



City of Madison Apartment Management Plan

Please respond to the questions below to fulfill Plan Commission's management plan condition of approval.

Project Address: 306 S. Brearly Street, Madison, WI
Project Name: Brearly Street Property Group, LLC
Applicant Name: Brearly Street Property Group LLC

Move-In, Move-Out

How will resident move-in, move-out be managed to be orderly and efficient and to ensure that streets and fire lanes are not blocked?

A professional property management company will be hired to manage the property. The local team will facilitate all resident move-ins and turnover of units with each resident. There will be a process that the Applicant will review and approve, including placing temporary "no parking" signs on the street adjacent to the building entry on moving days.

Vehicle and Moped Parking Management

How will vehicles and mopeds be managed to ensure they are only parked in appropriate spaces? Mopeds may not be parked on the terrace, sidewalk, or at bike racks.

The local property management company that the Applicant will engage with will monitor daily the private parking garage and the 4 public stalls. Clear and visible signage will be posted in order for all residents to assist with orderly usage.

Trash management

How will the property be maintained in a clean and sanitary condition, free from trash and debris?

The property management company will have routine cleaning services provided to the property for both the building's interior and exterior.

Snow Management

How will snow be cleared from the sidewalks, pedestrian paths, drives, and parking areas, including bicycle parking areas, accessible parking spaces, and access aisles and then moved to an appropriate location?

In coordination with ownership, our property management company will have professional snow removal companies engaged to routinely respond to weather events to make sure pathways are clear and safe for the residents and the public.

Access

How will access to the building(s) and any common areas, including pools, rooftops, and parking garages, be controlled?

Each resident will have access to the building through controlled access systems, either via key or electronic key, which will include all common areas. The public will be limited to the 1st floor retail space from Brearly Street and to the covered outdoor public parking spots.

Lighting and Security Cameras

Where will lighting and security cameras be located on the property and building(s)? The Madison Police Department recommends lighting and cameras at entrances, exits, in common spaces, and parking lots/garages.

There will be lighting and cameras at entry points, interior and exterior common areas, as well as near paths and sidewalks outside of the building.

24-Hour Contact

Who will be the 24-hour contact for the property with immediate access to security camera footage to share with police as needed? How will police contact them?

The professional property management company that will be hired will have an emergency line, which can be reached at all times. There will also be a Knox Box installed on the property so emergency crews can access the building when needed.

Short-Term Delivery and Rideshare Loading

How will short-term deliveries and rideshare loading be accommodated?

Deliveries and rideshare loading will take place on Brearly Street near the entrance to the parking garage and/or the entrance to the building.

Pet Waste Areas

Where are the designated areas for pet relief? How will pet waste be managed to ensure it's properly disposed?

There will be a grassy area on the western portion of the property where residents can walk their pets to for pet relief. We will provide a combination trash can, bag dispenser, and clear signage so residents can quickly and easily dispose of their pet waste.