



# City of Madison

## Proposed Demolition & Rezoning

Location

1815 University Avenue

Applicant

Steve Brown Apartments/  
John Barton – Brownhouse

From: HIS UH OR To: PUD(GDP-SIP)

Existing Use

Apartment Building

Proposed Use

Demolish Apartment Building and  
Build 64-Unit Apartment Building

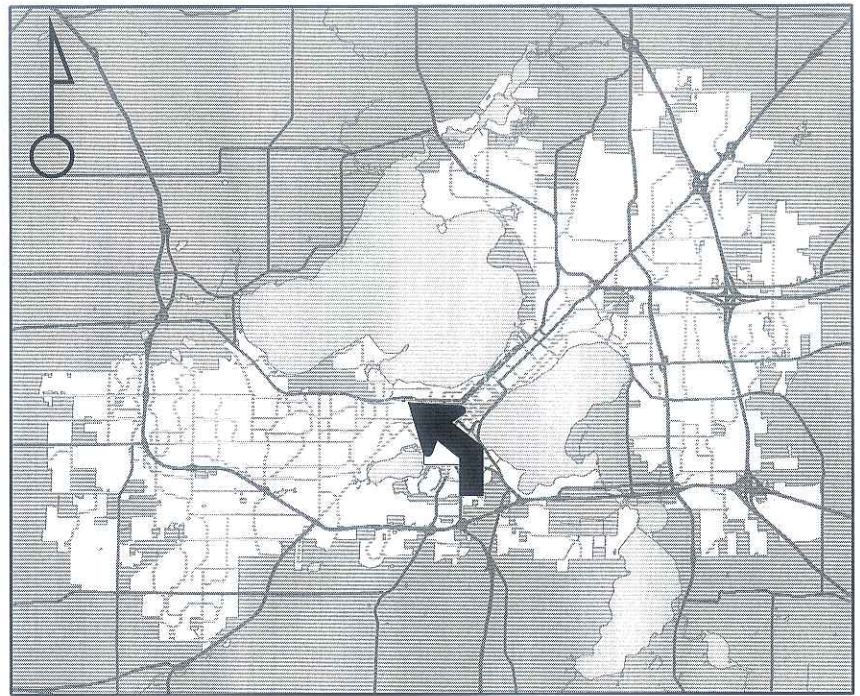
Public Hearing Date

Plan Commission

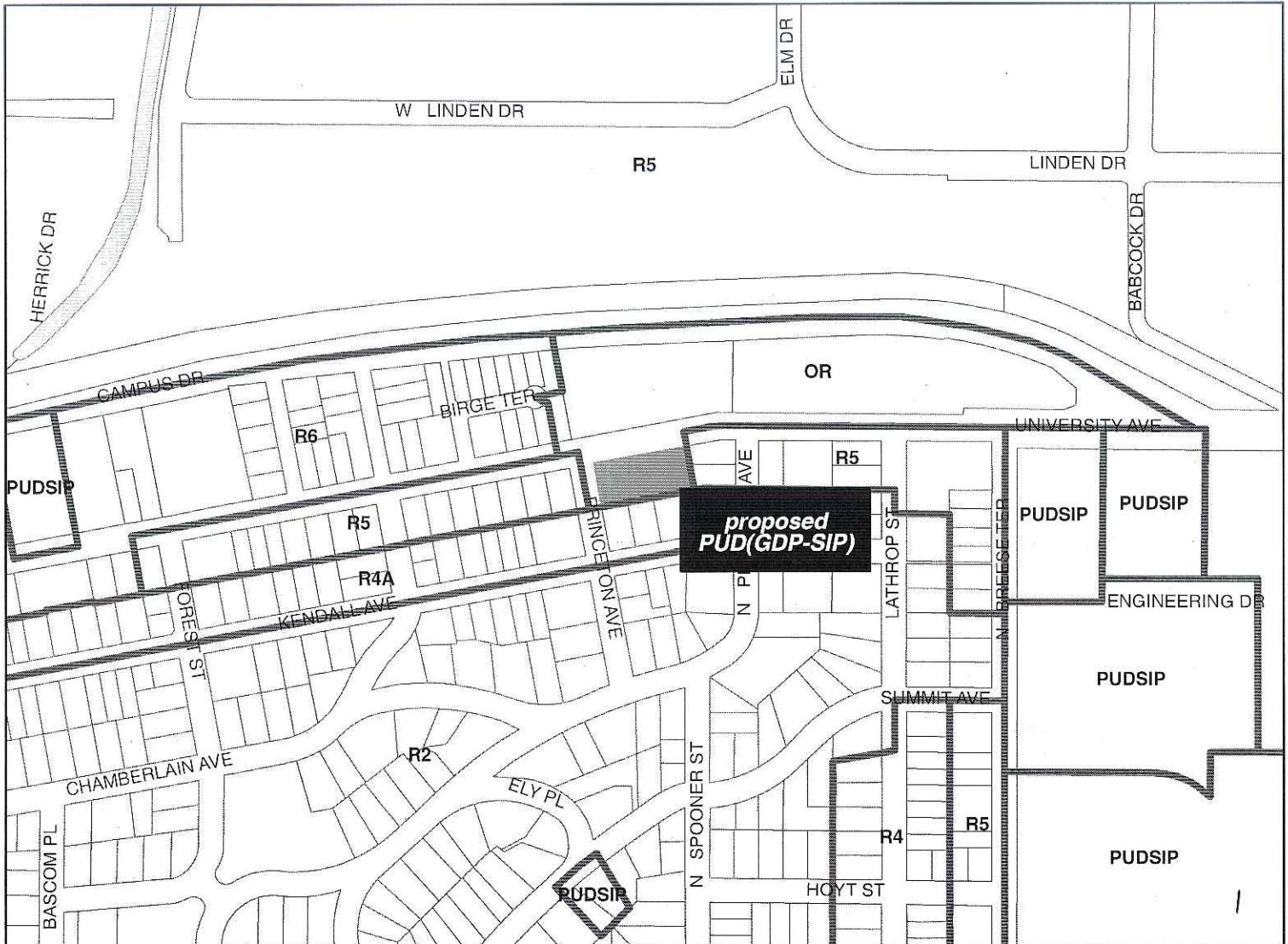
04 June 2007

Common Council

19 June 2007



For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400' Planning Unit, Department of Planning and Development : RPJ : Date : 24 May 2007







# 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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$ 1250 Receipt No. 78867  
 Date Received 2-21-07  
 Received By RT  
 Parcel No. 0709-222-0902-2  
 Aldermanic District 5, Robbie Weber  
 GQ ZBA, EXIST. Cond Use, UH-HIS  
 Zoning District OR  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP NA Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued 2-21-07

1. **Project Address:** 1815 University Ave. **Project Area in Acres:** 0.586 acres  
**Project Title (if any):** Brown Lofts Apartments

2. **This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from HIS-UH OR to PUD/GDP-SIP  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP  
 Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: John Barton Company: Brownhouse  
 Street Address: 202 W. Gorham St. City/State: Madison, WI. Zip: 53703  
 Telephone: (608) 663-5100 Fax: (608) 663-5151 Email: jbarton@brownhousedesigns.com  
 Project Contact Person: same as above Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
 Property Owner (if not applicant): Steve Brown Apartments  
 Street Address: 120 W. Gorham St. City/State: Madison, WI. Zip: 53703

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: New 4-story - 64 unit  
Apartment building featuring unit sizes from one-bedroom units  
to two bedroom multistory units with underground parking  
 Development Schedule: Commencement June 1, 2007 Completion August 1, 2008



**5. Required Submittals:**

**Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.

**Filing Fee:** \$ 1200<sup>00</sup> See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 Comprehensive Plan, which recommends:

High Density Residential (HDR) for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Robbie Webber - Alderperson & Regent Neighborhood Assoc. 1/17/07

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 Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 1/16/07 | Zoning Staff Kathy Voeck Date 1/16/07  
Bill Fruhling 1/16/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name John Barton Date 2/21/07

Signature John Barton Relation to Property Owner Agent

Authorizing Signature of Property Owner Stephen Brown Date 2/21/07



# brownhouse

## 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

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202 W. Gorham St., Madison, WI 53703 608.663.5100 phone 608.663.5151 fax  
[www.brownhousedesigns.com](http://www.brownhousedesigns.com)



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.



# brownhouse

## **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)

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www.brownhousedesigns.com



**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.



# brownhouse



March 9, 2007

Mr. Michael Waidelich, Principal Planner  
Planning Division  
215 Martin Luther King, Jr. Blvd., Rm. LL100  
Madison, Wisconsin 53701

Re: **1815 University Avenue demolition  
for proposed "Brown Lofts" project**

Dear Mr. Waidelich,

Please accept this letter with the attached current interior photos for review by the City of Madison - Planning Division in the assessment for demolition of the existing building at 1815 University Avenue.

**Considerations:**

The existing "Princeton House" apartment building is a 3 ½ story, 102-unit (204 beds) residence hall located on the near-west side of Madison. This building should be considered for demolition in reference to the proposed "Brown Lofts" project for the site. Please refer to the following observed assessment of conditions pertaining to the demolition of the existing building at the above referenced address:

- Existing plan layout will require extensive (80%) demolition of interior walls to incorporate basic amenities including adding kitchens, enlarging bathrooms and creating private living areas. The existing dorm rooms do not currently have either living rooms or kitchens within their units.
- All existing dorm bathrooms need extensive renovation. Bathrooms do not currently meet ANSI required maneuvering and plumbing fixture clearances for Type A and B dwelling units. All bathrooms, walls / fixtures & finishes, would have to be completely demolished in a remodel.
- New interior layouts will require extensive demolition and reconstruction of the exterior facades to accommodate living room modules.
- New windows will be required throughout the building to meet energy codes. All exterior walls will require furring & insulation to meet energy codes. The existing concrete block wall construction will not allow any flexibility in new window sizes and arrangements in the exterior walls.

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- All existing building elements related to HVAC systems would have to be replaced due to their deteriorated condition and also to meet current energy efficient standards. The existing dorm rooms have obsolete thru-wall HVAC packaged units.
- Existing electrical system would need significant upgrade including overall rewiring and relocation, GFCI protection, increased panel capacity, new smoke detectors and receptacles, etc. Existing electrical conduit is surface mounted directly to the wall or ceiling structure.
- All existing plumbing system elements would have to be replaced due to their obsolete condition and due to the complete reconstruction of the bathrooms to meet accessibility requirements.
- All plumbing fixtures, water closets, lavatories and showers, must be replaced to meet accessibility requirements.
- All interior modifications will require costly demolition of concrete block walls. 95% of all walls in the building are constructed of concrete block.
- Stair elements would need major upgrading to comply with current codes including tread/riser dimensions, guardrail and handrail baluster spacing and stair lighting.
- Elevator and related equipment would need replacement to meet current code related elevator car requirements, call control height and location and accessible clearances.
- Existing concrete block wall and concrete plank floor construction would make retrofit of new plumbing, HVAC and mechanical components not financially feasible for conversion to apartments.
- Ceilings are exposed precast concrete plank creating a hard, institutional setting. Covering these ceilings with other materials will lower ceiling heights to less than 8 feet high in the units. Corridor ceiling height would have to be raised to meet code compliant height. Ceiling height in corridors is currently only 7 feet.
- All interior fixtures and finishes are in deteriorated condition needing replacement including plumbing and light fixtures, acoustical ceiling grid / tiles, paint and floor coverings.
- Existing building would have to be upgraded to provide modern telecommunications/data (Internet access) system, security system and cable television.
- Fire sprinkler system would have to be added for fire protection of building.
- The building requires new accessible entrances.



The existing building due to its current overall condition, out of character exterior appearance, undesirable interior layout and potentially extremely costly upgrades would make remodeling the building and altering it's facades unreasonable. Any upgrade or renovation to the building for life-safety, structural, electrical, HVAC, ADA accessibility and building code compliance would not be financially feasible and should not be pursued. In conclusion, for the reasons stated above, it is the opinion of Brownhouse – Architecture and Interior Design that the existing building at 1815 University Avenue should be demolished.

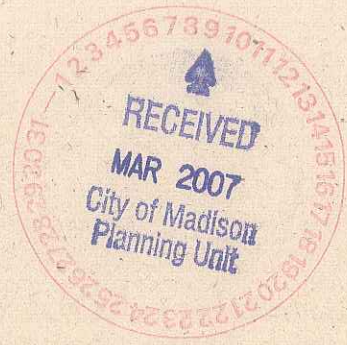
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Barton". The signature is written in a cursive, flowing style with some loops and flourishes.

John Barton  
Senior Architect





March 6, 2007

Mr. Michael Waidelich  
Planning Division  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

Mr. Waidelich:

Re: 1815 University Avenue demolition

Pursuant to Sec. 28.04(22) and 33.01(5)(c) of the Madison General Ordinances, I am writing this letter in support of my proposed demolition of the current building located at 1815 University Avenue. I ask you to consider the following information:

1. The building is not of architectural or historic significance. It was designed and built, in 1965, as a 3.5 story, 102-room freshmen dormitory, with every two sleeping rooms sharing a small bathroom. (Past occupancy has been as high as 212 residents.) There are no private kitchens or living rooms. Instead, food service, dining room, recreation and lounge areas for common use were provided in the building's basement.
2. This dormitory-style building is functionally obsolete. Its lack of private kitchens and living areas is the single, most detrimental factor to successful marketing as an apartment building. And, with no increase in freshmen enrollment in more than 20 years, there is little demand for this style of dormitory housing. (As such, the building has been unoccupied since June 2006.)
3. The exterior architectural style and aesthetics of the building, with its long, flat facade, do not contribute to the distinctive architectural or historic character of University Heights. To the contrary, located on a main neighborhood transportation artery, this building detracts from the charm of the adjoining buildings and neighborhood. The proposed building is a more compatible fit for the architectural character of University Heights.
4. In addition to the interior layout being functionally obsolete, it is in a badly deteriorated condition. All mechanical, HVAC, electrical systems, and plumbing fixtures (which are low quality), must be replaced. All interior walls are painted, concrete block, making it economically unfeasible to remodel the building.



5. Adding kitchens and living rooms, to create marketable apartment units, would require a dramatic architectural change to the exterior facade of the building, at a minimum to add windows at appropriate living room and bedroom locations. However, it would not change the basic, flat facade of the building. The proposed building incorporates setbacks that are more compatible with the rhythm of space and mass of surrounding neighborhood buildings.
6. In addition, and as a further marketing issue, the floor-to-floor height of the existing building is limited. Our customers are pushing for more spacious units with higher ceilings—a 9-foot minimum, even higher if possible. This amenity will not be possible with the existing structure.
7. With the existing building, it is not possible to incorporate underground parking, so even a comprehensive reconstruction project will not allow us to get all resident parking off neighborhood streets. The proposed building provides on-site parking for all units.

For all of these reasons, and pursuant to the requirements of the Madison General Ordinances cited above, I respectfully request permission to demolish the existing structure at 1815 University Avenue, and to replace it with my proposed building.

I have included current, interior photographs with this letter. If you have any questions, please do not hesitate to contact me, or Patrick McGowan or John Barton at Brownhouse.

Thank you, Mike.

Sincerely,



Stephen D. Brown







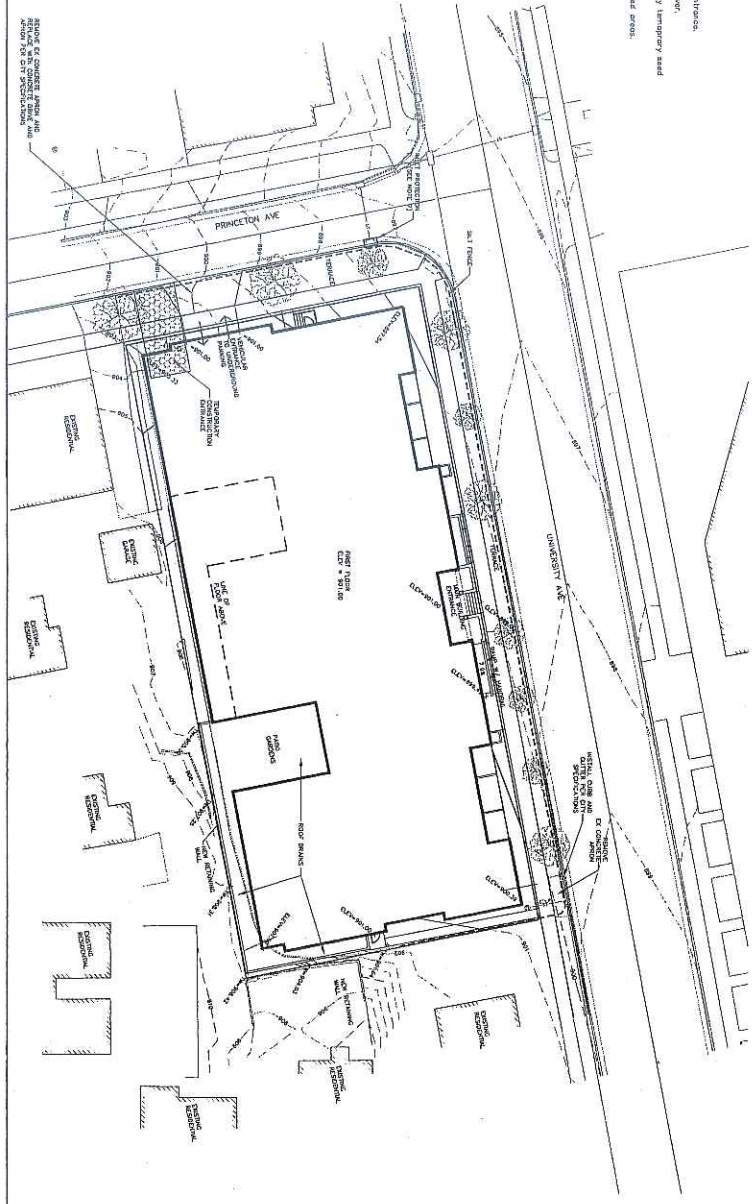
1. Construction of concrete structure shall be initiated prior to any earth-shaking operations. There shall be proper provision for maximum effectiveness with maximum safety in the event of an earthquake. The contractor shall be responsible for providing and ensuring all concrete structural members meet or exceed the minimum design strength and quality control requirements as required by the state of Wisconsin, or the engineer's engineer, and be verified with 28 days.
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**Construction Schedule:**  
 1. 2007  
 2. 2008  
 3. 2009  
 4. 2010  
 5. 2011  
 6. 2012  
 7. 2013  
 8. 2014  
 9. 2015  
 10. 2016  
 11. 2017  
 12. 2018



**LEGEND**

--- 3/4" ---	EXISTING MAJOR CONTOUR
--- 1/8" ---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	STOP SIGN
---	SLIT FENCE
---	1/2" MESH FENCE



**CALL DIGGERS HOT LINE**  
 TO OBTAIN LOCATION OF  
 UTILITY LINES AND  
 TO REPORT ANY  
 DAMAGE TO  
 UTILITIES  
 CALL 800-488-7828  
 OR 608-785-7828  
 24 HOURS A DAY  
 7 DAYS A WEEK  
 EXCEPT HOLIDAYS  
 AND SUNDAYS  
 WHEN YOU CAN  
 CALL 608-785-7828

<b>Burse</b> Architecture and Engineering, Inc. 1000 University Ave., Suite 100 Madison, WI 53706 Phone: 608-262-0000 Fax: 608-262-0000 www.burse.com	<b>Brownlofts</b> 1615 University Ave. Madison, WI 53726 <b>Brownhouse Designs, LLC</b> 202 W. Goshare St. Madison, WI 53703	<b>APPROVALS</b> PREPARED BY: PDB CHECKED BY: PDB DESIGNED BY: CRB DRAWN BY: MLB IN CHARGE: MLB
		<b>PROJECT &amp; REVISIONS</b> NO. DATE 1 07/2007 2 08/2007 3 09/2007 4 10/2007 5 11/2007
<b>DESIGN DATES</b> 08-14-2007 08-14-2007 TO 08-14-2007	<b>DRAWING AND REVISIONS</b> PLAN G-1	<b>DRAWING NUMBER</b> G-1

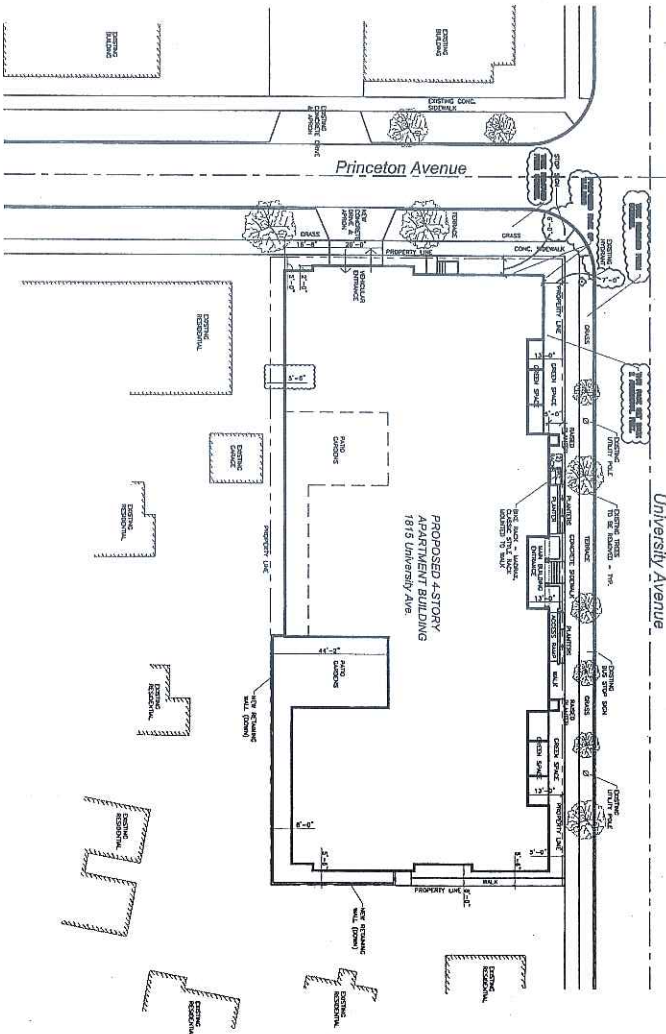
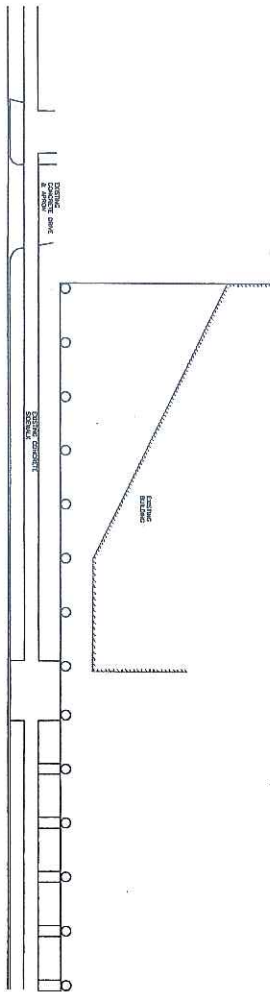












1 SITE PLAN  
SCALE: 1/8" = 1'-0"



**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 BDRA. (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

**brownhouse**  
 202 West Gorham St. Madison, WI 53703 #608.631.5100 #608.631.5151 fax

**BROWN LOFTS**  
 1815 UNIVERSITY AVE.  
 MADISON, WI 53705

C200

SITE PLAN

DATE: 08/15/2011	BY: JAC
SCALE: 1/8" = 1'-0"	PROJECT: BROWN LOFTS
PROJECT NO: 11111	SHEET NO: 1
REVISION NO: 0	DATE: 08/15/2011































