



Letter of Intent

Brown Lofts Apartments

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

March 4, 2008

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 drawings for detailed unit count. 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:

July 5, 2008
August 20, 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. A painted, built-up synthetic material cornice will top off the building. Special design elements include: arched openings, quoins on the building's corners, horizontal limestone and precast concrete banding, aluminum 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 spacious 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	16,477 sf.
Parking Level P1	23,923 sf.
First Floor	20,050 sf.
Second Floor	18,508 sf.
Third Floor	18,508 sf.
<u>Fourth Floor</u>	<u>18,508 sf.</u>
Total Building Area:	115,974 sf.

Bedrooms per Dwelling Unit:

Please refer to Site Plan (C200) for additional information.

Parking Requirements:

Please refer to Site Plan (C200) 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.

Legal Description:

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

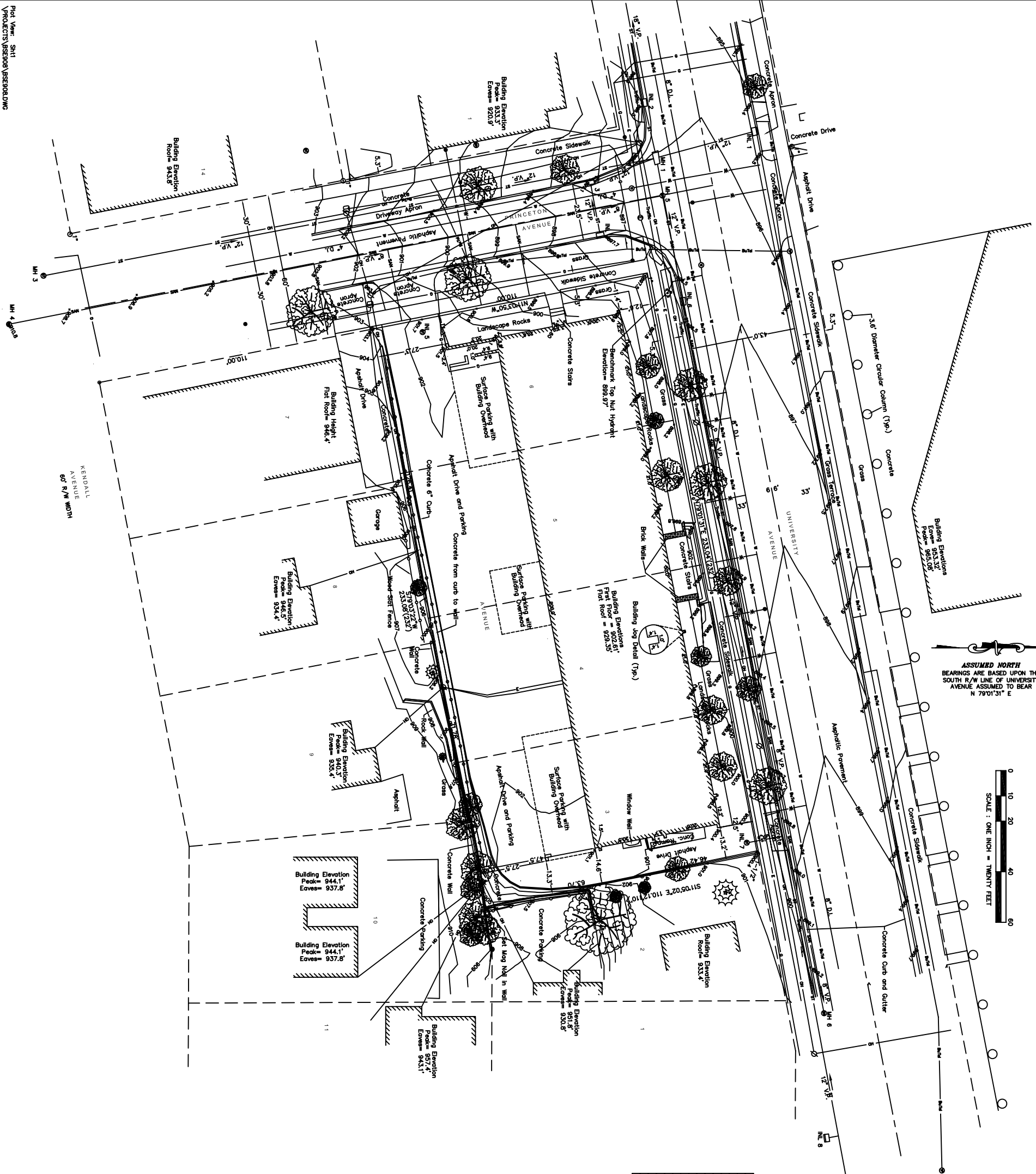
All of Lots 3, 4, 5 and 6, Block 3, University Heights, as recorded in Volume 1 of Plats, on Page 17, as document number 197136, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

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

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.

TOPOGRAPHIC SURVEY

ASSUMED NORTH
BEARINGS ARE BASED UPON THE
SOUTH 89° 10' 13" E
UNIVERSITY AVENUE ASSUMED TO BEAR
N 79° 10' 13" E



STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	PIPE SIZE	TYPE	INVERT	OUTLET	INVERT
NH 1	12" TC	896.63	E 893.06	N 893.43	
NH 2	12" TC	897.18	W 893.47	E 893.43	
NH 3	12" TC	897.52	W 897.54		
NH 4	12" TC	896.89	FULL OF LEAVES AND DEBRIS		
NH 5	12" TC	900.23	N 896.03		
NH 6	12" TC	901.24	W 890.30	N 891.26	E 891.00
NH 7	12" TC	896.10	W 890.10	S 890.39	E 890.90
NH 8	12" TC	901.01	W 890.10	S 891.10	W 891.10
NH 9	12" TC	901.81	N 890.57	N 890.73	
NH 10	12" TC	896.71	S 890.39	E 890.34	
NH 11	12" TC	892.63	W 892.43		

LEGEND

- 3/4" SOLID IRON ROD FOUND
- IRON PIPE FOUND (SIZE DENOTED)
- X FOUND CHISELED "X" IN CONCRETE
- FOUND MAG NAIL BENT EAST
- 3/4" X 1/8" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- X 20' SPOT ELEVATION
- OVERHEAD POWER LINE
- BURIED GAS LINE
- WATER MAIN
- 8" SANITARY SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED TRAFFIC CABLES
- WATER VALVE
- GAS VALVE
- TV BOX
- ELECTRIC BOX
- UTILITY POLE
- LIGHT POLE
- TELEPHONE BOX
- FIRE HYDRANT
- SIGN
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- DECIDUOUS TREE (DIAMETER NOTED)
- CONIFEROUS TREE (DIAMETER NOTED)
- () INDICATES RECORDED AS NEAREST HUNDRETH OF A FOOT

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this boundary survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Dates of field work: November 21, 23 and 28, 2005
- 4) Surveyor has made no investigation or independent search for encumbrances, mortgages, easements, restrictive covenants, zoning, or any other facts that an accurate and current title search may disclose.
- 5) All surfaces and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) Total Area = 25,650 square feet.
- 7) Elevation shown hereon are based upon City of Madison's vertical datum NGVD 29. Benchmark shown was obtained from City of Madison U.S. Public Land Survey Monument Record. Top of brass cap monument at the intersection of Beebe Terrace and Regent Street (Center of Section 22-07-09) has an elevation of 877.87'.
- 8) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20054708957, 20054708856 and 20054708879 and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
- 9) Surveyor has been provided a copy of Title Commitment Number AT090601 prepared by Lawyers Title Insurance Corporation, dated September 02, 2005. This commitment contains no easements.
- 10) Parcel Number: 251-0709-22-0802-2

DESCRIPTION ELIMINATED:

LOTS THREE (3), FOUR (4), FIVE (5) AND SIX (6), BLOCK THREE (3), UNIVERSITY HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapock, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was made by me or under my direct supervision and that I am a duly licensed and active member of the Wisconsin Surveyors Association and that the map hereon is correct to the best of my knowledge and belief.

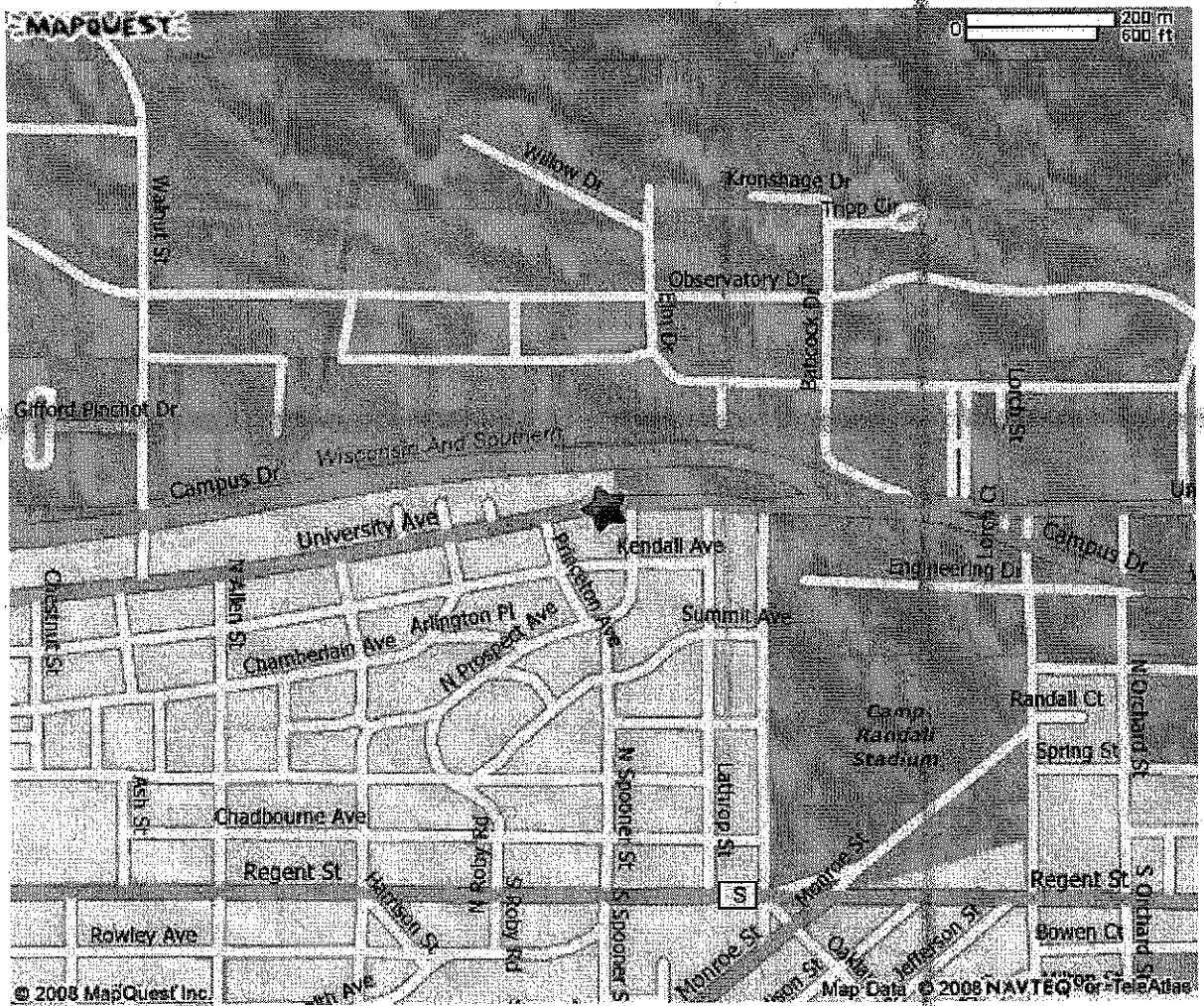
Dated this _____ day of _____, 2005.

Signed: Frank J. Lapock, R.L.S. No. 2658

SURVEYED FOR :
Steve Brown Apartments, LLC
1400 E. Washington Ave., Suite 158
Madison, WI 53703

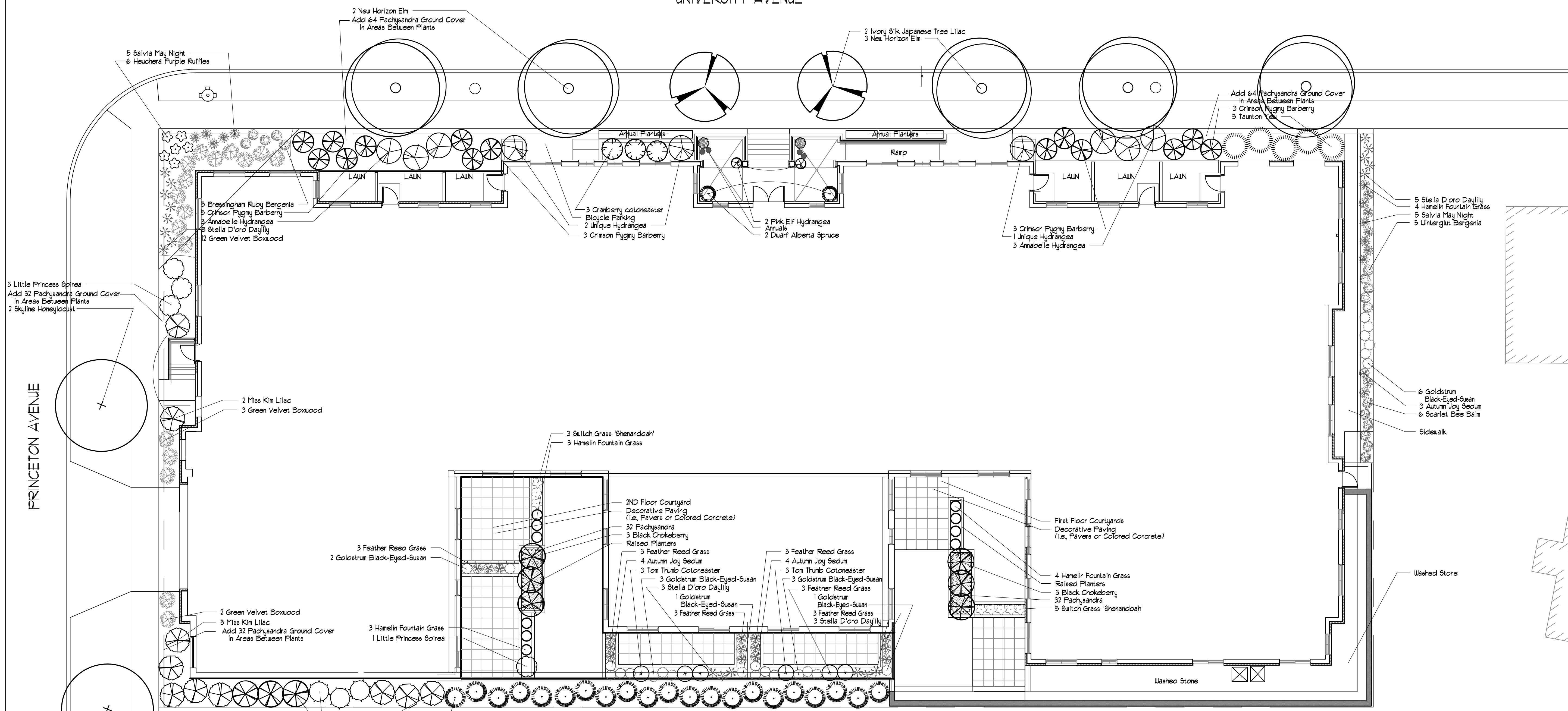
SURVEYED BY :
Burse

Surveying & Engineering, Inc.
1400 E. Washington Ave., Suite 158
Madison, WI 53703
Fax: 608.250.9266
email: burse@cdions.net
www.burseengineering.com



SITE LOCATION
1815 UNIVERSITY AVENUE

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.

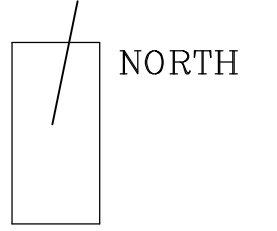
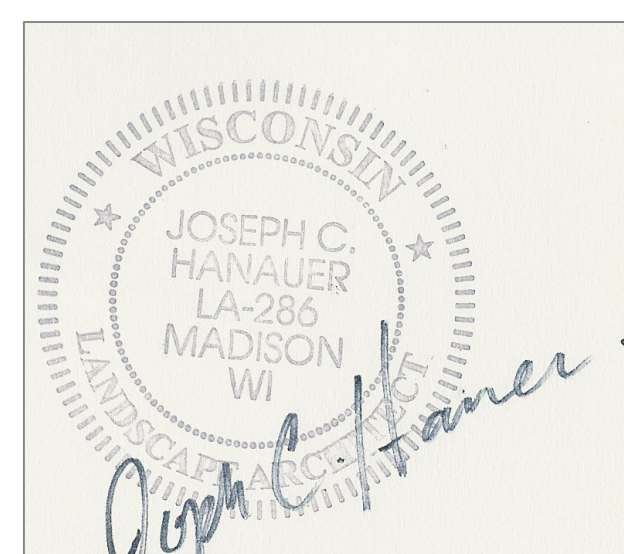
Plant List

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

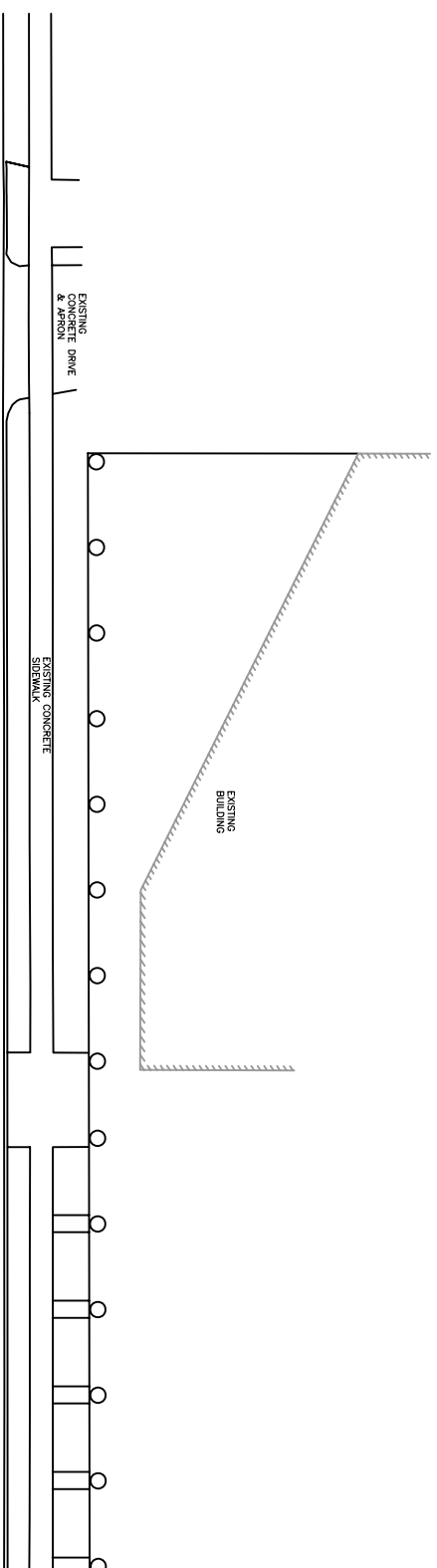
1" = 10'-0"

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



SITE DATA:

LOT AREA:	25,520 SF (0.586 ACRES)
DENSITY:	109 UNITS/ACRE
LOT AREA/DWELLING UNIT:	398.8 SF/D.U.
BUILDING COVERAGE:	20,575 SF
BUILDING AREA:	
PARKING LEVEL P2:	16,477 SF
PARKING LEVEL P1:	23,923 SF
FIRST FLOOR:	20,050 SF
SECOND FLOOR:	18,508 SF
THIRD FLOOR:	18,508 SF
FOURTH FLOOR:	18,508 SF
TOTAL BLDG. AREA:	115,974 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	100
SURFACE	2
TOTAL PARKING	102
(INCLUDING 4 ACCESSIBLE STALLS AND 1 ACCESSIBLE VAN STALL)	
PARKING / D.U.	1.6/D.U.

BIKE PARKING PROVIDED:

UNDERGROUND STALLS	57
SURFACE	7
TOTAL BIKE PARKING	64
(ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)	
BIKE PARKING / D.U.	1.13/D.U.

MOPED PARKING PROVIDED:

UNDERGROUND STALLS	19
SURFACE	4
TOTAL MOPED PARKING	23
(ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)	

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



PRELIMINARY -
NOT FOR CONSTRUCTION

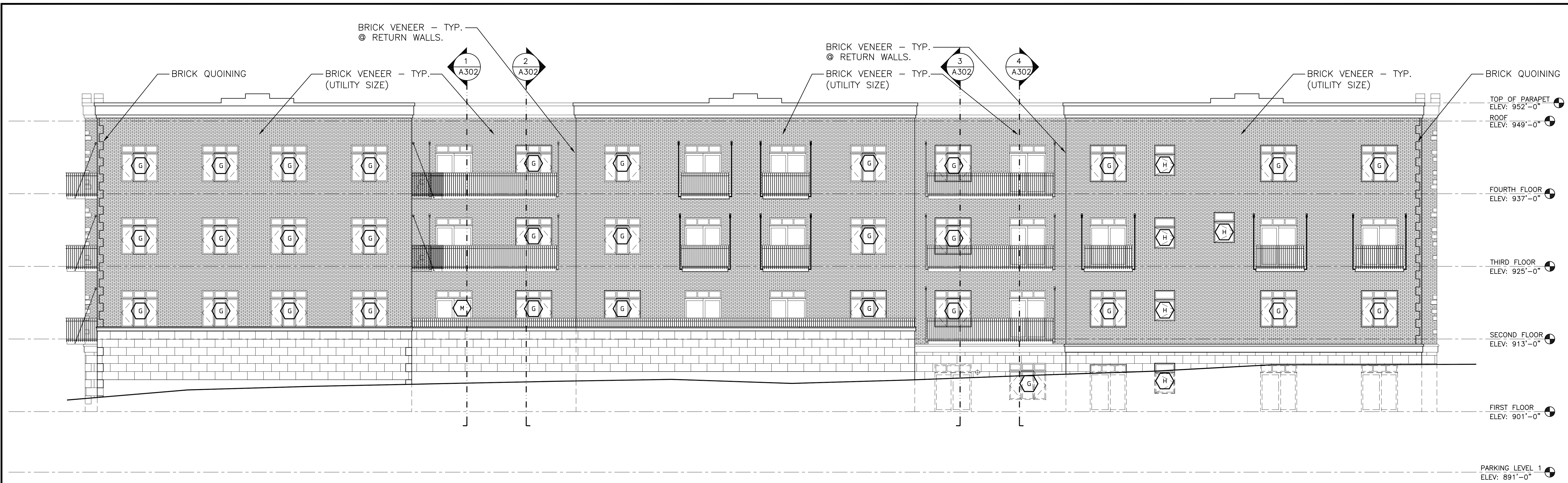
BROWN LOFTS
1815 UNIVERSITY AVE.
MADISON, WI 53705

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

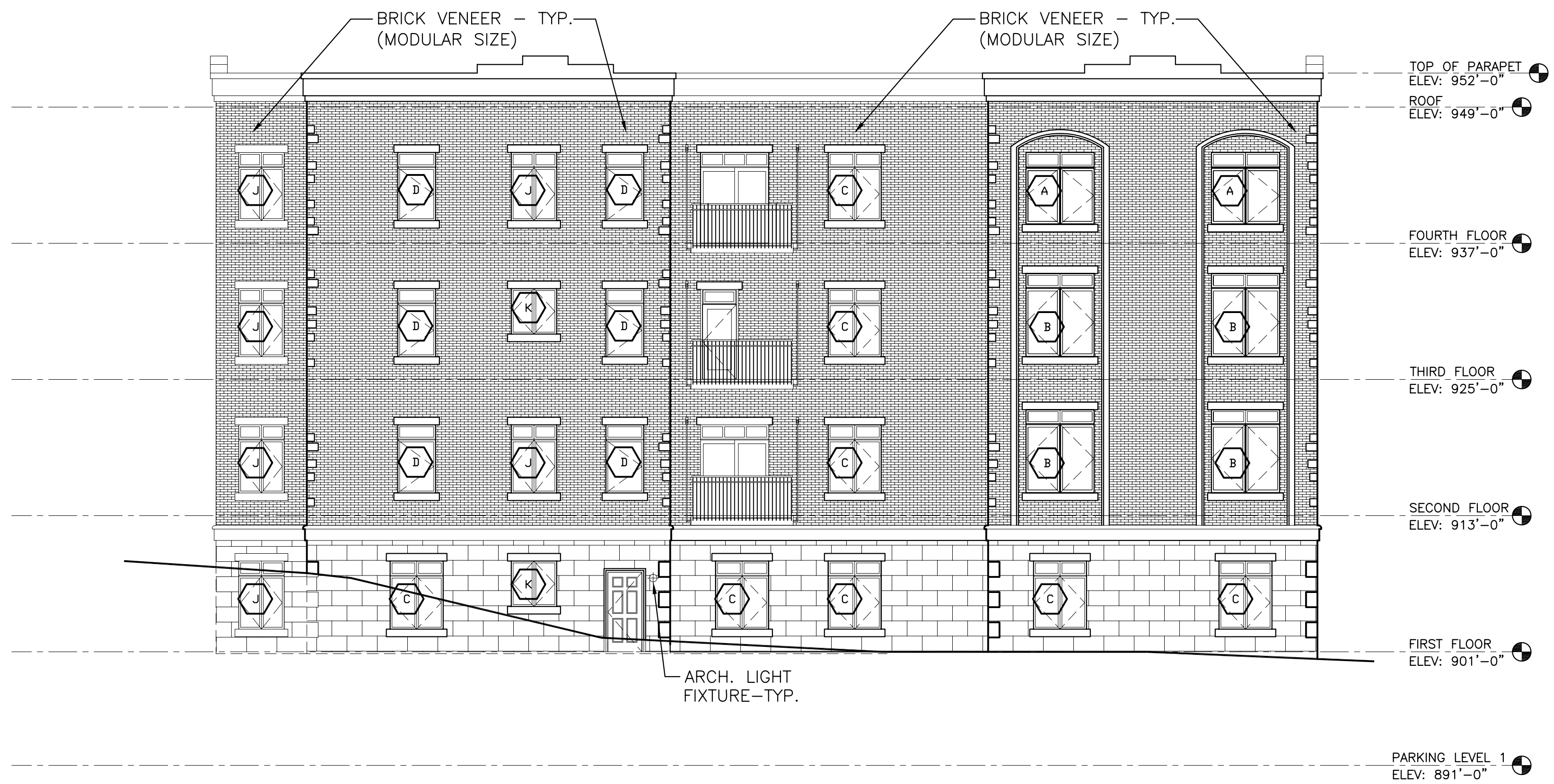
SITE PLAN

C200

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE



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



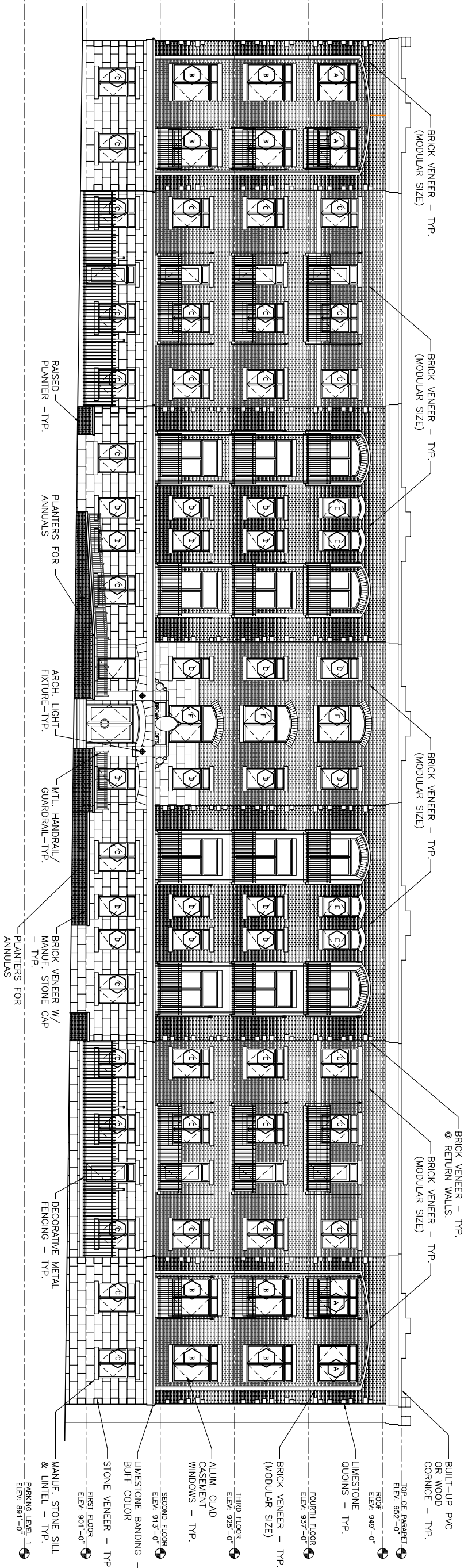
2 EAST ELEVATION
SCALE: 1/8"=1'-0"

DWG STATUS	DATE
PC SUBMITTAL	2/21/07
UDC SUBMITTAL	3/14/07
UDC SUBMITTAL	4/4/07
UDC SUBMITTAL	5/16/07
REVISION/NO.	DATE

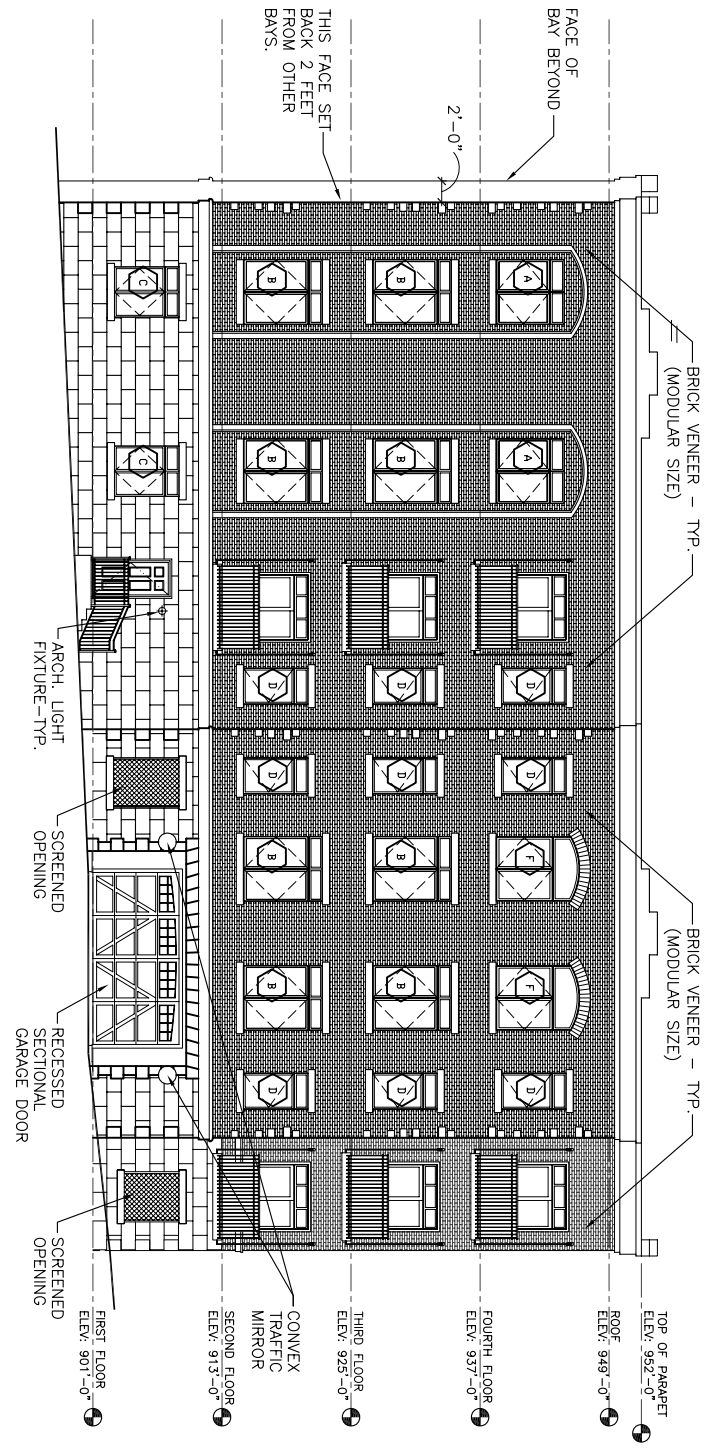
EXTERIOR ELEVATIONS

A301

PRELIMINARY - NOT FOR CONSTRUCTION



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



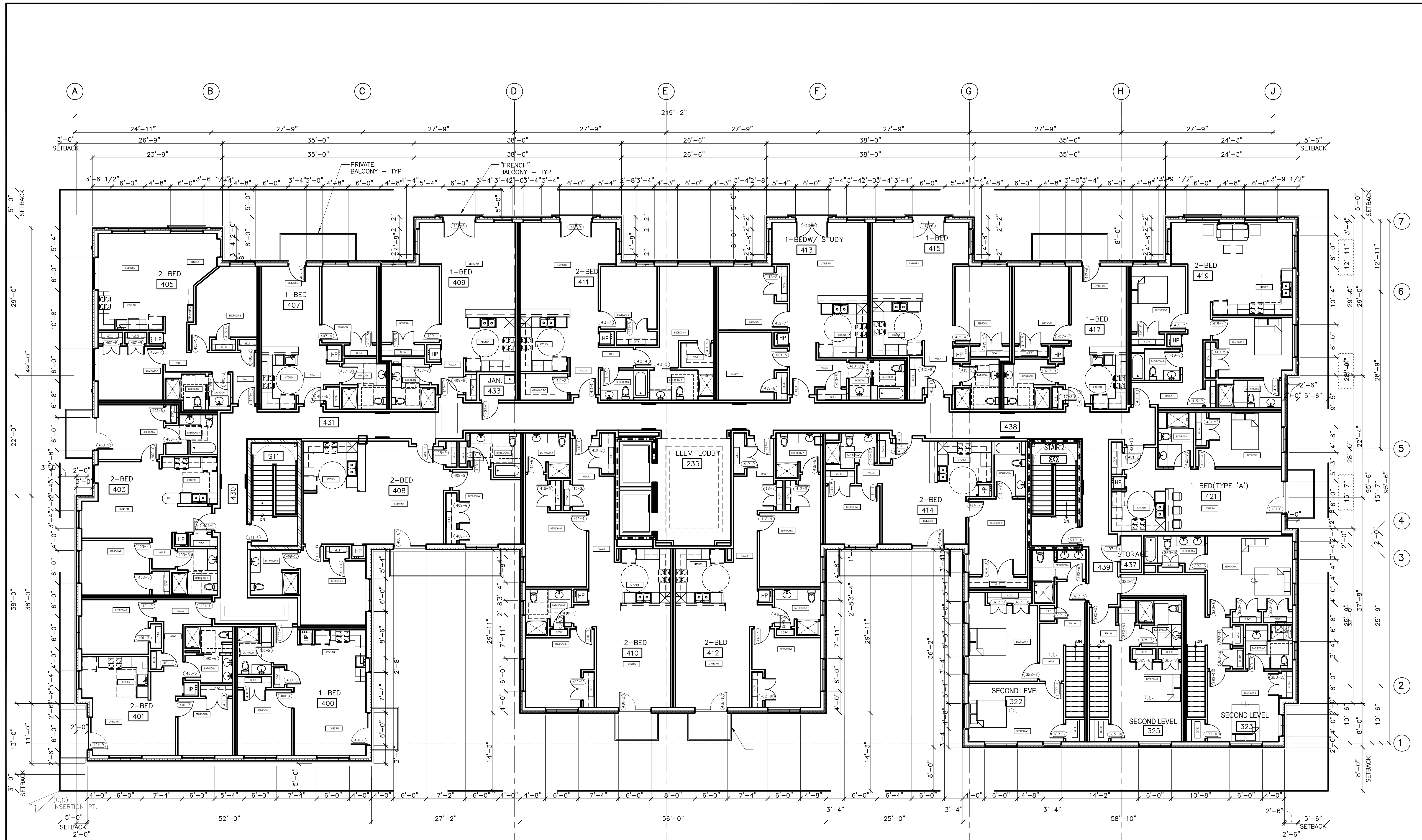
2 WEST ELEVATION (PRINCETON AVENUE)
SCALE: 1/8"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

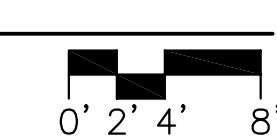
DATE	DESCRIPTION
2/21/07	DC SUBMITTAL
3/14/07	DC SUBMITTAL
5/15/07	DC SUBMITTAL
	REVISIONS: DATE

EXTERIOR ELEVATIONS

A300



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

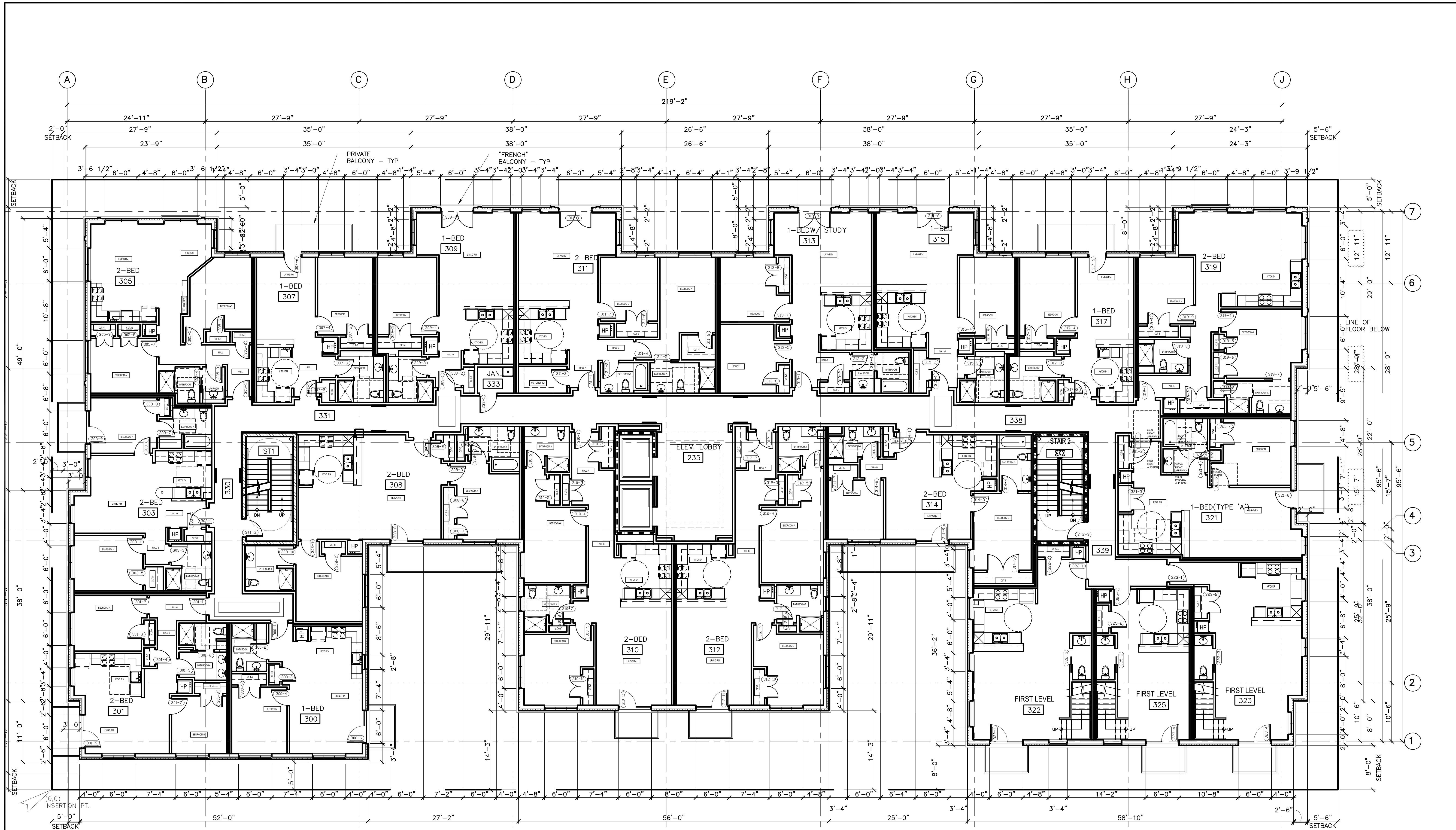


PRELIMINARY - NOT FOR CONSTRUCTION

DWG STATUS	DATE
PC SUBMITTAL	2/21/07
UDC SUBMITTAL	3/14/07
UDC SUBMITTAL	4/4/07
UDC SUBMITTAL	5/16/07
REVISION/NO.	DATE

FOURTH FLOOR PLAN

A205



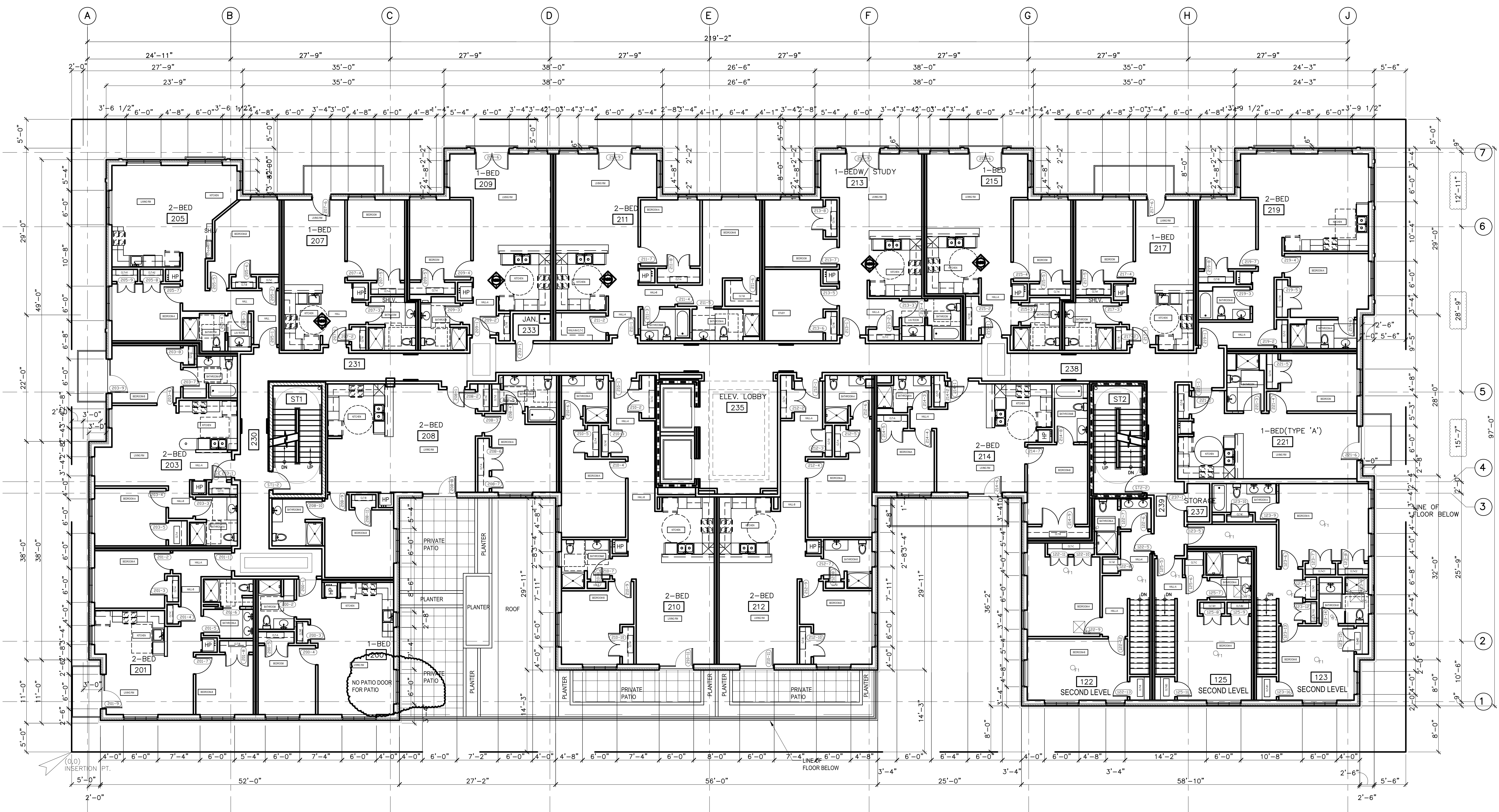
1 THIRD FLOOR PLAN (FOURTH SIMILAR)
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

PRELIMINARY -
 NOT FOR CONSTRUCTION

DWG STATUS	DATE
PC SUBMITTAL	2/21/07
UDC SUBMITTAL	3/14/07
UDC SUBMITTAL	4/4/07
UDC SUBMITTAL	5/16/07
REVISION/NO.	DATE

THIRD FLOOR PLAN

A204



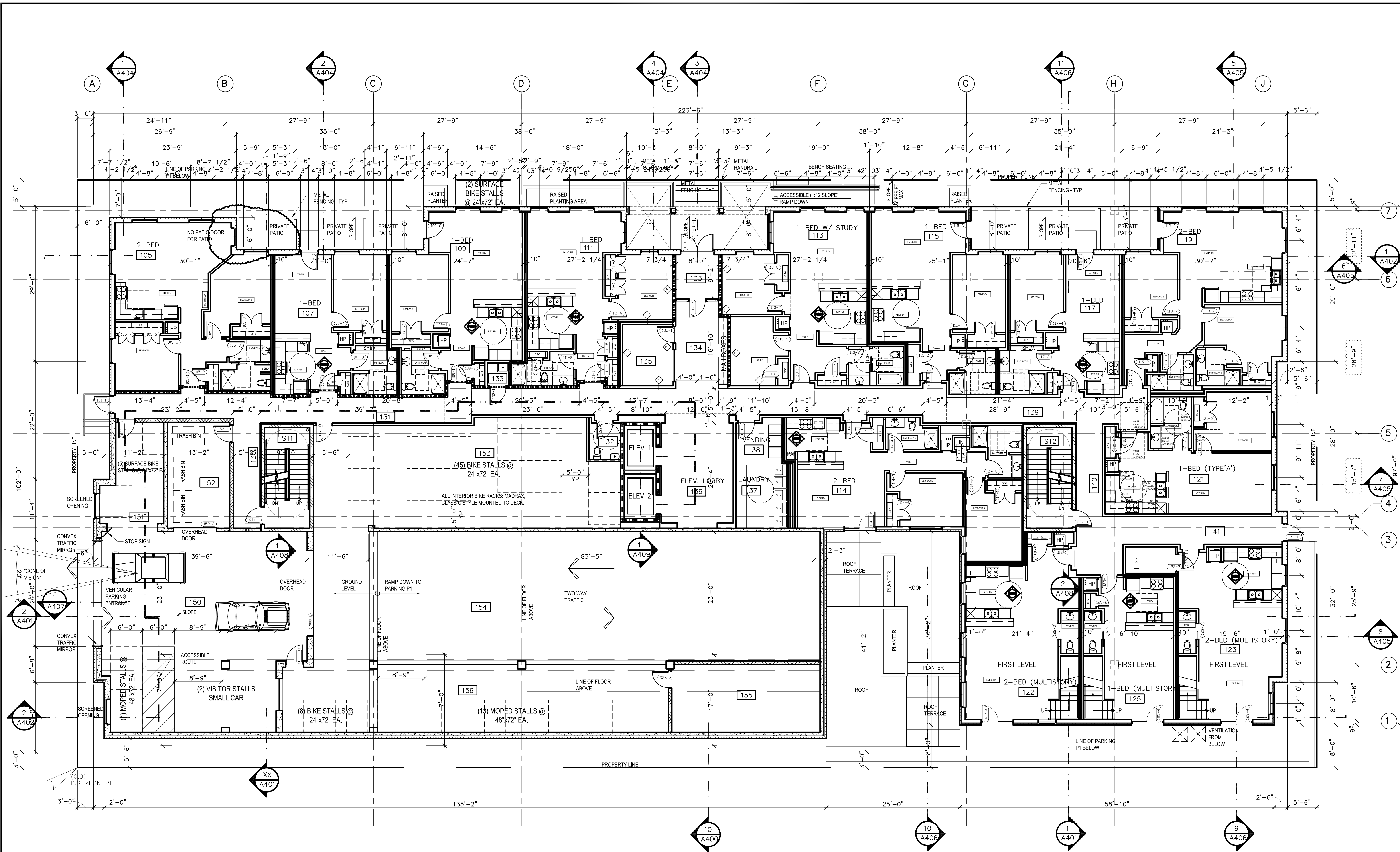
1 SECOND FLOOR PLAN (FOURTH SIMILAR)
SCALE: 1/8"=1'-0"

PRELIMINARY –
NOT FOR CONSTRUCTION

DWG STATUS	DATE
PC SUBMITTAL	2/21/07
UDC SUBMITTAL	3/14/07
UDC SUBMITTAL	4/4/07
UDC SUBMITTAL	5/16/07
REVISION/NO.	DATE

SECOND FLOOR PLAN

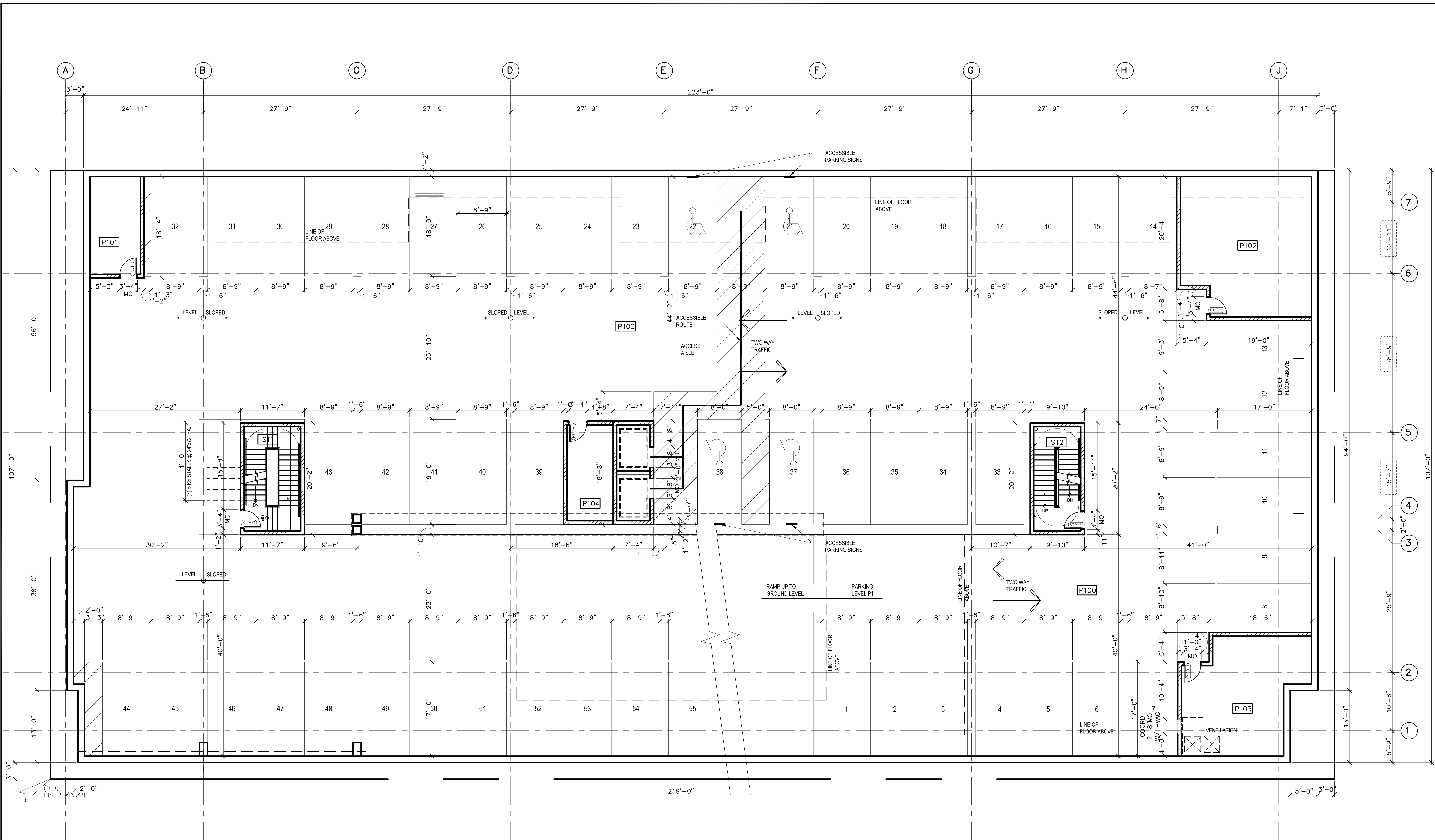
A203



DWG STATUS	DATE
PC SUBMITTAL	2/21/07
UDC SUBMITTAL	3/14/07
UDC SUBMITTAL	4/4/07
UDC SUBMITTAL	5/16/07
REVISION/NO.	DATE

1 FIRST FLOOR PLAN (GROUND LEVEL)
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

PRELIMINARY -
 NOT FOR CONSTRUCTION



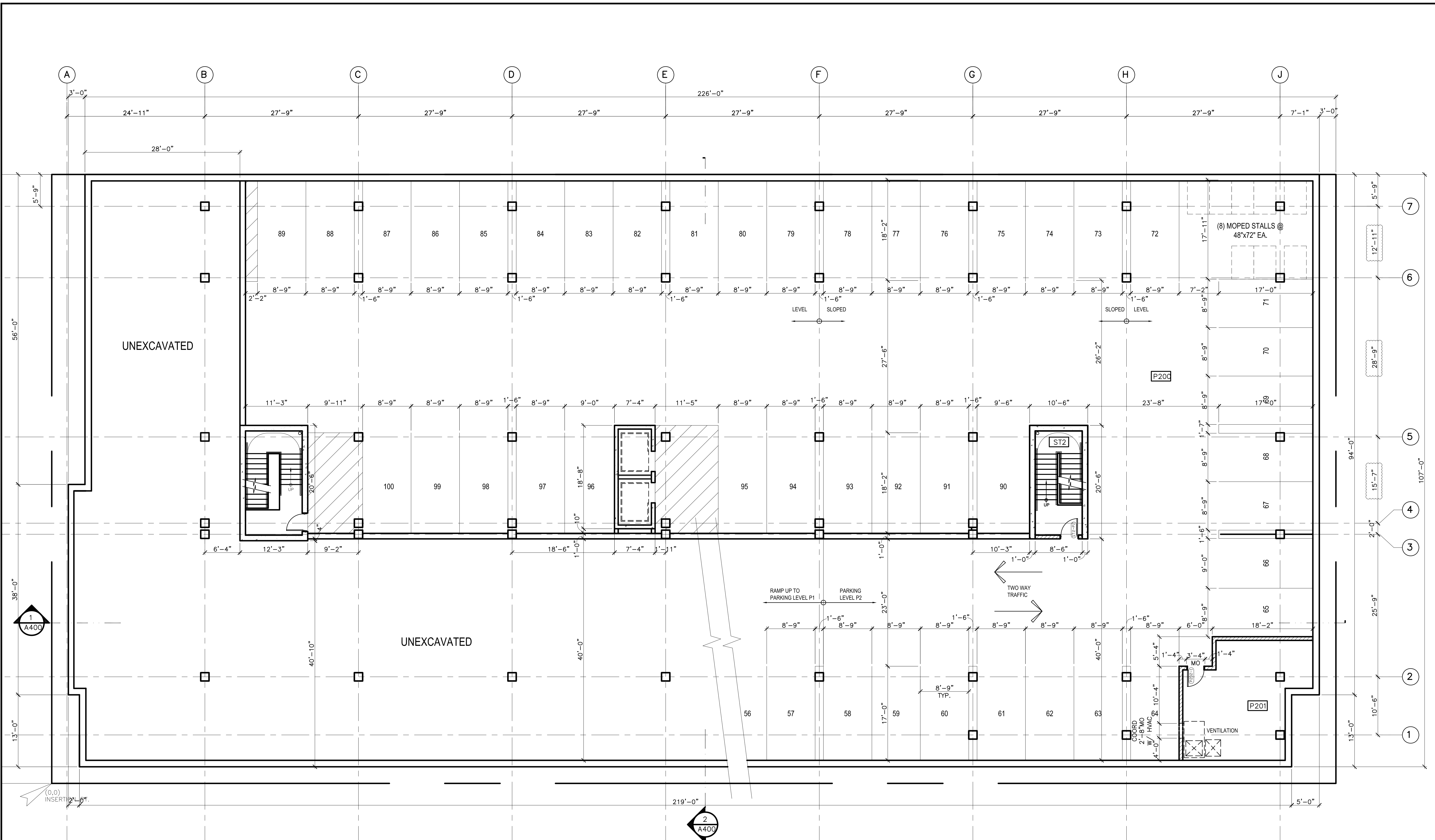
1 PARKING LEVEL P1 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 0' 2' 4' 8'

PRELIMINARY –
 NOT FOR CONSTRUCTION

DWG. STATUS	DATE
PC SUBMITTAL	2/21/07
UDC SUBMITTAL	3/14/07
UDC SUBMITTAL	4/4/07
UDC SUBMITTAL	5/16/07
REVISION/NO.	DATE

PARKING LEVEL P1

A201



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

PRELIMINARY –
 NOT FOR CONSTRUCTION

DWG. STATUS	DATE
PC SUBMITTAL	2/21/07
UDC SUBMITTAL	3/14/07
UDC SUBMITTAL	4/4/07
UDC SUBMITTAL	5/16/07
REVISION/NO.	DATE

PARKING LEVEL P2

A200



Zoning Text

Brown Lofts Apartments

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

March 4, 2008

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 3.2.
2. Maximum building height shall be 4 stories (Proposed height: 56 feet – top of parapet)

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. and 13'-0" ft.

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

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

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 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.

