



# 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	\$1250 <sup>00</sup> Receipt No. 119629
Date Received	4/20/11
Received By	JL
Parcel No.	0709-232-0601-9
Aldermanic District	8 Scott Resnick
GO	OK
Zoning District	R6
<b>For Complete Submittal</b>	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	3/22/11 Waiver <input checked="" type="checkbox"/>
Ngbhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
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: R6B to Proposed Zoning (ex: R1, R2T, C3):	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: R6B to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: R6B 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 Leja Company: LZ Ventures LLC  
 Street Address: 1022 W. Johnson Street City/State: Madison, WI Zip: 53715  
 Telephone: (608) 257-3501 Fax: (608) 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@knotheandbruce.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-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 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 Alder person, 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: DAT Meeting Date: 3-17-2011 Zoning Staff: DAT Meeting Date: 3-17-2011
- 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, A.S. Relation to Property Owner Architect  
 Authorizing Signature of Property Owner [Signature] Date 4/18/11

Effective May 1, 2009

**Michael Best & Friedrich LLP  
Attorneys at Law**

One South Pinckney Street  
Suite 700  
Madison, WI 53703

P.O. Box 1806  
Madison, WI 53701-1806

Phone 608.257.3501  
Fax 608.283.2275

**William F. White**  
Direct 608.283.2246  
Email wfwwhite@michaelbest.com

September 14, 2011

Lauren Cnare  
5218 Kevins Way  
Madison, WI 53714

RE: Redevelopment of 1001 University Avenue, St. Francis House Property

Dear Alder Cnare:

We represent LZ Ventures ("LZ"), the development partner to the Episcopal Diocese which is seeking redevelopment of its site at 1001 University Avenue, currently housing the student ministries of St. Francis House. This development has undergone extensive conversation, meetings, and modifications. With great pride, LZ will be presenting the revised St. Francis House Development at the Plan Commission meeting of September 19, 2011 and at the City of Madison Common Council meeting the following evening, September 20, 2011. We would urge approval of this redesigned project at that time.

To recall, this project was initially started by St. Francis House seeking a development partner to assist it in bringing student housing to its site in order to provide funding to continue its campus ministry. The initial joint venture proposal was approved by the Urban Design Commission, but received a negative vote from the City of Madison Plan Commission on July 11, 2011. The initial plan called for a 12 story building which the neighboring property owner, Luther Memorial Church ("LMC"), complained would create shadows on some of its stained glass windows for about an hour on some mornings.

To that end, LZ went back to the drawing board and has come forward with a redesigned building which, we believe, is both beautiful in its own right and compatible with surrounding land uses. The existing St. Francis House would be relocated on site next to LMC. The new building is 8 stories instead of 12 stories in height and is approximately 14% smaller in square footage. It is about 52% the size of the 14-story Grand Central building which LMC also helped to create through sale of land several years ago (copies of some elevations and comparisons are appended to this letter as Exhibit A). This redesign was approved by the City's Urban Design Commission on a 5 to 2 vote on September 7, 2011. While not "approving" this project, the City Landmarks Commission nonetheless found very many new and favorable aspects to it and was supported by the City's Preservation Planner. We believe this redesign should be approved for many reasons:

1. **Compliance with City's Comprehensive Master Plan.** It is crystal clear as evidenced by the City Staff Memorandum dated July 7, 2011, that this project is consistent with the City's Comprehensive Master Plan to the extent that the project maintains institutional uses and provides quality, energy-efficient housing for students on campus. It has been a relatively long-standing position of the City that students should live on campus, thus allowing traditional residential neighborhoods to redevelop and to generally upgrade the

September 14, 2011

Page 2

housing stock in those neighborhoods. In keeping with Madison's new Sustainability Plan, this proposal provides energy efficient infill housing on a major transit corridor that will reduce the carbon footprint of the students in the building.

2. **Tax Base Providing Economic Development.** This property is currently tax-exempt. Under the LZ/St. Francis House partnership, the housing component of the project will become fully taxable while the relocated St. Francis House would remain tax exempt. The project will generate an estimated property tax of about \$275,000 per year and park fees of approximately \$170,000. No public financing is requested or required for this project to succeed.
3. **The reconfigured project is respectful of its neighbors.** While one neighbor, LMC, has loudly complained that it has a right to have virtually no impacts to its property, the reconfigured St. Francis House development carefully balances the needs of all neighbors as well as the need to sustain the St. Francis House Ministry. Extensive shadow studies show that a minor infringement of early morning sunlight (during those rare days in Madison when it is sunny) on mornings before 9:00. According to LMC's remarks before the UDC, LMC has one service each week which begins before 9:00. The stained glass windows for LMC were designed so that the direct sunlight is not necessary to provide the contemplative illumination which is part of the worship experience (see Exhibit E for photos of both sides of the sanctuary). In response to LMC's concerns about impacts to the exterior of its historic structure, Charles Quagliana has opined that no impacts on the historic structure can be anticipated. In addition, an independent engineering study from Facility Engineering, Inc. shows that there are no measurable negative impacts upon the superstructure of LMC resulting from the construction of this new building. (See letter from Facility Engineering, Inc., dated September 6, 2011, Exhibit B). Finally, Madison enjoys only 24% of its days in sunlight. The remainder of time is either cloudy or partly cloudy. (See NOAA Statistics, Exhibit C) Consequently, the notion of overriding the City's Comprehensive Master Plan in order to prevent a very minor shadow infringement from other structures in an increasingly urban setting is inappropriate. Most of the shadows already come either from existing neighboring buildings or from the structure of LMC upon its own stained glass windows (see Exhibit D). LMC's complaints are insubstantial.
4. **There is adequate open space.** LMC argues that the St. Francis House front lawn and parking lot should be maintained for LMC's benefit as "open space". As noted repeatedly throughout this process, sumptuous open space lies across University Avenue in the 1.5 acre Botanical Department Gardens. In addition, it is difficult to understand how LMC should enjoy the open space inadvertently created by its neighbors when, in fact, LMC has taken no steps to create or preserve open space on its own property. The LZ/St. Francis House landscaping plan will create green space along University Avenue which is in keeping with the current feel of the site.



# MICHAEL BEST

& FRIEDRICH LLP

September 14, 2011

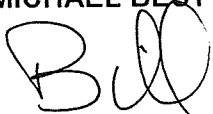
Page 3

5. **Student activities will have minimal impacts.** LMC has repeatedly asserted that assumed activities from new student residents will cause unjustified negative impacts upon its congregation. Initially we note that the LMC was built on the campus. Consequently, the fact LMC complains about students on the campus seems an anomaly. However, the lessons learned by Madison Property Management ("MPM") from its experiences with Grand Central will be incorporated into the St. Francis House development. For example, security cameras will be "on," pre-leasing education classes, use of staff and security guards (if necessary) for enforcement, and prompt authoritative actions taken in order to deter any unjustified behavior. MPM's management of Grand Central has been so successful, that Madison Police have requested training from MPM in Grand Central in order to establish best practices for all other private student housing. We expect the same techniques to be carried over into St. Francis House development. We also note that Grand Central was voted by residents as the number one Best Private High Rise Apartment on campus. Our St. Francis House development will be equally managed in an extraordinary fashion. Beyond that, improvements to Conklin Place will create a much safer environment for the entire neighborhood including residents of Porchlight, LMC's daycare center and LMC congregants traversing Conklin Place.

For the foregoing reasons, LZ requests that this project be approved by the Plan Commission and the Common Council. This project is supported by the City's planning staff, by Alder Scott Resnick, by the Urban Design Commission, by the Associated Students of Madison Government Affairs Committee, with no objection from the City of Madison Preservation Planner. This proposal will continue the marvelous work undertaken by St. Francis House to provide an open, accessible, and welcoming community and ministry for students on the UW Campus. LZ looks forward to answering any questions that you have prior to Monday and Tuesday evening and urge that you contact me prior to that time at 695-4946.

Sincerely,

**MICHAEL BEST & FRIEDRICH LLP**



William F. White

cc: Bishop Steven Miller  
Alder Scott Resnick  
Honorable Mayor Paul Soglin  
Steve Schooler, Porchlight  
Bradley J. Murphy  
Timothy Parks  
St. Francis House Board of Directors

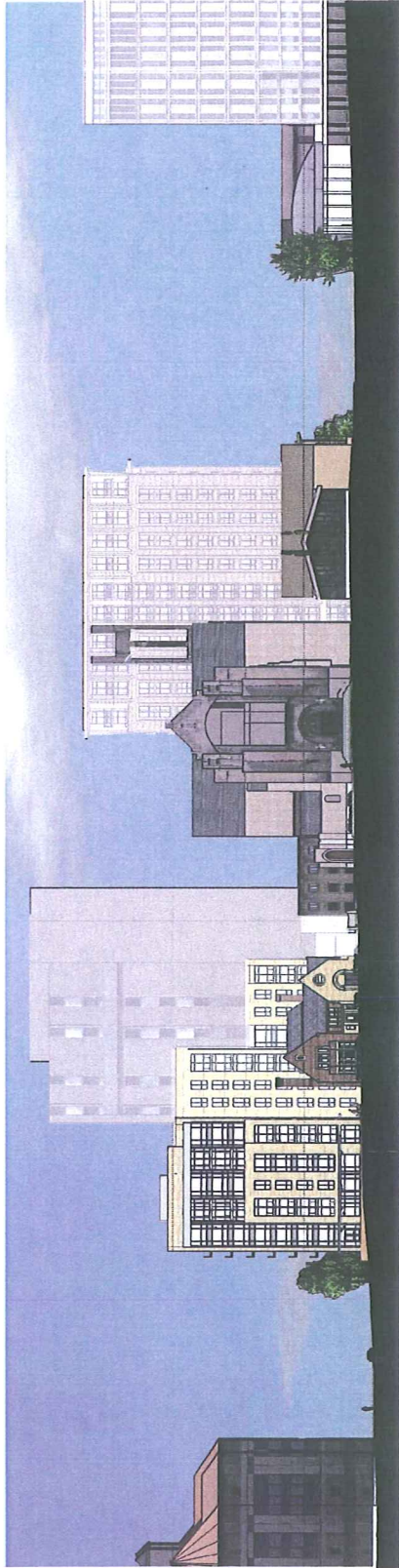
Amy Scanlon  
Alan Martin  
Steven Cover  
Attorney Kevin Delorey  
Attorney Harvey Temkin for Luther Memorial Church  
LZ Ventures

EXHIBIT A

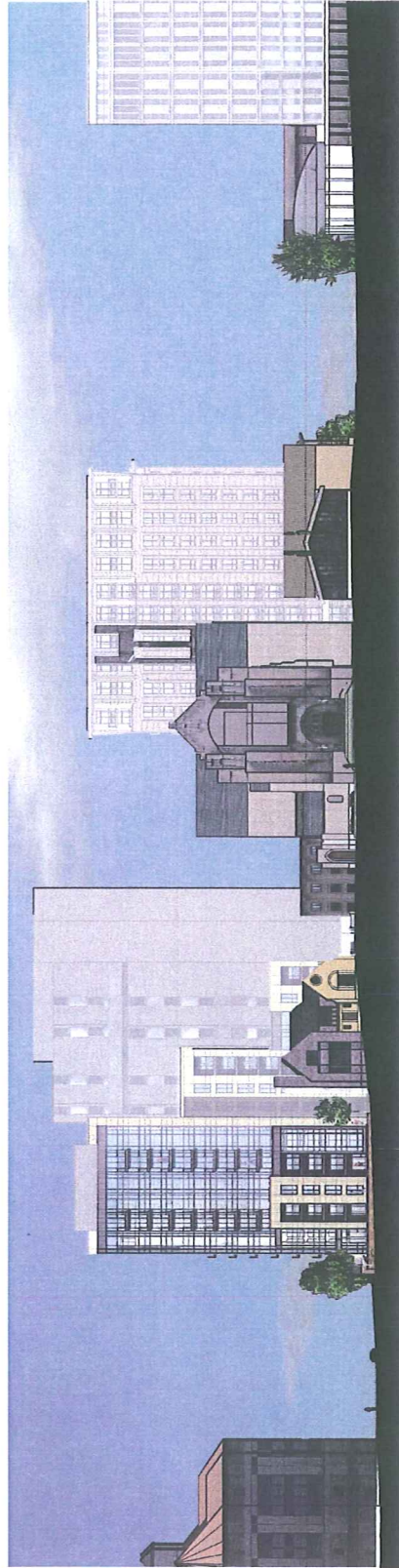


1001 University Development  
**8 Story Proposal**  
**Perspective #2**

**KNOTHE  
& BRUCE**  
ARCHITECTS  
Project # 1037



University Ave. Street Elevation- 8 Story Proposal



University Ave Street Elevation-Previous Proposal

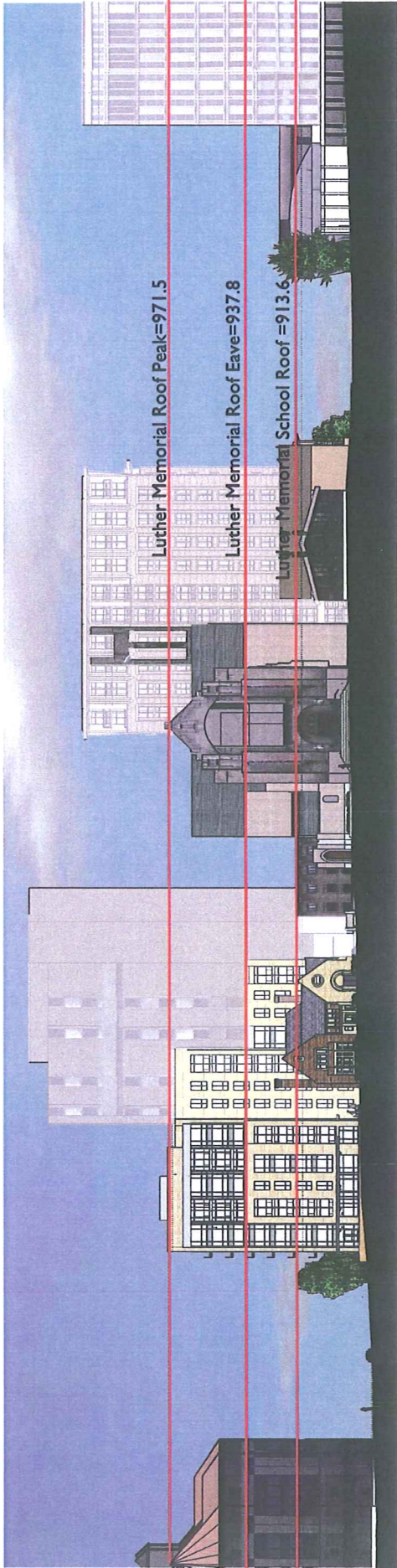
1001 University Development  
**Street Elevations-8 and 12 Story**  
**Proposal Comparison**

August 22, 2011

**KNOTHE  
& BRUCE**  
*ARCHITECTS*

Project # 1037





1001 University Development  
**Street Elevation-8 Story Proposal**

August 22, 2011  
**KNOTHE  
& BRUCE**  
*ARCHITECTS*  
Project # 1037

**Project Summary**

- 80 Units
- 246 Bedrooms
- 66 Underground Parking Stalls
- 219 Bike Parking Stalls
- 61 Moped Stalls

1001 University Development  
**8 Story Proposal**  
Site Plan

**KNOTHE & BRUCE**  
ARCHITECTS  
Project # 1037

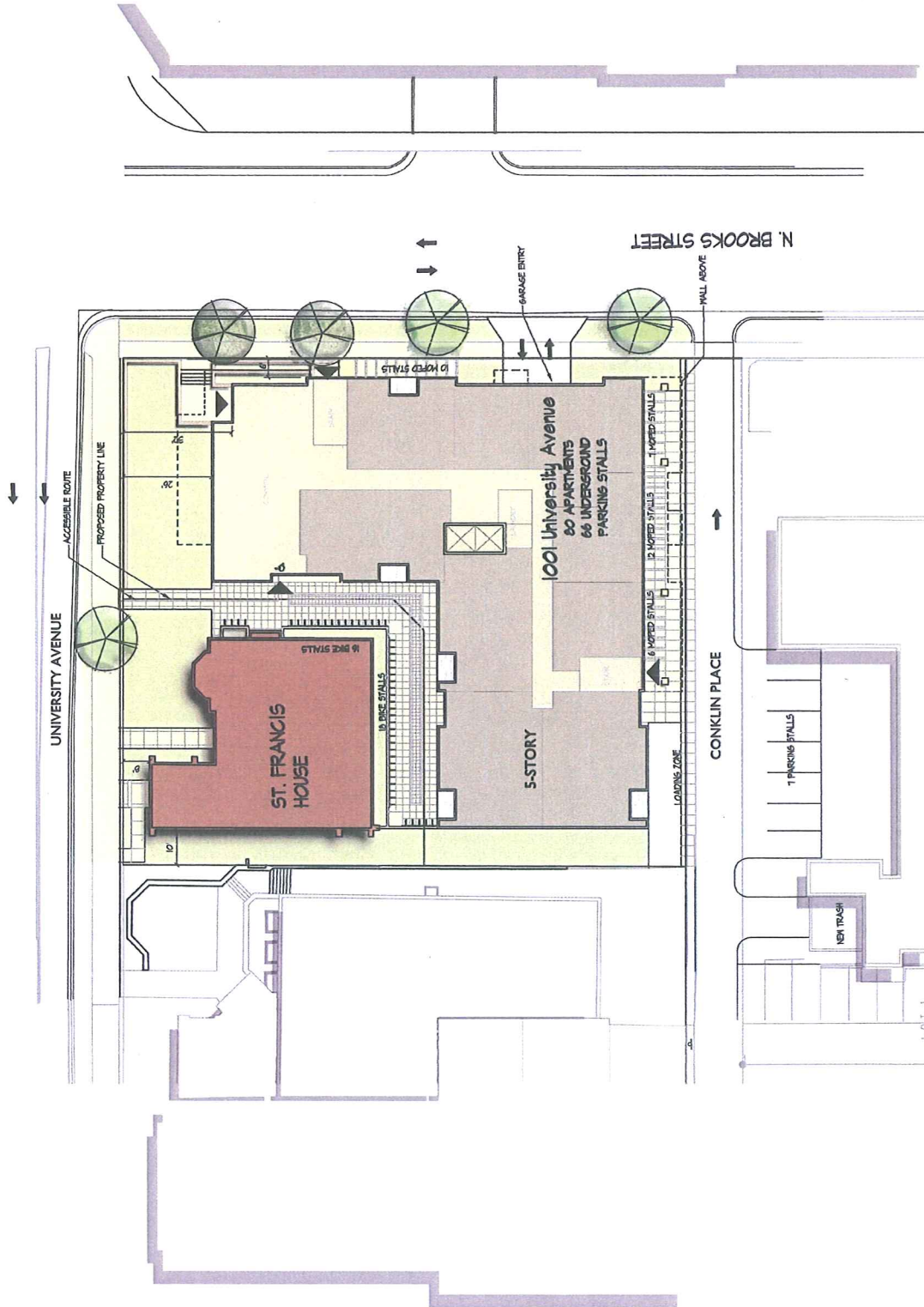


EXHIBIT B



Maintenance  
Programming

September 6, 2011

ELECTRONIC TRANSMITTAL ONLY

Architectural  
Engineering

Urban Design Commission  
Department of Planning and Development  
City of Madison

Consulting

215 Martin Luther King Jr. Blvd  
Madison WI 53701

RE: 1001 University Avenue Development  
St. Francis House Site

Dear Urban Design Commission Members:

Building Envelope:

Investigation  
Assessment  
Design  
Support

My name is Dan Maki. I am Principal Engineer at Facility Engineering, Inc. We specialize in all manner of modern and historical building envelope issues. My long resume' and list of historic project consulting can be found at [www.facilityengineeringinc.com](http://www.facilityengineeringinc.com).

I have thoroughly reviewed correspondence, site conditions, and shadow analyses regarding Luther Memorial Church and the proposed eight story development at the St. Francis House site.

Energy Conservation  
by Design.

While *constant* shadow-cast may be associated with thermal- and moisture-borne maladies in historic masonry construction, *constant*, or even *moderate*, shadow-cast *is not the case here*. Shadowing modeling, to the extent it can be used to predict possible issues, is a useful tool. In this case the small amount of time of predicted shadow-cast during early morning hours (on only sunny days), suggests a *gradual transition* to equilibrium temperature between the stone masonry and the ambient air: this is beneficial, as opposed to thermal shock associated with the sudden change in temperature. In this vein I view its predicted temporary shadow-cast a benefit.

In this regard, I perceive no negative effect on the Luther Memorial Church building envelope from the construction of the proposed building. Degradation caused by adverse thermal and moisture conditions such as that associated with shadow-cast requires *decades if not centuries* to grossly manifest - a rate that standard maintenance regimen is ample.

Sincerely,  
Facility Engineering, Inc.

Daniel L. Maki, P.E., M ASCE  
Principal Engineer

DLM/pw





A.

# ATMOSPHERE ANALYSIS MADISON, WI

STUDY: Sun vs. Clouds 1953 through 2002

	ACTUAL DAYS		
	CLEAR	PARTLY CLOUDY	CLOUDY
JAN	7	6	17
FEB	7	6	15
MAR	6	7	17
<b>1ST Q</b>	<b>20</b>	<b>19</b>	<b>49</b>
% BY Q	22%	21%	54%
APRIL	6	8	16
MAY	7	9	15
JUNE	7	10	13
<b>2ND Q</b>	<b>20</b>	<b>27</b>	<b>44</b>
% BY Q	22%	30%	48%
JULY	9	11	11
AUG	9	10	12
SEPT	9	8	12
<b>3RD Q</b>	<b>27</b>	<b>29</b>	<b>35</b>
% BY Q	30%	32%	38%
OCT	9	7	14
NOV	5	6	18
DEC	6	6	19
<b>4TH Q</b>	<b>20</b>	<b>19</b>	<b>51</b>
% BY Q	22%	21%	56%

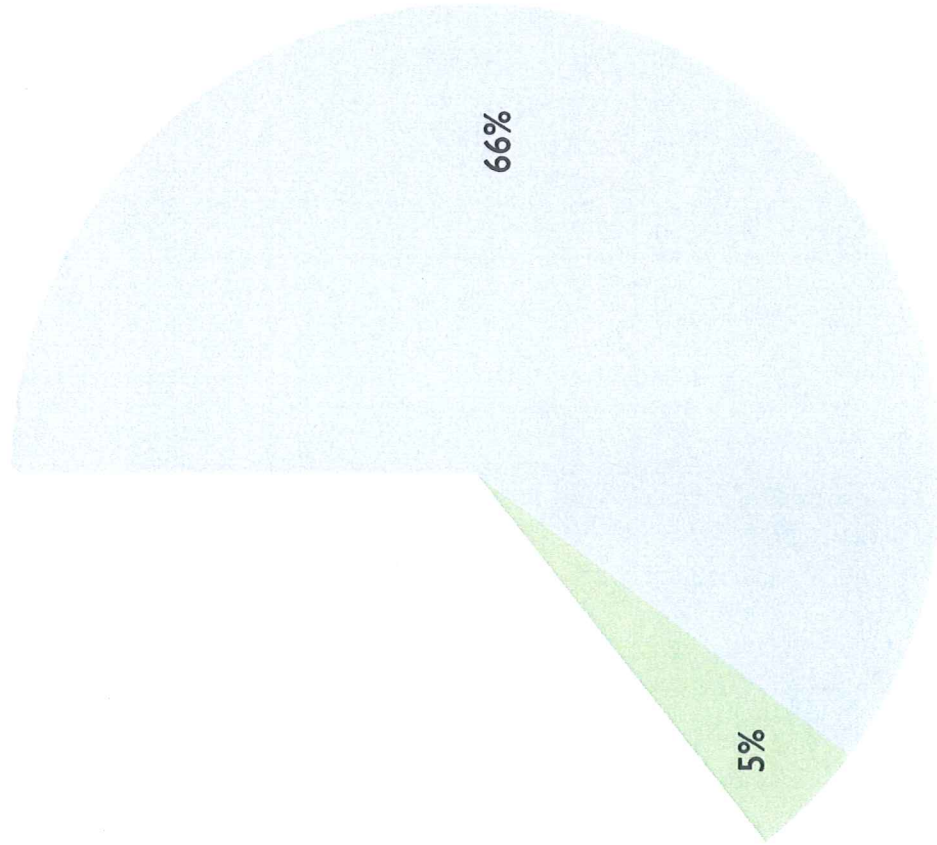
Totals are approximate due to rounding



**SOURCE: NOAA**

[HTTP://LWF.NCDC.NOAA.GOV/OA/CLIMATE/ONLINE/CCD/CLBY.HTML](http://lwf.ncdc.noaa.gov/oa/climate/online/ccd/clby.html)

# I2 Story Proposal's Yearly Percentage of Solar Impact on Luther Memorial Church



- Existing Conditions
- Proposed Development
- Sunlight

Note:  
1. Solar impacts were calculated based on the total available sunlight hours per day  
2. The sanctuary and nave windows of Luther Memorial were used to calculate total impact on the church  
3. This graph represents the I2 Story Proposal

1001 University Development  
I2 Story Proposal  
Solar Impact on Luther Memorial  
July 22, 2011



EXHIBIT D

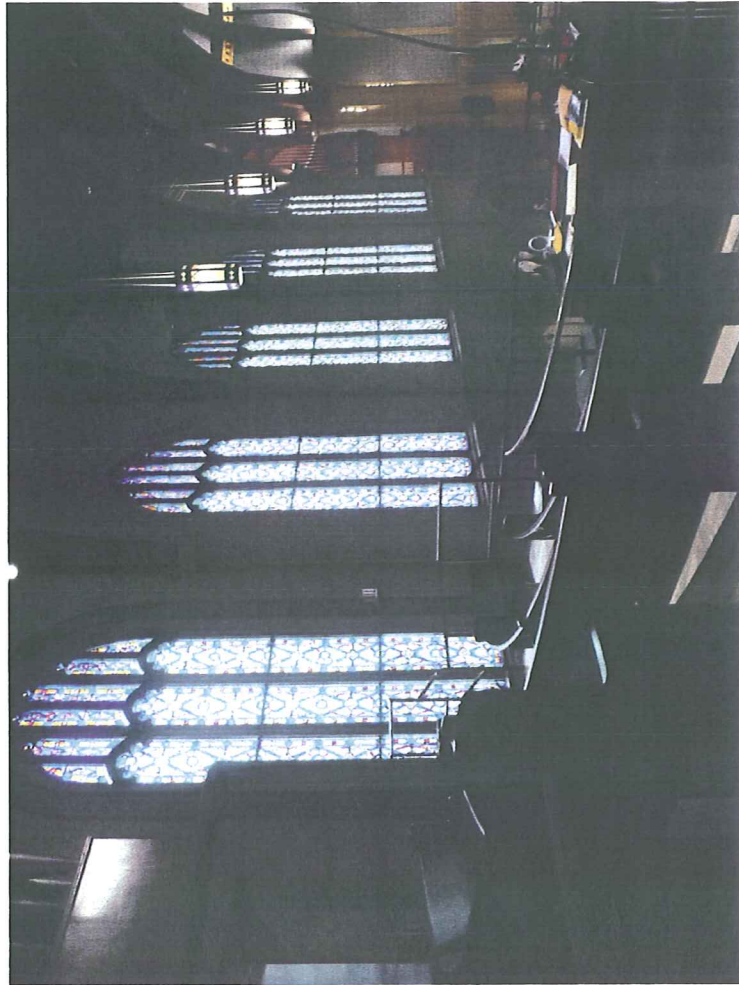


Shadows affecting Luther Memorial November 1, 8:00am, 10:30am, 12:00pm, 2:00pm, 4:15pm

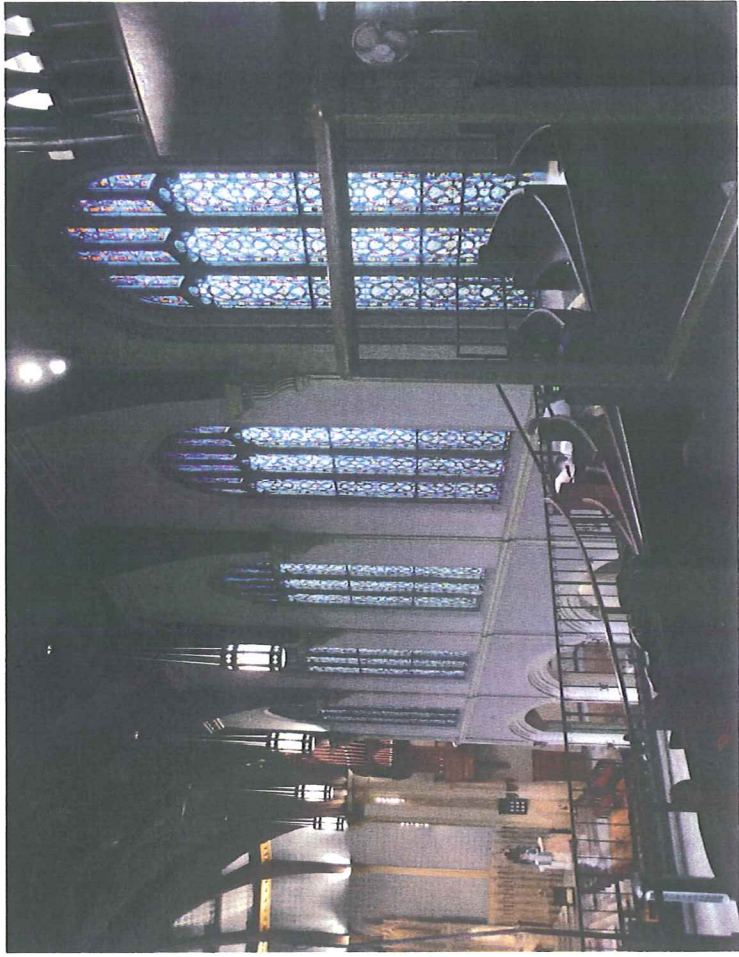
1001 University  
**Existing Conditions - Sun Study**  
June 29, 2011

EXHIBIT E

Direct Sunlight on East Sanctuary Windows at 8:30am



Indirect Sunlight on West Sanctuary Windows at 8:30am



1001 University

Existing Conditions - Luther Memorial

July 11, 2011

KNOTHE  
&  
BRUCE  
ARCHITECTS

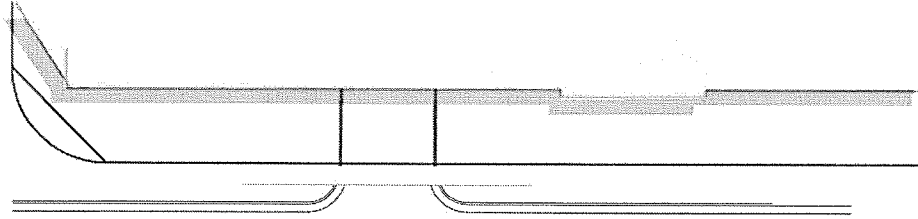
Project # 1037

**Revised Plans and Shadow Studies  
Submitted by the Applicant Follow This Page**



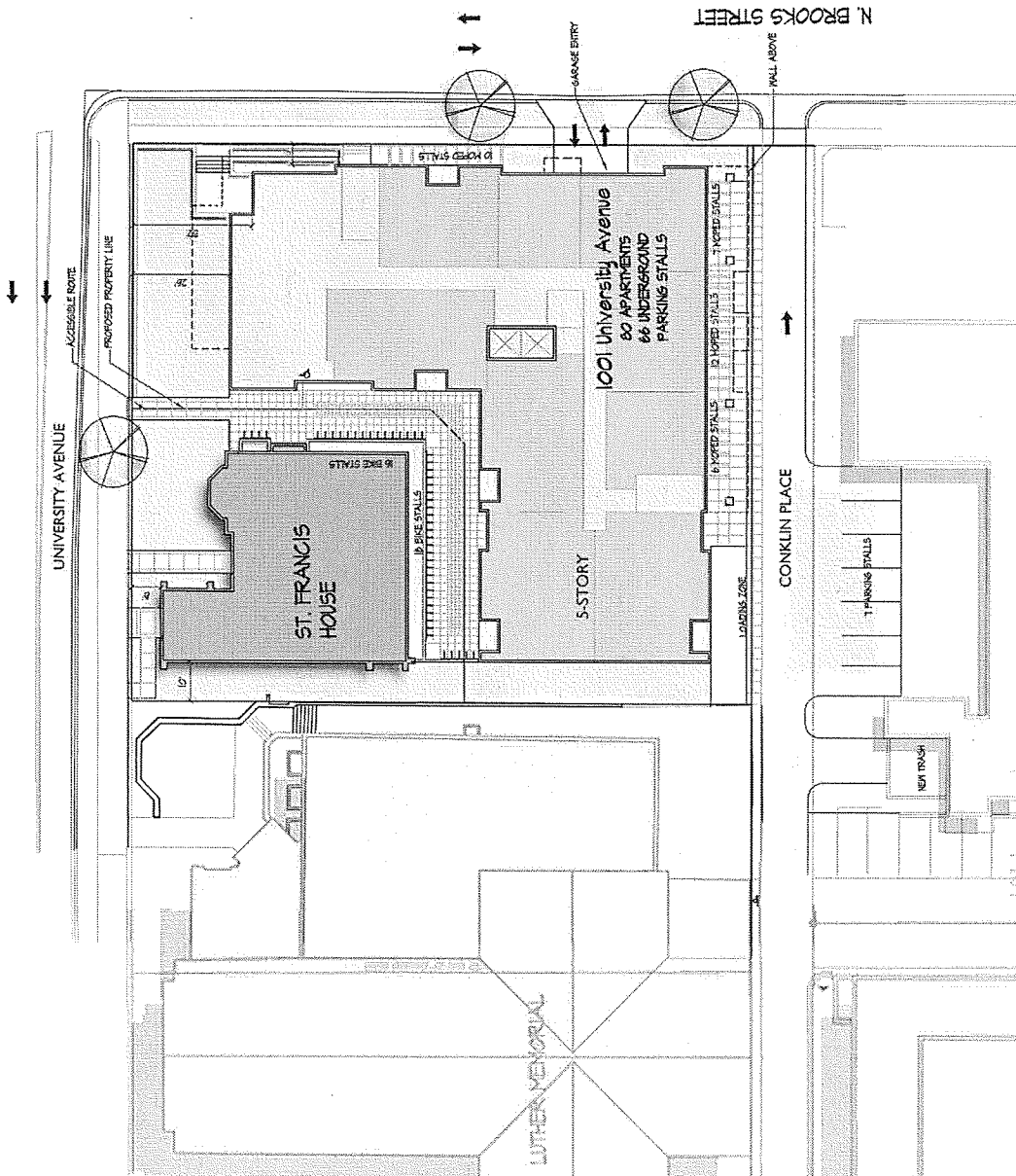
Project Summary

- 60 Units
- 246 Bedrooms
- 66 Underground Parking Stalls
- 219 Bike Parking Stalls
- 61 Moped Stalls



St. Francis Development  
**8 Story Option**  
Site Plan

**KNOTHE  
& BRUCE**  
ARCHITECTS  
Project # 1037





St. Francis Development  
**Site Plan**  
August 22, 2011

**KNOTHE  
& BRUCE**  
ARCHITECTS  
Project # 1037

Consultant

Notes



GRAPHIC SCALE  
 1 INCH = 20 FT.

Revisions

City Plan Review - April 20, 2011  
 City Plan Review Revised - August 31, 2011

Project Title

1001 University Avenue  
 Madison, WI

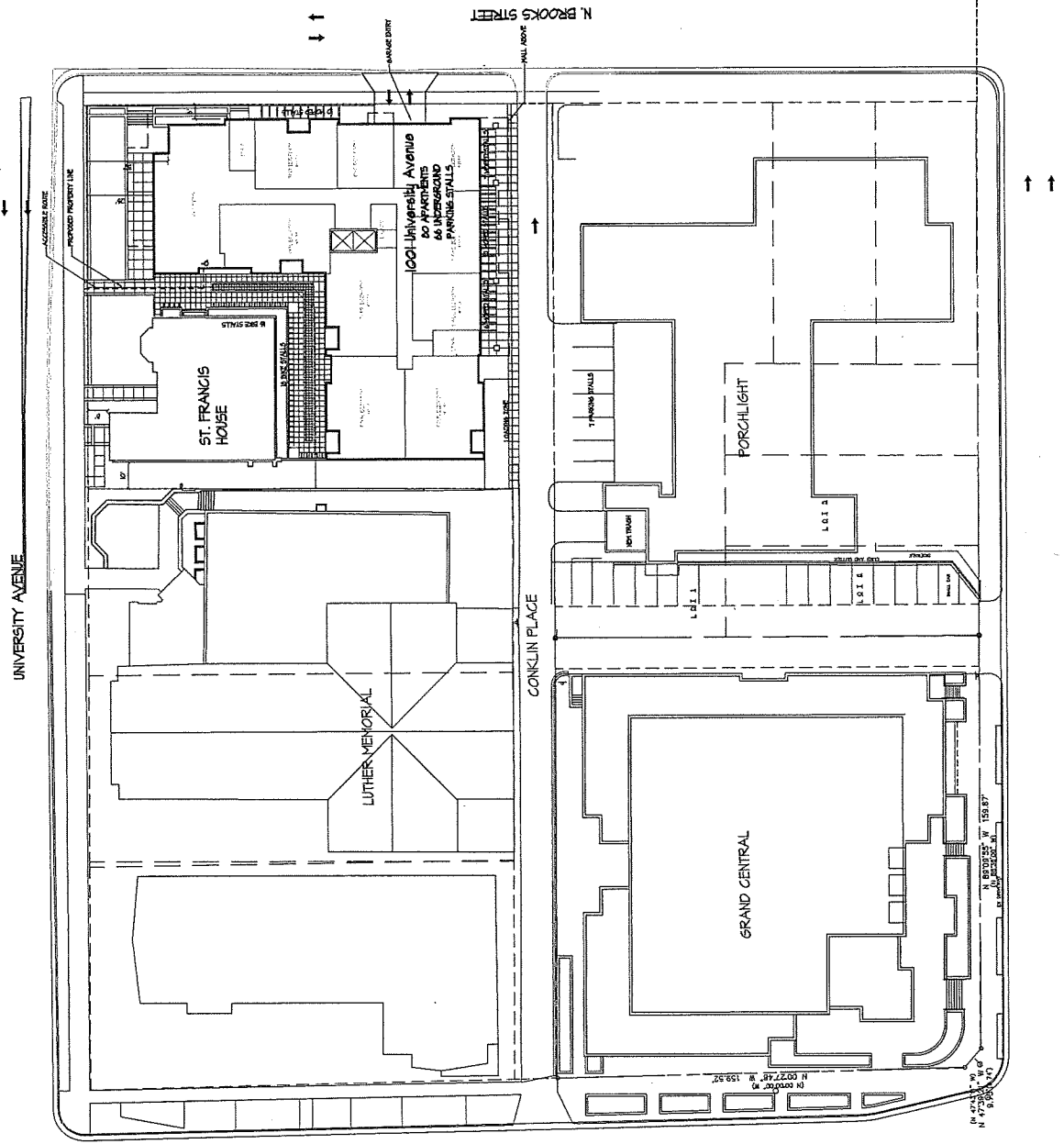
Overall Site Plan

Project No. 1087  
 Drawing No. C-1.0

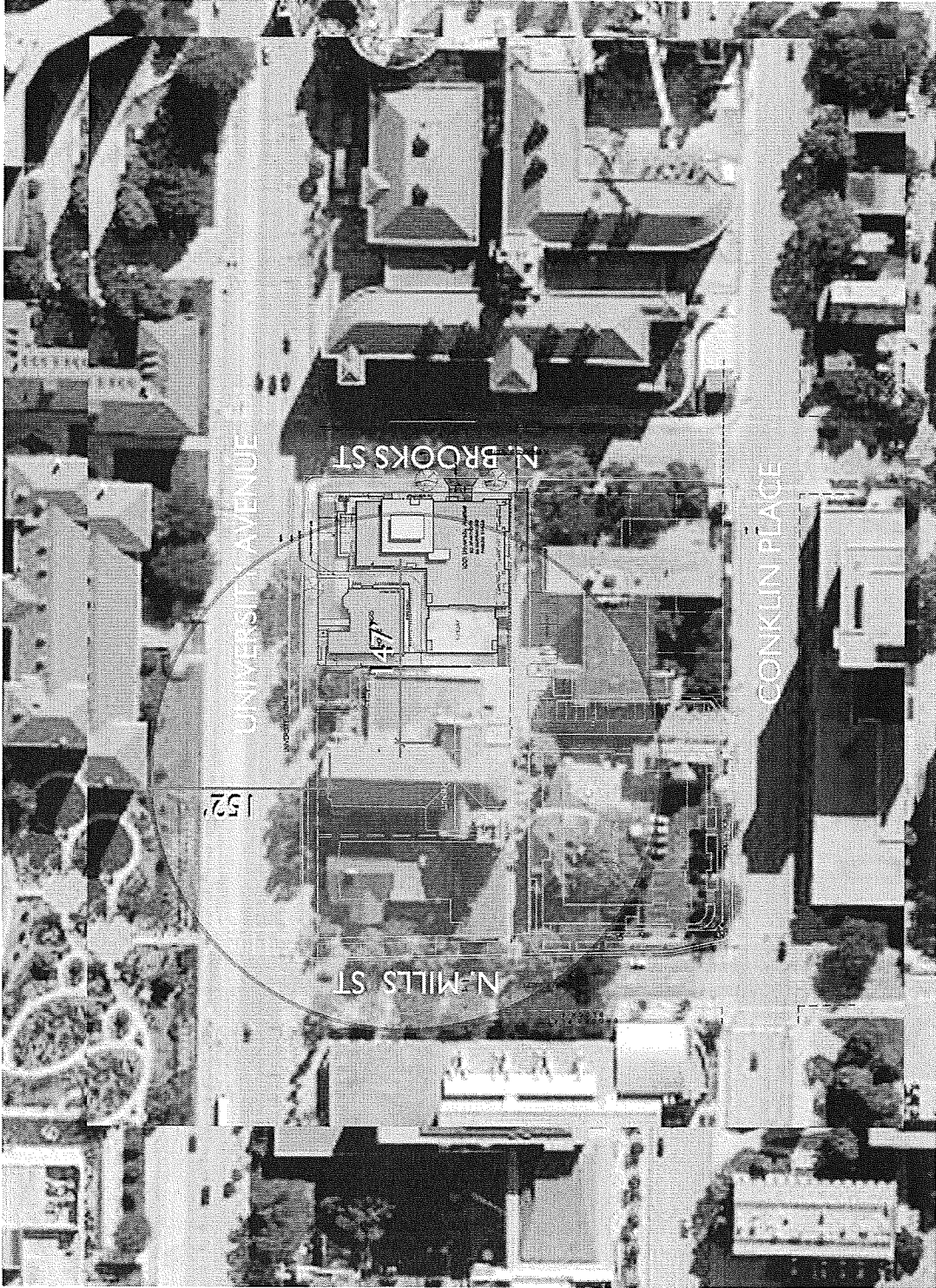
SHEET INDEX	
C-11	OVERALL SITE PLAN
C-12	TOPOGRAPHIC SURVEY
C-13	SITE DEMOLITION PLAN
C-14	GRADING AND EROSION CONTROL PLAN
C-15	UTILITY PLAN
C-16	SITE CONSTRUCTION DETAILS
L-11	SITE PLANTING PLAN
L-12	PLANT SCHEDULE
A-11	PARKING LEVEL - TWO
A-12	PARKING LEVEL - ONE
A-13	FIRST FLOOR PLAN
A-14	SECOND-FOURTH FLOOR PLAN
A-15	FIFTH FLOOR PLAN
A-21	EXTERIOR ELEVATIONS
A-22	ELEVATION ALONG UNIVERSITY AVENUE
A-23	WEST ELEVATION
A-24	ELEVATION ALONG CONKLIN PLACE
A-25	ELEVATION ALONG BROOKS STREET

SITE STATISTICS	
Dwelling Unit Mix:	
One-Bedroom	11
Two-Bedroom	24
Three-Bedroom	78
Four-Bedroom	88
Five-Bedroom	21
Total Dwelling Units	242
Acres:	
Total Gross Floor Area	91,448 SF
Densities:	
Lot Area	24,641 or 57 acres
Area / D.U.	308 SF/unit
Density	140 units/acre
Building Height:	Eight Stories
Vehicle Parking:	66 stalls
Underground-Residential	
Bicycle Parking:	33 stalls
Underground -standard 2'x6'	24 stalls
Surface -standard 2'x6'	61 stalls
Total	152 stalls
Underground - wall hvg	



(A) SITE PLAN  
 7/20/11



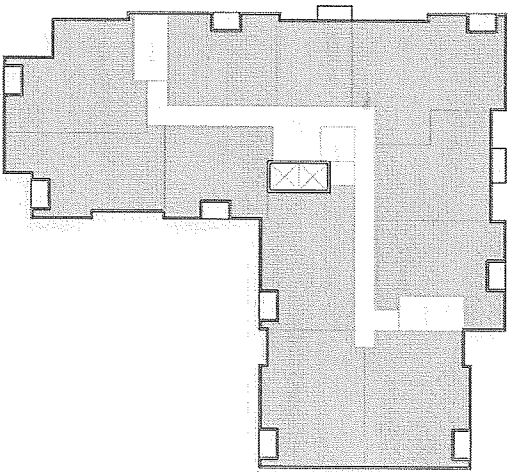
St. Francis Development  
**Site Plan**  
August 22, 2011

**KNOTTIE  
& BRUCE**  
ARCHITECTS  
Project # 1007





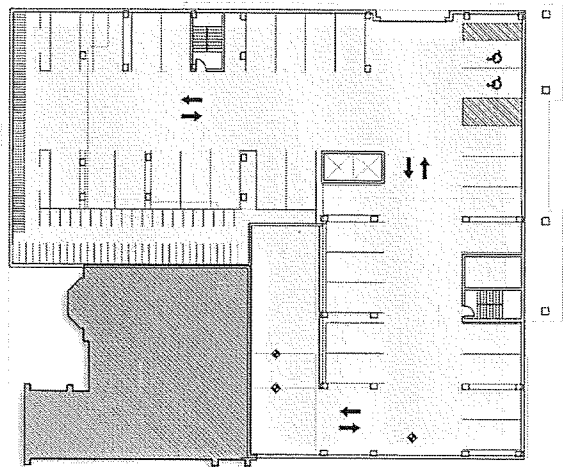




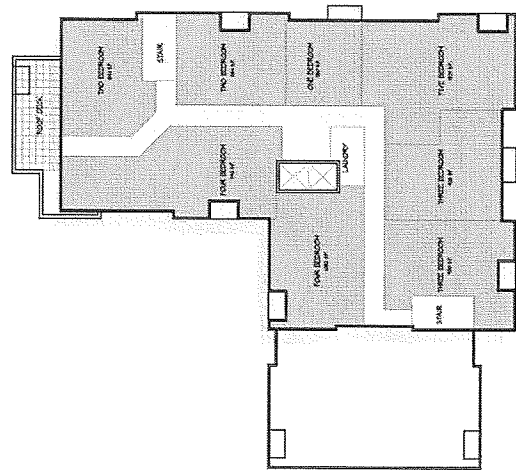
Typical Second-Fourth Floor Plan



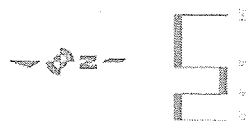
Typical Sixth-Eighth Floor Plan



Typical Basement Plan



Fifth Floor Plan



1001 University  
**Floor Plan**  
 August 22, 2011  
**KNOTHE & BRUCE**  
 ARCHITECTS  
 Project # 1037

Consultant

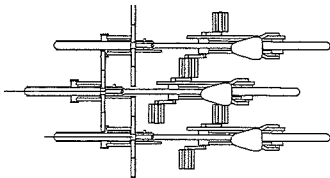
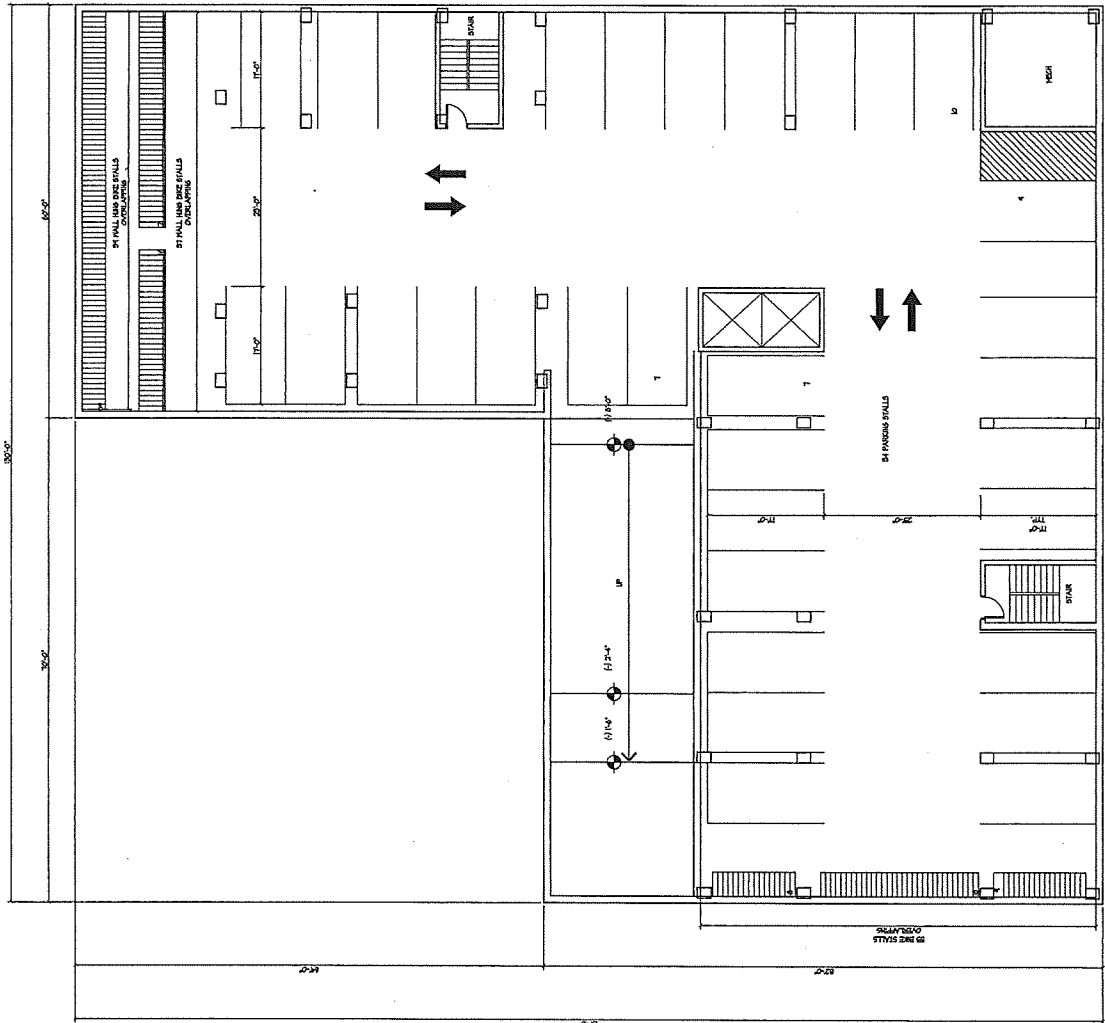
Notes

Project Title  
1001 University Avenue  
Madison, WI

Project Title  
1001 University Avenue  
Madison, WI

Project Title  
1001 University Avenue  
Madison, WI

Project No. 1037  
Drawing No. A-11



WALL MOUNTED BIKE RACK

**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue Suite 201  
 Middleton, Wisconsin 53562  
 608-835-3190 Fax 608-834-9394

Contract

Notes

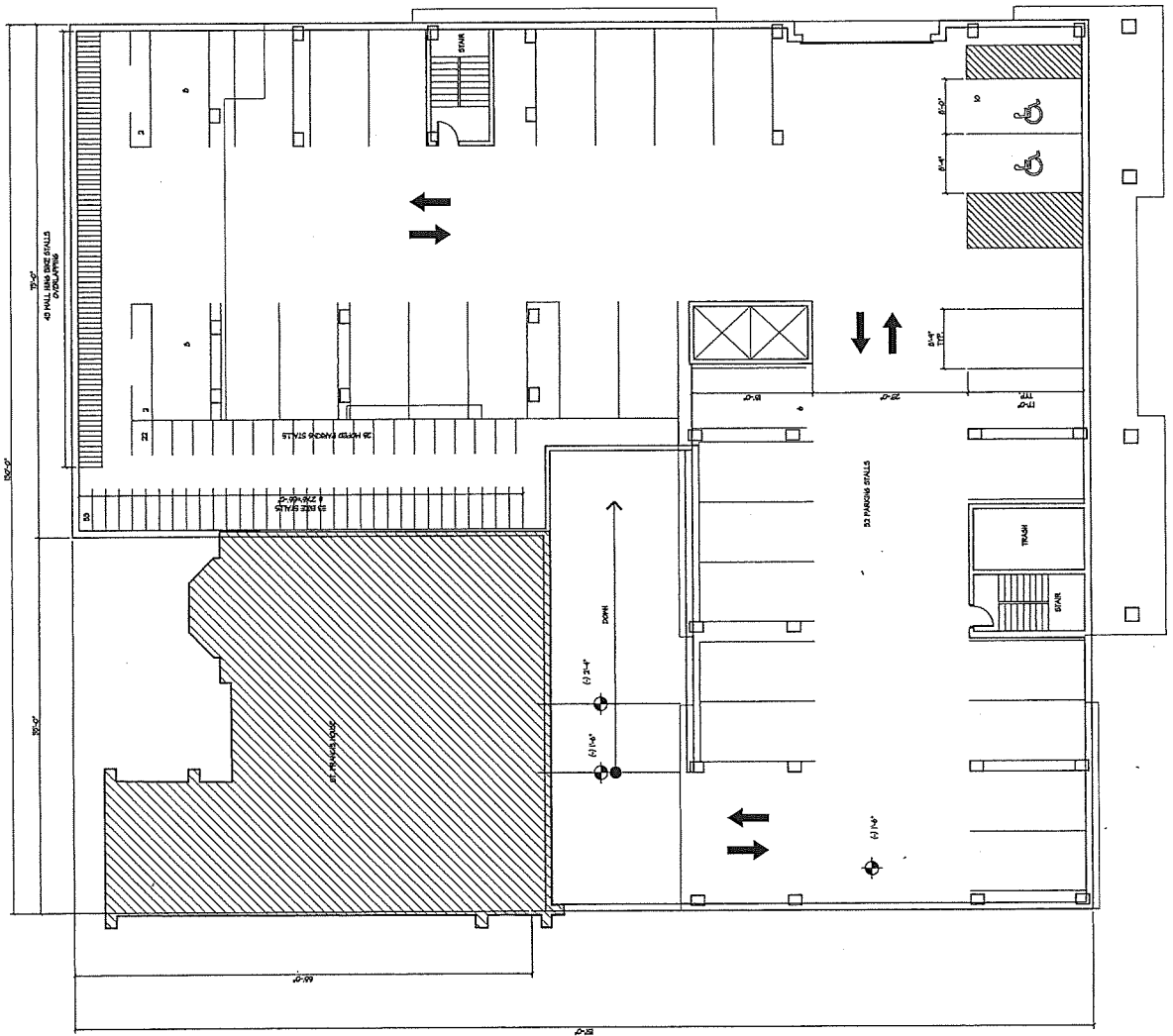
Revisions  
 City Plan Review - April 20, 2011  
 City Plan Review (Revised) - August 10, 2011

Project No.  
 1001 University Avenue  
 Madison, WI

Project No.  
 1037

Sheet No.  
 A-1.2

Scale  
 1/8" = 1'-0"



**KNOTHE  
& BRUCE  
ARCHITECTS**  
701 University Avenue Suite 201  
Madison, Wisconsin 53752  
608-836-3990 Fax 608-4934

Consultant

Notes

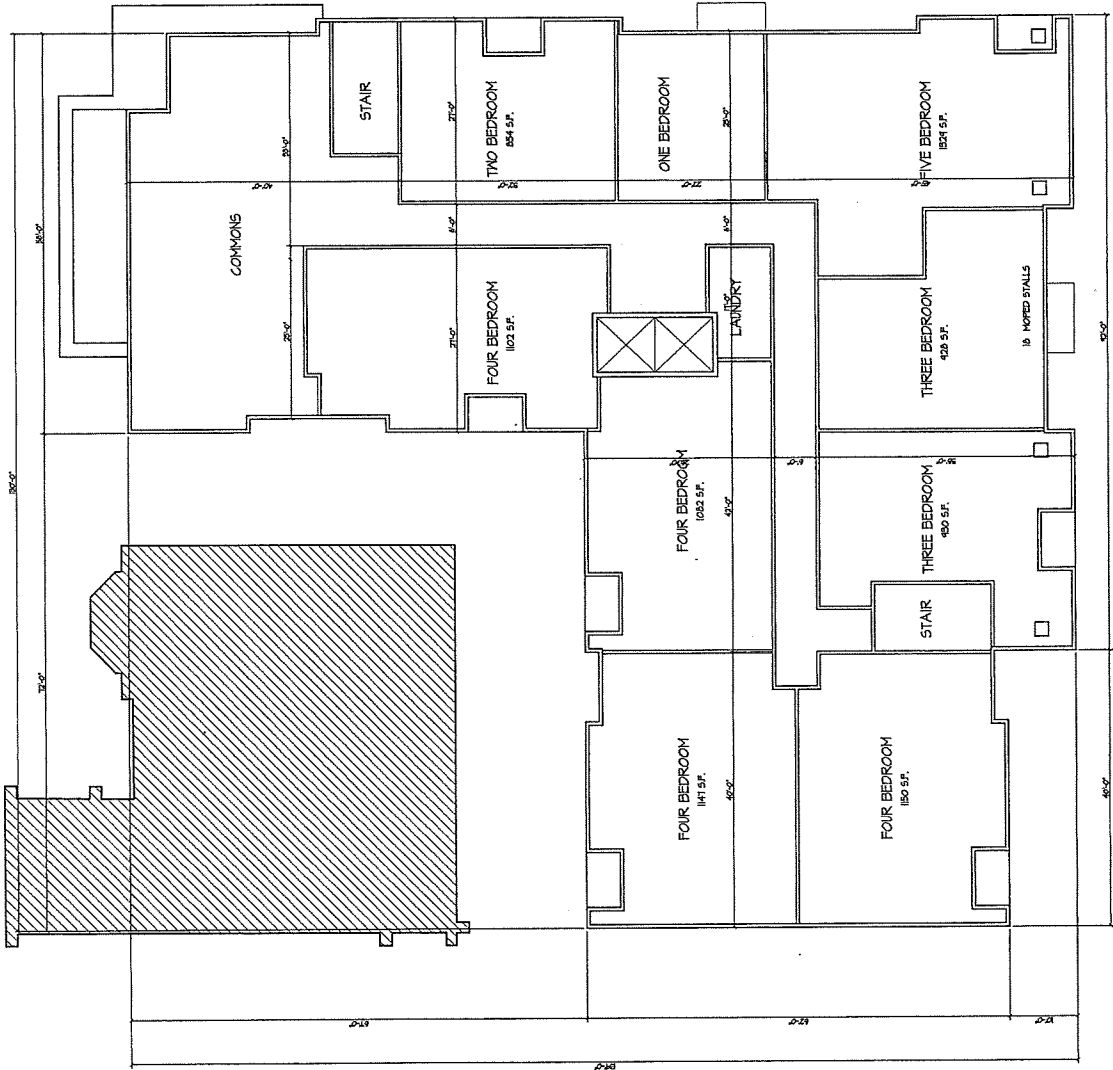
Revisions  
City Plan Review - April 20, 2011  
City Plan Review (Revised) - August 19, 2011

Project Title  
1001 University Avenue  
Madison, WI

Drawing Title  
First Floor Plan

Project No.  
1087

Drawing No.  
A-1B



FIRST FLOOR

FIRST FLOOR PLAN - 90-BEDS/6-FLOOR



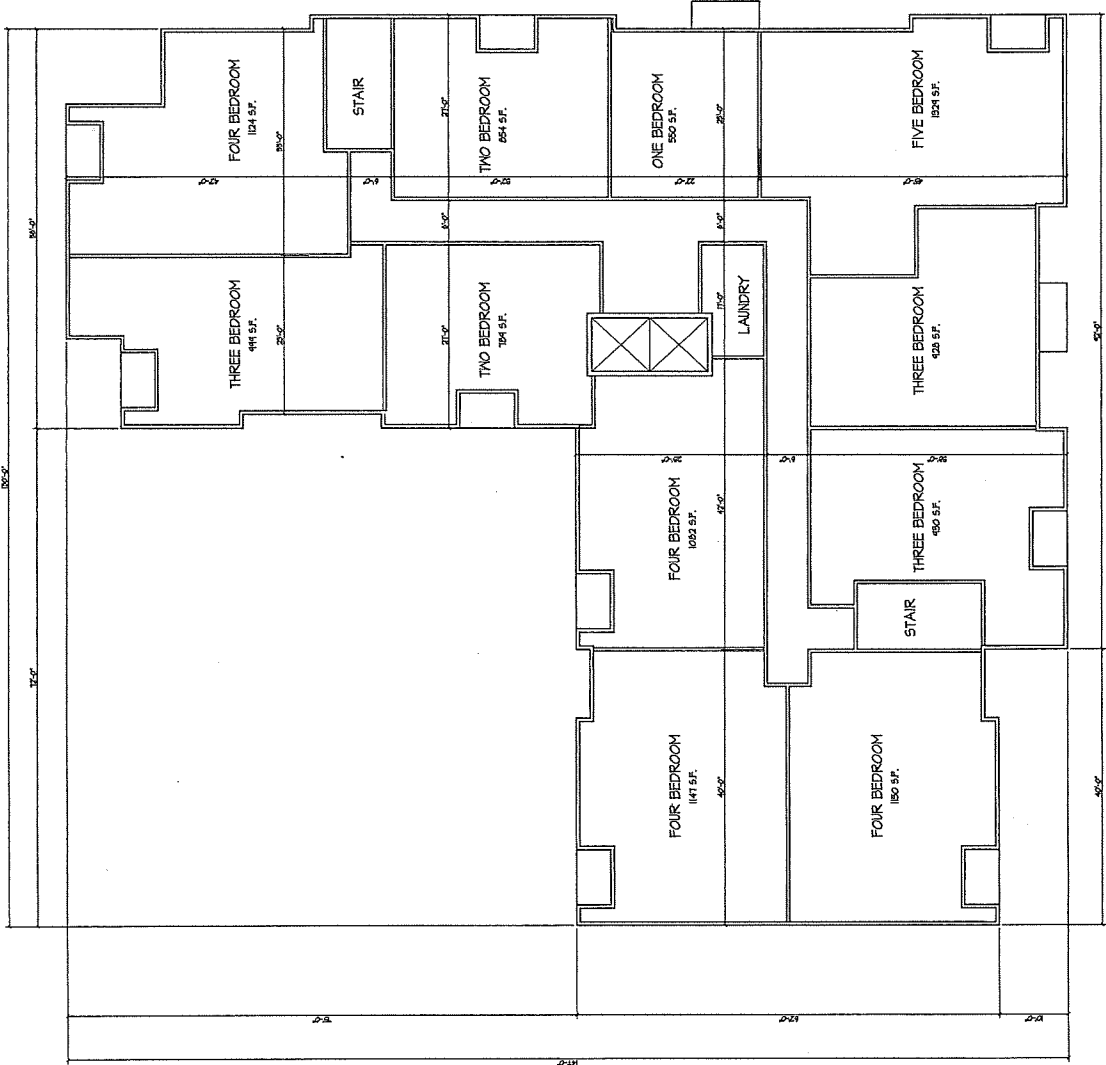
Contract:

Note:

Revised  
City Plan Review - April 23, 2011  
City Plan Review (Revised) - August 18, 2011

Project Title  
1001 University Avenue  
Madison, WI

Drawing Title  
**Second-Fourth  
Floor Plan**  
Project No.  
1037  
Drawing No.  
A-14



SECOND-FOURTH FLOOR PLAN  
10-11-14

Contract

Notes

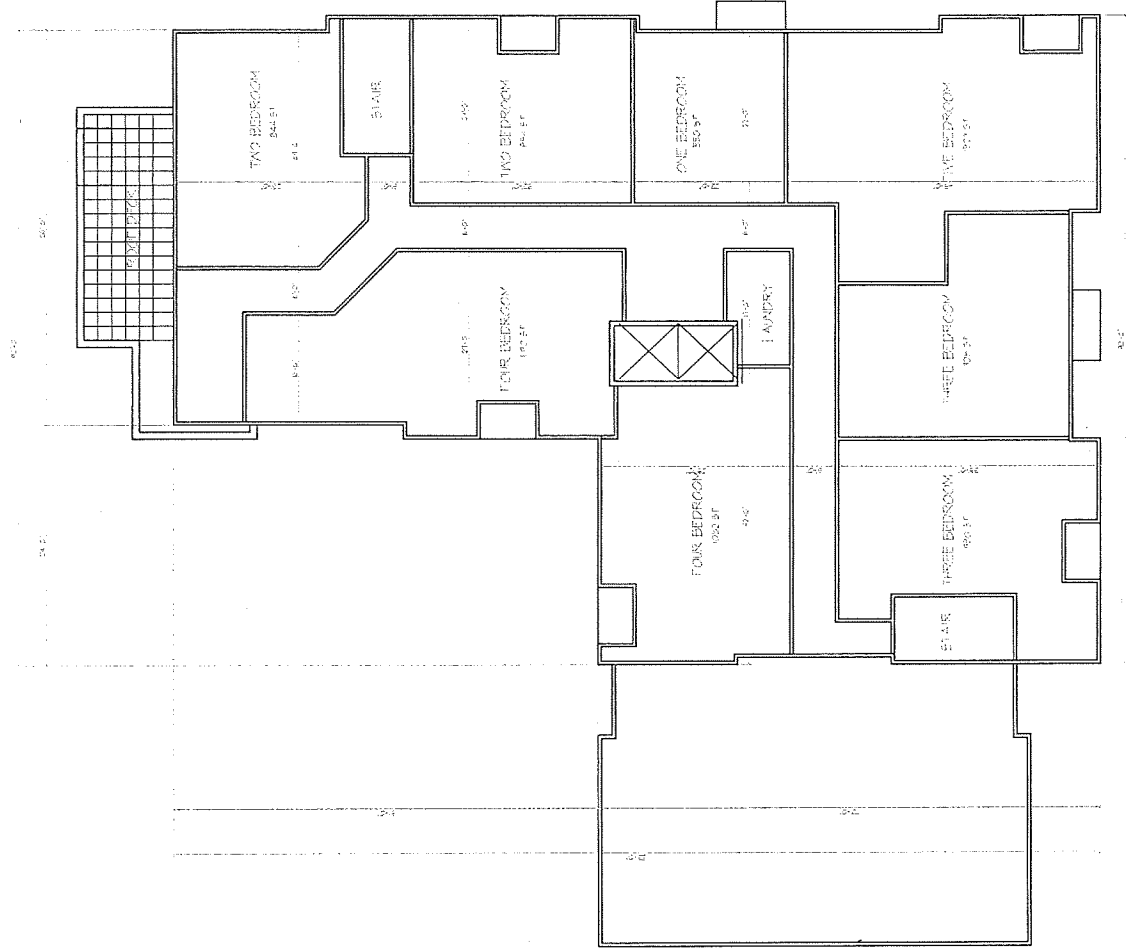
Revisions  
City Plan Review - April 20, 2001  
City Plan Review Revisited - August 9, 2001

Project Title  
**100 University Avenue**  
Madison, WI

Drawing Title  
**Fifth Floor Plan**

Project No.  
**1037**

Drawing No.  
**A-15**



FIFTH FLOOR PLAN

**KNOTHE  
& BRUCE  
ARCHITECTS**  
7601 University Avenue Suite 201  
Madison, Wisconsin 53762  
608-835-5490 Fax 608-643914

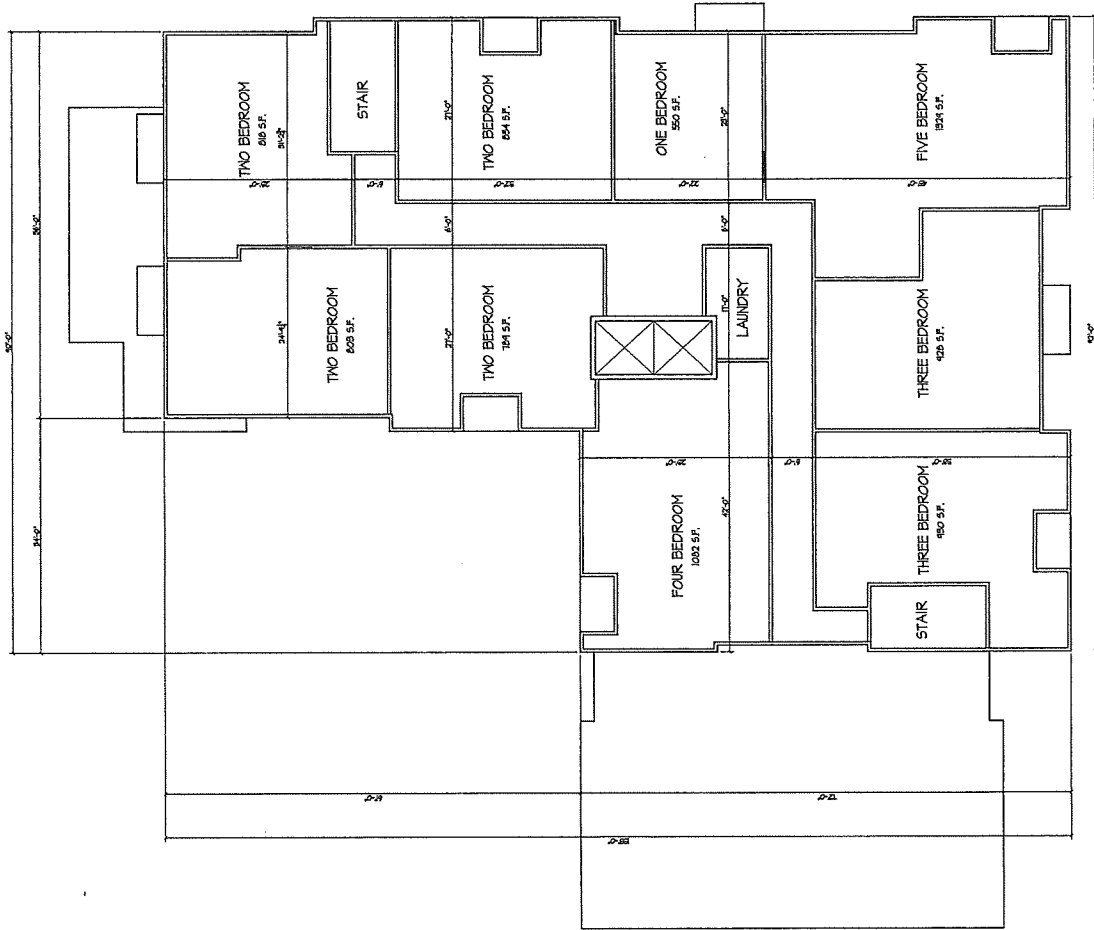
Contract

Notes

Revised  
10/18/03  
10/18/03  
10/18/03

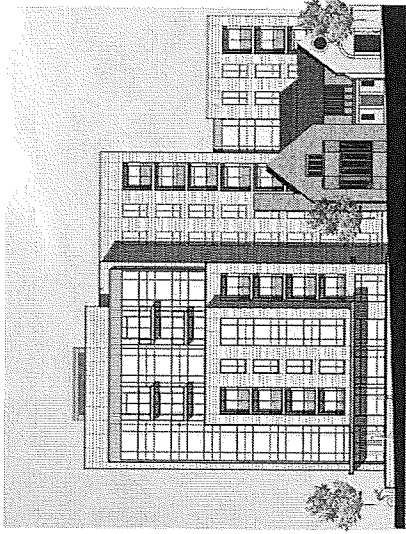
Project Title  
1001 University Avenue  
Madison, WI

Project No.  
1037  
Drawing No.  
A-16

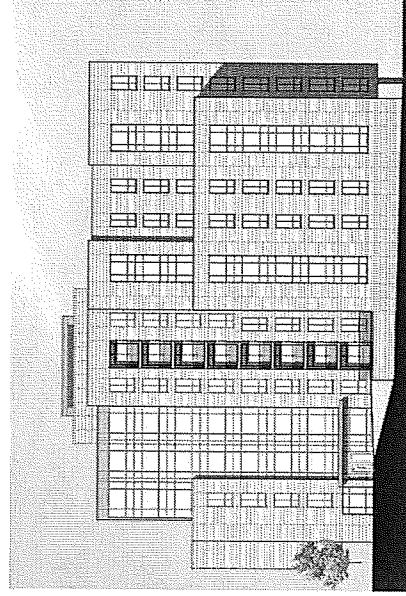


SIXTH-EIGHTH FLOOR PLAN

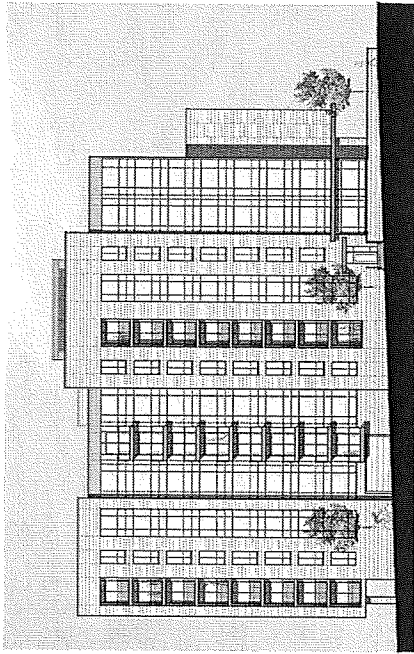




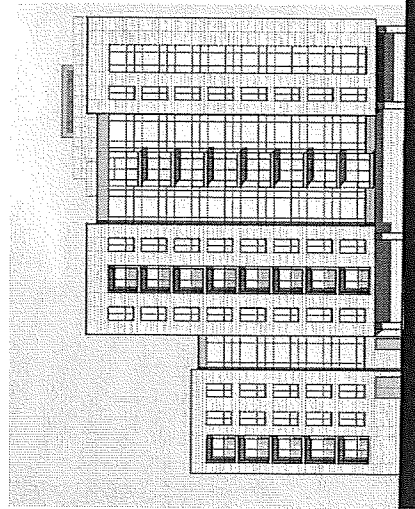
University Avenue Elevation



West Elevation



Brooks Street Elevation



Conklin Place Elevation

1001 University  
8 Story Option  
**Elevations**  
August 22, 2011

**KNOTHE  
& BRUCE**  
ARCHITECTS  
Project # 1077

**KNOTHE  
& BRUCE  
ARCHITECTS**  
780 University Avenue, Suite 201  
Madison, Wisconsin 53762  
608-231-3890 Fax: 608-693-4

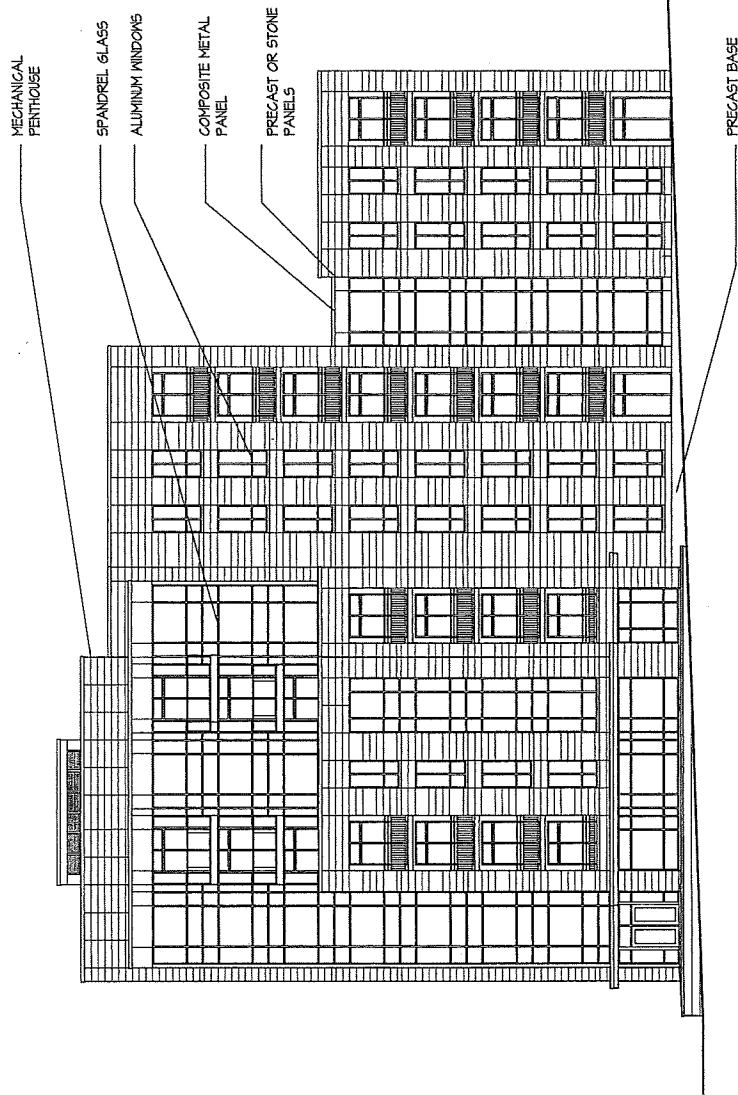
Consultant

Notes

Project Title  
1001 University Avenue  
Madison, WI

Project Title  
1001 University Avenue  
Madison, WI

Project Title  
1001 University Avenue  
Madison, WI



ELEVATION ALONG UNIVERSITY  
1/8" = 1'-0"

**KNOTHE  
& BRUCE  
ARCHITECTS**  
7401 University Avenue, Suite 201  
Madison, Wisconsin 53762  
608-834-3499 Fax 608-4974

Contract

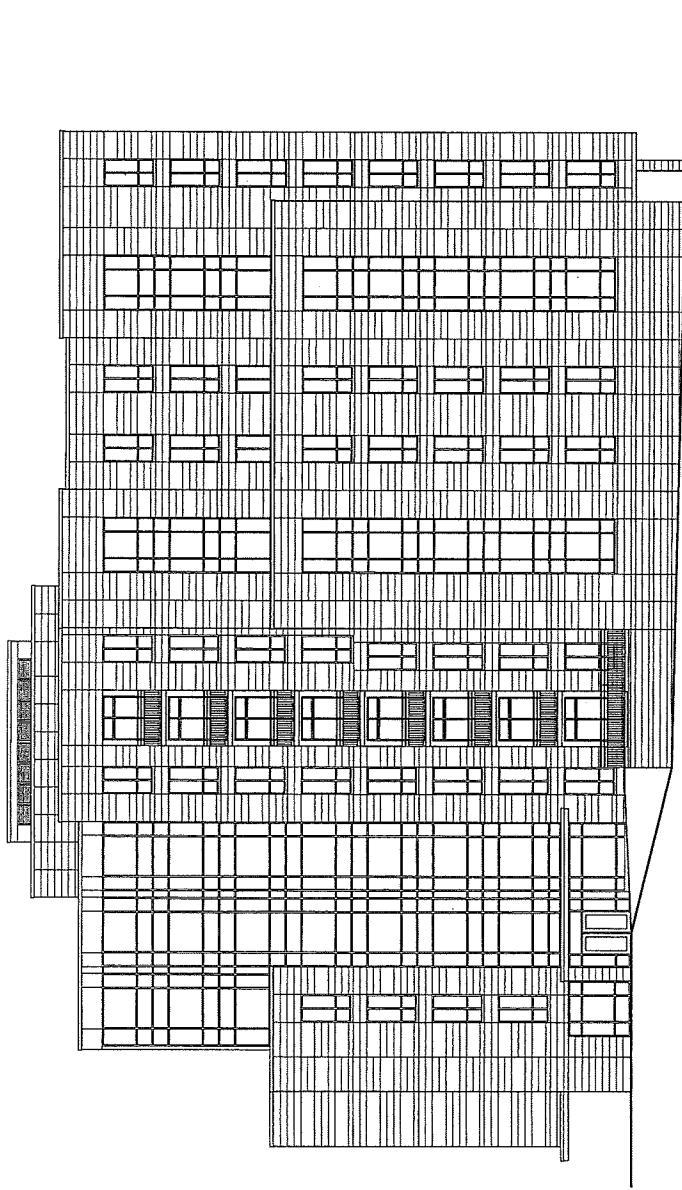
Notes

Project No.  
1001 University Avenue  
Madison, WI

Project No.  
1001 University Avenue  
Madison, WI

Project No.  
1001 University Avenue  
Madison, WI

Project No.  
1001 University Avenue  
Madison, WI



WEST ELEVATION  
10/1/02

**KNOTHE  
& BRUCE  
ARCHITECTS**  
 2601 University Avenue, Suite 201  
 Madison, Wisconsin 53762  
 608-938-3690 Fax 608-938-6974

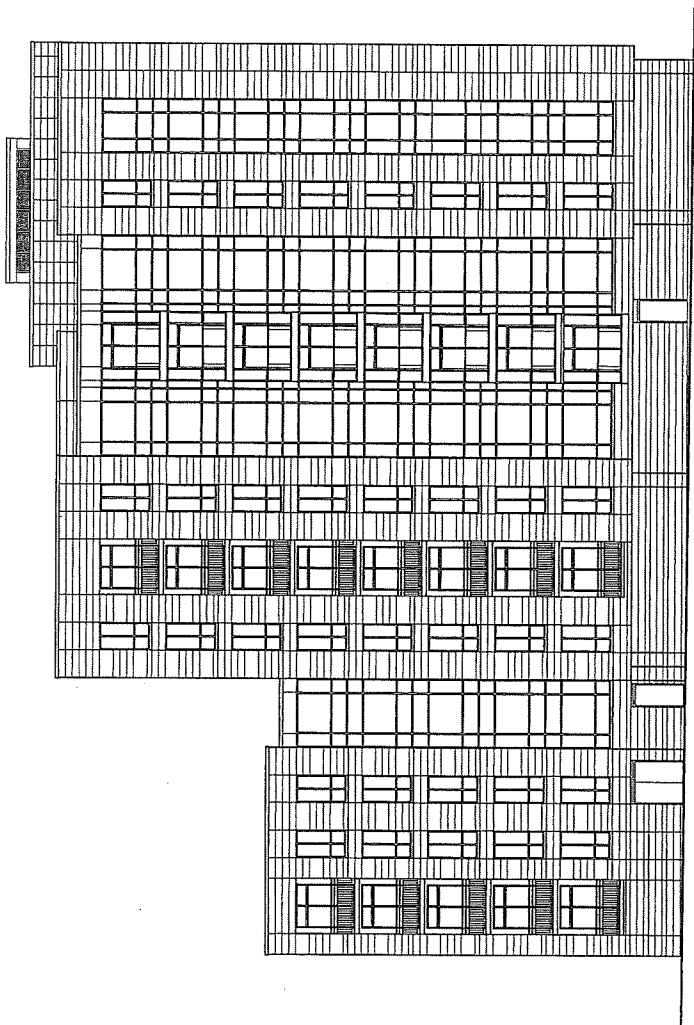
Contract

Name

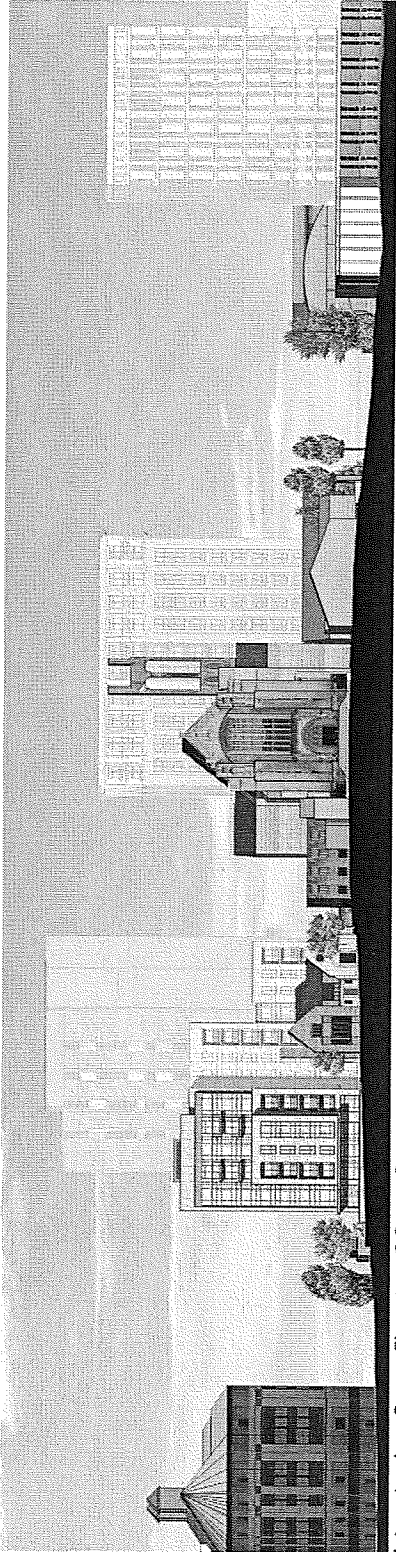
Madison  
 City Plan Review - April 20, 2011  
 City Plan Review Reissued - August 10, 2011

Project No.  
 1001 University Avenue  
 Madison, WI

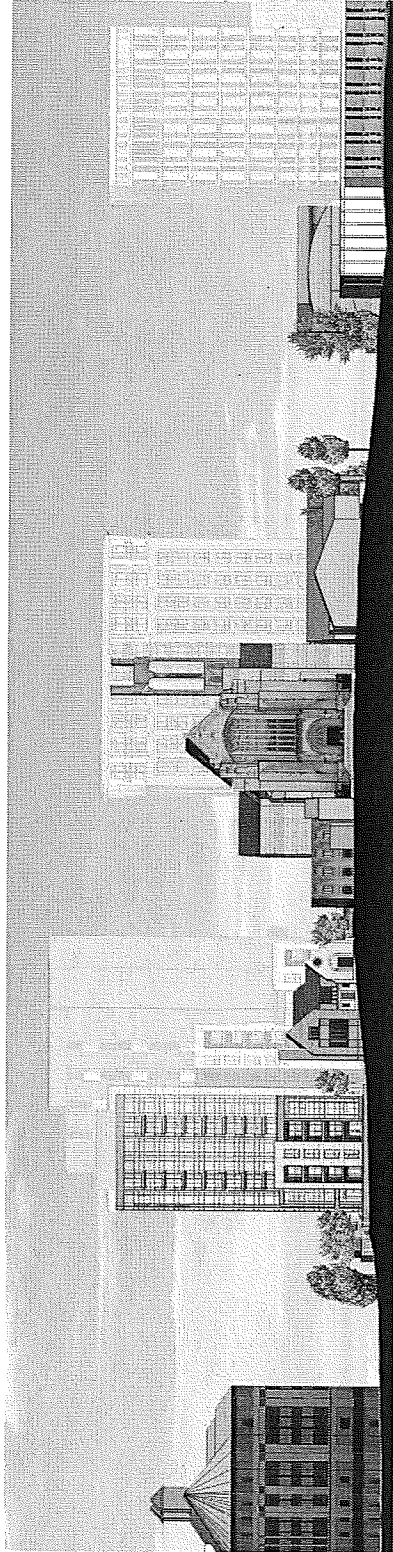
Project No.  
 1037  
 Drawing No.  
 A-2.4



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



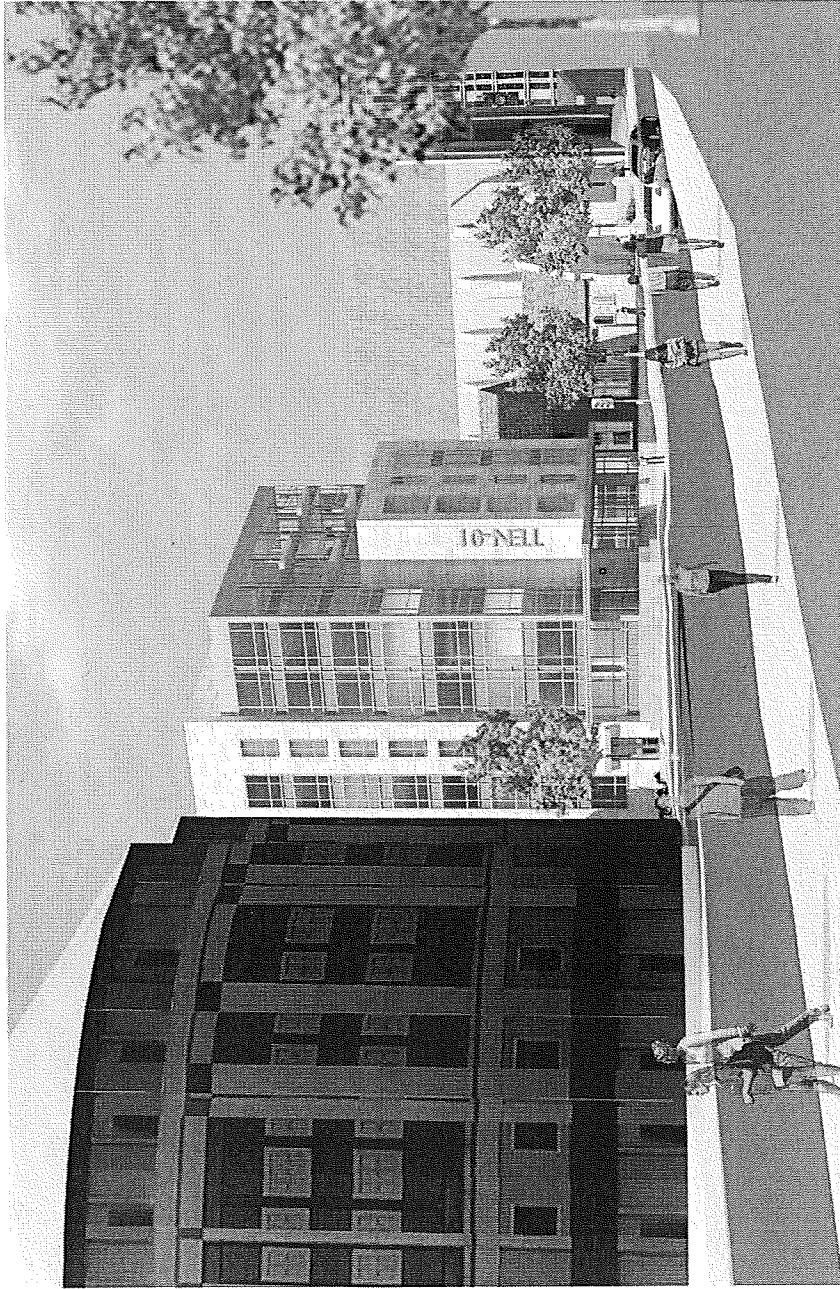
University Ave. Street Elevation- 8 Story Option



University Ave Street Elevation-Previous Proposal

St. Francis Development  
Street Elevations-8 Story Option

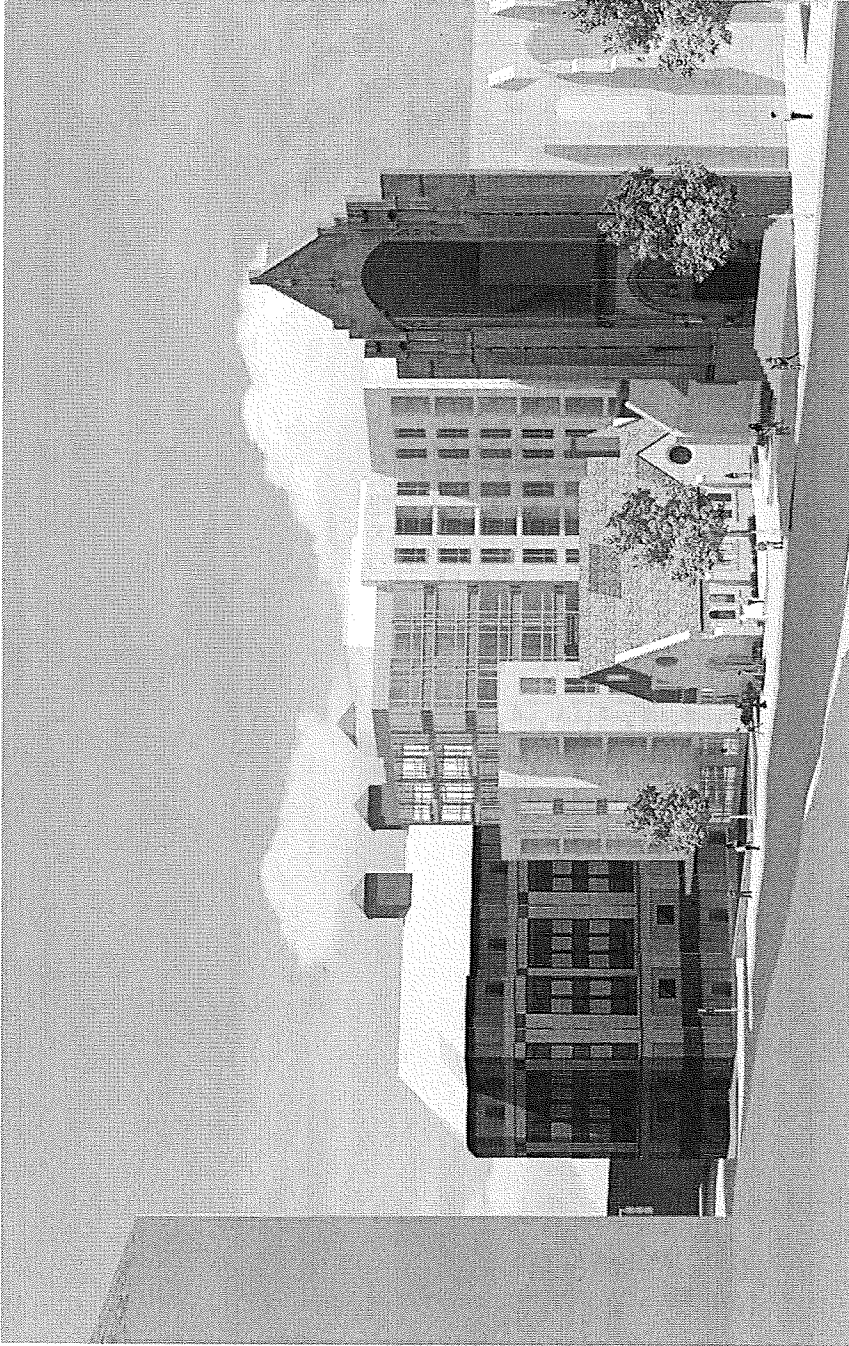
August 22, 2011  
KNOTHE  
& BRUCE  
ARCHITECTS  
Project # 1027



St. Francis Development  
8 Story Option  
Perspective #1

KNOTHE  
& BRUCE  
ARCHITECTS  
Project # 107





St. Francis Development  
**8 Story Option**  
**Perspective #2**

**KNOTHE  
& BRUCE**  
ARCHITECTS  
Project # 1037

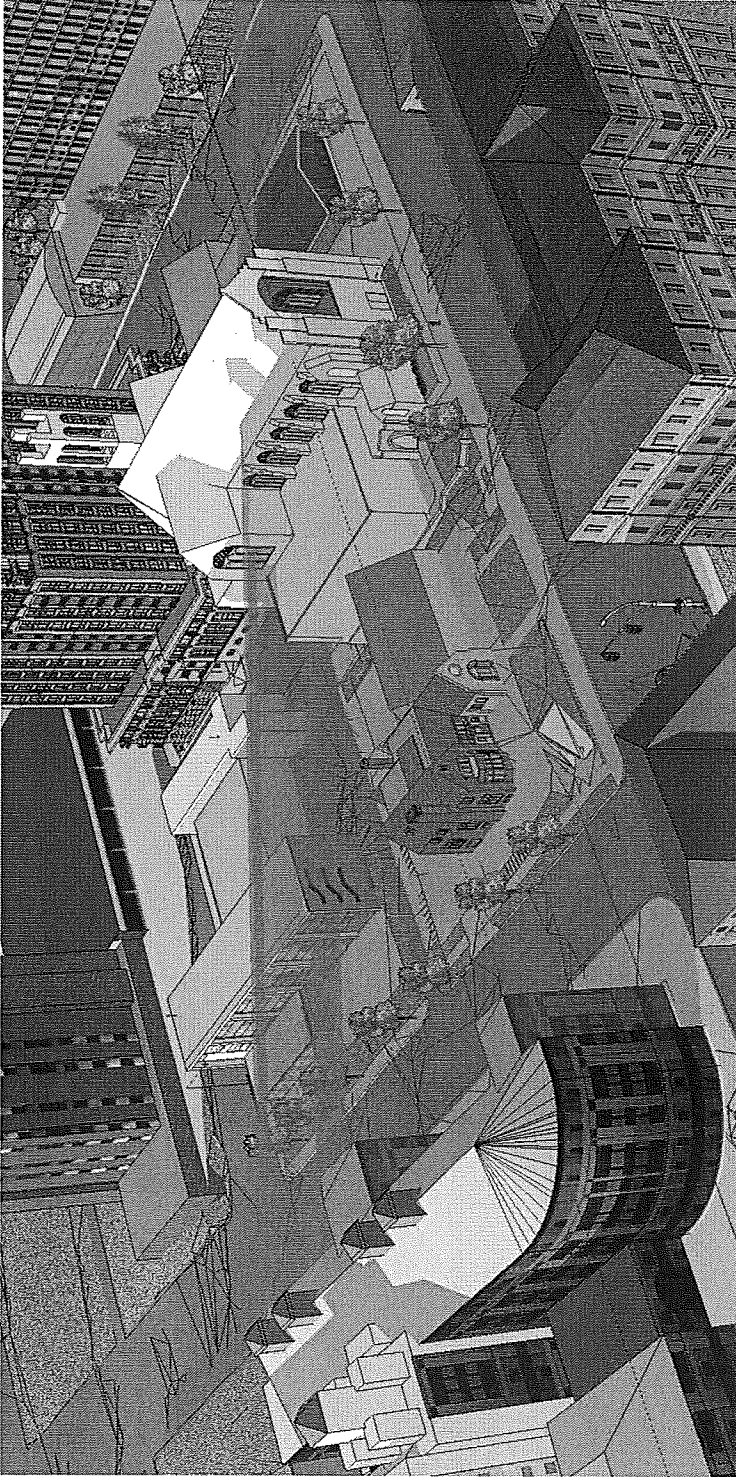


Shadows affecting Luther Memorial November 1, 8:00am, 10:30am, 12:00pm, 2:00pm, 4:15pm

1001 University  
Existing Conditions - Sun Study  
June 29, 2011

KNOTHE  
& BRUCE  
ARCHITECTS  
Project # 1037





Granger Hall Shadow on November 1, 8am

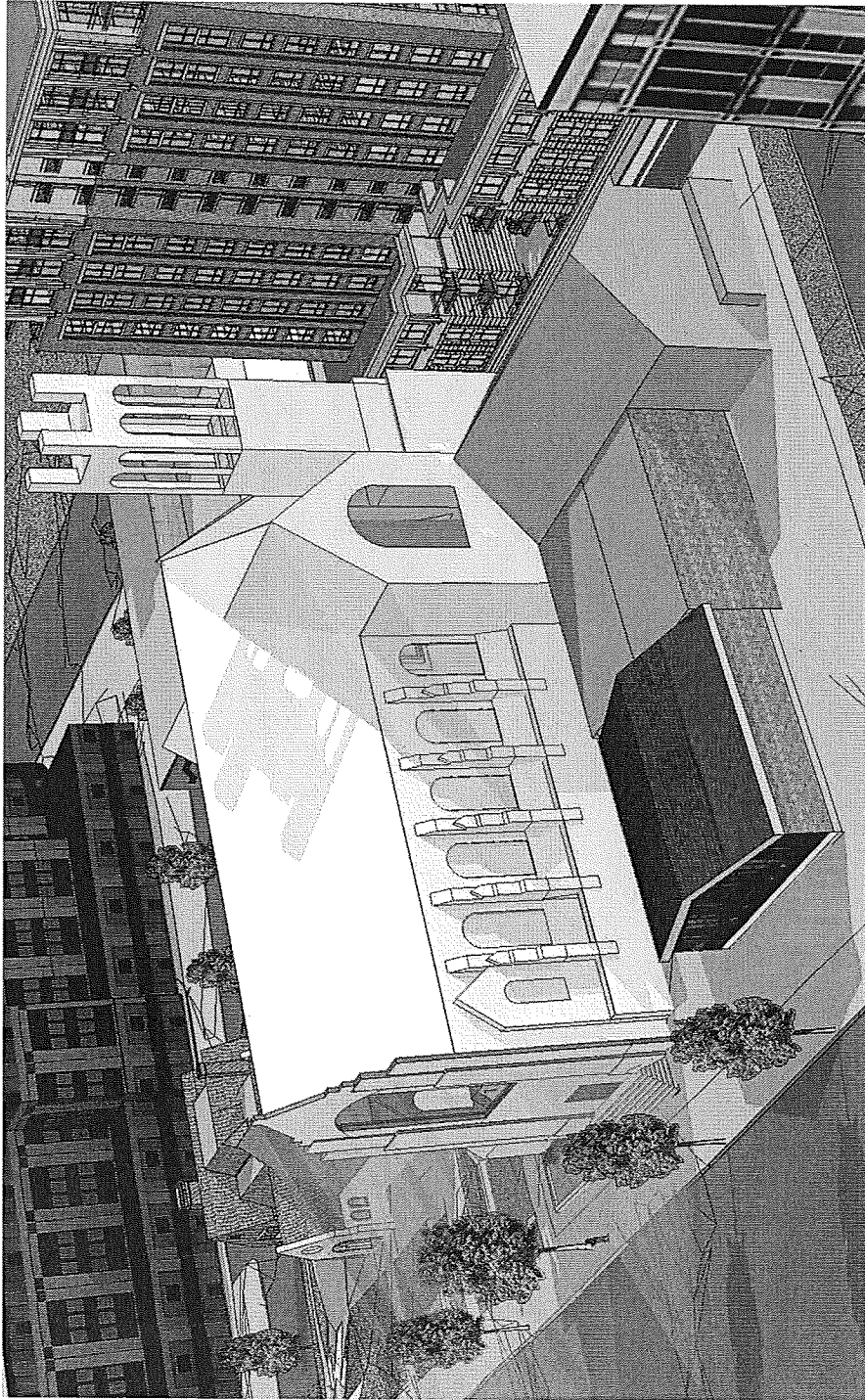
1001 University

## Existing Conditions - Sun Study

June 29, 2011

**KNOTTIE  
& BRUCE**  
ARCHITECTS

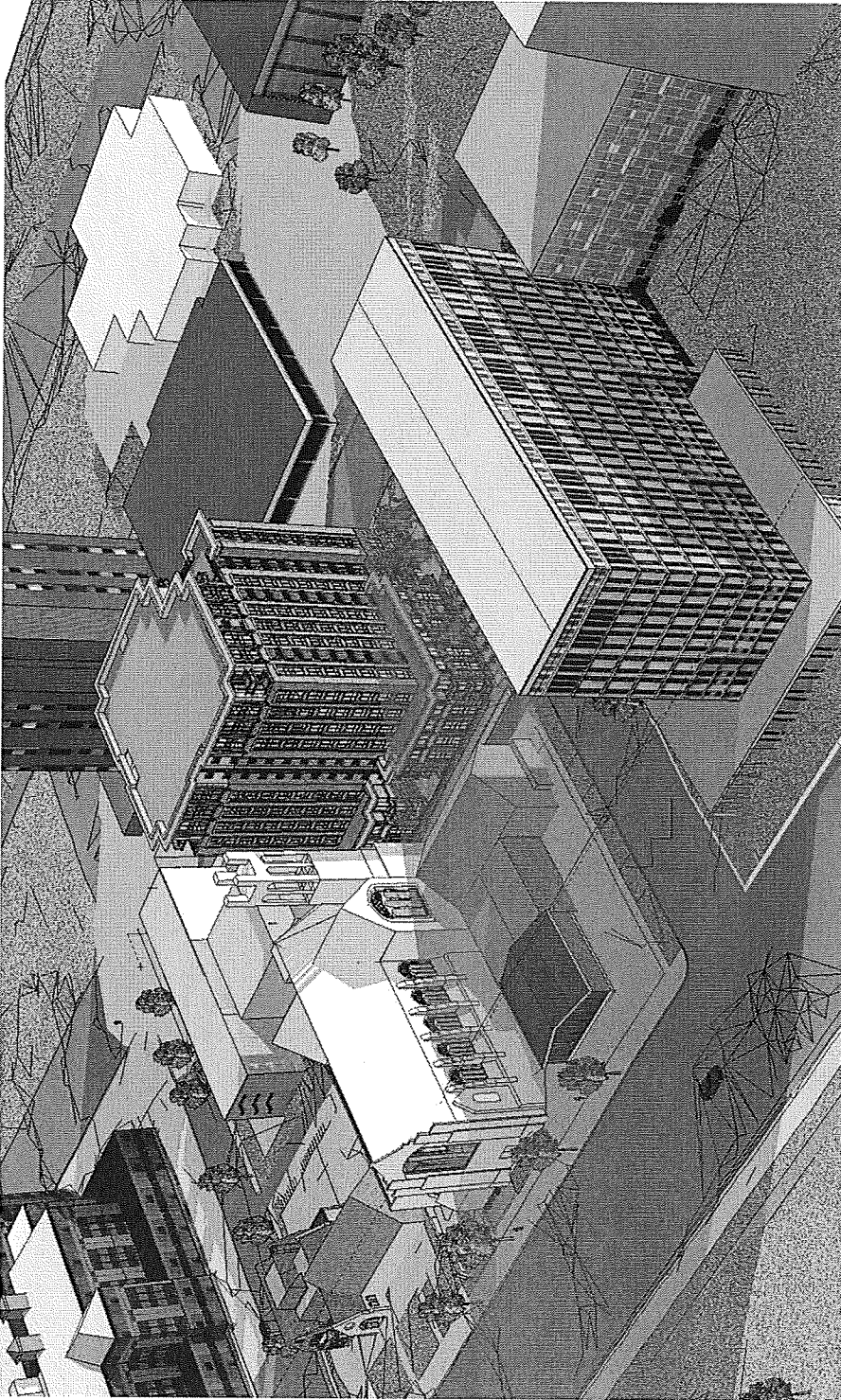
Project # 1027



Luther Memorial Shadow on November 1, 2:00 pm

1001 University  
Existing Conditions - Sun Study  
August 24, 2011

KNOTHE  
& BRUCE  
ARCHITECTS  
Project # 1077



Chemistry Building Shadow on November 1, 4:15pm

1001 University  
Existing Conditions - Sun Study  
June 29, 2011

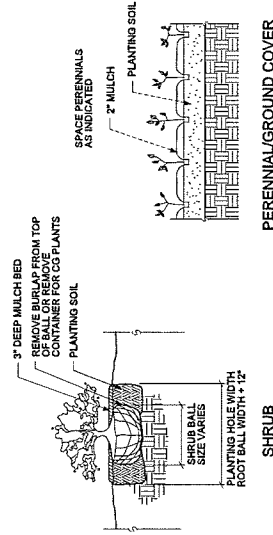
**KNOTHE  
& BRUCE**  
ARCHITECTS  
Project # 1077

CONTRACT



NO. 00

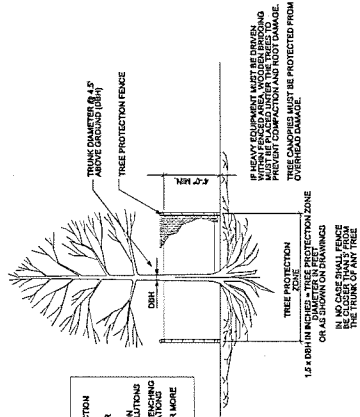
Key	Botanical Name	Common Name	Qty.	Size at Planting	Comments
<b>Deciduous Shrubs</b>					
Aq	<i>Amelanchier x grandiflora 'Princess Diana'</i>	Princess Diana Serviceberry	2	5' HIG&B	shrub 10m
An	<i>Anemone melanocarpa 'Kogels Beauty'</i>	Kogels Beauty Anemone	20	18" HIG/Cont	
Di	<i>Dieris villosa</i>	Dwarf Bushhoneysuckle	22	18" HIG/Cont	
Hi	<i>Hesperaloe parviflora</i>	Seaweed Flower	2	5' HIG&B	shrub 10m
Hy	<i>Hydrangea macrocarpa 'Grandiflora'</i>	Shrub Hydrangea	4	18" HIG/Cont	
<b>Evergreen Shrubs</b>					
Eu	<i>Eucalyptus 'Eucalyptus'</i>	Eucalyptus	35	24" Spd./Cont	
<b>Perennials/Ground Covers</b>					
As	<i>Asarum canadense</i>	Wild Ginger	415	2" pot	space 12" oncenter
Br	<i>Brunnera macrocarpa 'Brunette'</i>	Brunette Snake-root	8	1 gal. pot	
Er	<i>Eryngium yuccifolium</i>	Red Batwing	17	2" pot	space 12" oncenter
Hj	<i>Hosta x Jurek</i>	Hosta	16	1 gal. pot	



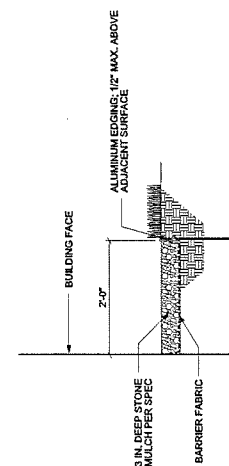
PERENNIAL/GROUND COVER

2 TYPICAL PLANTING DETAILS  
NO SCALE

1 PLANT SCHEDULE  
NO SCALE



4 TREE PROTECTION DETAIL  
1/4\"/>



3 STONE MAINTENANCE EDGE  
1/4\"/>

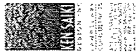
Revision  
 City Plan Review - April 20, 2011  
 UPC Review - August 31, 2011

Project Title  
 1001 University Avenue

1001 UNIVERSITY AVE  
 Drawing Title  
 Plant Schedule

Drawing No.  
 103T  
 1-12

CONTRACT



NOVA

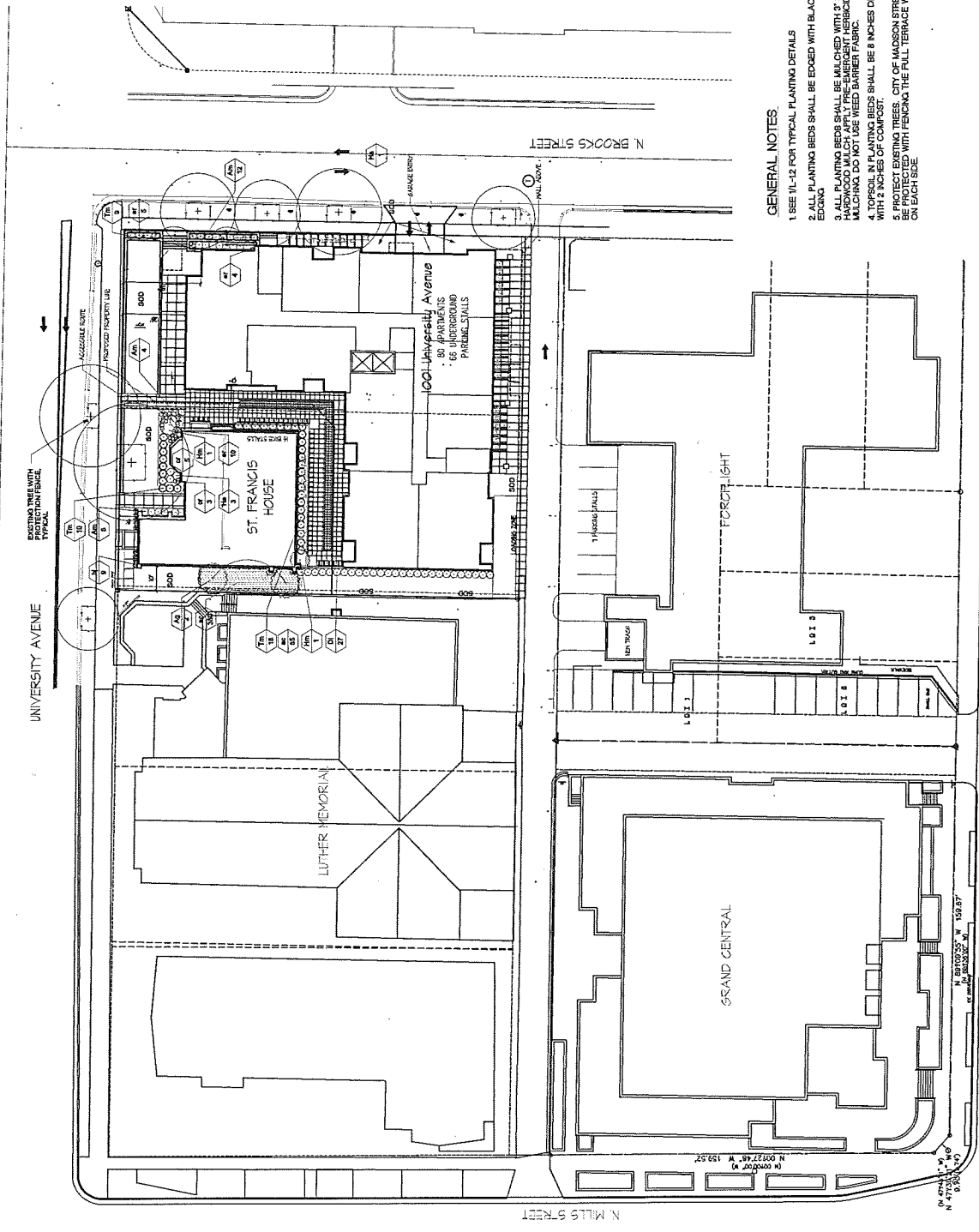


REVISIONS  
 City Plan Revision - April 20, 2011  
 UCC Revision - August 31, 2011

Project Title  
 1001 University Avenue

1001 UNIVERSITY AVE.  
 Drawing Title  
 Site Planting Plan

Project No.  
 1037  
 Drawing No.  
 L-11



- GENERAL NOTES:**
- SEE VL-12 FOR TYPICAL PLANTING DETAILS
  - ALL PLANTING BEDS SHALL BE EDCED WITH BLACK ALUMINUM EDGING
  - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDED HARDWOOD MULCH. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCHING. DO NOT USE WEED BARRIER FABRIC.
  - TOPSOIL IN PLANTING BEDS SHALL BE 8" INCHES DEEP AND AMENDED WITH 2" OF COMPOST.
  - ALL TREE EDGING SHALL BE CITY OF MADISON STREET TREES SHALL BE PROTECTED WITH FENCING. THE FENCE SHALL BE 5' HIGH AND 5' WIDE ON EACH SIDE.

1 SITE PLANTING PLAN

BROOKS PLAT  
 BLOCK 4