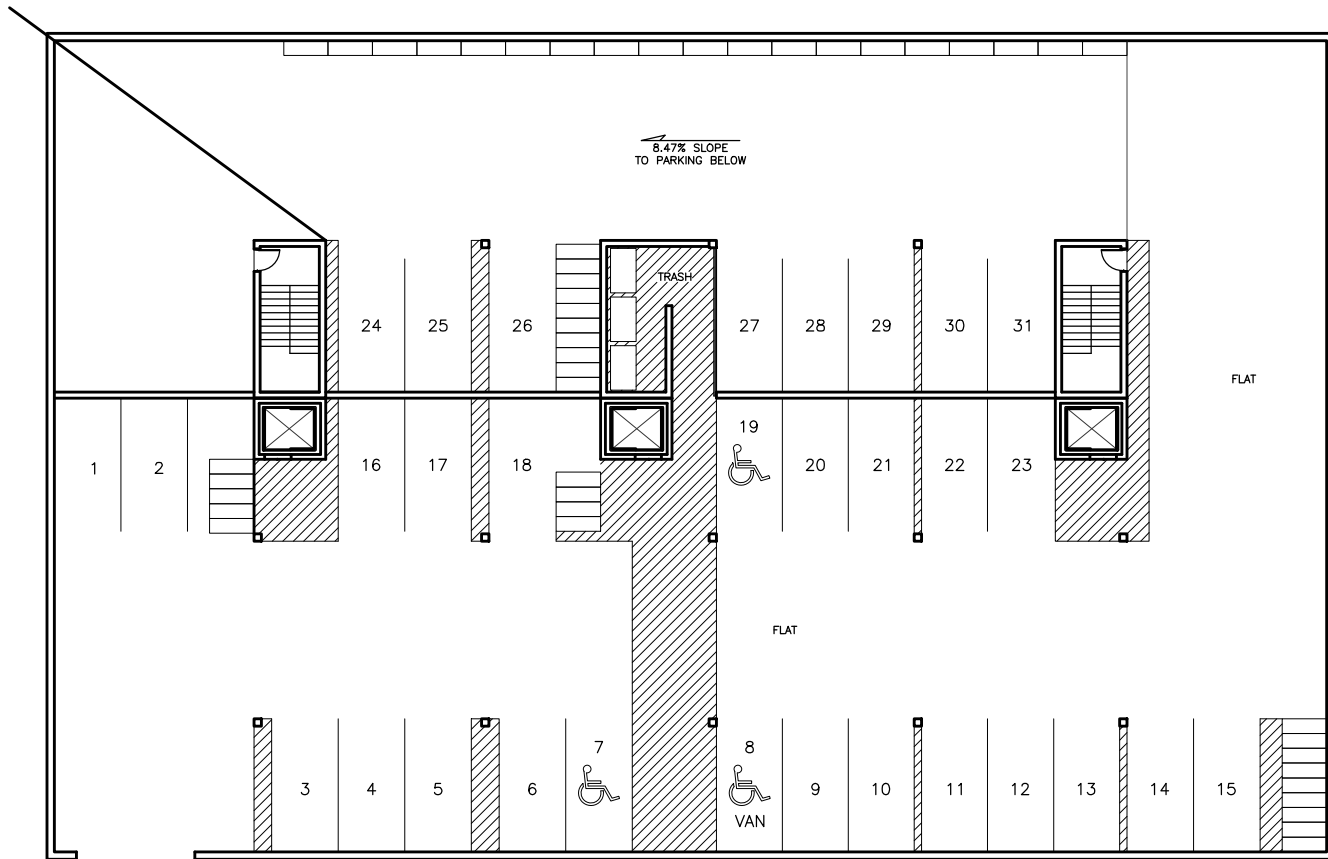


1 PARKING LEVEL P2 PLAN
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

DATE	STATUS	DATE
11/11/13	DESIGNED	
3/2/14	LANDMARK	
REVISION/NO.	DATE	

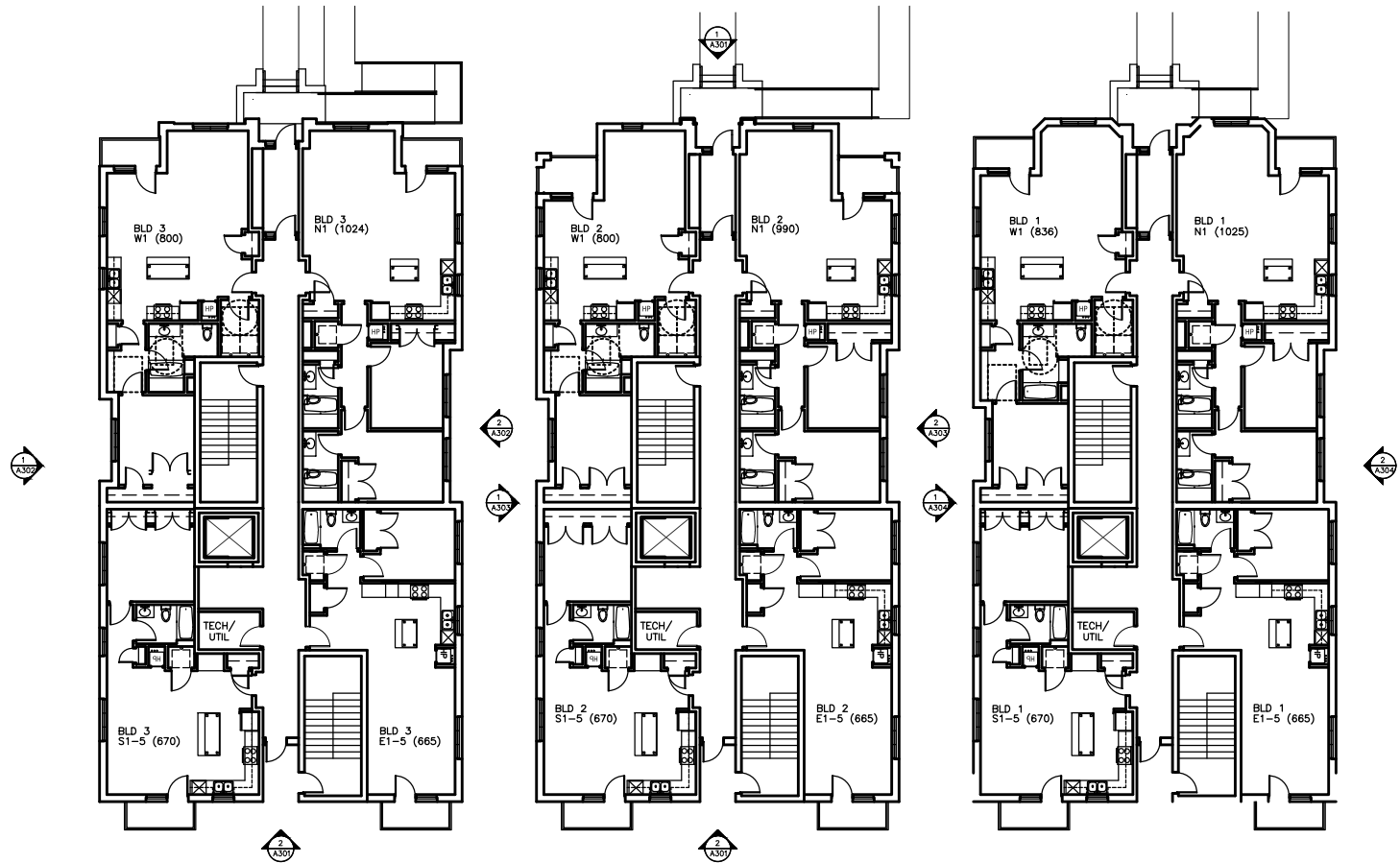
PARKING LEVEL
 P2 PLAN

A200



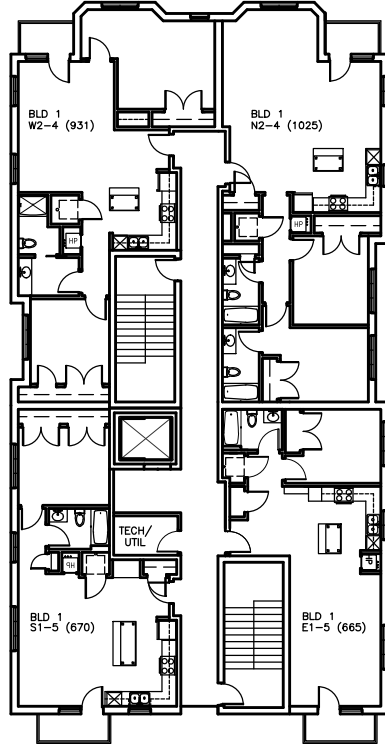
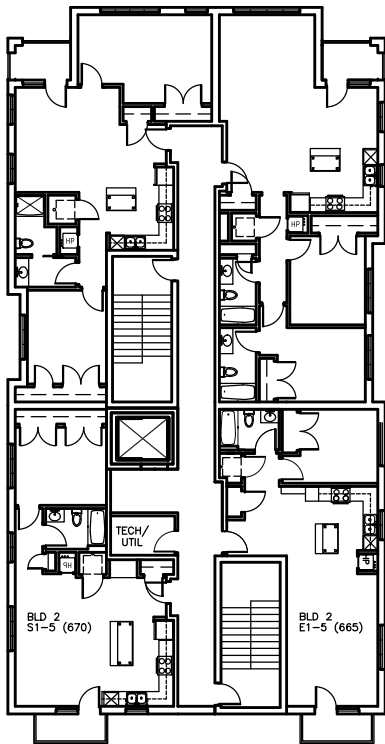
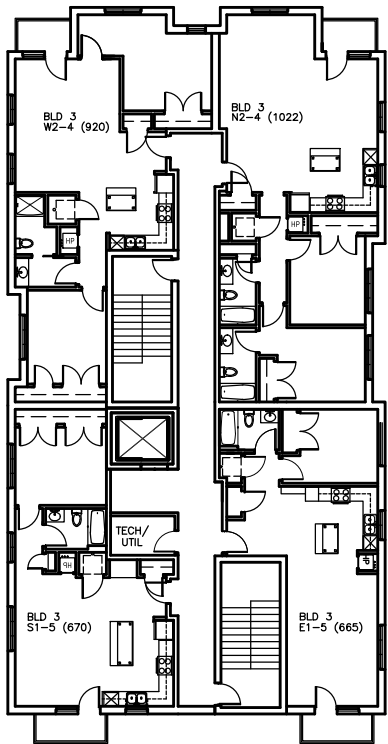
1 PARKING LEVEL P1 PLAN
SCALE: 1/8"=1'-0"
0' 2' 4' 8'

DATE	STATUS	DATE
11/11/23	DESIGNED	
3/2/24	LANDMARKS	
REVISION/NO.	DATE	



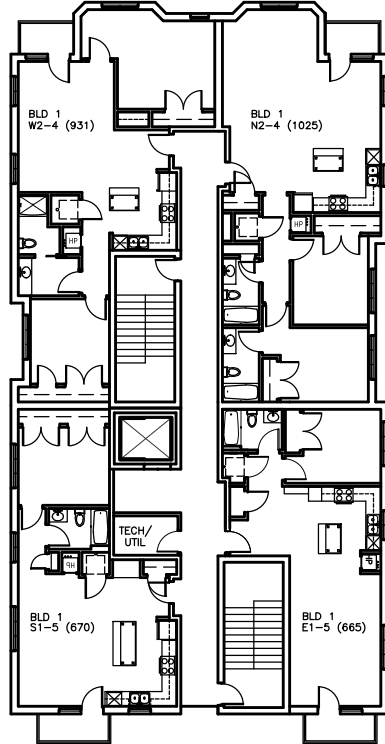
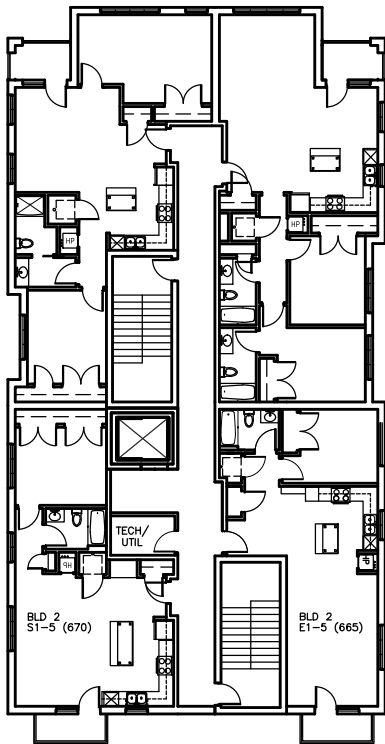
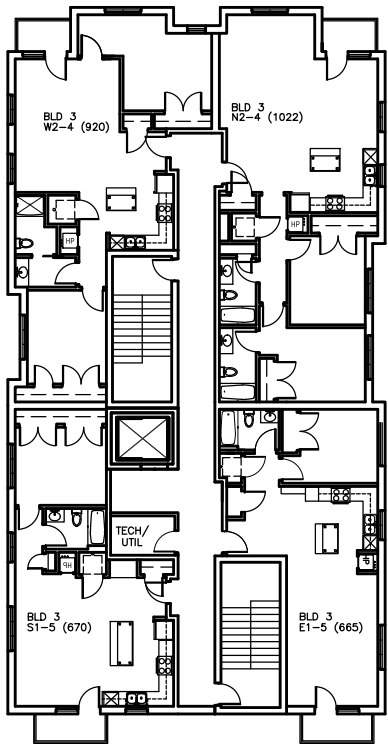
1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

DATE	STATUS	DATE
1/17/13	LANDMARKS	
2/2/14	LANDMARKS	
REVISION NO.	DATE	



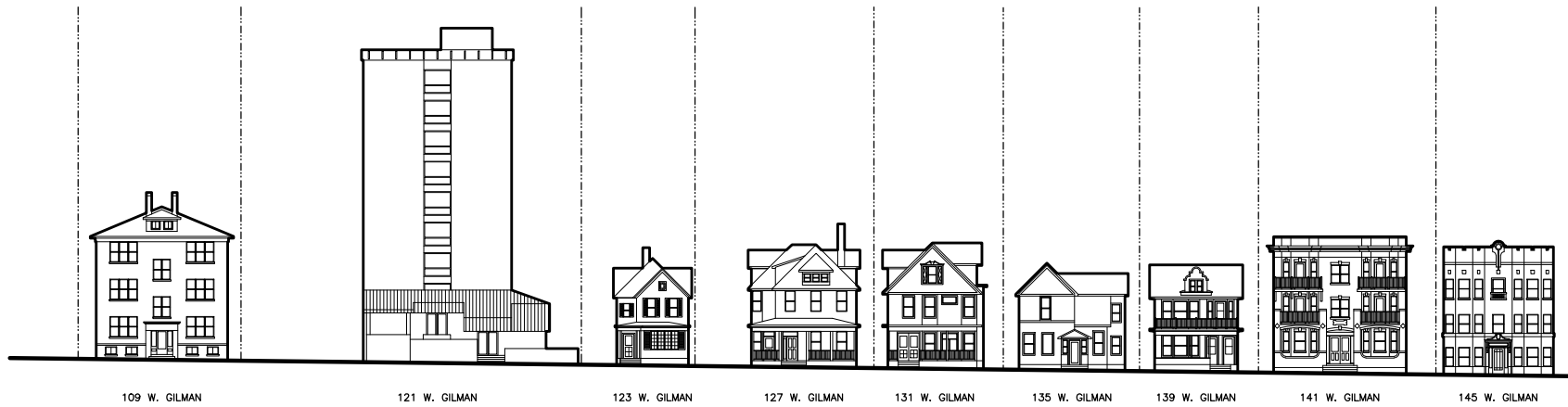
1 SECOND-FOURTH FLOOR PLAN
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

DATE	STATUS	DATE
1/17/13	LANDMARKS	
2/2/14	LANDMARKS	
REVISION	NO.	DATE

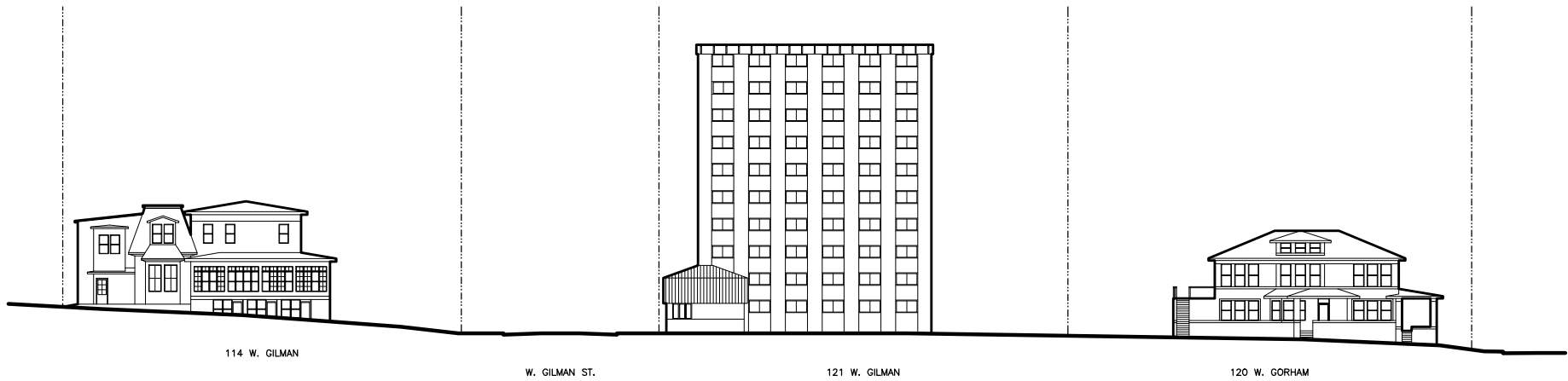


1 FIFTH FLOOR PLAN
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

DATE	STATUS	DATE
1/17/13	LANDMARKS	
2/2/14	LANDMARKS	
REVISION	NO.	DATE



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

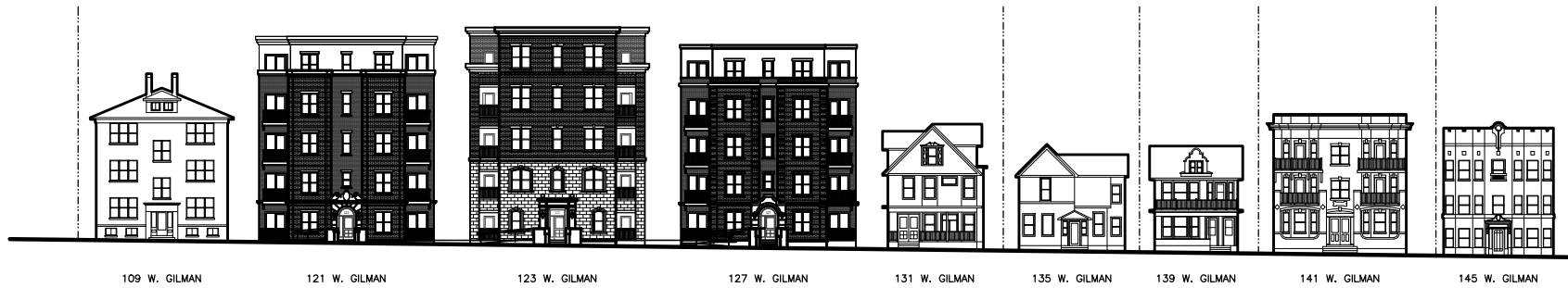


② SIDE ELEVATION - EXISTING
SCALE: 1/16"=1'-0"

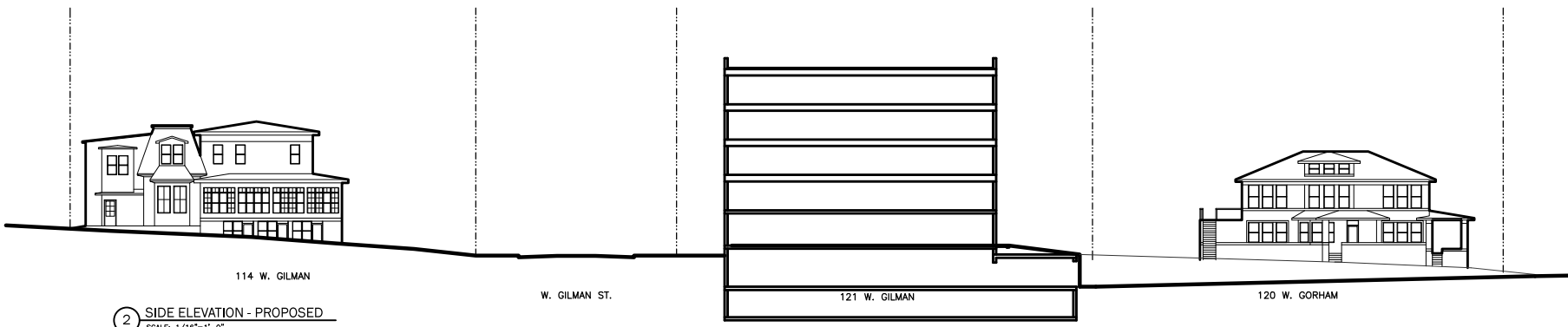
DATE	STATUS	DATE
11/17/23	LANDMARKS	
3/2/24	LANDMARKS	
	REVISION	NO. DATE

CONTEXT ELEVATIONS

A300a



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



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

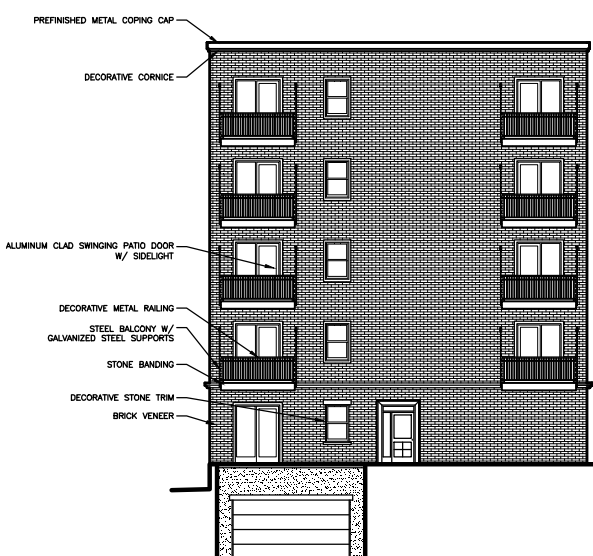
DATE	STATUS	DATE
11/17/23	LANDMARKS	
3/2/24	LANDMARKS	
REVISION NO.	DATE	

CONTEXT ELEVATIONS

A300b



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

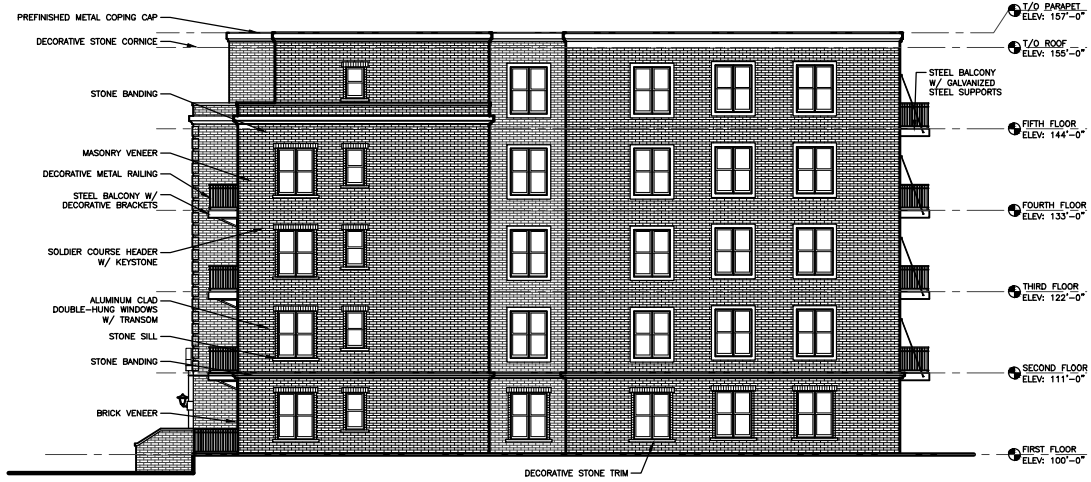


2 REAR ELEVATION
SCALE: 1/8"=1'-0"

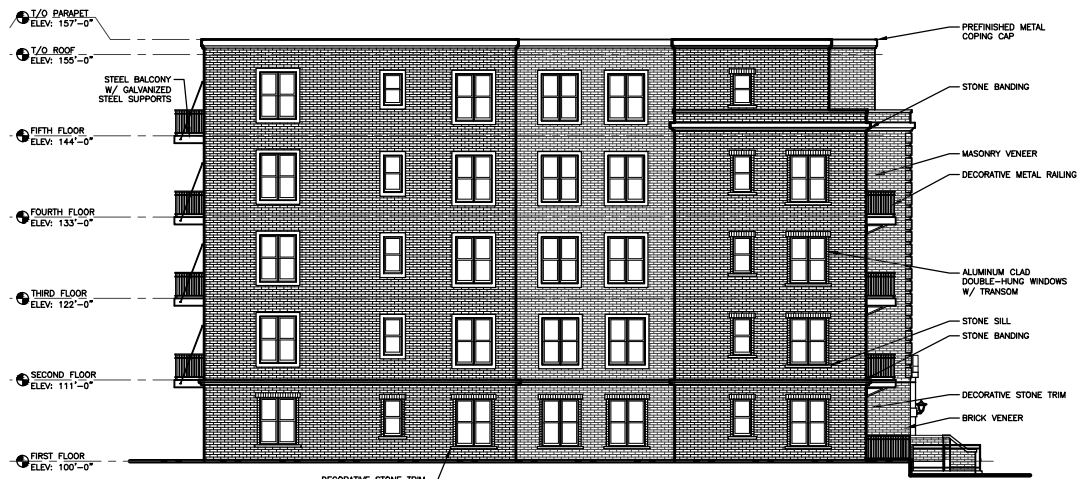
DATE	STATUS	DATE
11/11/13	LANDMARKS	
2/2/14	LANDMARKS	
	REVISION NO.	DATE

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"

DATE	STATUS	DATE
11/15/23	LANDMARKS	11/15/23
2/2/24	LANDMARKS	2/2/24
	REVISION NO.	DATE

EXTERIOR ELEVATIONS

A302

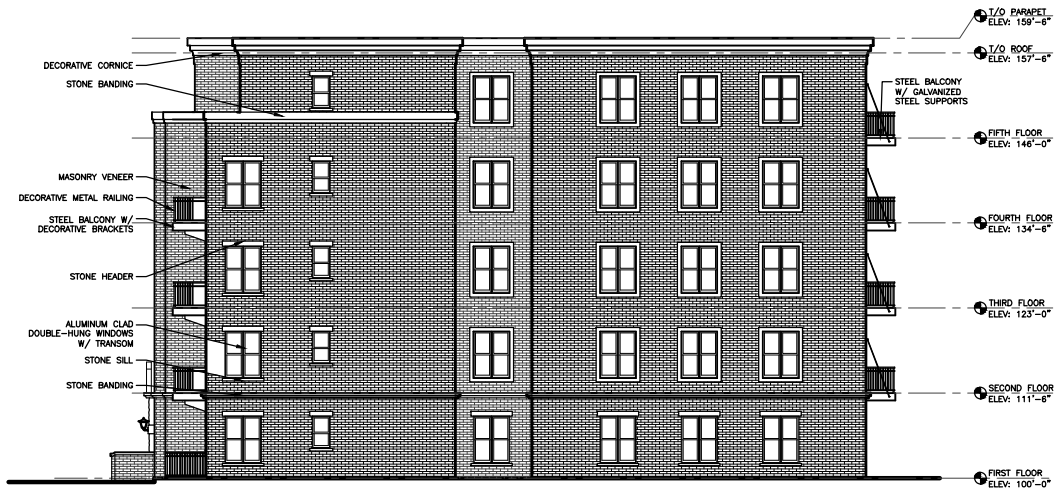


1 SIDE ELEVATION - 123 W. GILMAN
SCALE: 1/8"=1'-0"

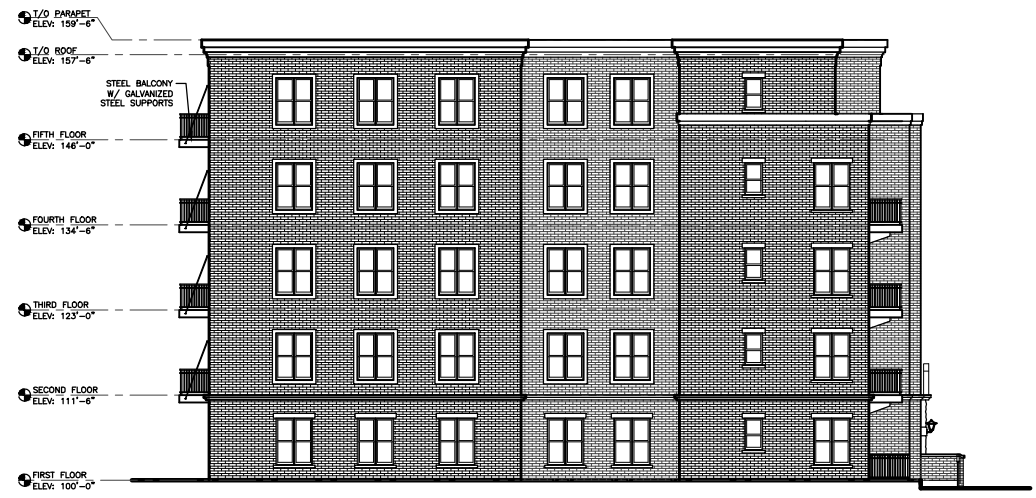


2 SIDE ELEVATION - 123 W. GILMAN
SCALE: 1/8"=1'-0"

DATE	STATUS	DATE
11/11/13	LANDMARKS	
3/2/14	LANDMARKS	
	REVISION NO.	DATE



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



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

DATE	STATUS	DATE
11/21/23	LANDMARKS	
2/2/24	LANDMARKS	
	REVISION NO.	DATE