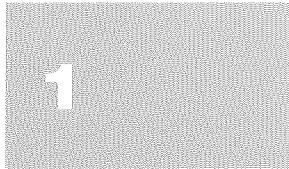


**Appeal of Denial of
Certificate of Appropriateness
for New Development
121-127 W. Gilman Street**

**Common Council Meeting
April 8, 2014**



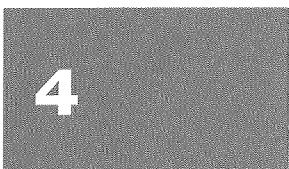
Mansion Hill Historic District maps



Submitted proposals



**Zoning Ordinance
Landmarks Ordinance**



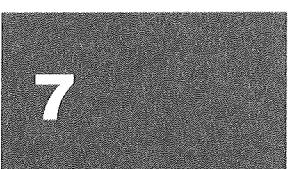
City Attorney opinions



Downtown Plan excerpts



**The Mansion Hill Historic District Preservation
Plan and Development Handbook**



Transcripts

- January 22, 2014
- February 17, 2014



Building condition information



Staff reports



**Ledell Zellers, Alder, District 2
Letter to colleagues**

Mansion Hill

National Historic District

City of Madison

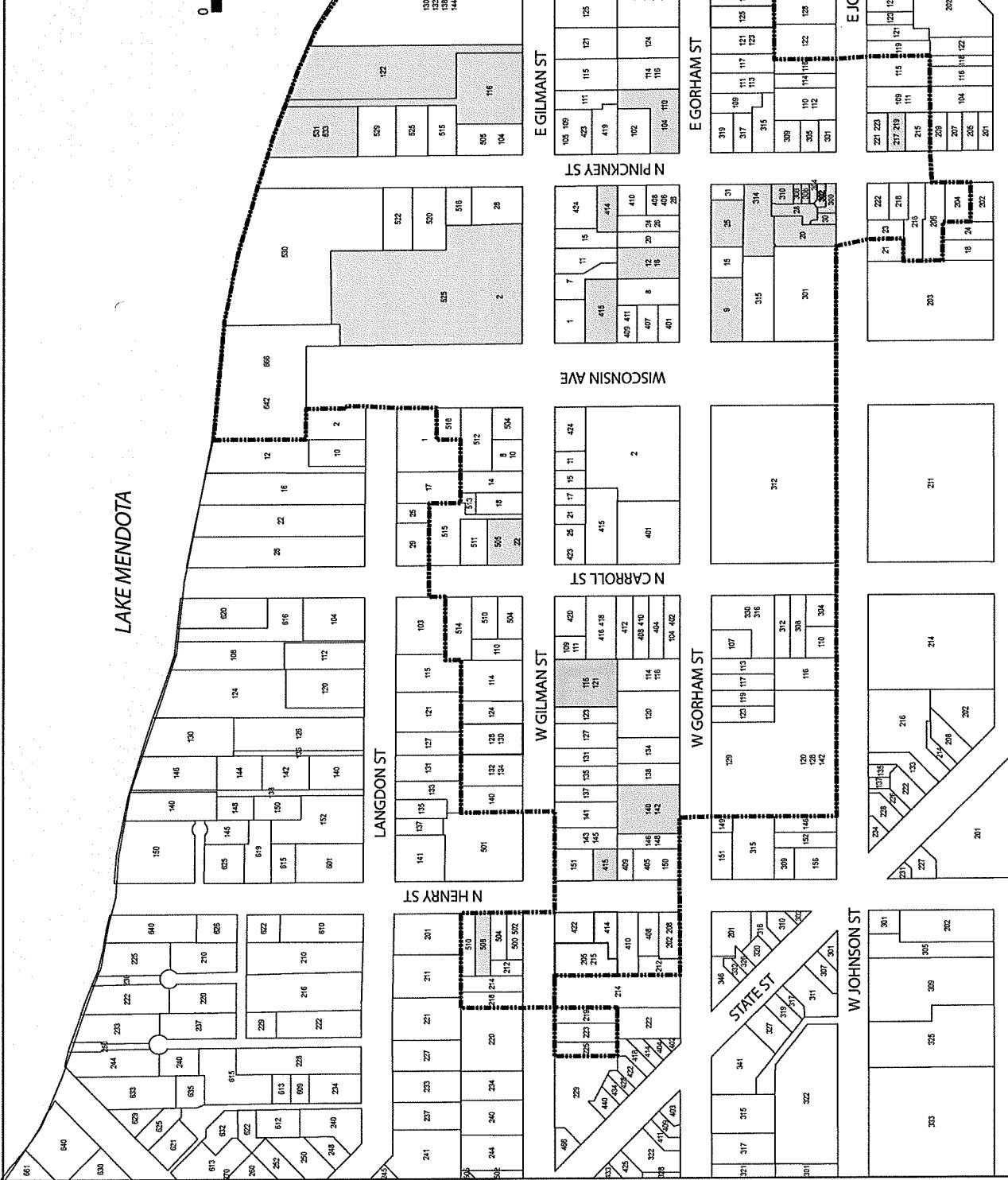
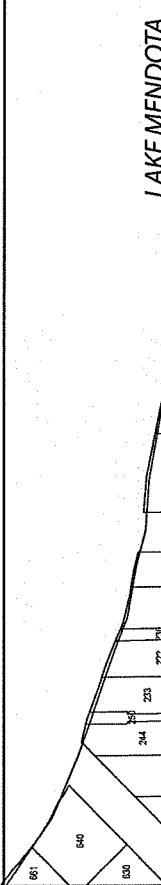
County of Dane, Wisconsin
Department of Planning and Development

Planning Unit - May 2004

0 50 100 200 400 600 800 Feet
SCALE: 1" = 200'

LEGEND

- [White Box] Contributing Building
- [Hatched Box] Non-Contributing Building
- [Dashed Box] District Boundary



**Informational Presentation
Landmarks Commission Meeting
November 11, 2013**



Madison Landmarks Commission

APPLICATION

32027

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL100 | P.O. Box 2985 | Madison, WI 53701-2985**1. LOCATION**Project Address: 121, 123, 127 W. GILMAN ST. Aldermanic District: +**2. PROJECT**

Date Submitted: _____

Project Title / Description: STEVE BROWN APARTMENTS REDEVELOPMENT

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
 Alteration / Addition to a building adjacent to a Designated Madison Landmark
 Alteration / Addition to a building in a Local Historic District (specify):

- Mansion Hill Third Lake Ridge First Settlement
 University Heights Marquette Bungalows

 New Construction in a Local Historic District (specify):

- Mansion Hill Third Lake Ridge First Settlement
 University Heights Marquette Bungalows

 Demolition**CITY OF MADISON**

- Variance from the Landmarks Ordinance
 Referral from Common Council, Plan Commission, or other referral
 Other (specify): _____

OCT 21 2013

117pm ev

Planning & Community
& Economic Development**3. APPLICANT**

Applicant's Name: DAN SEELEY Company: STEVE BROWN APARTMENTS
Address: 120 W. GORHAM ST. City/State: MADISON, WI Zip: 53703
Telephone: 608.255.7100 E-mail: dseeley@stevebrownapts.com
Property Owner (if not applicant): GILMAN LODGE, LLC
Address: 127 W. GILMAN ST. City/State: MADISON, WI Zip: 53703

Property Owner's Signature: S. Seeley Date: 10/21/13**GENERAL SUBMITTAL REQUIREMENTS**

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the

Historic Preservation Planner:

Amy Scanlon

Phone: 608.266.6552

Email: ascanlon@cityofmadison.com

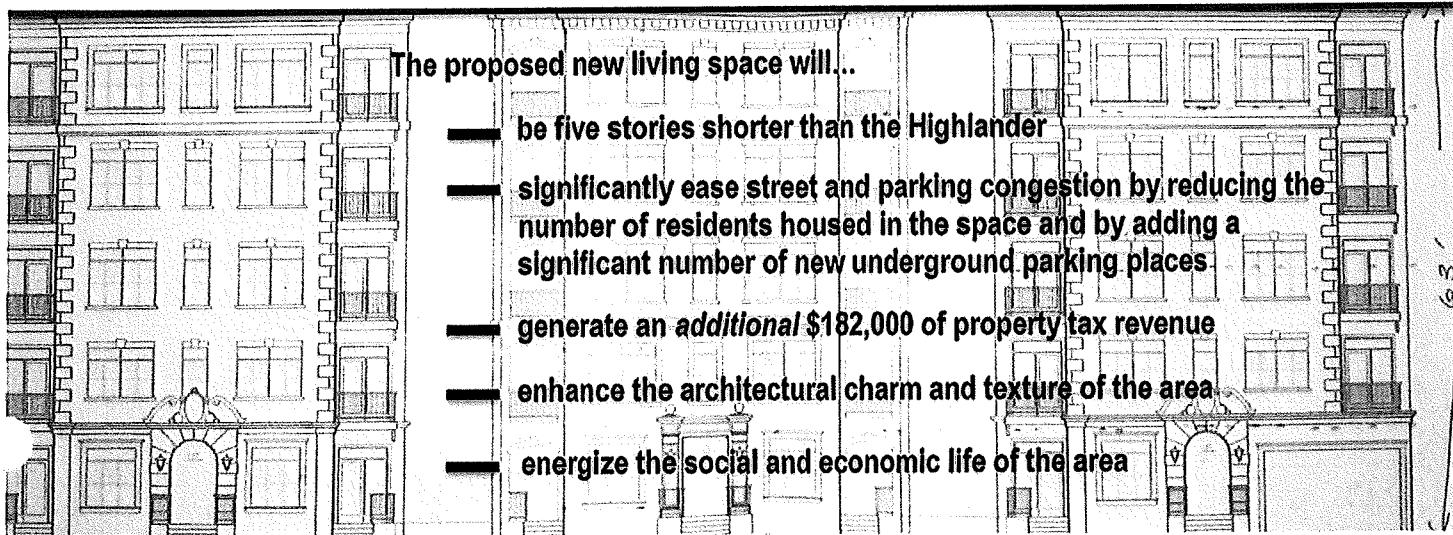
NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Historic design for a new living space

As the owner of more than 11% of *all* the properties in Madison's Mansion Hill district, Steve Brown is deeply committed to protecting the unique quality of life and sustaining the economic viability of one of the City's important historic areas. Mr. Brown has demonstrated his commitment to the neighborhood not only by purchasing twenty Mansion Hill properties over the past thirty years, but also by preserving those historic properties that remained architecturally sound and safe as living spaces that contribute to the present day social and economic vitality of the area, while conscientiously up-grading or re-purposing those that do not. In the case of the latter, Mr. Brown understands that sustaining the economic and social vitality of historic areas requires appropriately balancing a meaningful respect for the past with the realities of the here and now.

Mr. Brown has recently discovered that one of his Mansion Hill properties, a dwelling built in 1893 at 127 W. Gilman, is structurally unsound and almost definitely not salvageable. Another of Mr. Brown's properties, the Highlander at 121 W. Gilman, while structurally sound, towers over its neighbors, many of whom believe it's 1960's design lacks artistic charm. While considering the nature and future of these two properties, Mr. Brown and his team of designers, architects, engineers, and historic preservation specialists concluded that the best interests of the historic area and the broader community required the creation of appropriate new living opportunities in the current space.

That conclusion led, in turn, to the exciting project referenced in this application. The Brown team is proposing to replace the unsalvageable property at 127 W. Gilman and the aesthetically challenged Highlander building at 121 W. Gilman with three stylish upper-scale apartment dwellings reminiscent – albeit considerably smaller – of the striking New York and Chicago brownstones of the 1880's and 1890's. In doing so, Mr. Brown proposes to move the structure at 123 W. Gilman to a more appropriate location in the district.



brownhouse

October 21, 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 Letter of Intent

The owner of the building, Steve Brown Apartments, would like to redevelop the properties into (3) five-story buildings with shared underground parking. The new buildings would each be 21,325 square feet. There would be 59 total units consisting of (30) one- bedrooms and (26) two-bedrooms. Three of the units would be accessible units. Underground parking would consist of (59) total car stalls, as well as ample bike and moped parking.

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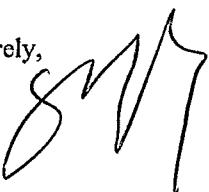
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It is worth noting that the proposed changes will decrease population density in the area and ease parking demand. It should also be noted that the proposed structures are five floors lower than the existing structure at 121 W. Gilman.

Steve Brown Apartments has notified the alder, Ledell Zellers, and the Mansion Hill Neighborhood. We've also met with representatives from the neighborhood association.

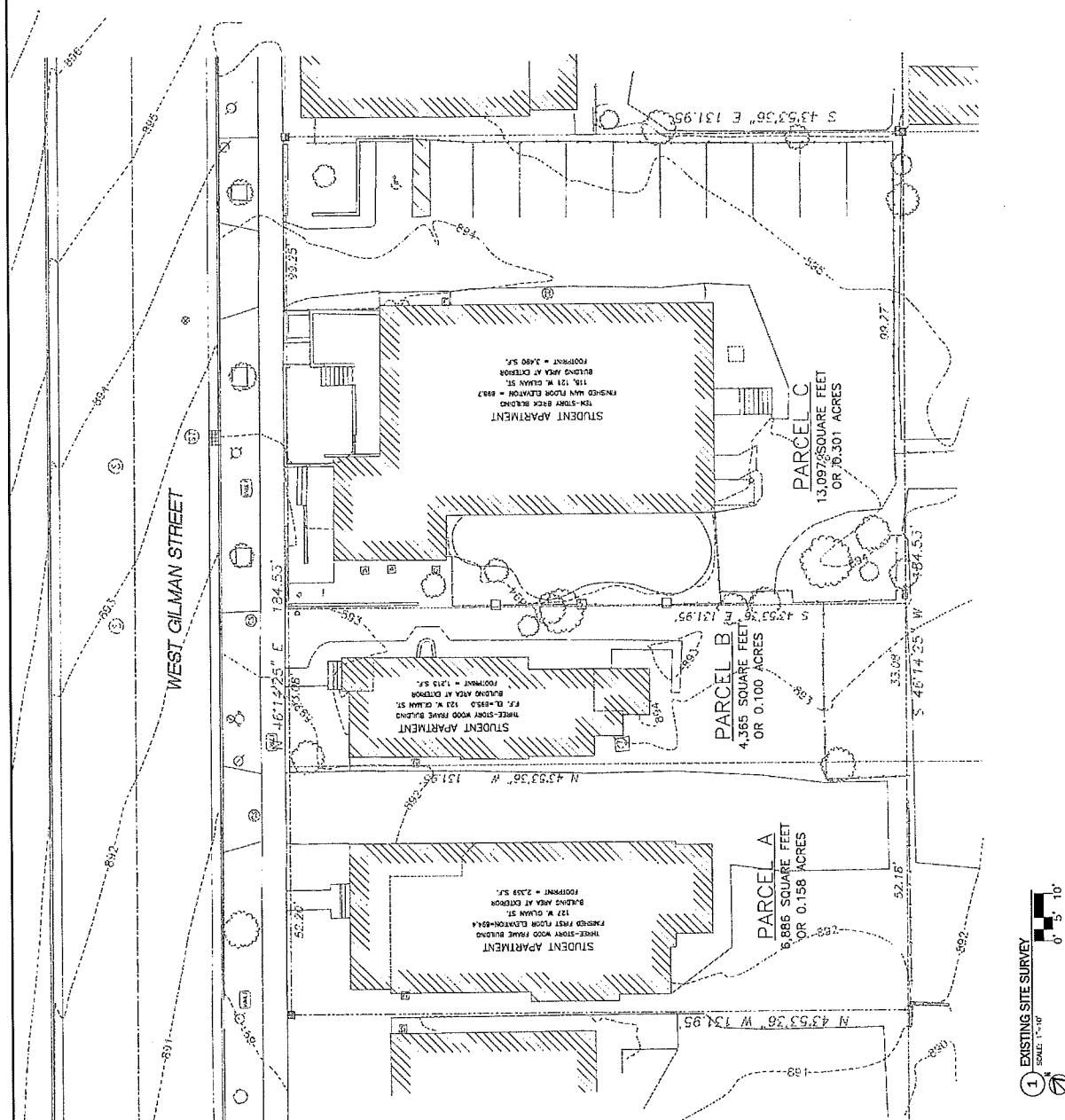
Construction on the project is intended to begin Spring of 2014. Any correspondence regarding the proposed project should be directed to me at Brownhouse at 663-5100 (ph.) or sfry@brownhousedesigns.com.

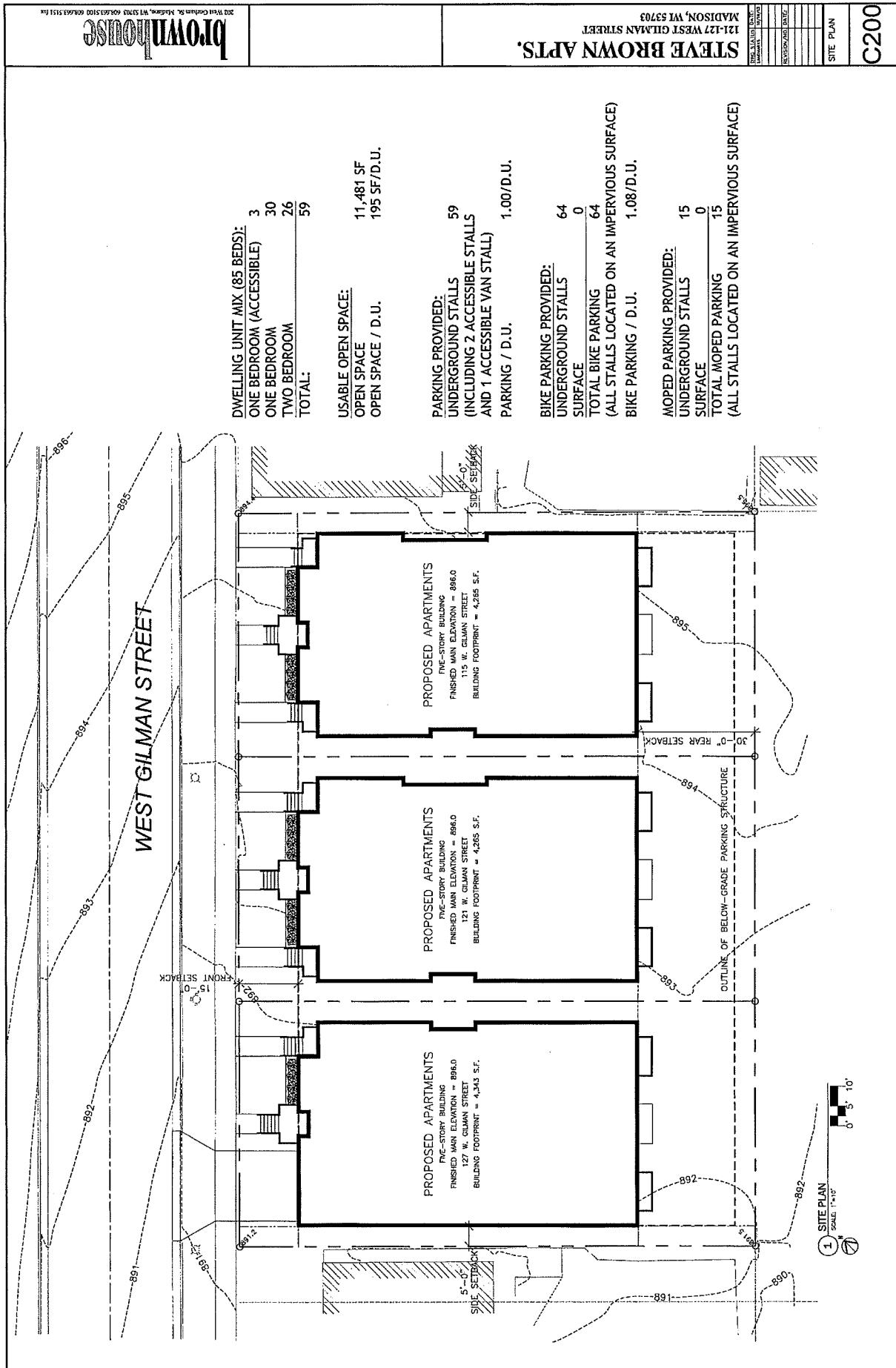
Sincerely,



Shane Fry, Architect

2022 Web Content SL Nerdcast 114 SALES 09/09/2022 09:51:51 151595





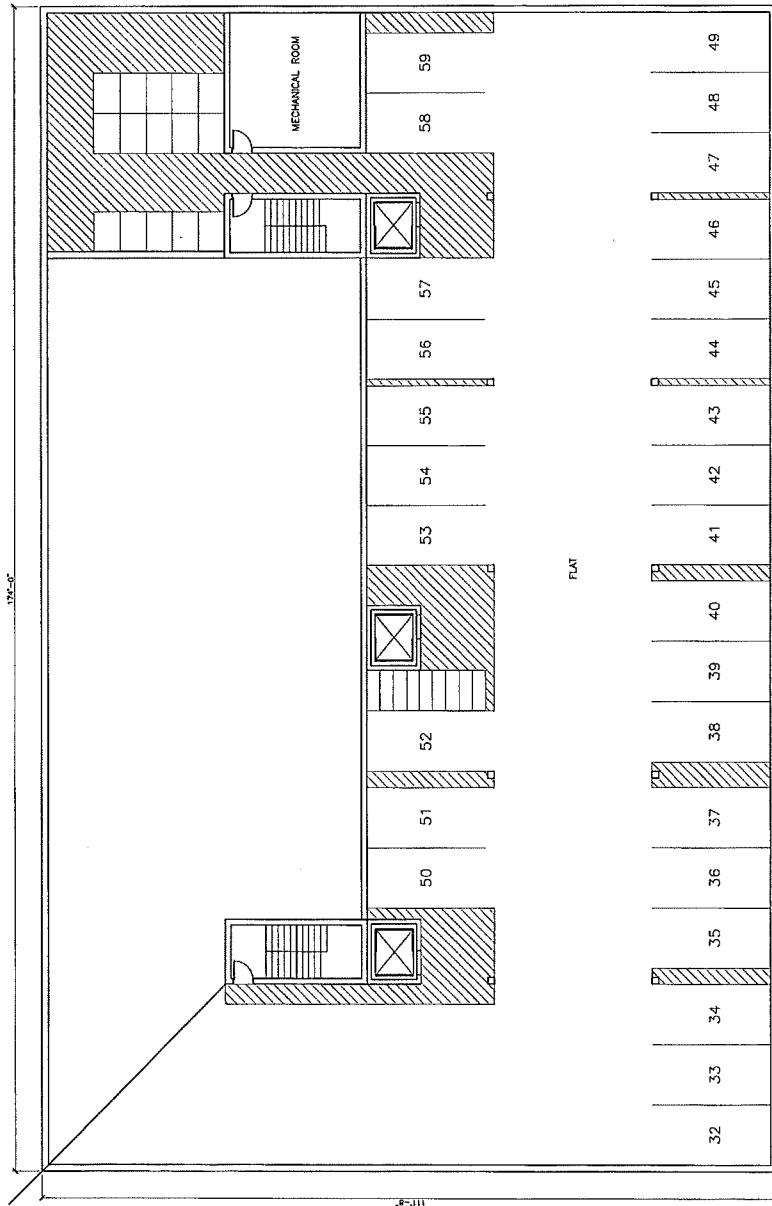
brownhouse

STEVE BROWN APARTMENTS.

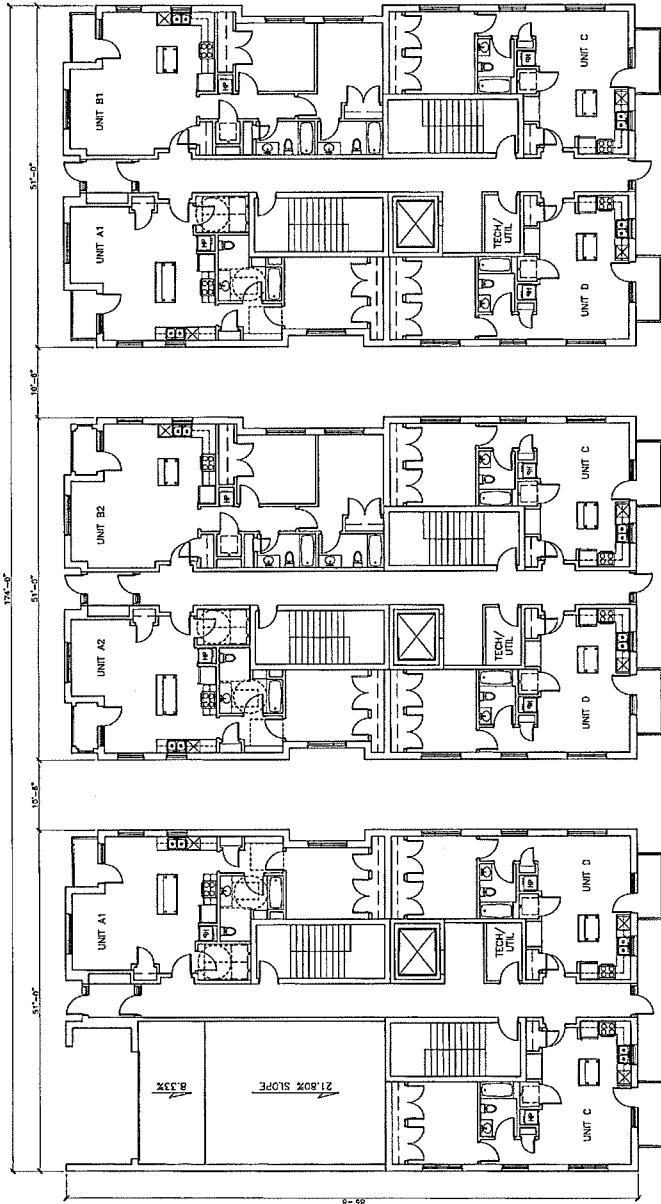
121-127 WEST GILMAN STREET

MADISON, WI 53703

DATE ISSUED: 10/16/2013
EXPIRATION DATE:
PARKING LEVEL:
PARKING PLAN:
A200



1 PARKING LEVEL P2 PLAN
SCALE: 1/8"=1'-0"
7



NAME	# OF BEDS/BATHS	UNIT COUNT	AREA
UNIT A1	1 BED/1 BATH (ADA)	2	861 SF
UNIT A2	1 BED/1 BATH (ADA)	1	861 SF
UNIT B1	2 BED/2 BATH	9	1042 SF
UNIT B2	2 BED/2 BATH	5	1042 SF
UNIT C	1 BED/1 BATH	3	666 SF
UNIT D	1 BED/1 BATH	3	677 SF
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UNIT E2	2 BED/1 BATH	4	936 SF
UNIT F	1 BED/1 BATH	4	689 SF
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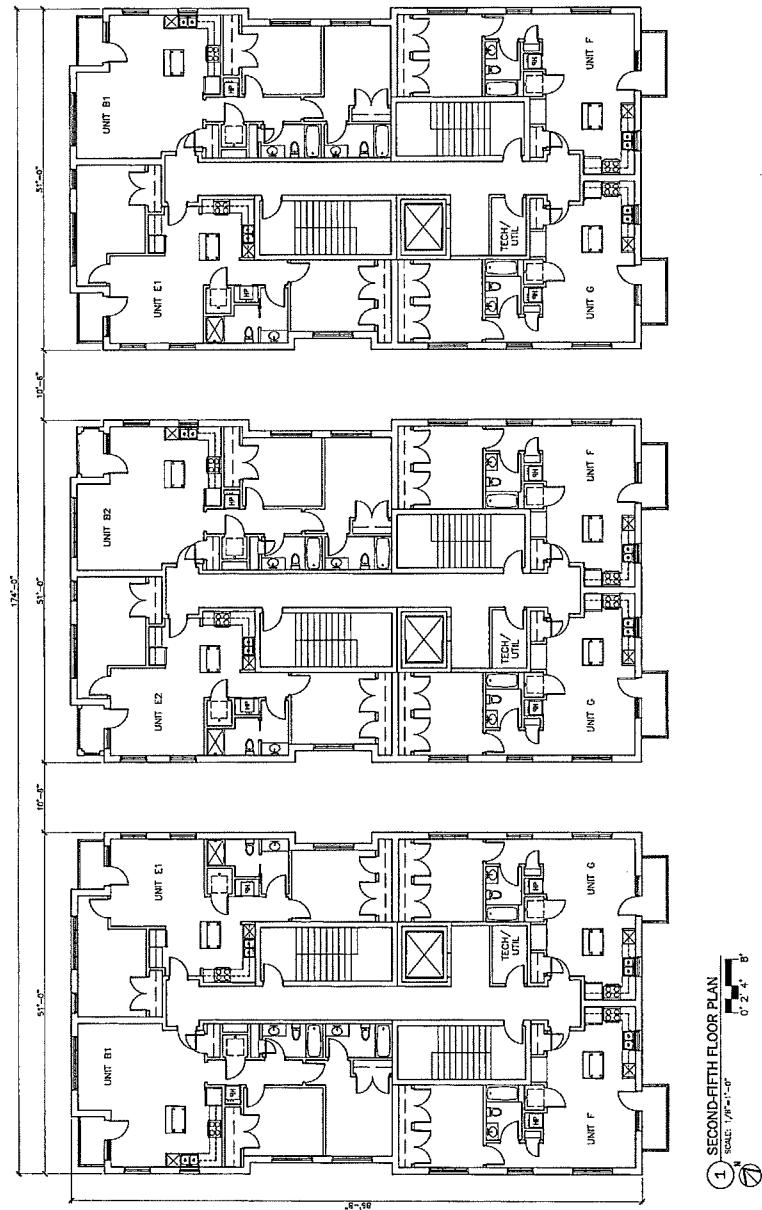
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N
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
2'-0"

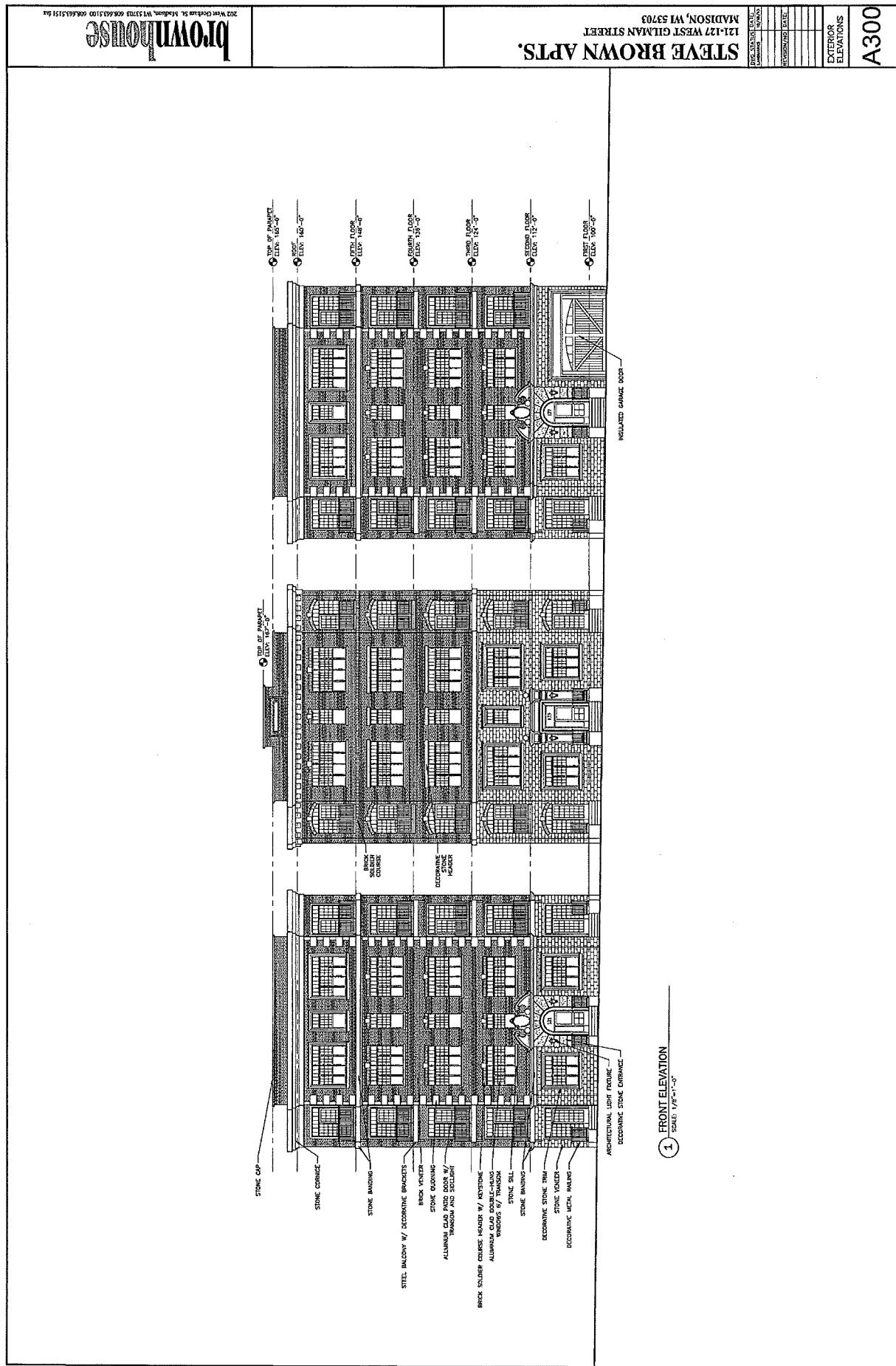
111 WEST 61st STREET
STEVE BROWN APTS.

MADISON, WI 53703

www.GothamSt.Marketplace.com 609.967.5100

A203





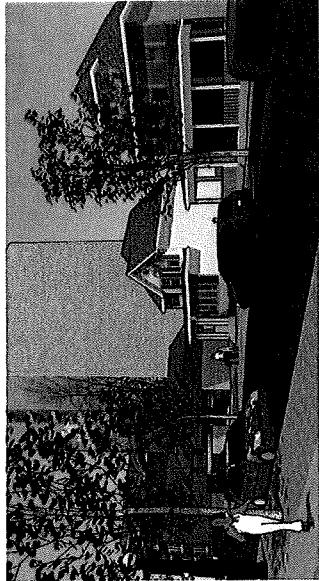
blowndown house

STEVE BROWN APARTMENTS

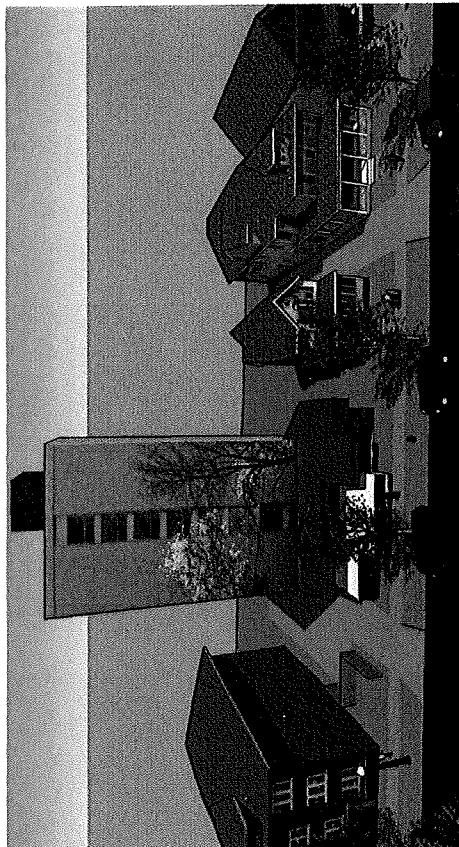
121-127 WEST GILMAN STREET
MADISON, WI 53703

EXISTING
PERSPECTIVES

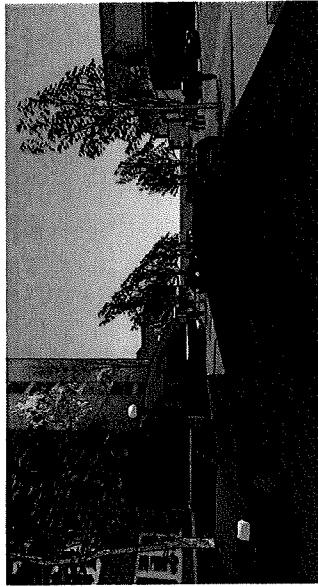
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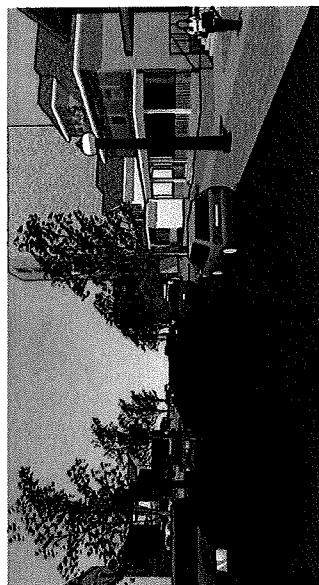
STREET VIEW LOOKING EAST



ELEVATED PERSPECTIVE VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING SOUTHWEST



STREET VIEW LOOKING NORTHEAST



STREET VIEW LOOKING SOUTH

blowhouse

STEVE BROWN APts.

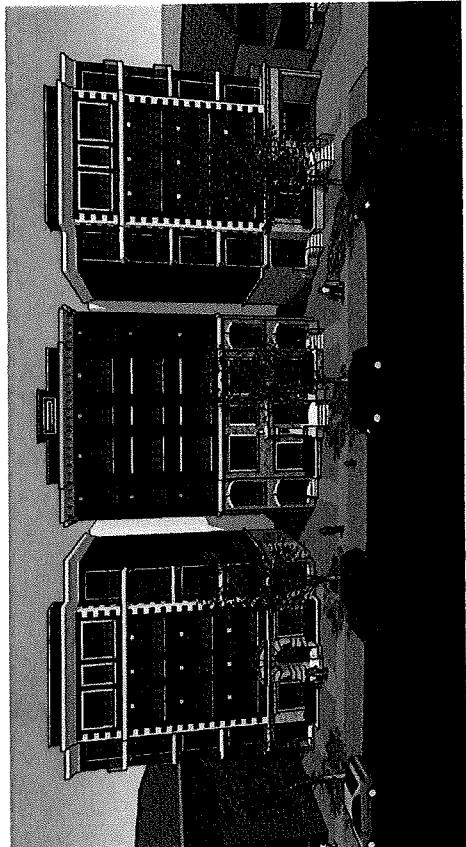
MADISON, WI 53703
121-127 WEST GILMAN STREET

A901

PROPOSED
PERSPECTIVES



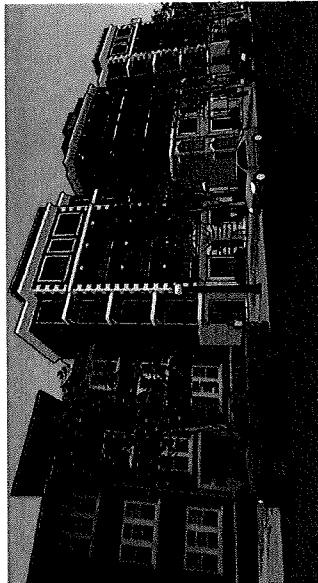
STREET VIEW LOOKING EAST



ELEVATED PERSPECTIVE VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING NORTHEAST



STREET VIEW LOOKING SOUTH



STREET VIEW LOOKING SOUTHWEST

Landmarks Commission Meeting

November 25, 2013



Madison Landmarks Commission APPLICATION

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

1. LOCATION

Project Address: 121, 123, 127 WEST GILMAN ST. Aldermanic District: 2

2. PROJECT

Project Title / Description: 121-127 WEST GILMAN ST REDEVELOPMENT

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):

- Mansion Hill
- University Heights
- Third Lake Ridge
- Marquette Bungalows
- First Settlement

New Construction In a Local Historic District (specify):

- Mansion Hill
- University Heights
- Third Lake Ridge
- Marquette Bungalows
- First Settlement

CITY OF MADISON

Demolition

- Variance from the Landmarks Ordinance

NOV - 4 2013

- Referral from Common Council, Plan Commission, or other referral

- Other (specify): _____

**Planning & Community
& Economic Development**

3. APPLICANT

Applicant's Name: DAN SEELEY Company: STEVE BROWN APARTMENTS
Address: 120 W. GORHAM ST City/State: MADISON WI Zip: 53703
Telephone: 608 255 7100 E-mail: dseeley@stevebrownapts.com
Property Owner (if not applicant): STEVE BROWN APARTMENTS
Address: 120 W. GORHAM ST City/State: MADISON WI Zip: 53703

Property Owner's Signature: [Signature] Date: 11/4/2013

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
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Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

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brownhouse

November 4, 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 Letter of Intent

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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.

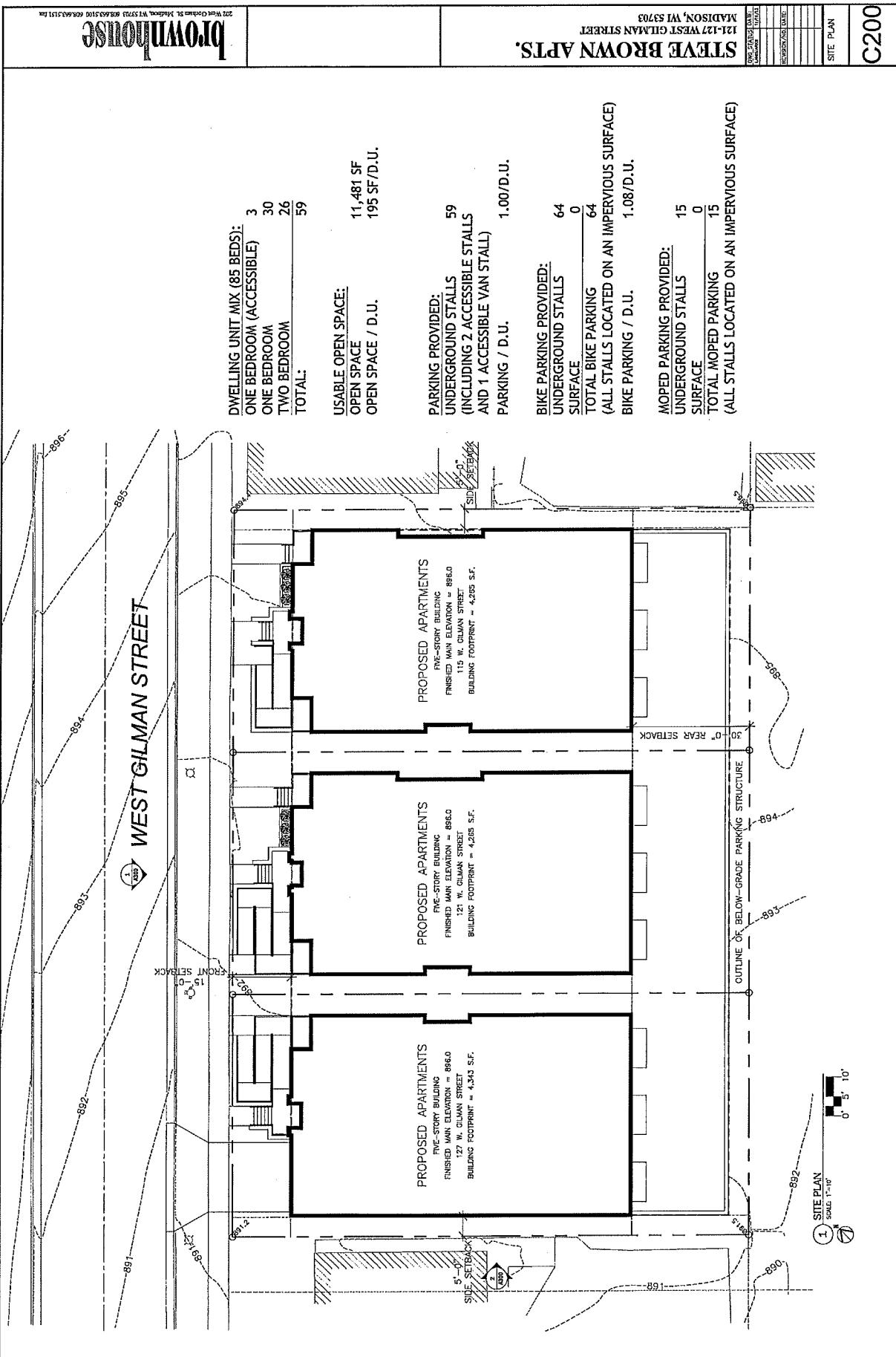
Sincerely,



Shane Fry, Architect

STEVE BROWN APARTS.

C200

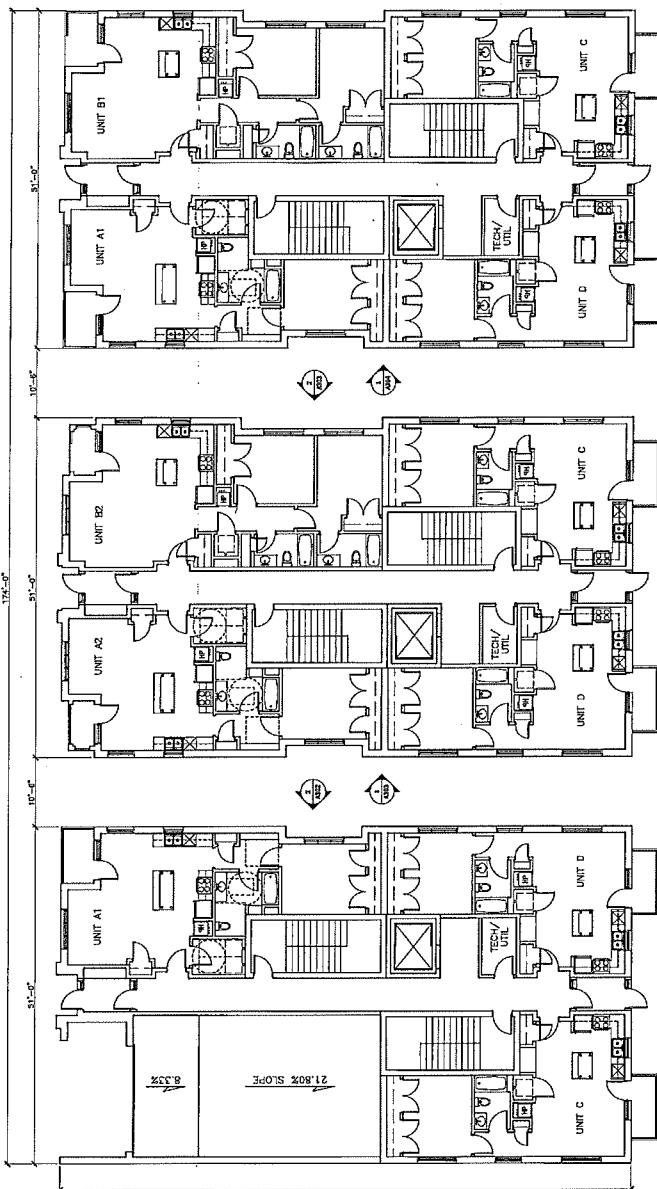


BLOWWHOUSE

STEVE BROWN APTS.

121-127 WEST GILMAN STREET
MADISON, WI 53703

A202



NAME	# OF BEDS/BATHS	UNIT COUNT	AREA
UNIT A1	1 BED/1 BATH (ADA)	2	861 SF
UNIT A2	1 BED/1 BATH (ADA)	1	861 SF
UNIT B1	2 BED/2 BATH	9	1042 SF
UNIT B2	2 BED/2 BATH	5	1042 SF
UNIT C	1 BED/1 BATH	3	666 SF
UNIT D	1 BED/1 BATH	3	677 SF
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UNIT F	1 BED/1 BATH	4	689 SF
UNIT G	1 BED/1 BATH	4	701 SF

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

FIRST FLOOR
PLAN

brownhouse

202 West Gilman St. Madison, WI 53703 (608) 263-5151 fax

STEVE BROWN APARTS.

MADISON, WI 53703

121-127 WEST GILMAN STREET

PRINTED DATE

REVISION DATE

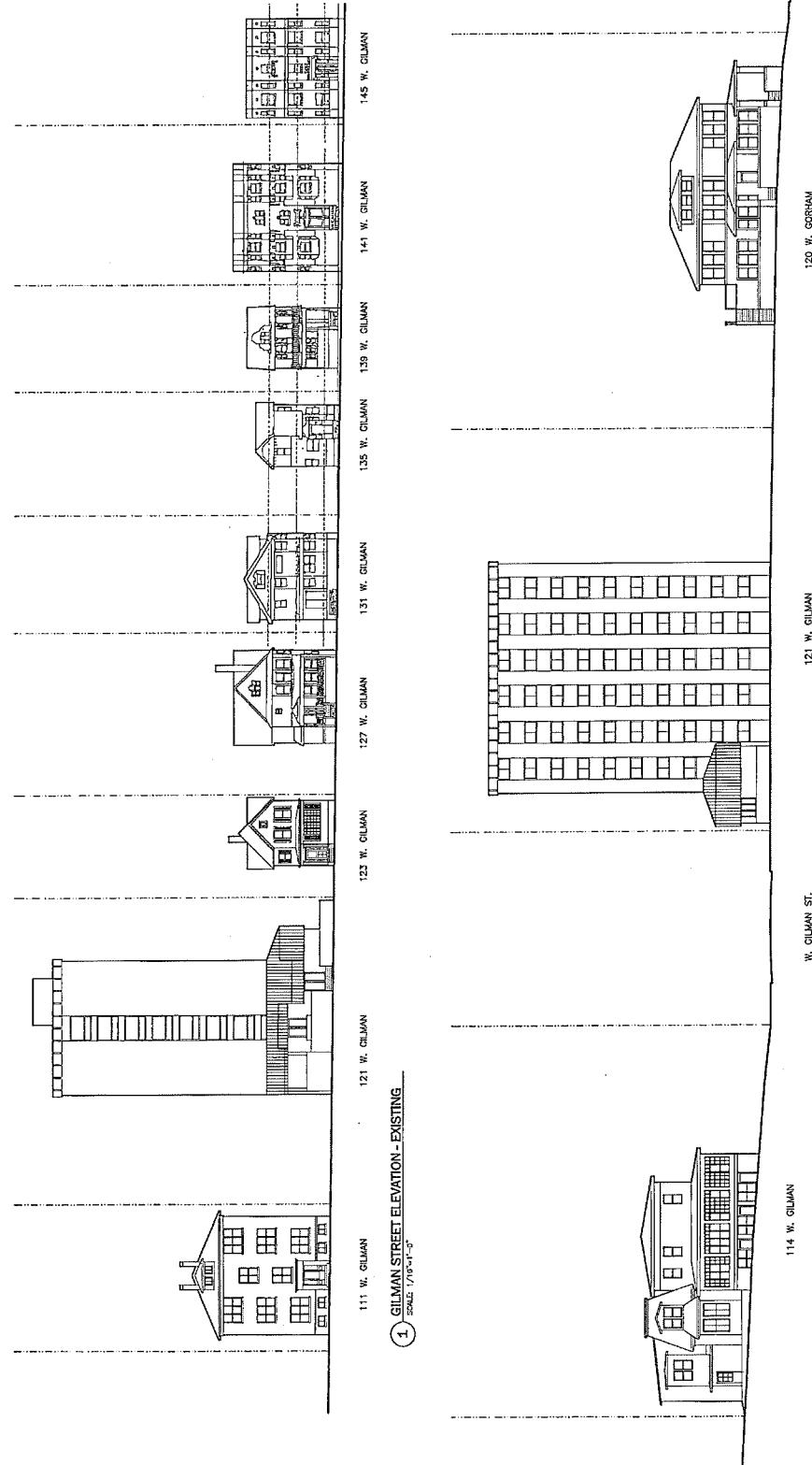
ISSUE DATE

EXPIRATION DATE

CONTRACT

ELEVATIONS

A300a



brownhouse

222 West Glebe Rd, Madison, WI 53703 608.235.1110 608.235.1111 fax

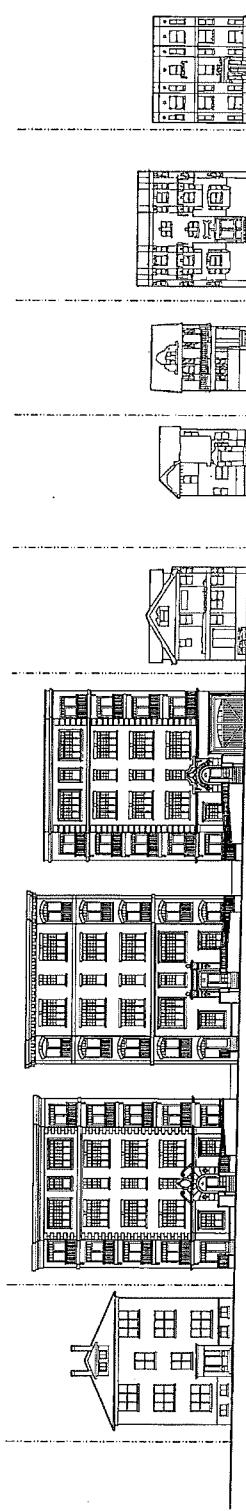
STEVE BROWN APARTMENTS

121-127 WEST GILMAN STREET
MADISON, WI 53703

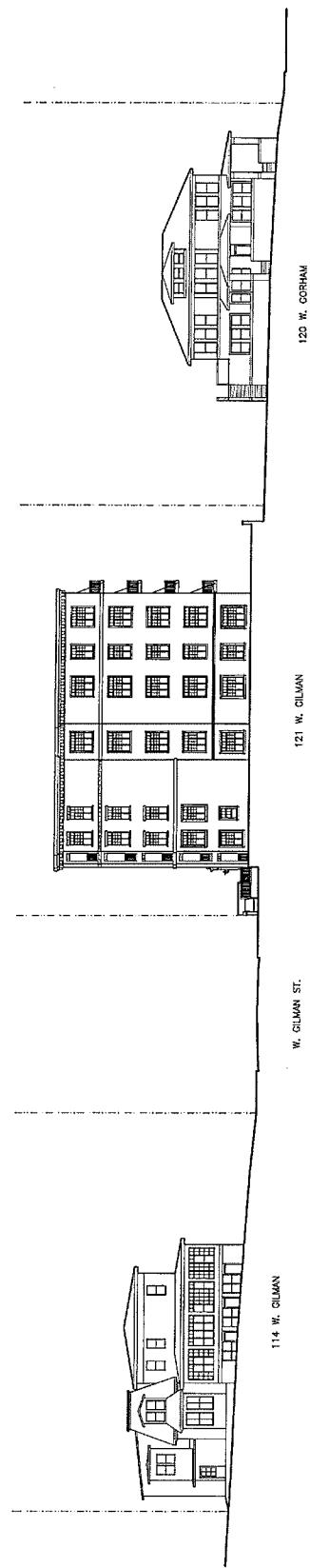
DRW STUDIO INC.
Architects
Interior Designers
Planners
Landscapers
Landscape Architects
Urban Designers
Urban Planners
Urban Landscapers

RENDERINGS/ARTWORKS
CONTRACTS
CONTEXT
ELEVATIONS

A300b



① GILMAN STREET ELEVATION - PROPOSED
Scale 1/8" = 1'-0"



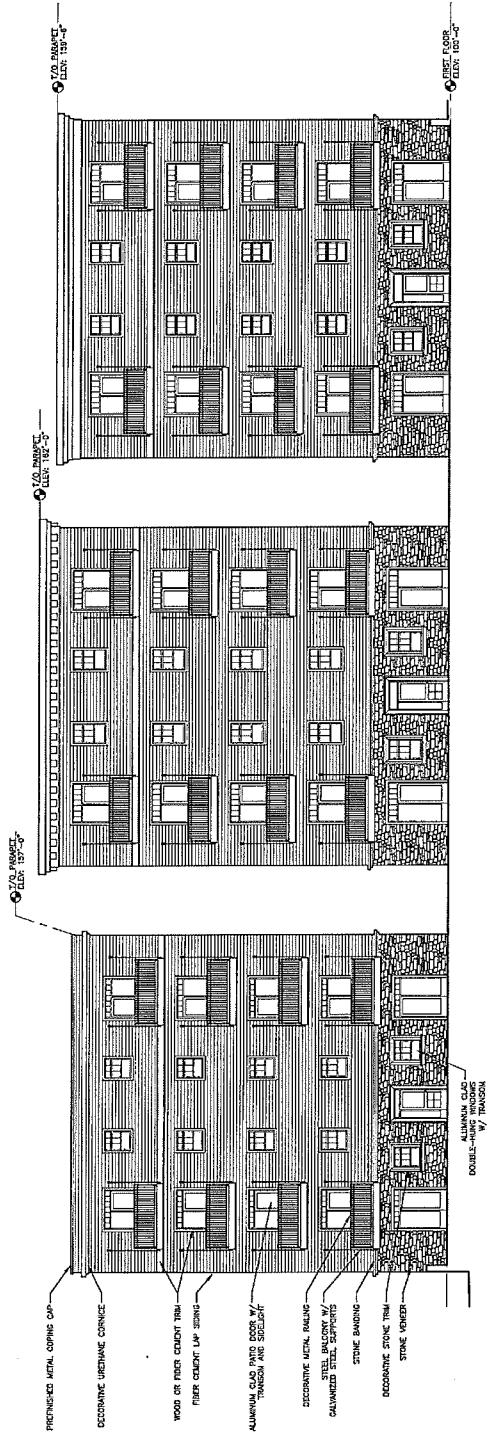
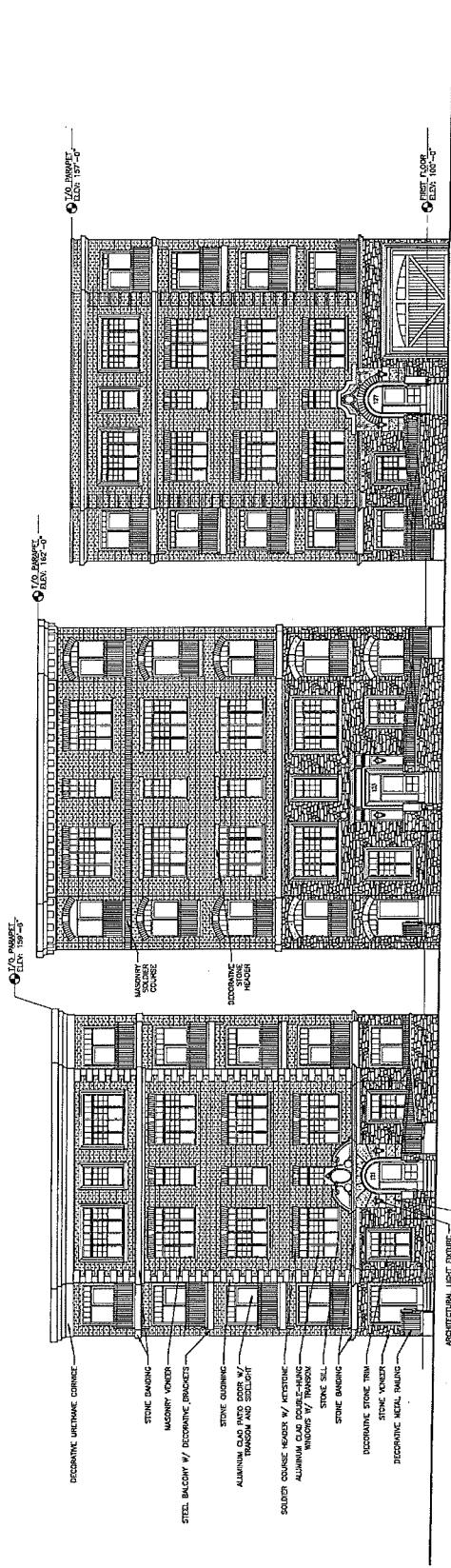
② SIDE ELEVATION - PROPOSED
Scale 1/8" = 1'-0"

blowdownhouse

STEVE BROWN APARTS.

121-127 WEST GILMAN STREET
MADISON, WI 53703

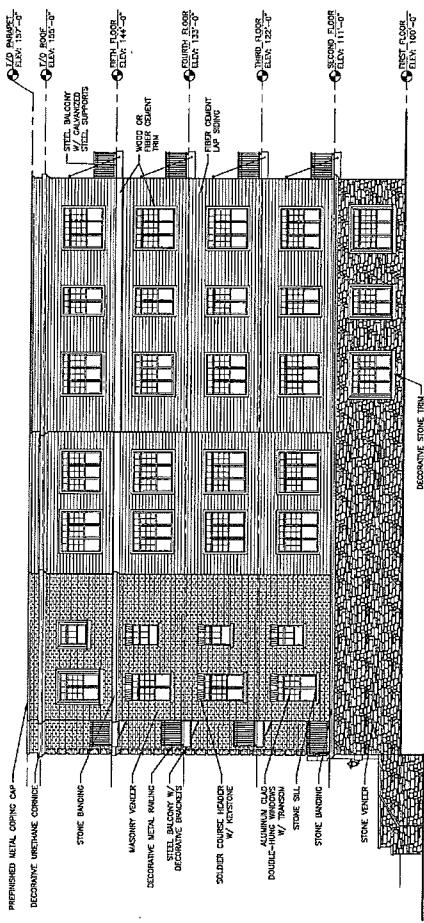
A301



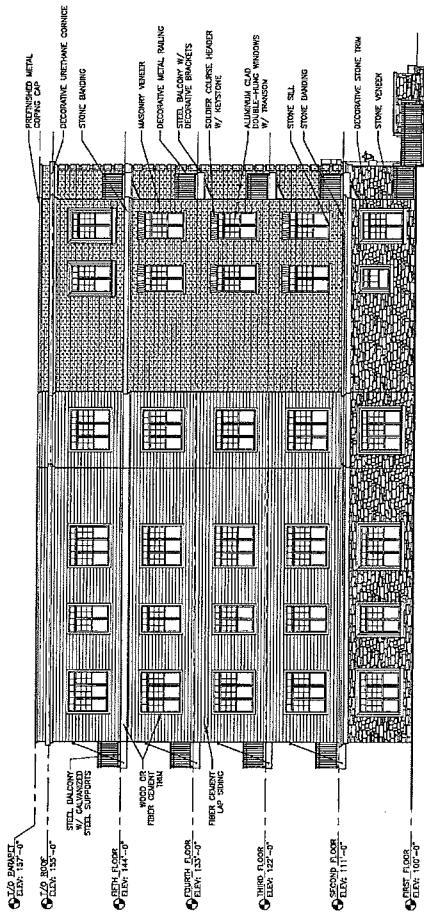
brownhouse

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

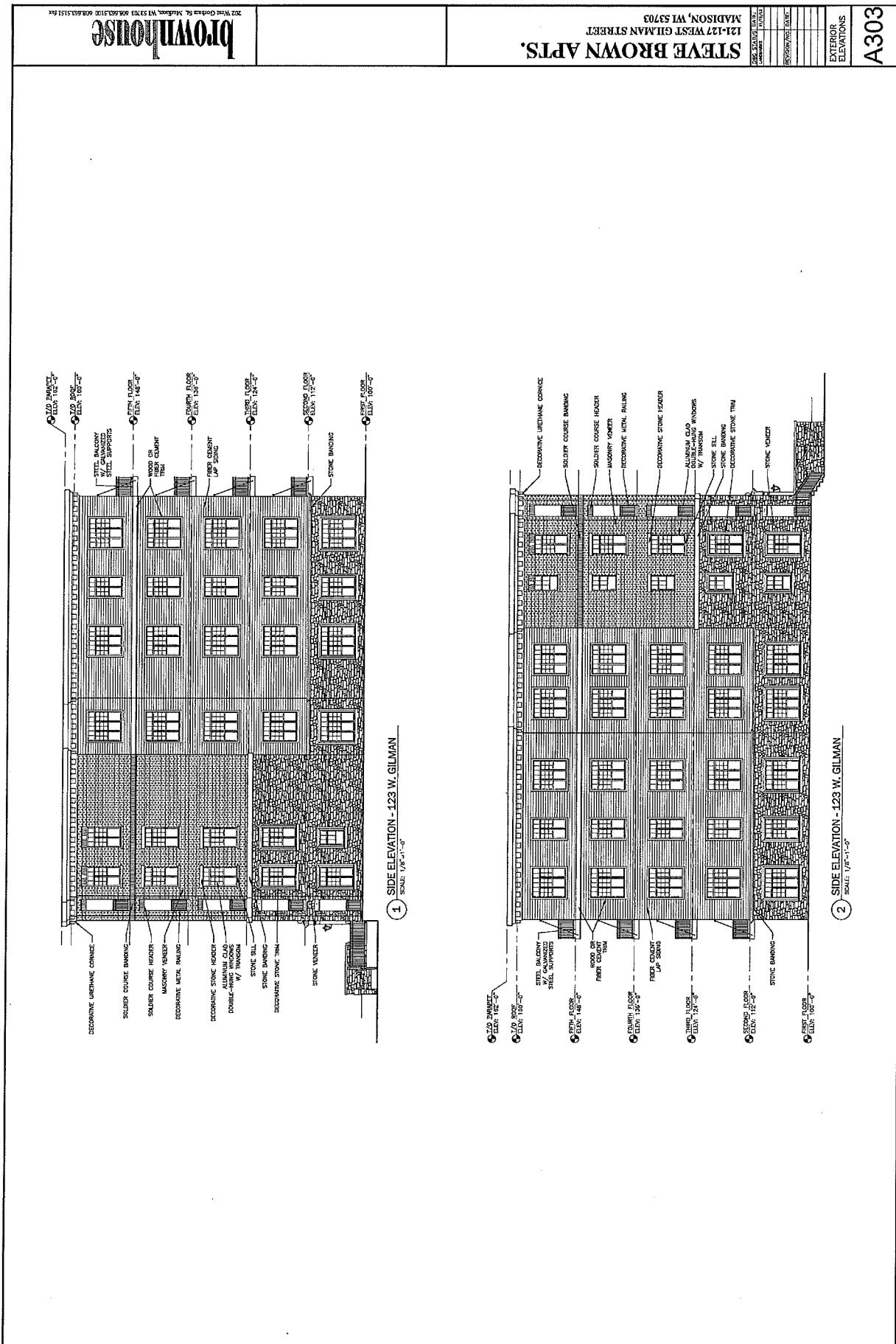
EXTERIOR ELEVATIONS
A302



① SIDE ELEVATION - 127 W. GILMAN



② SIDE ELEVATION - 127 W. GILMAN

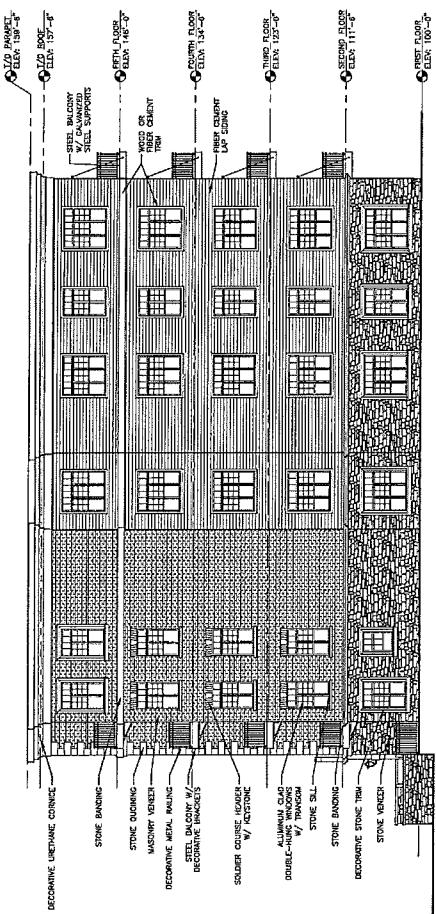


STEVE BROWN APTS.

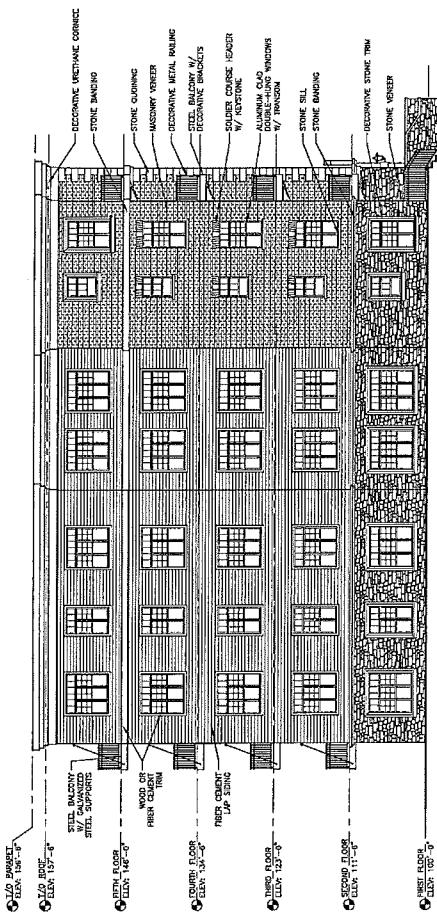
MADISON, WI 53703

Blowhouse

A304



SIDE ELEVATION - 121 W. GILMAN



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

Landmarks Commission Meeting
January 22, 2014
(rescheduled from January 6, 2014)

brownhouse

December 23, 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:

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Sincerely,

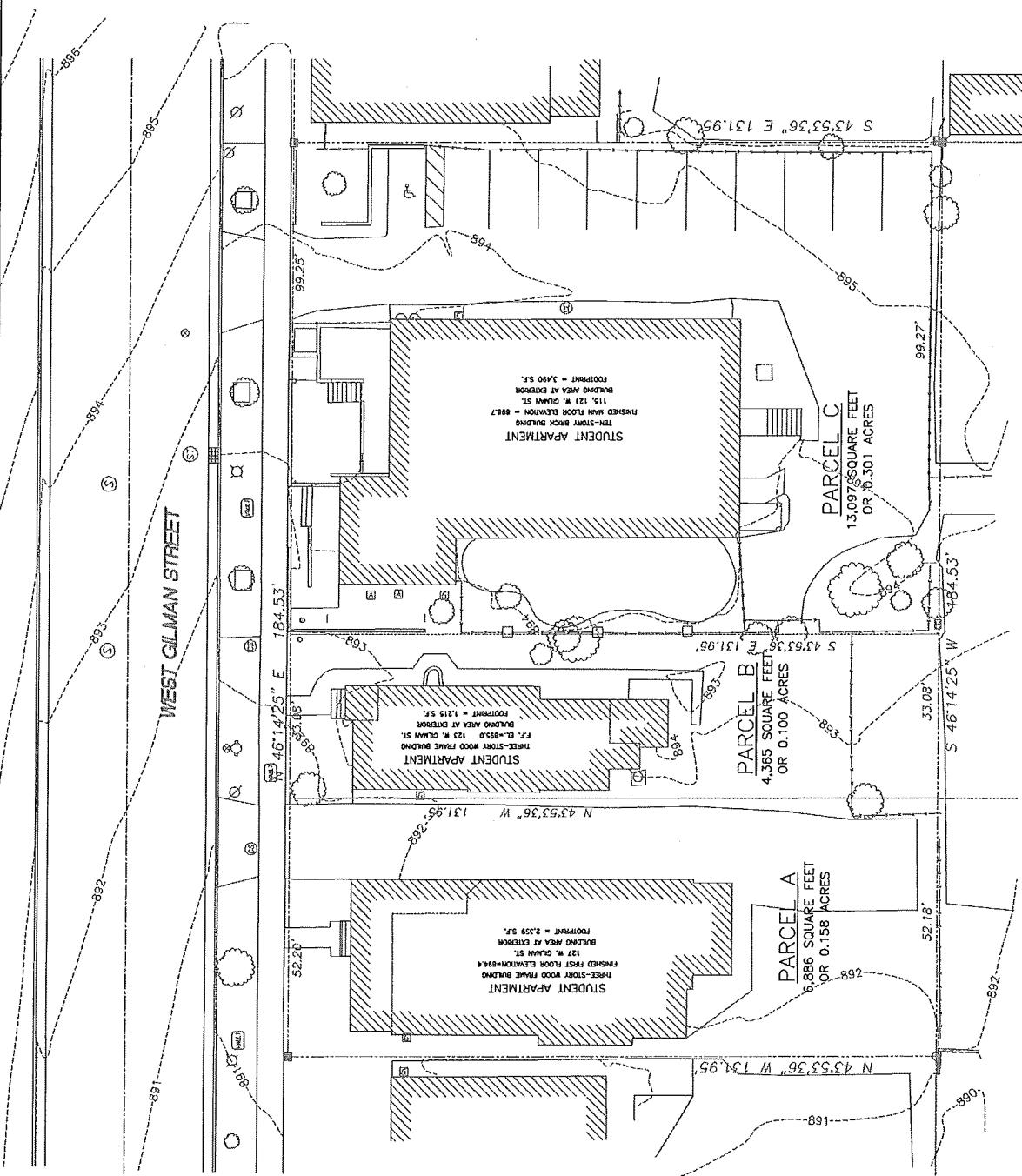
Shane Fry, Architect

brownhouse

Building Appropriateness:

The criteria for new construction in Mansion Hill are as follows (Madison General Ordinances Sec. 33.01(10)(e)):

1. *The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related (visually related area).* The gross volume of each of the proposed buildings is approximately 206,205 cubic feet. The largest building being replaced has a gross volume of 304,000 cubic feet. The next largest building in the VRA is 106,000 cubic feet. The Mansion Hill Historic District is marked by architectural diversity in both design and volume. Given that reality, it seems apparent that visual compatibility, not volume homogeneity, is the goal of this criteria and we for that reason and those listed below, feel strongly that the proposed buildings are in character with the VRA and the Mansion Hill District.
2. *In the street elevation(s) of a new building, the proportion between the width and the height in the façade(s) shall be visually compatible with the buildings and the environment with which it is visually related (visually related area).* The ratio of width to height (W:H) in the VRA ranges from .58 to 1.90 with an average of .83. The proposed buildings have a ratio of .84, .80, and .86, well within the VRA range.
3. *The proportions and relationships between width and height of the doors and windows in new street façade(s) shall be visually compatible with the buildings and environment with which it is visually related (visually related area).* The ratio of width to height (W:H) of primary doors in the VRA ranges from .32 to .90 with an average of .60. The proposed buildings have a ratio of .47, .50, and .47, well within the VRA range. The ratio of width to height (W:H) of windows in the VRA ranges from .42 to 1.09, with an average of .63. The proposed buildings have a ratio of .68, .73, and .69, all within the VRA range.
4. *The rhythm of solids to voids created by openings in the façade of the new structure should be visually compatible with the buildings and environment with which it is visually related (visually related area).* The ratio of solid to void (S:V) in the VRA ranges from .71 to .89, with an average of .79. The proposed buildings have a ratio of .71, .73, and .71, all within the VRA range.
5. *All new street façades should blend with other buildings via directional expression. When adjacent buildings have a dominant vertical or horizontal expression, this expression should be carried over and reflected.* The multifamily buildings in the VRA exemplify vertical expression. They also exude a defined base, middle, and top order. Our buildings are consistent with this vertical nature through their A/B/A rhythm and as well as width to height ratios as indicated in section 2. The distinctive entries, stone banding and material changes help to give the buildings a pedestrian scale and reflect the order that is prevalent in the VRA.



(1) EXISTING SITE SURVEY
SCALE: 1"=10'
10' 5' 0'

STEVE BROWN APARTMENTS

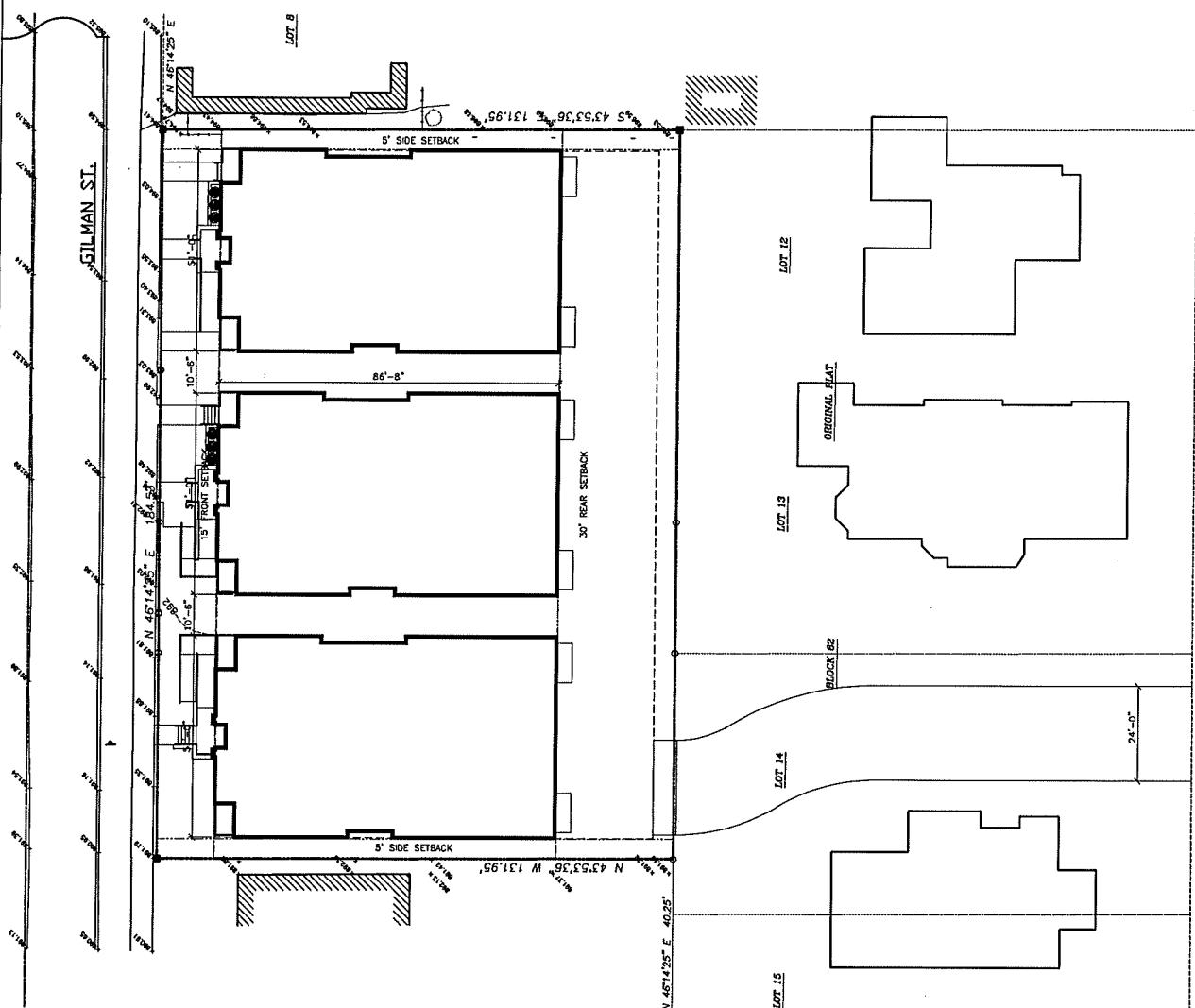
121-127 WEST GILMAN STREET

MADISON, WI 53703

C200

SITE PLAN

(1) SITE PLAN
N
S
E
W
1/8"



DWELLING UNIT MIX (85 BEDS):
 ONE BEDROOM (ACCESSIBLE) 3
 ONE BEDROOM 30
 TWO BEDROOM 28
 TOTAL: 60

USABLE OPEN SPACE:
 OPEN SPACE 11,481 SF
 OPEN SPACE / D.U. 195 SF/D.U.

PARKING PROVIDED:
 UNDERGROUND STALLS 60
 (INCLUDING 2 ACCESSIBLE STALLS
 AND 1 ACCESSIBLE VAN STALL)
 PARKING / D.U. 1.00/D.U.

BIKE PARKING PROVIDED:
 UNDERGROUND STALLS 64
 SURFACE 0
 TOTAL BIKE PARKING 64
 (ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)
 BIKE PARKING / D.U. 1.08/D.U.

MOPED PARKING PROVIDED:
 UNDERGROUND STALLS 15
 SURFACE 0
 TOTAL MOPED PARKING 15
 (ALL STALLS LOCATED ON AN IMPERVIOUS SURFACE)

DATE ISSUED:

10/10/2012

LAWRENCE

10/10/2012

REVISION/NO.

0

REVISION DATE

10/10/2012

(1) SITE PLAN
N
S
E
W
1/8"

BrownHouse

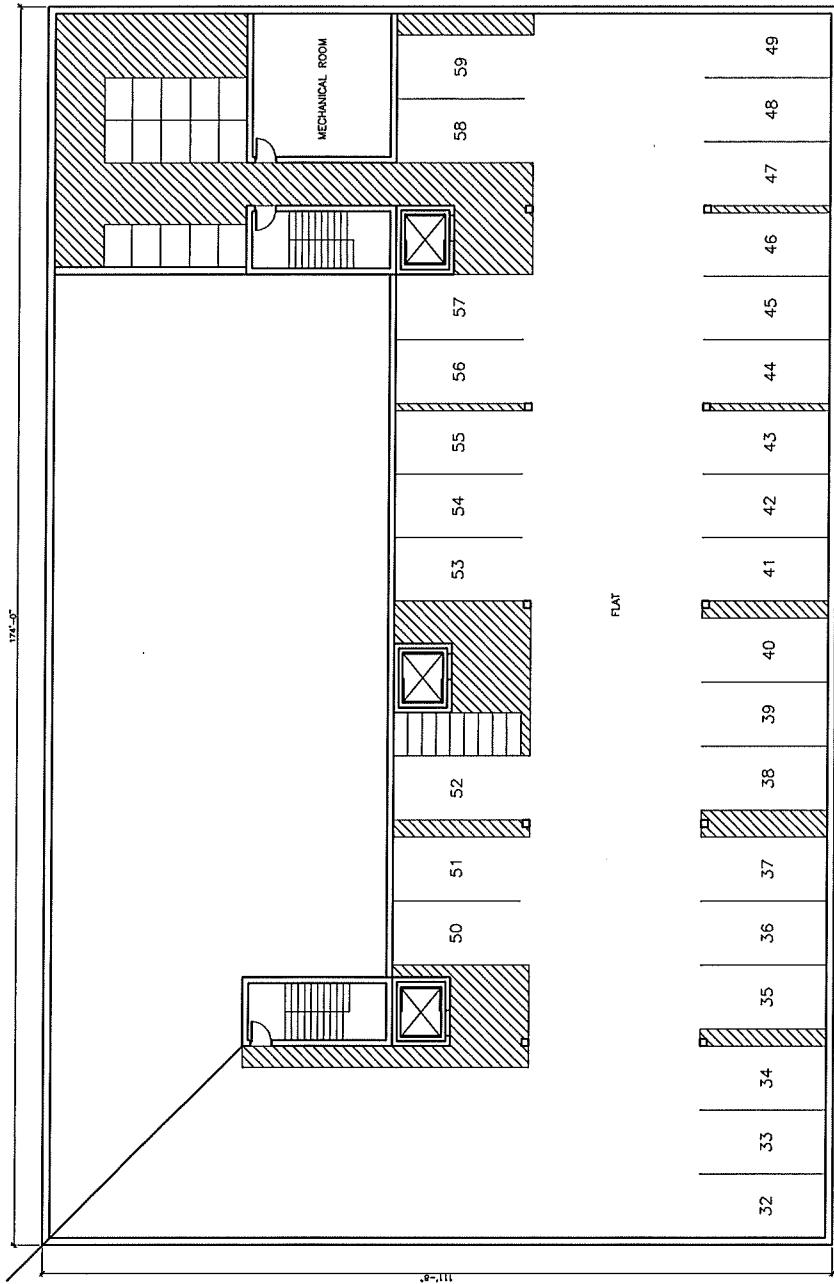
102 West Gilman St., Madison, WI 53703 608.251.1511

STEVE BROWN APTS.

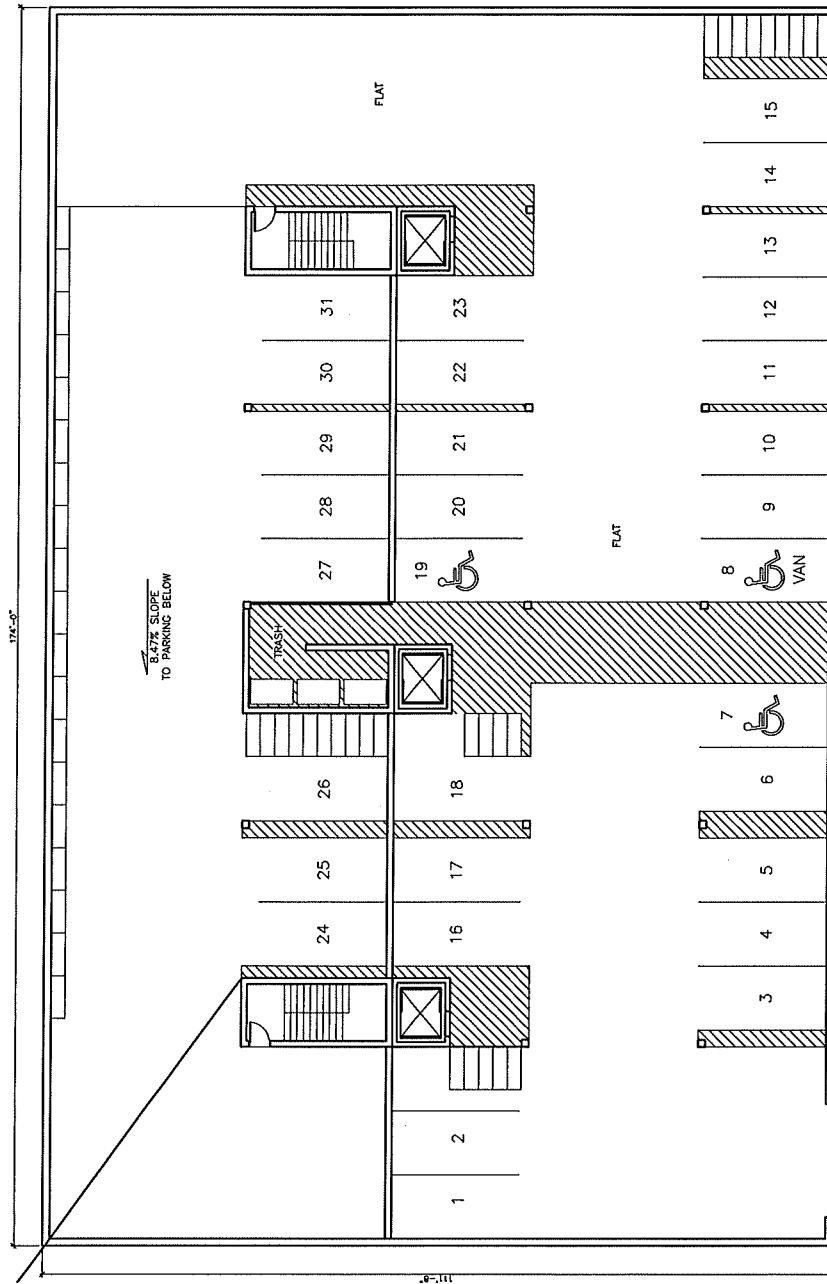
MADISON, WI 53703

121-127 WEST GILMAN STREET
DOC STATUS DATE
LICENSING UP/DOWN
CONTRACTOR AD DATE
PARKING LVL P2 PLAN

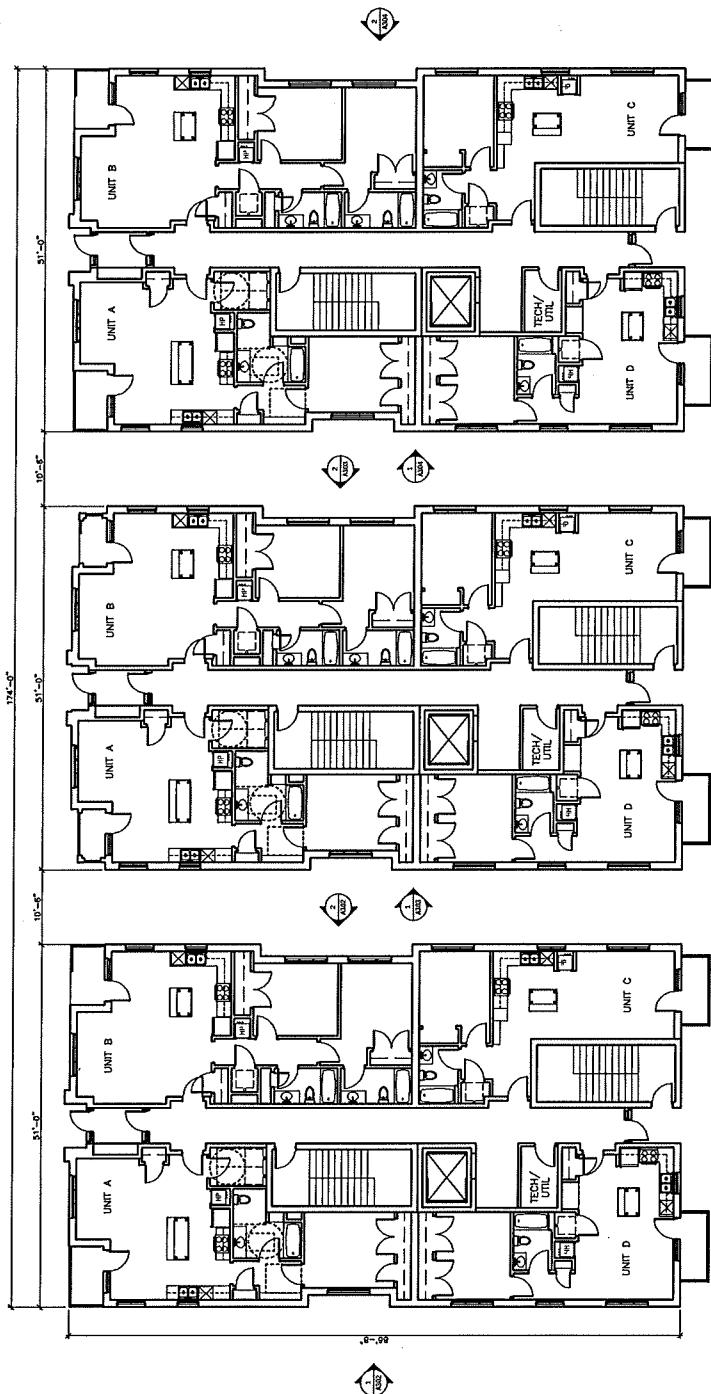
A200



1 PARKING LEVEL P2 PLAN
scale 1/8"-1'-0"
8'



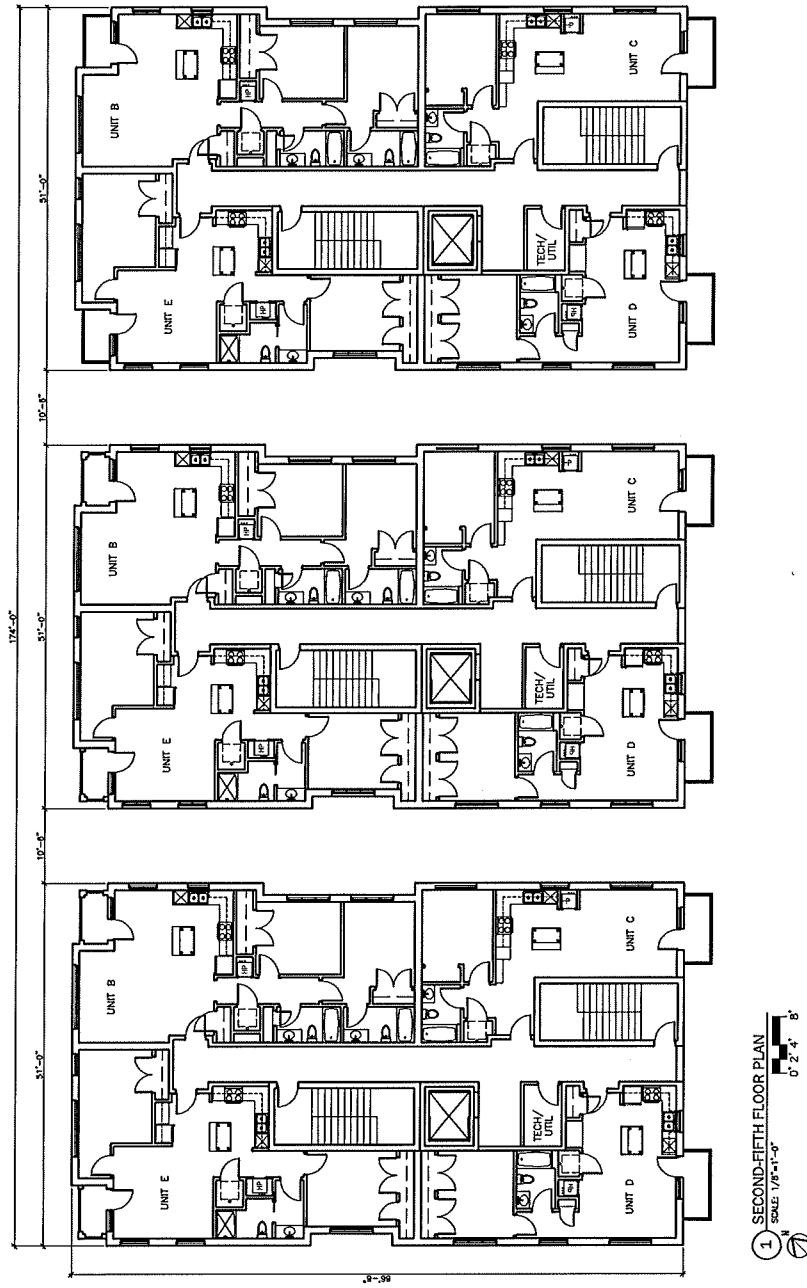
1 PARKING LEVEL P1 PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8'



DWELLING UNIT TYPES:

NAME	# OF BEDS/BATHS	UNIT COUNT	AREA
UNIT A	1 BED/1 BATH (ADA)	3	861 SF
UNIT B	2 BED/2 BATH	15	1042 SF
UNIT C	1 BED/1 BATH	15	600 SF
UNIT D	1 BED/1 BATH	15	600 SF
UNIT E	2 BED/1 BATH	12	936 SF

FIREST FLOOR
PLANDATE
REVISION DATE
REVISION DATE



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



0' 2' 4' 8'

BrownHouse

202 West Gilman St. Madison, WI 53703 (608) 243-6655 (608) 243-6656

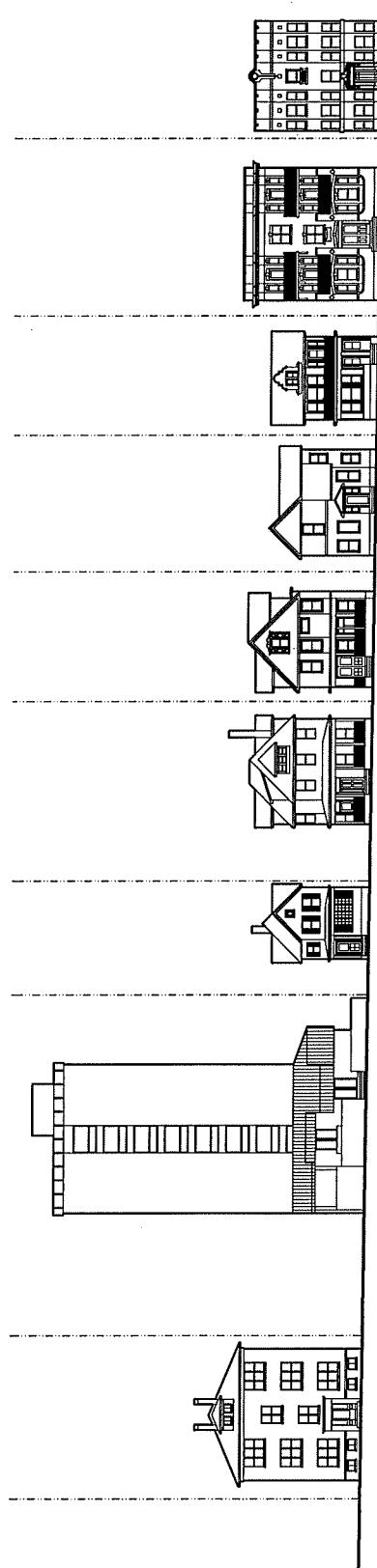
STEVE BROWN APARTMENTS.

MADISON, WI 53703

121-127 WEST GILMAN STREET

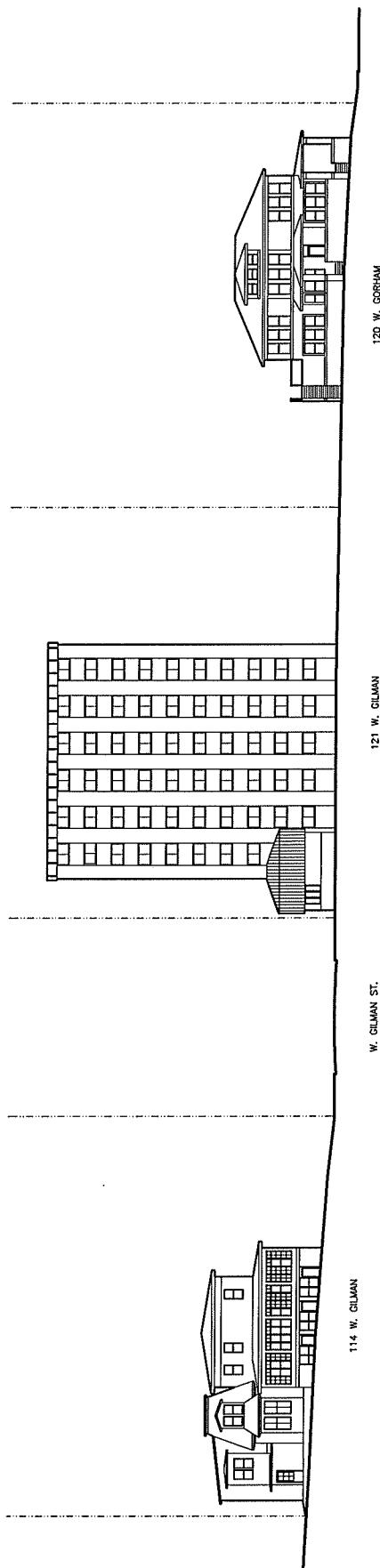
CONTEXT ELEVATIONS

A300a



109 W. GILMAN

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



114 W. GILMAN

W. GILMAN ST.

121 W. GILMAN

120 W. CORNHAM

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

CONTEXT ELEVATIONS

A300a

DATE:
DRAWING NO.:
REVISION NO.:
DATE:
DATE:
DATE:
DATE:

STEVE BROWN APARTMENTS.

MADISON, WI 53703

121-127

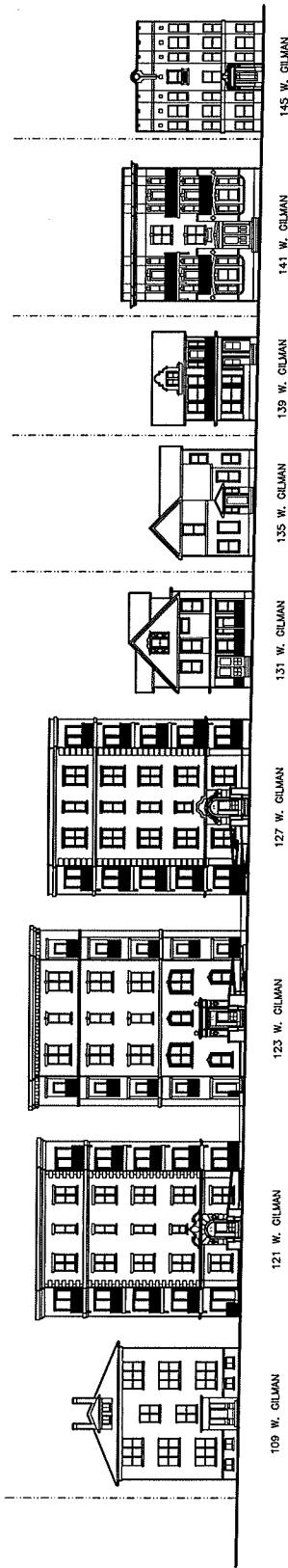
WEST

GILMAN

STREET

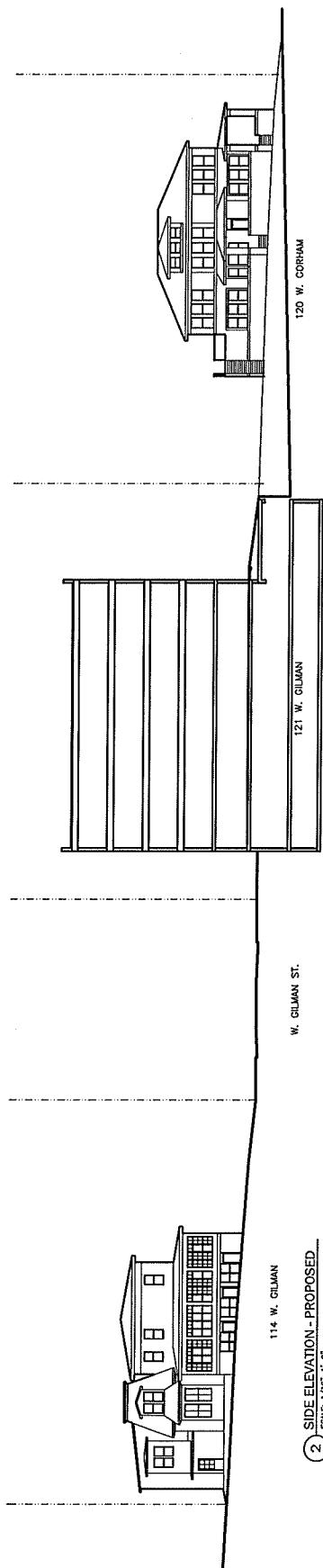
DRAWING
REVISIONS
DATE
CONTRACT
ELEVATIONS

A30b



(1) GILMAN STREET ELEVATION - PROPOSED
scale 1/8"=1'-0"

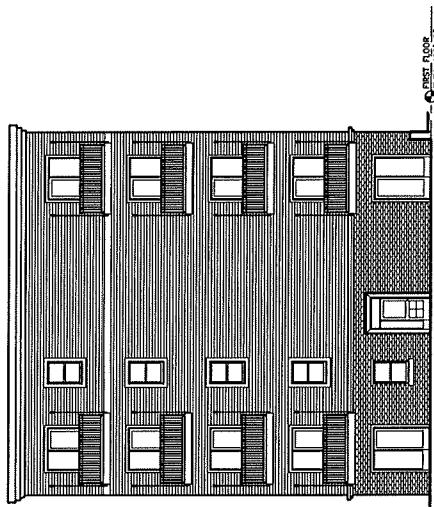
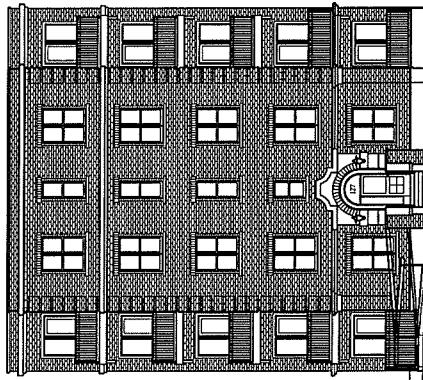
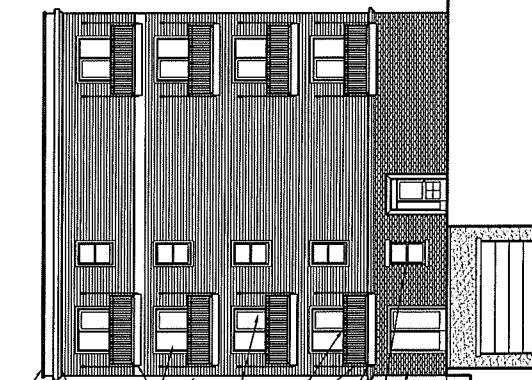
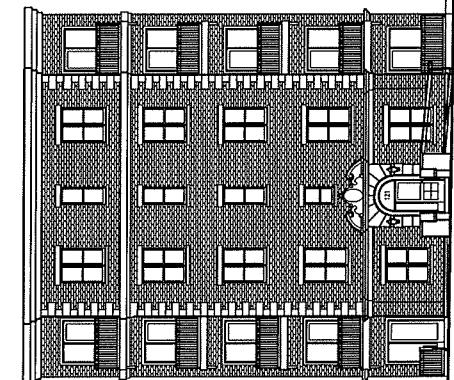
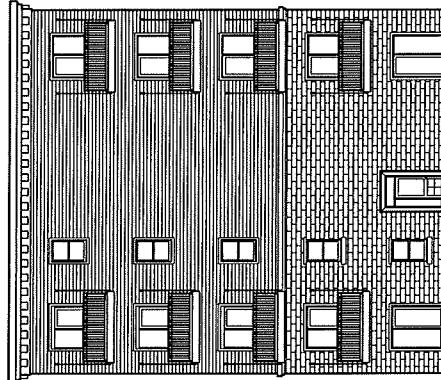
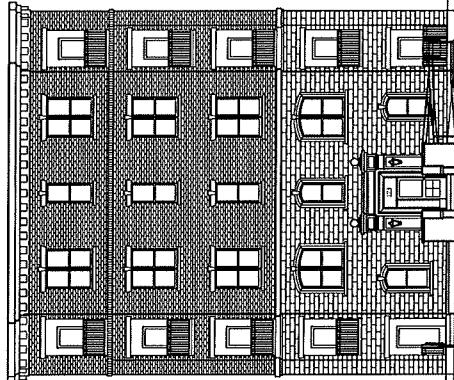
(2) SIDE ELEVATION - PROPOSED
scale 1/8"=1'-0"

DRAWING
REVISIONS
DATE
CONTRACT
ELEVATIONS

STEVE BROWN APTS.

121-127 WEST GLIMAN STREET
MADISON, WI 53703

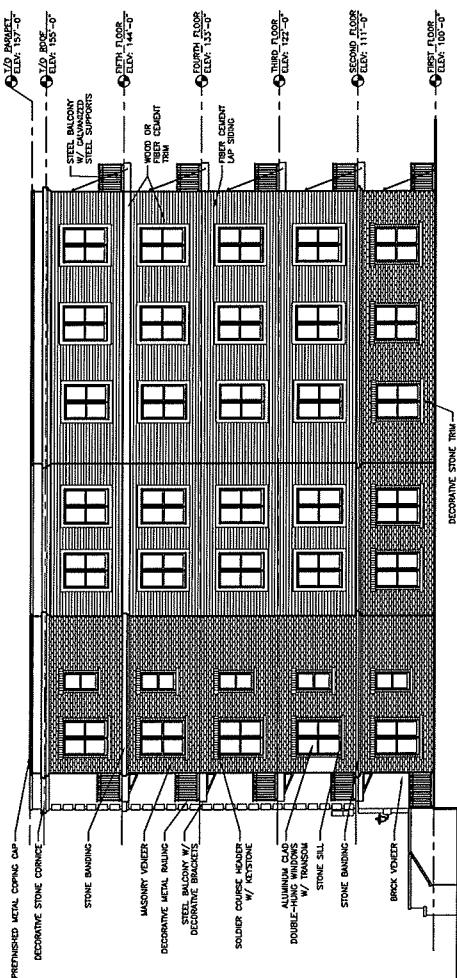
A301

EXTERIOR
ELEVATIONS(1) FRONT ELEVATION
SCALE: 1/8"=1'-0"(2) REAR ELEVATION
SCALE: 1/8"=1'-0"

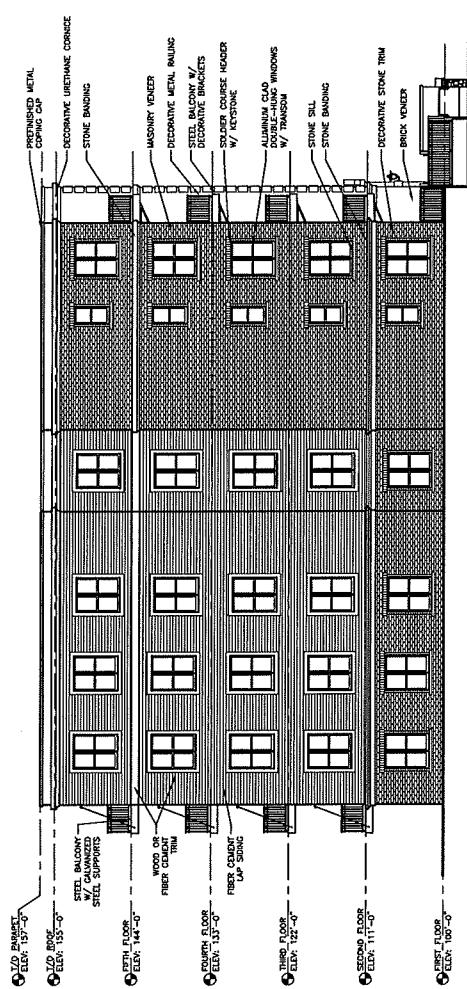
- PREFINISHED METAL COPING CAP
- DECORATIVE URETHANE CORNICE
- WOOD OR FIBER CEMENT TRIM
FIBER CEMENT LAP Siding
- DECORATIVE METAL SPINDING AND DOOR
STEEL ALUMINUM W/
CALUMED STEEL SUPPORTS
- STONE BANDING
- DECORATIVE STONE TRIM
- BRICK VENEER

STEVE BROWN APTS.

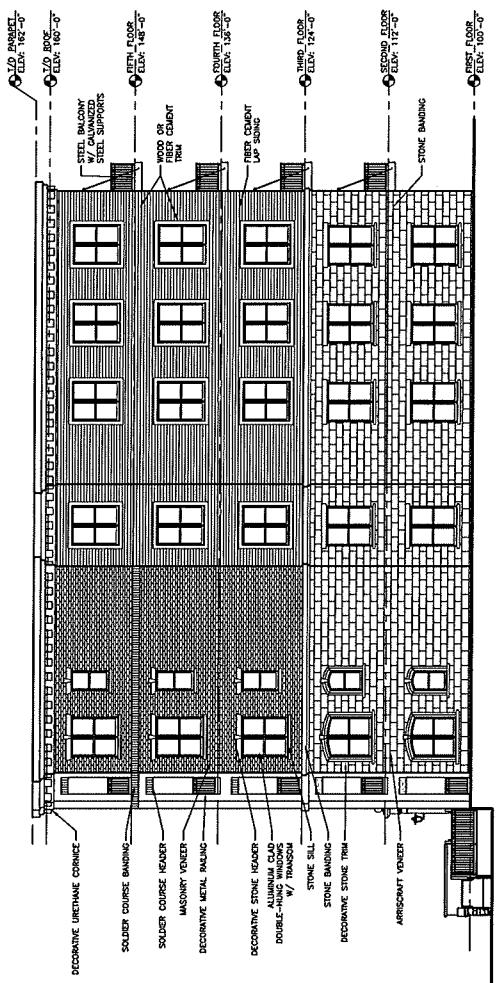
A302



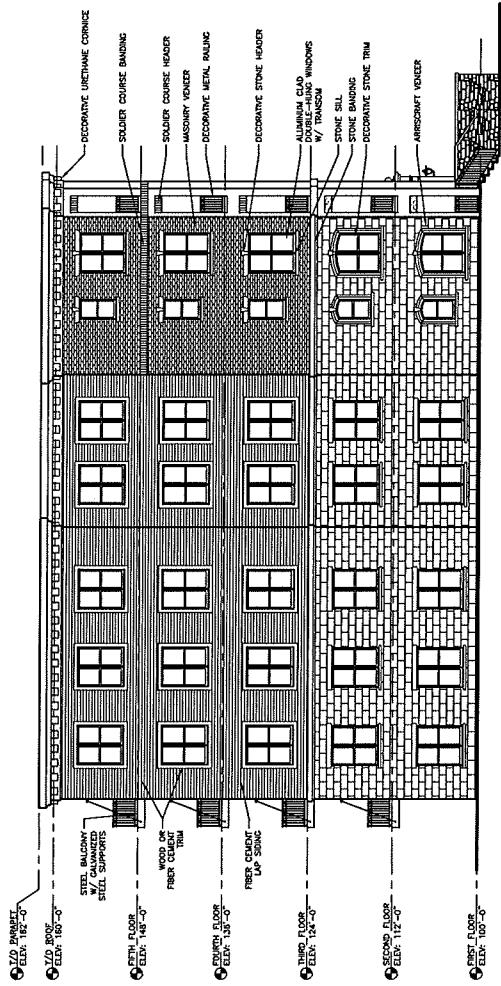
1 SIDE ELEVATION - 127 W. GILMAN
SCALE: 1/8" = 1'-0"



(2) SIDE ELEVATION - 127 W. GILMAN



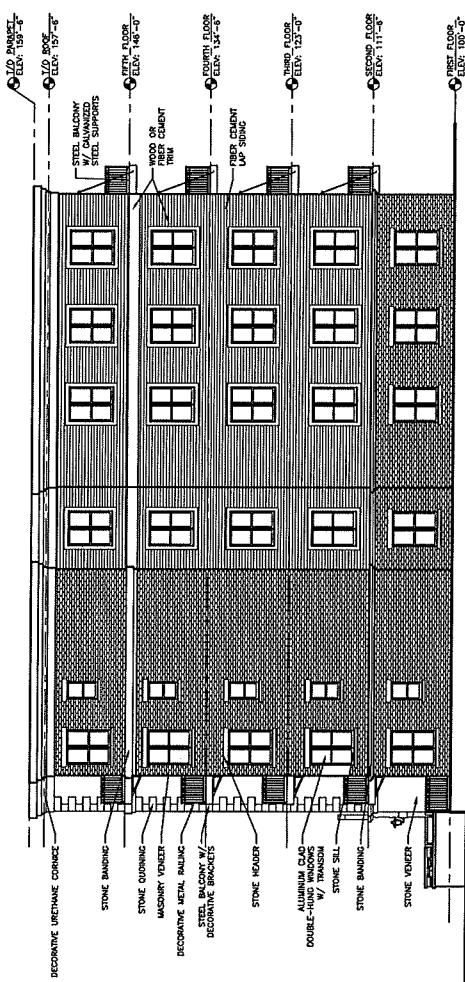
SIDE ELEVATION - 123 W. GILMAN



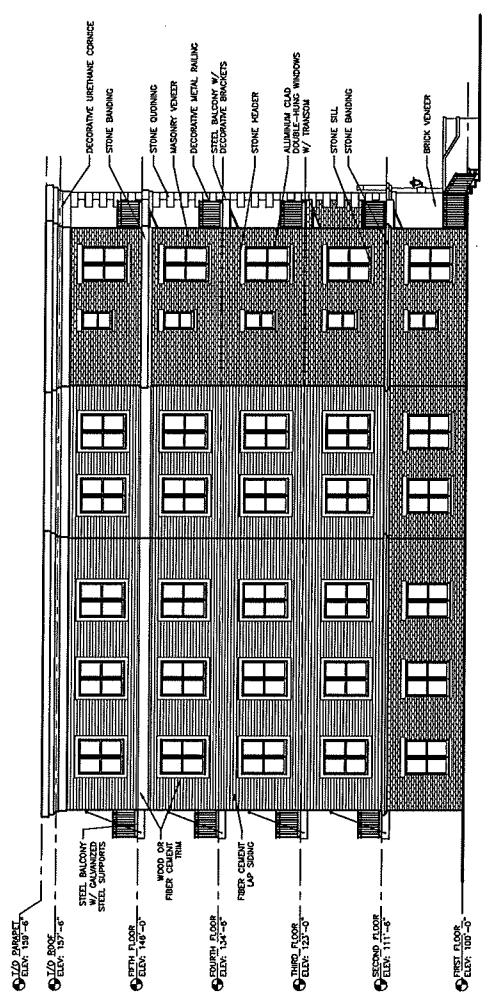
SIDE ELEVATION - 123 W. GILMAN

A303

A303



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



SIDE ELEVATION - 121 W. GILMAN

WIDTH:HEIGHT RATIOS OF PRIMARY ELEVATIONS

Street Address	Width	Height	Ratio (W:H)
109 W. Gilman Street	38.33	44.81	0.86
110 W. Gilman Street	32.58	31.17	1.05
114 W. Gilman Street	52.75	35.75	1.48
115 W. Gilman Street	53.33	91.50	0.58
123 W. Gilman Street	20.91	31.33	0.67
124 W. Gilman Street	32.58	36.33	0.90
127 W. Gilman Street	30.58	35.91	0.85
128 W. Gilman Street	44.66	46.08	0.97
131 W. Gilman Street	26.00	36.81	0.71
134 W. Gilman Street	32.00	38.50	0.83
135 W. Gilman Street	30.83	31.41	0.98
137 W. Gilman Street	21.16	31.25	0.68
140 W. Gilman Street	35.00	34.00	1.03
141 W. Gilman Street	38.67	41.00	0.94
408 N. Carroll Street	26.17	35.25	0.74
412 N. Carroll Street	25.25	30.67	0.82
416 N. Carroll Street	30.00	29.75	1.01
420 N. Carroll Street (Carroll elevation)	29.17	32.25	0.90
420 N. Carroll Street (Gilman elevation)	51.00	32.25	1.58
504 N. Carroll Street (Carroll elevation)	26.75	33.00	0.81
504 N. Carroll Street (Gilman elevation)	35.50	33.00	1.08
510 N. Carroll Street	53.75	36.67	1.47
114 W. Gorham Street	56.00	29.50	1.90
120 W. Gorham Street	34.00	32.67	1.04
134 W. Gorham Street	38.17	36.33	1.05
138 W. Gorham Street	36.25	38.00	0.95
AVERAGE RATIO (EXISTING BUILDINGS)	35.82	37.12	0.96
MEDIAN RATIO (EXISTING BUILDINGS)	33.29	34.63	0.96
LOWEST RATIO			0.58
HIGHEST RATIO			1.90

Street Address	Width	Height	Ratio (W:H)
121 W. Gilman Street	51.00	60.58	0.84
123 W. Gilman Street	51.00	63.79	0.80
127 W. Gilman Street	51.00	59.50	0.86
AVERAGE RATIO (PROPOSED BUILDINGS)	51.00	61.29	0.83
MEDIAN RATIO (EXISTING BUILDINGS)	51.00	60.58	0.84

GENERAL NOTES AND OBSERVATIONS

- 1) All areas shown in square feet
- 2) Existing buildings to be replaced shown highlighted
- 3) Ratio of 1.00 denotes a square elevation. If the ratio is less than 1.00, the primary elevation of the building is taller than it is wide. Conversely, if the ratio is greater than 1.00, the elevation is wider than it is tall.
- 4) Our proposed buildings fall within the prescribed ratio range of a diverse neighborhood, but of particular note is the comparison between our buildings and the two apartment buildings within the VRA: the Bled building (141 W. Gilman) and the Elms building (109 W. Gilman). Not only do we closely match the ratios of these two buildings, we are nearly identical in ratio the building directly adjacent to our development.

WIDTH:HEIGHT RATIOS OF DOOR AND WINDOW OPENINGS ON PRIMARY ELEVATIONS

Street Address	Primary (Front) Door Opening			Secondary Door Openings (Average)			Width	Height	Ratio (W:H)
	Width	Height	Ratio (W:H)	Width	Height	Ratio (W:H)			
109 W. Gilman Street	6.33	7.00	0.90	NOT APPLICABLE	5.58	5.11	1.09		
110 W. Gilman Street	3.50	7.00	0.50	NOT APPLICABLE	2.56	4.23	0.61		
114 W. Gilman Street	6.00	8.00	0.75	NOT APPLICABLE	5.31	5.34	0.99		
115 W. Gilman Street	6.00	8.00	0.75	6.00	7.00	0.86	6.91	8.00	0.86
123 W. Gilman Street	3.00	7.00	0.43	NOT APPLICABLE	1.65	3.90	0.42		
124 W. Gilman Street	3.00	8.00	0.38	NOT APPLICABLE	3.00	5.56	0.54		
127 W. Gilman Street	4.50	8.50	0.53	3.33	8.50	0.39	2.63	4.90	0.54
128 W. Gilman Street	NOT APPLICABLE			NOT APPLICABLE	3.08	6.64	0.46		
131 W. Gilman Street	6.00	8.00	0.75	NOT APPLICABLE	2.85	5.30	0.54		
134 W. Gilman Street	3.50	7.00	0.50	NOT APPLICABLE	2.19	5.06	0.43		
135 W. Gilman Street	3.00	7.00	0.43	NOT APPLICABLE	2.42	5.38	0.45		
137 W. Gilman Street	3.00	8.00	0.38	3.00	8.00	0.38	2.90	5.47	0.53
140 W. Gilman Street	5.50	8.00	0.69	NOT APPLICABLE	3.21	6.28	0.51		
141 W. Gilman Street	6.00	8.00	0.75	3.00	7.83	0.38	4.33	5.44	0.80
408 N. Carroll Street	6.25	9.33	0.67	NOT APPLICABLE	2.96	5.78	0.51		
412 N. Carroll Street	5.33	9.00	0.59	NOT APPLICABLE	3.75	5.04	0.74		
416 N. Carroll Street	NOT APPLICABLE			NOT APPLICABLE	2.80	3.76	0.74		
420 N. Carroll Street	7.25	10.33	0.70	NOT APPLICABLE	3.37	7.03	0.48		
504 N. Carroll Street	3.00	7.00	0.43	3.00	7.00	0.43	3.02	4.04	0.75
510 N. Carroll Street	3.00	9.50	0.32	3.00	7.00	0.43	3.92	8.21	0.48
114 W. Gorham Street	3.50	6.67	0.52	3.00	6.67	0.45	3.79	5.04	0.75
120 W. Gorham Street	5.50	8.00	0.69	5.50	8.00	0.69	2.78	3.83	0.73
134 W. Gorham Street	6.42	8.25	0.78	NOT APPLICABLE	2.63	4.77	0.55		
138 W. Gorham Street	5.33	8.00	0.67	NOT APPLICABLE	3.11	3.77	0.82		
AVERAGE RATIO (EXISTING BUILDINGS)	4.77	7.98	0.60	3.73	7.50	0.50	3.36	5.33	0.63
MEDIAN RATIO (EXISTING BUILDINGS)	5.33	8.00	0.67	3.00	7.42	0.40	3.01	5.21	0.58
LOWEST RATIOS				0.32		0.38			0.42
HIGHEST RATIOS				0.90		0.86			1.09
Street Address	Width	Height	Ratio (W:H)	Width	Height	Ratio (W:H)	Width	Height	Ratio (W:H)
121 W. Gilman Street	4.50	9.50	0.47	6.00	8.00	0.75	4.29	6.33	0.68
123 W. Gilman Street	4.50	9.00	0.50	3.00	7.00	0.43	4.37	6.00	0.73
127 W. Gilman Street	4.50	9.50	0.47	6.00	8.00	0.75	4.29	6.22	0.69
AVERAGE RATIO (PROPOSED BUILDINGS)	4.50	9.33	0.48	5.00	7.67	0.65	4.32	6.18	0.70
MEDIAN RATIO (EXISTING BUILDINGS)	4.50	9.50	0.47	6.00	8.00	0.75	4.29	6.22	0.69

GENERAL NOTES AND OBSERVATIONS

- 1) All areas shown in square feet
- 2) Existing buildings to be replaced shown highlighted
- 3) Ratio of 1.00 denotes a square door or window opening. If the ratio is less than 1.00, the opening is taller than it is wide. Conversely, if the ratio is greater than 1.00, the opening is wider than it is tall.
- 4) The VRA features a wide range of primary door openings, which for these purposes include the doors themselves and any associated sidelights or transoms. Most of the door openings have at least one of these features, as do our primary entrances.
- 5) Secondary door openings (i.e. side doors, doors to porches or balconies) are, for the most part, single doors without a sidelight or transom, but there are precedents for sidelights or double doors within secondary door openings in the VRA.
- 6) In keeping with the architectural diversity of the neighborhood, there is a wide range of window opening sizes within the VRA, and the average width:height ratio of our windows is near the statistical center of this range.

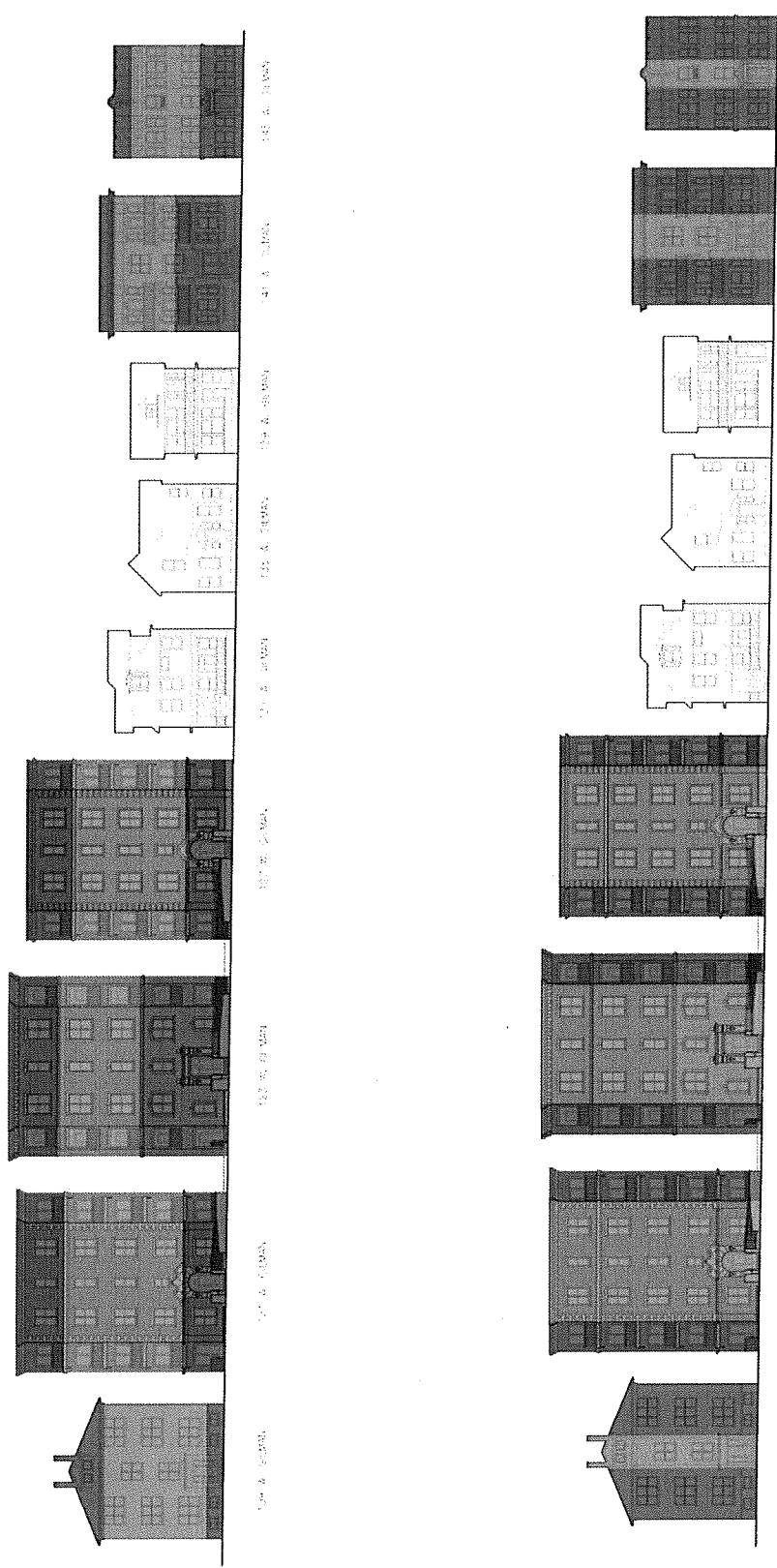
SOLID:VOID RATIOS OF PRIMARY ELEVATIONS

Street Address	Void Area	Solid Area	Total Area	Ratio (V:T)	Ratio (S:T)
109 W. Gilman Street	435	1144	1579	0.28	0.72
110 W. Gilman Street	195	812	1007	0.19	0.81
114 W. Gilman Street	377	916	1293	0.29	0.71
115 W. Gilman Street	490	3811	4301	0.11	0.89
123 W. Gilman Street	109	436	545	0.20	0.80
124 W. Gilman Street	140	772	912	0.15	0.85
127 W. Gilman Street	203	754	957	0.21	0.79
128 W. Gilman Street	342	1232	1574	0.22	0.78
131 W. Gilman Street	200	590	790	0.25	0.75
134 W. Gilman Street	198	837	1035	0.19	0.81
135 W. Gilman Street	132	741	873	0.15	0.85
137 W. Gilman Street	220	565	785	0.28	0.72
140 W. Gilman Street	217	813	1030	0.21	0.79
141 W. Gilman Street	366	1179	1545	0.24	0.76
408 N. Carroll Street	186	729	915	0.20	0.80
412 N. Carroll Street	107	427	534	0.20	0.80
416 N. Carroll Street	344	1428	1772	0.19	0.81
420 N. Carroll Street	516	2345	2861	0.18	0.82
504 N. Carroll Street	667	2793	3460	0.19	0.81
510 N. Carroll Street	298	1294	1592	0.19	0.81
114 W. Gorham Street	175	749	924	0.19	0.81
120 W. Gorham Street	232	763	995	0.23	0.77
134 W. Gorham Street	287	1026	1313	0.22	0.78
138 W. Gorham Street	247	1017	1264	0.20	0.80
AVERAGE RATIO (EXISTING BUILDINGS)	278	1132	1411	0.21	0.79
MEDIAN RATIO (EXISTING BUILDINGS)	226	825	1033	0.20	0.80
LOWEST RATIO			534	0.11	0.89
HIGHEST RATIO			4301	0.29	0.71

Street Address	Void Area	Solid Area	Total Area	Ratio (V:T)	Ratio (S:T)
121 W. Gilman Street	891	2189	3080	0.29	0.71
123 W. Gilman Street	880	2363	3243	0.27	0.73
127 W. Gilman Street	865	2158	3023	0.29	0.71
AVERAGE RATIO (PROPOSED BUILDINGS)	879	2237	3115	0.28	0.72
MEDIAN RATIO (PROPOSED BUILDINGS)	880	2189	3080	0.29	0.71

GENERAL NOTES AND OBSERVATIONS

- 1) All areas shown in square feet
- 2) Existing buildings to be replaced shown highlighted
- 3) Ratios are shown as void area (i.e. windows, doors, etc.) to total elevation area and solid area to total elevation area. When these two ratios of a particular building are added together, the total should be 1.00
- 4) The buildings at 420 N. Carroll and 504 N. Carroll are on corner lots, so primary elevations include both street-facing elevations.
- 5) Of particular note is the comparison between our new development and the two existing apartment buildings within the VRA: the Bled Building (141 W. Gilman) and the Elms building (109 W. Gilman). The new development is very similar to both buildings in terms of void and solid ratios, and is nearly identical to the Elms building, which is directly adjacent.



Landmarks Commission Meeting

February 17, 2014

brownhouse

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.

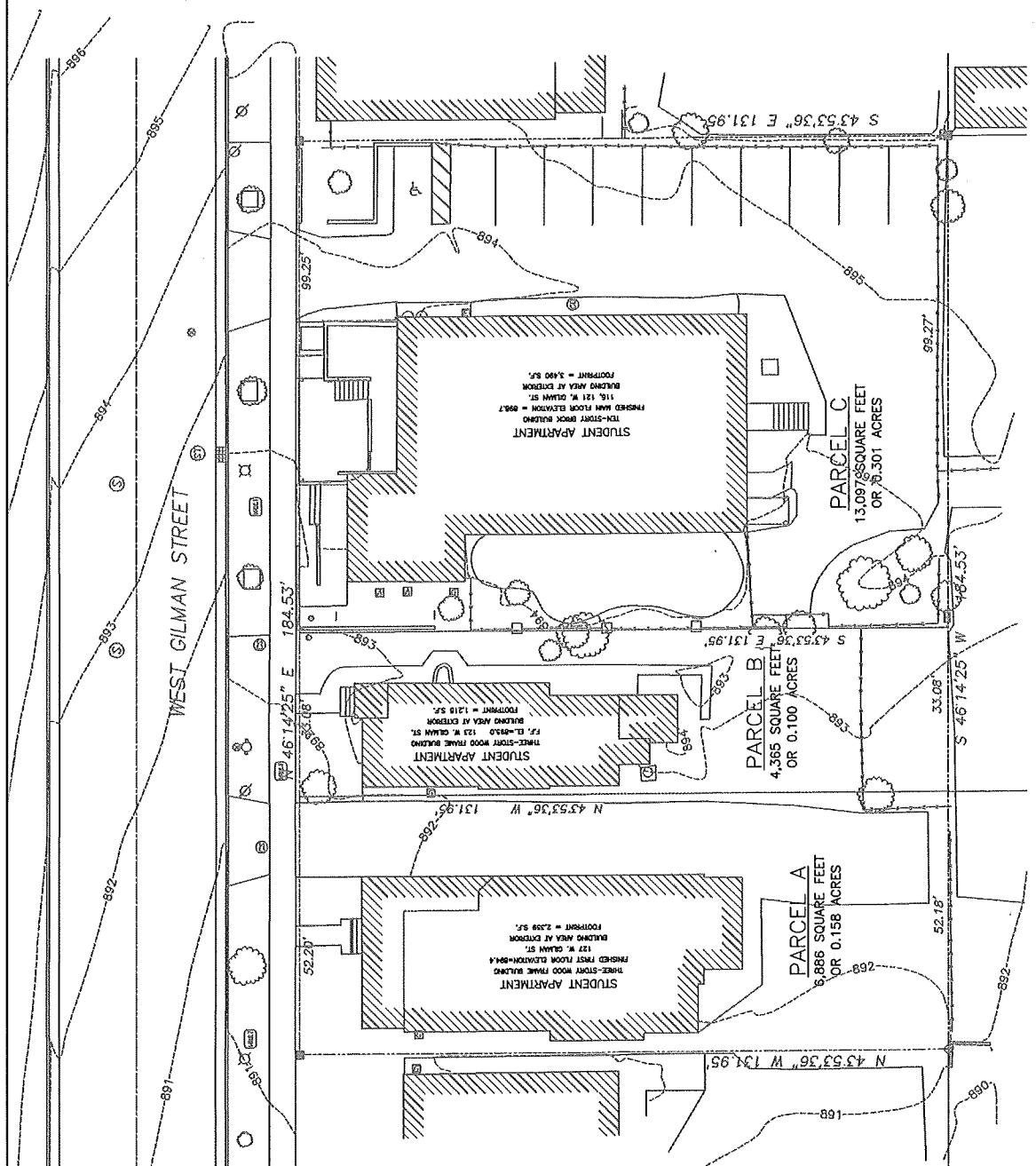
127 is an existing three-story, 4,927 square foot rooming house. It sits on a 6,864 square foot (.16 ac.) site. The property capacity was 15 beds, but the house has been closed for safety reasons

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.

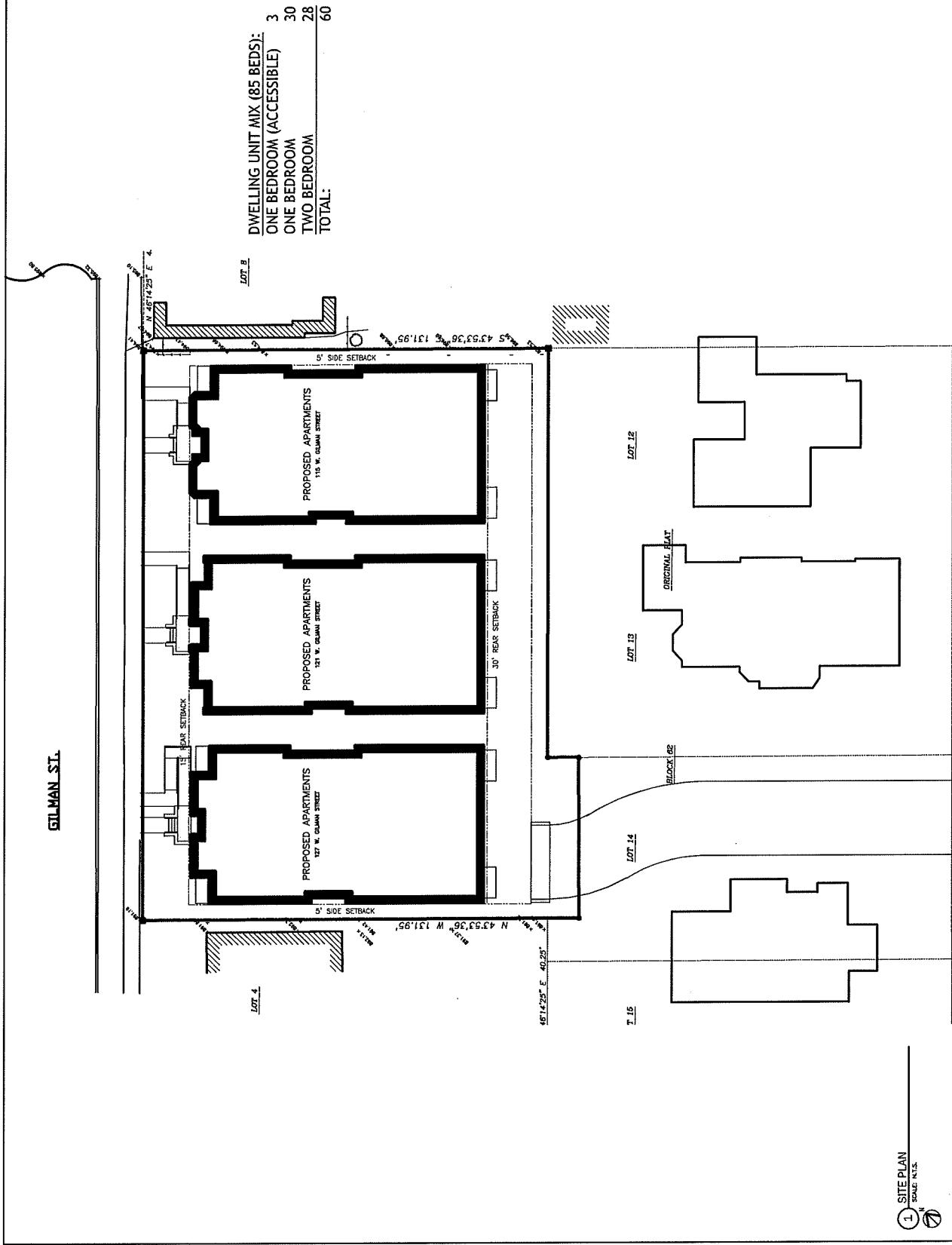
Construction on the project is intended to begin Spring of 2014. Any correspondence regarding the proposed project should be directed to me at Brownhouse at 663-5100 (ph.) or sfry@brownhousedesigns.com.

Sincerely,

Shane Fry, Architect



A circular logo containing the number '1' at the top, followed by the text 'EXISTING SITE SURVEY' in a vertical orientation, and 'SCALE 1=10' at the bottom. To the right of the text is a north arrow symbol.



STEVE BROWN APARTMENTS

121

127

W.E.

GILMAN

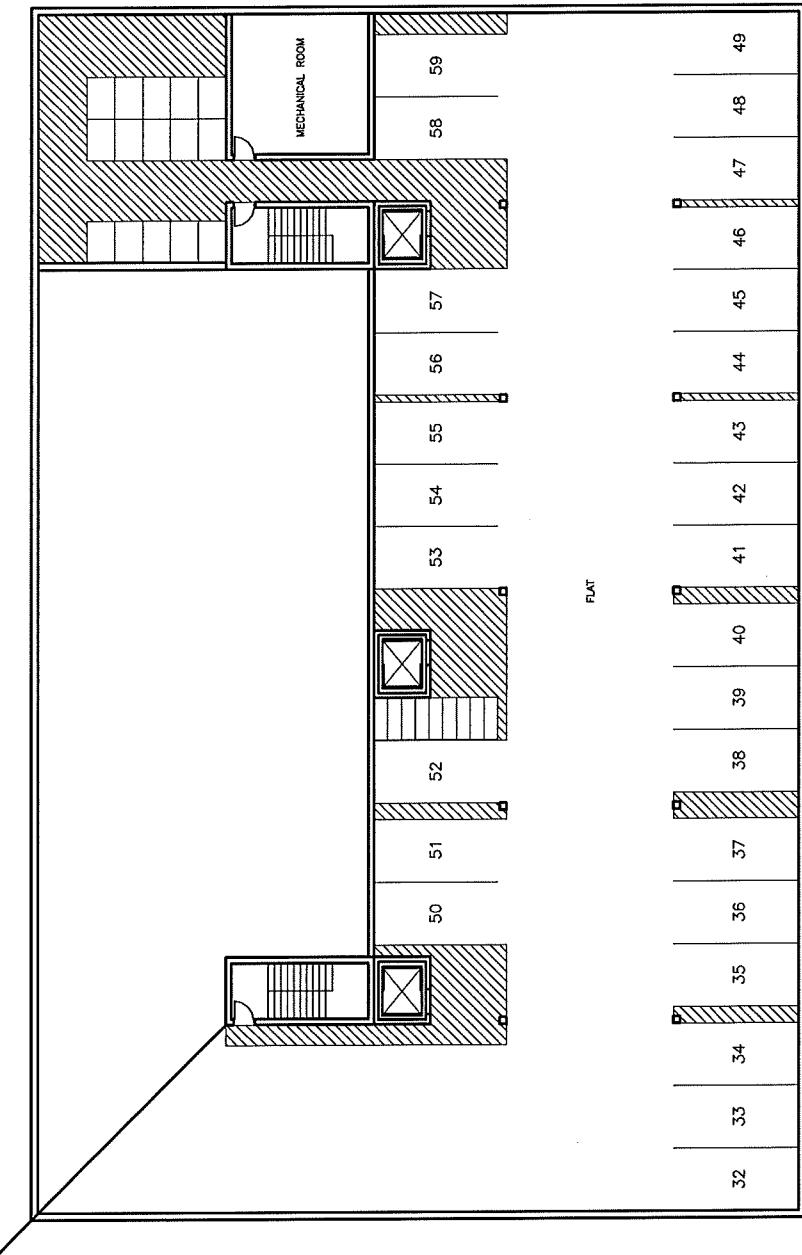
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Steve Brown Apartments



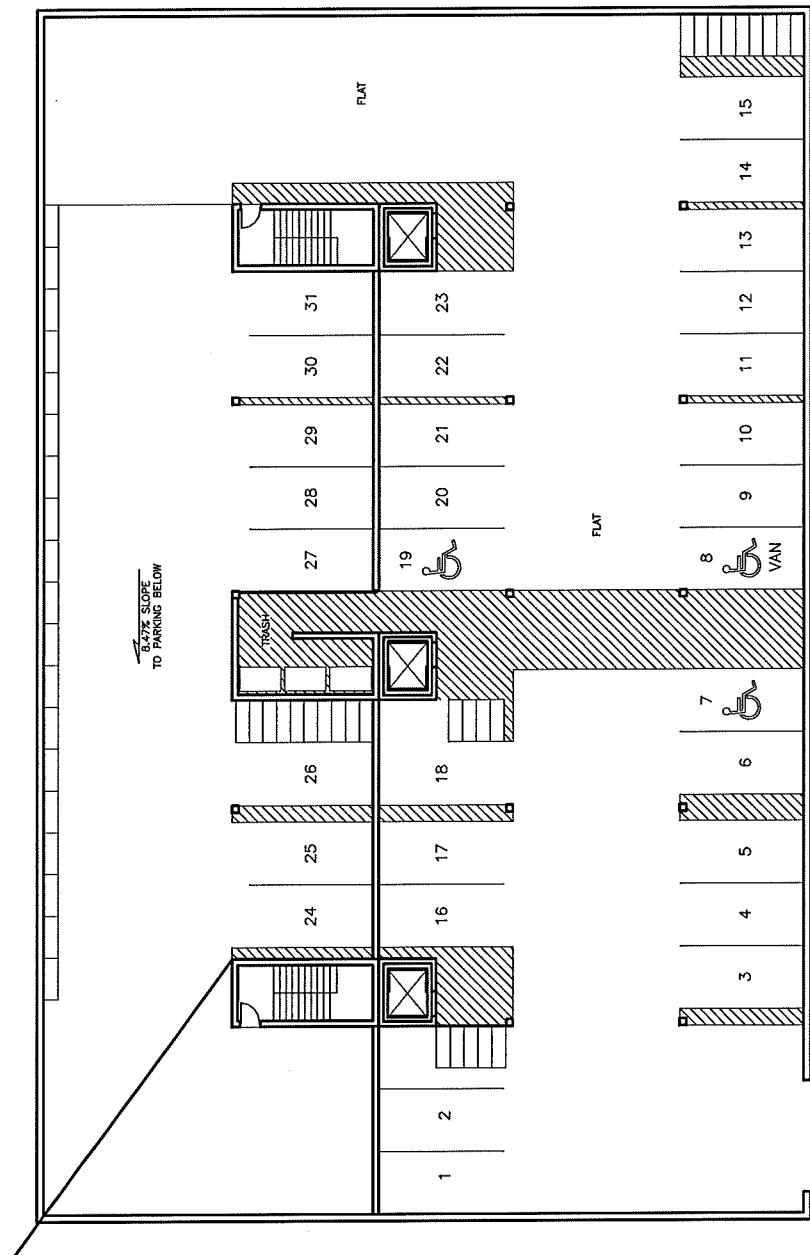
(1) PARKING LEVEL P2 PLAN
SCALE: 1/8"-1'-0"
0' 2' 4' 8'
N

PARKING LEVEL
P2 PLAN
A200

A201

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

PARKING LEVEL	TYPE
P1	GENERAL
P2	GENERAL
P3	GENERAL
P4	GENERAL
P5	GENERAL
P6	GENERAL
P7	GENERAL
P8	GENERAL
P9	GENERAL
P10	GENERAL
P11	GENERAL
P12	GENERAL
P13	GENERAL
P14	GENERAL
P15	GENERAL



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

brownhouse

STEVE BROWN APPTS.

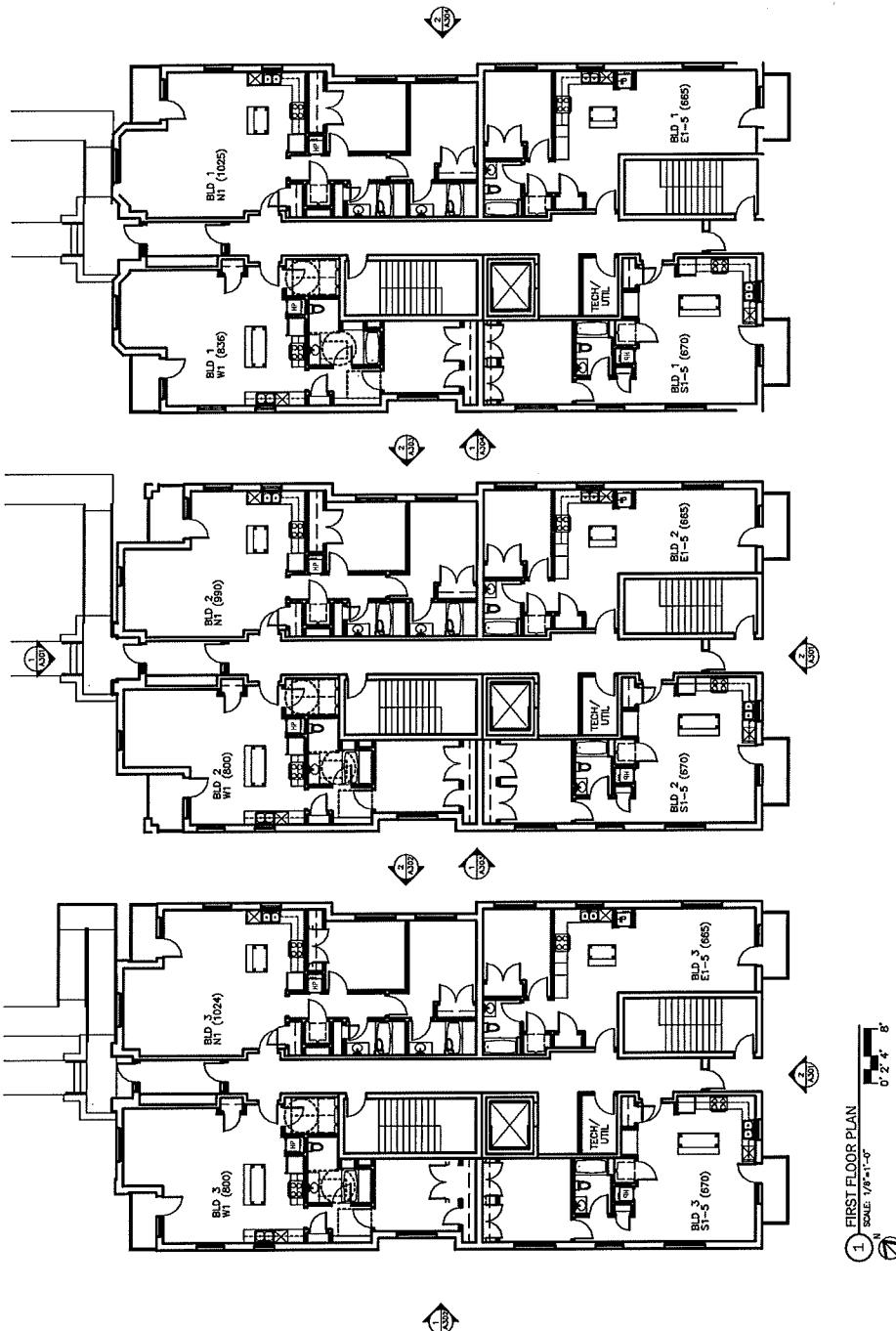
121-127 WEST GILMAN STREET

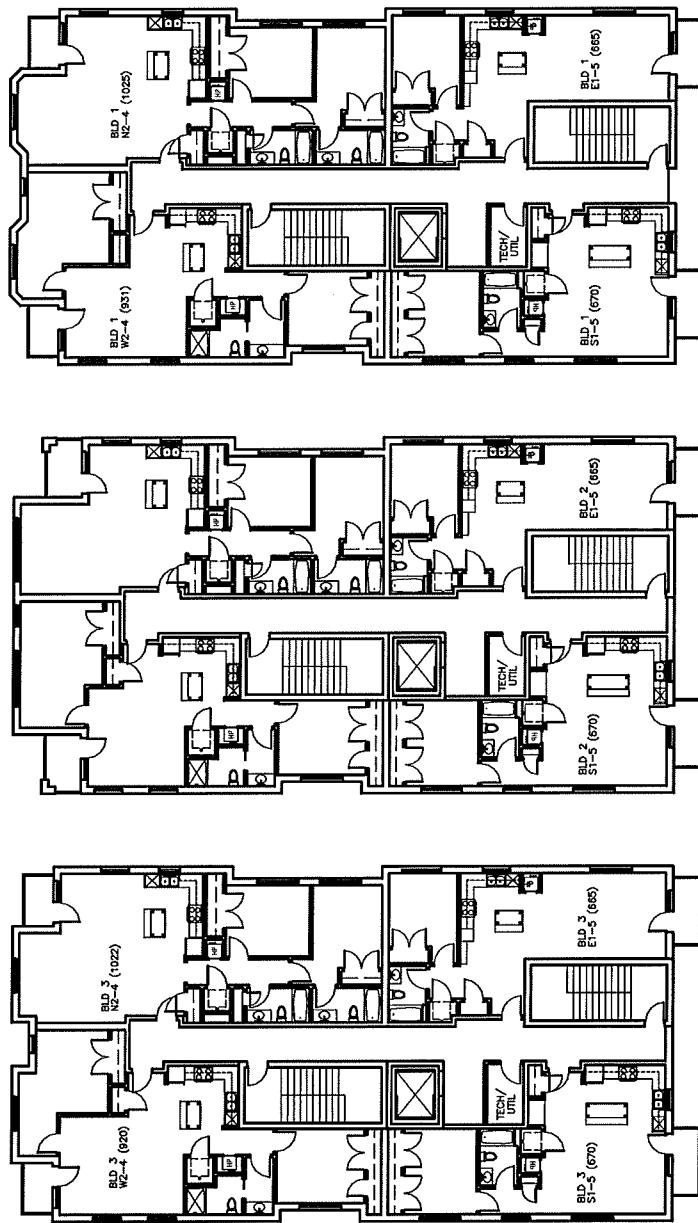
MADISON, WI 53703

202 WISCONSIN ST, MADISON, WI 53703 608/233-3110 608/233-3111 fax

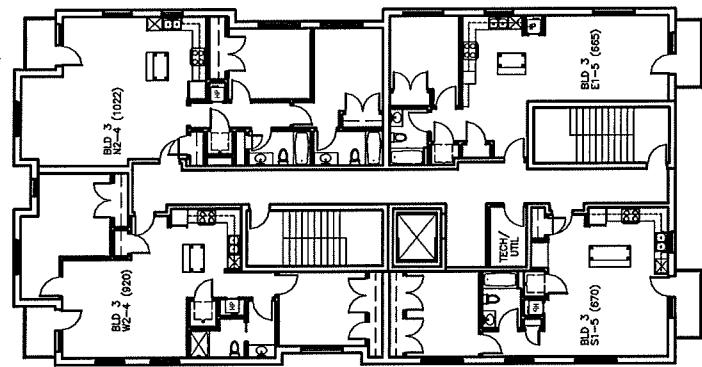
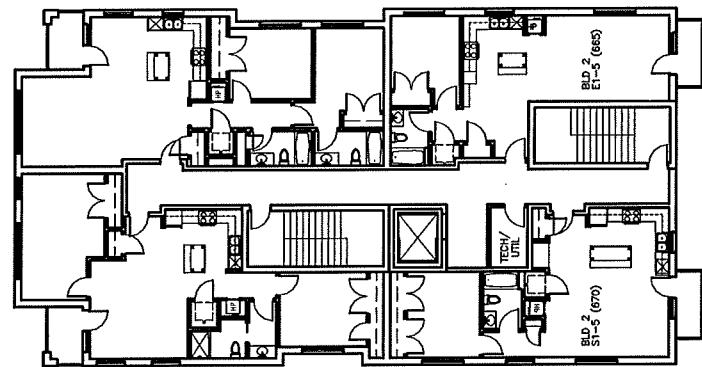
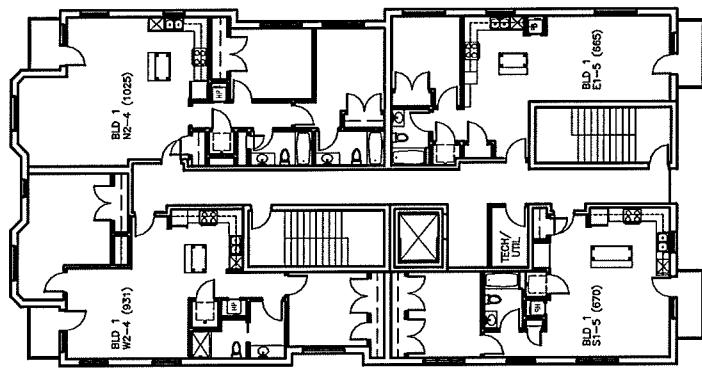
FIRST FLOOR
PLAN

A202

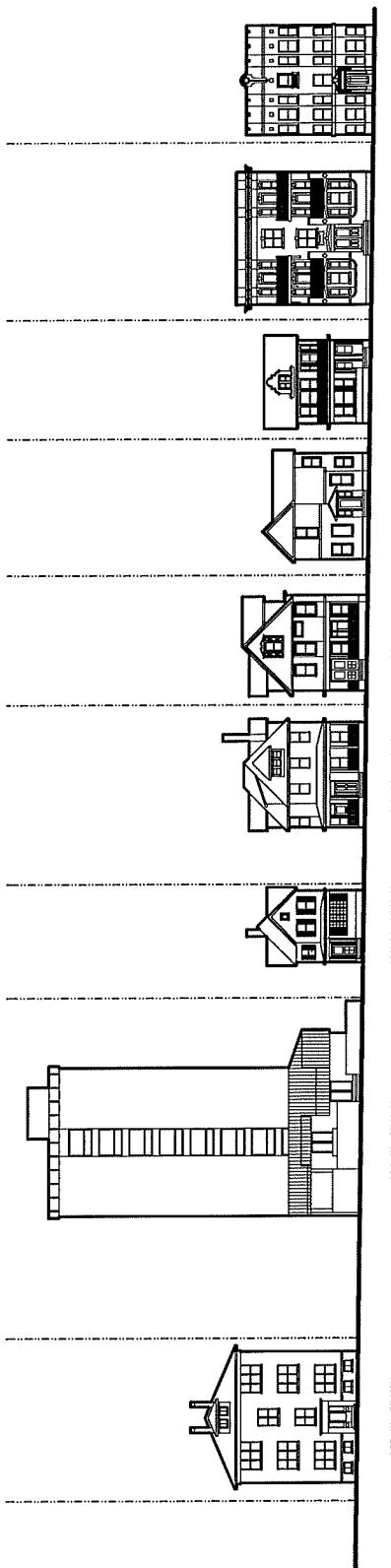




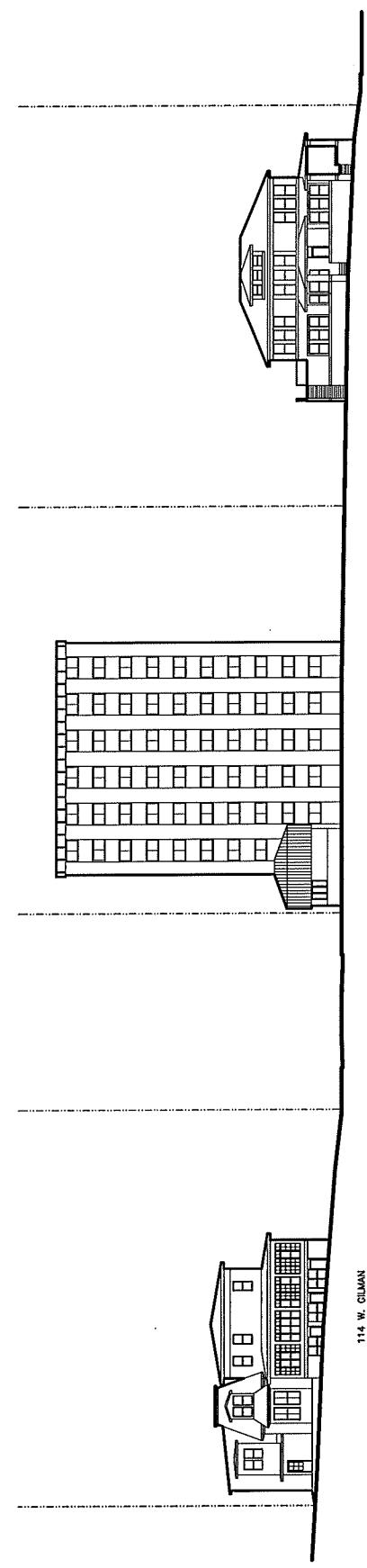
SECOND-FOURTH FLOOR PLAN
1 SCALE: 1/8" = 1'-0"
N 0' 2' 4' 8'



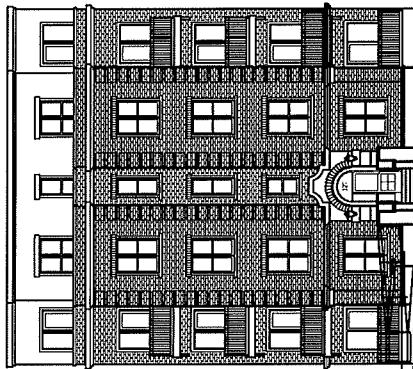
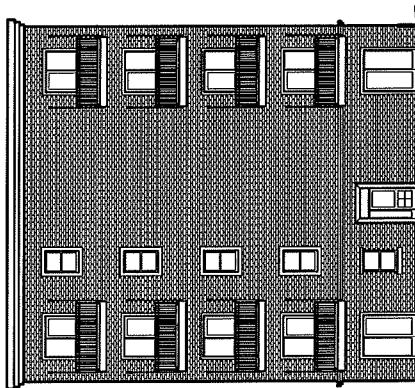
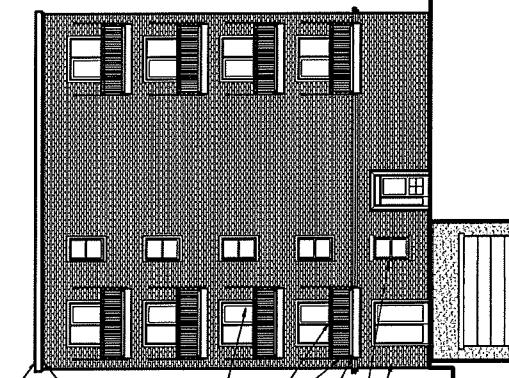
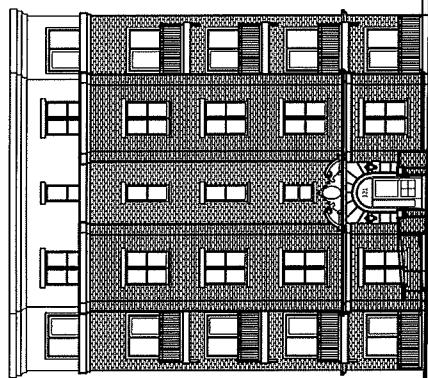
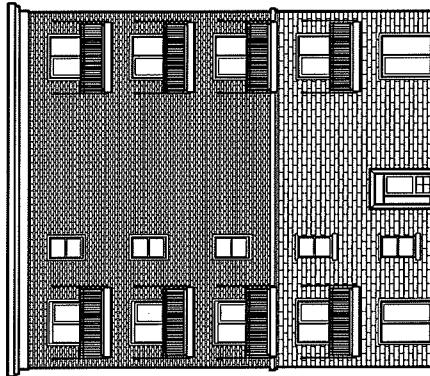
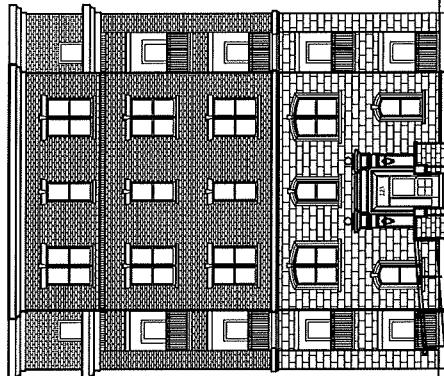
FIFTH FLOOR PLAN
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GILMAN STREET ELEVATION - EXISTING



SIDE ELEVATION - EXISTING

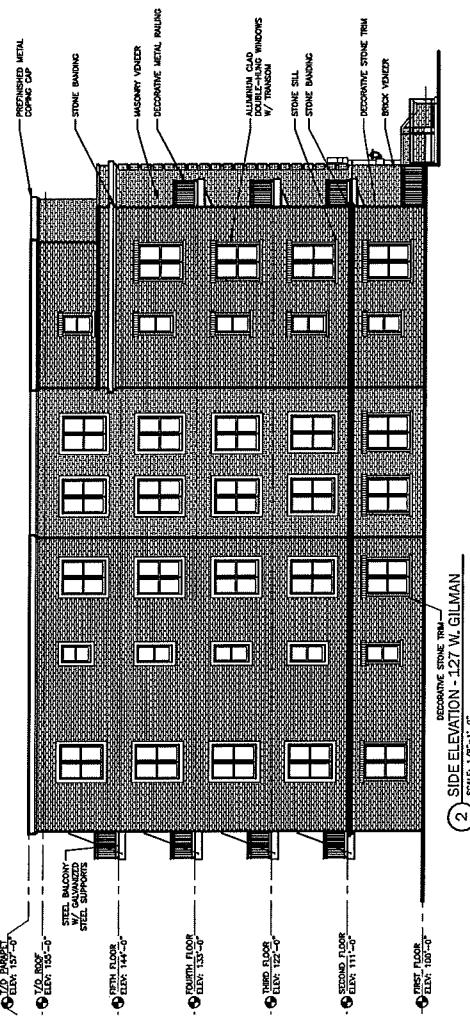
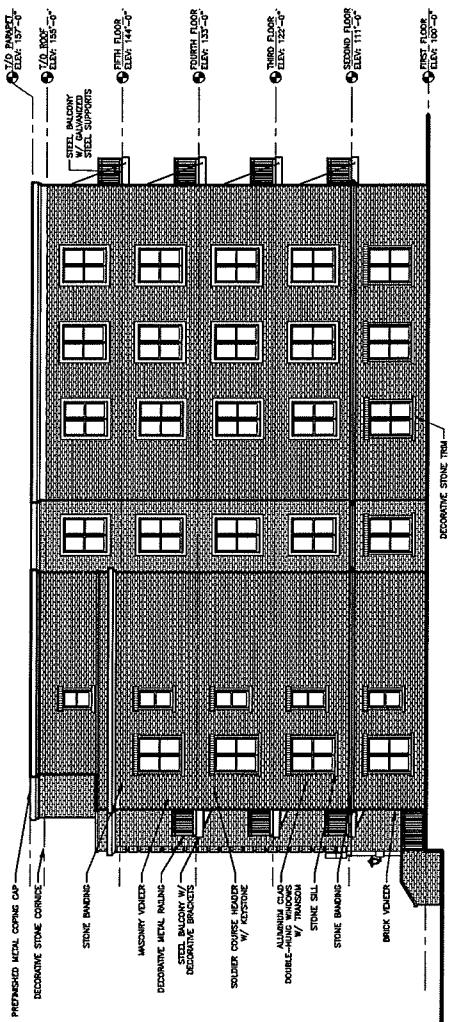
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"2 REAR ELEVATION
SCALE: 1/8"=1'-0"

STEVE BROWN APARTMENTS

121-127 WEST GILMAN STREET

MADISON, WI 53703

brownhouse



A302

EXTERIOR ELEVATIONS

SECTION DRAWINGS

GENERAL NOTES

UNNUMBERED

REVISION DATE

ISSUED BY

PRINTED BY

DATE

202 West Gilman St., Madison, WI 53703 608/233-3151 fax

STEVE BROWN APARTS.

121-127 WEST GILMAN STREET

MADISON, WI 53703

202 West Gilman St Madison, WI 53703 608-233-3110 608-233-3191 fax

Architect: John C. Doherty

Structural Engineer: John C. Doherty

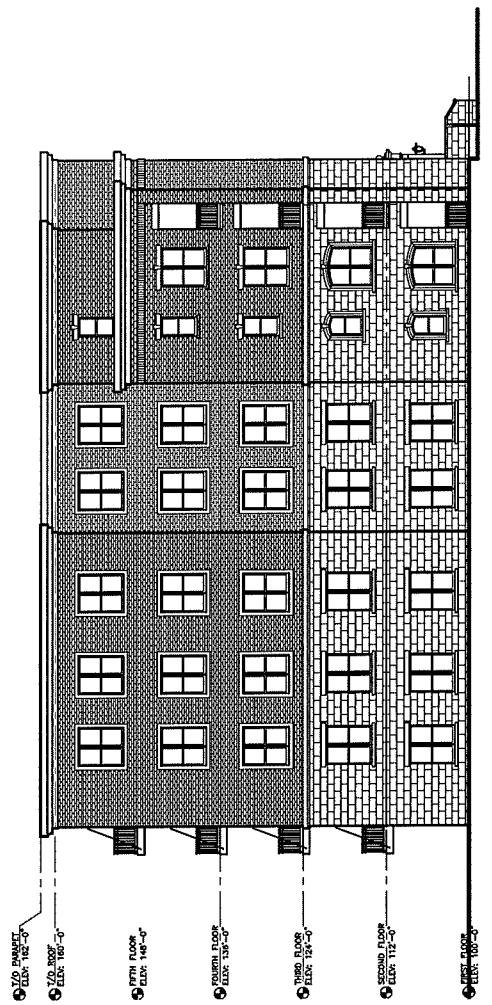
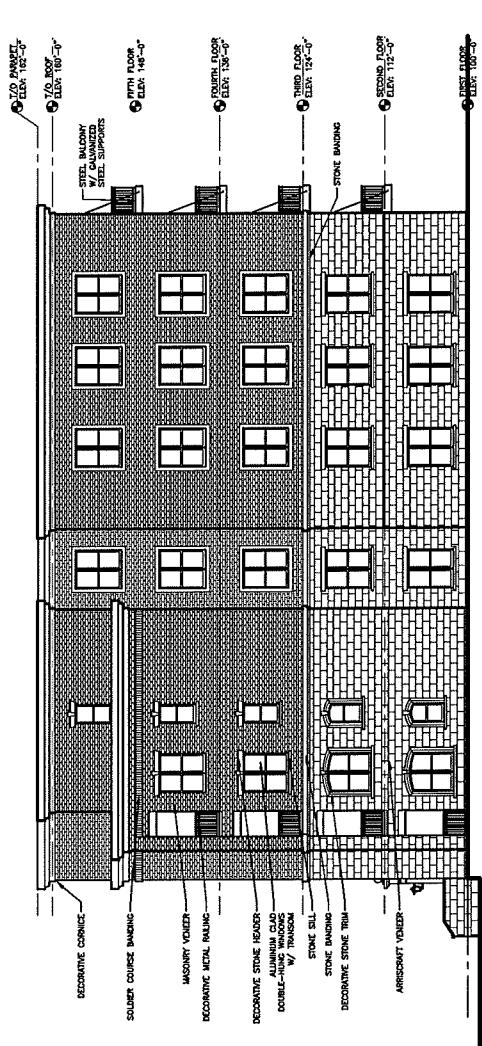
Electrical Engineer: John C. Doherty

Plumbing Engineer: John C. Doherty

Landscaping: John C. Doherty

Exterior Elevation

A303



STEVE BROWN APTS.

MADISON, WI 53703

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EXTERIOR

ELEVATIONS

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202 W. Chestnut St., Madison, WI 53703 608/263-5100 60

202 W.H. Goethals & R.F. Alderson, WI 33730 608/663-5100 608/663-5151 fax

This architectural elevation drawing shows a four-story building with a total height of 59'-0". The building features a stone base and decorative elements on the upper floors. Key features include steel balcony railings, decorative metal railings, and stone headers. The drawing also includes a legend for symbols used in the plan.

Legend:

- CONCRETE CHIMNEY
- STONE BANDING
- INTEGRAL VENEER
- DECORATIVE BRICKS
- STEEL BALCONY RAILING
- DECORATIVE METAL RAILING
- STONE HEADER
- ALUMINUM DOOR W/ TRANSOM
- STONE SILL
- STONE BANDING

Dimensions:

- 1ST FLOOR: ELEV. 59'-0"
- 2ND FLOOR: ELEV. 57'-0"
- 3RD FLOOR: ELEV. 54'-0"
- 4TH FLOOR: ELEV. 51'-0"
- FIFTH FLOOR: ELEV. 48'-0"
- ROOF: ELEV. 45'-0"

Other Labels:

- SECOND FLOOR
- THIRD FLOOR
- FOURTH FLOOR
- FIFTH FLOOR
- ROOF

SIDE ELEVATION - 121 W. GILMAN

This architectural drawing shows a multi-story building facade. The facade consists of two main sections: a lower section with four stories and an upper section with three stories. Each story has four windows. The windows are arranged in a grid pattern, with two windows per bay on the lower section and three windows per bay on the upper section. The building is supported by a steel frame with diagonal bracing. The drawing includes several callouts and labels:

- 170' PIPER**
ELEV: 159'-0"
- 170' POF**
ELEV: 157'-0"
- STEEL BRACED
W/ DIAGONAL
STEEL SUPPORTS**
- FIFTH FLOOR**
ELEV: 149'-0"
- TOP FLOOR**
ELEV: 134'-0"
- THIRD FLOOR**
ELEV: 123'-0"
- SECOND FLOOR**
ELEV: 111'-0"
- FIRST FLOOR**
ELEV: 100'-0"

SIDE ELEVATION = T.T. W. GILMAN
2 SCALE: 1/8" = 1'-0"

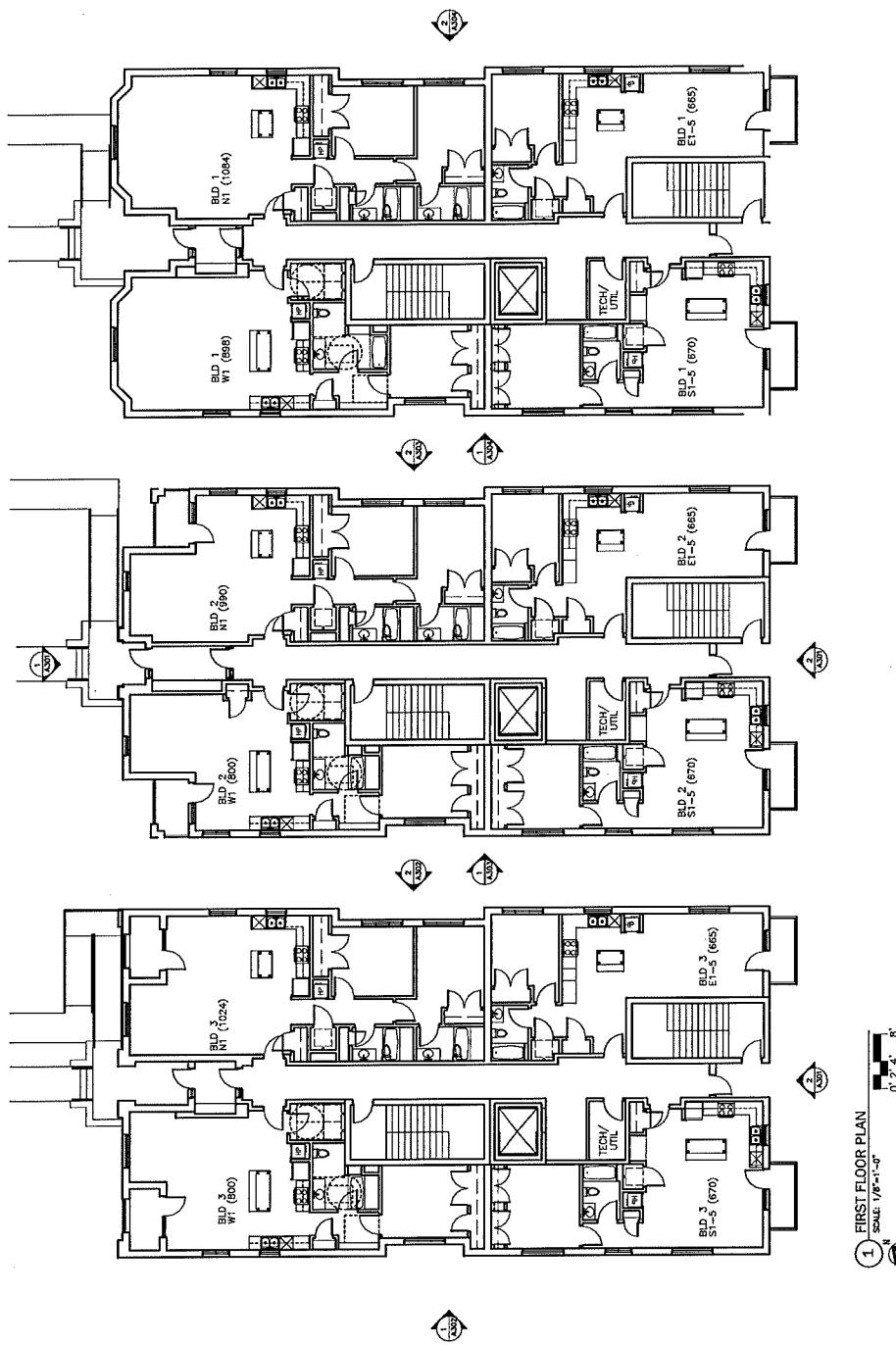
**Landmarks Commission Meeting
February 17, 2014
UPDATED**

Brownhouse

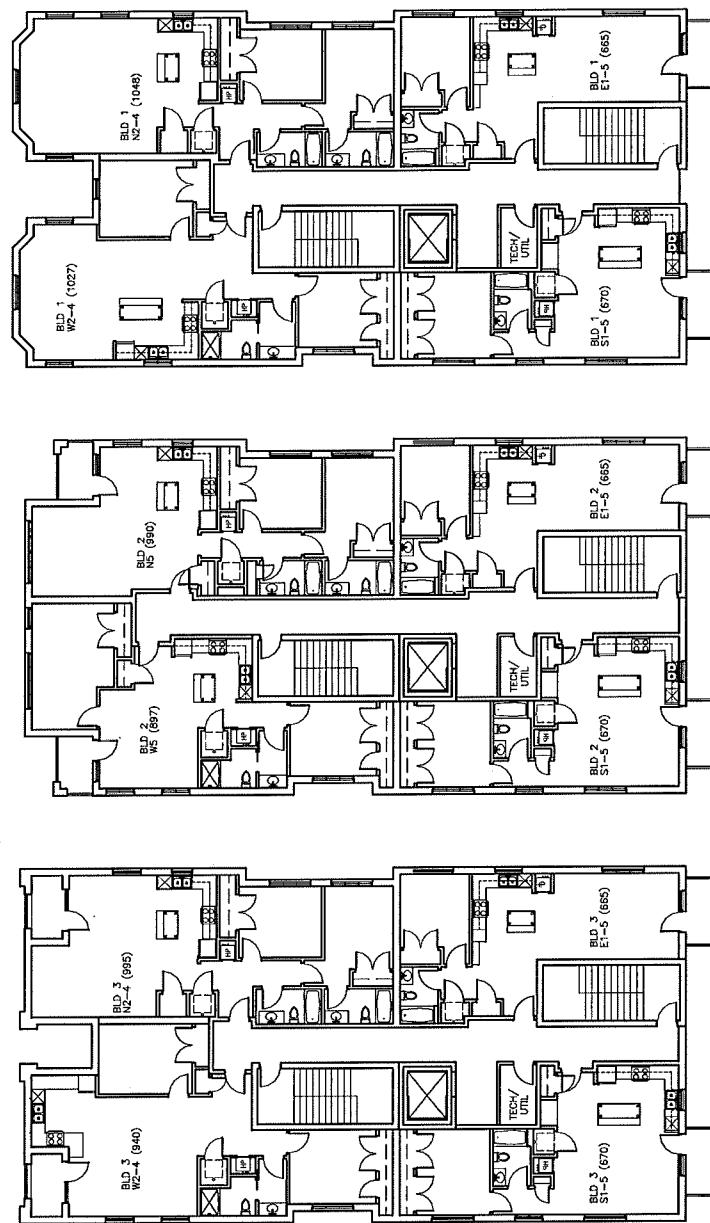
STEVE BROWN APARTMENTS
121-127 WEST GILMAN STREET
MADISON, WI 53703
202 West Gilman St., Madison, WI 53703 608-263-3110 608-263-3111 fax

TYPE: SPLIT LEVEL
BEDROOMS: 3
BATHROOMS: 2
TOTAL SQ.FT.: 2,200
CONSTRUCTION: CONCRETE
ELEVATION: A
DRAWING DATE:

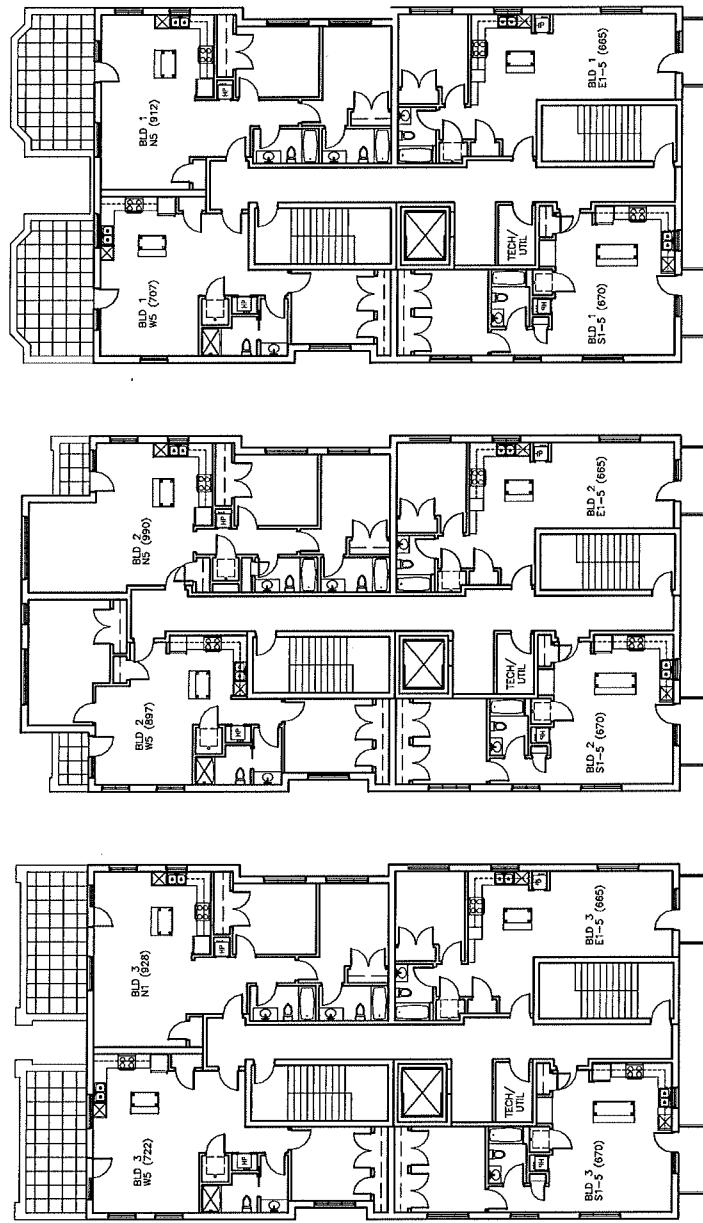
FIRST FLOOR
PLAN
A202



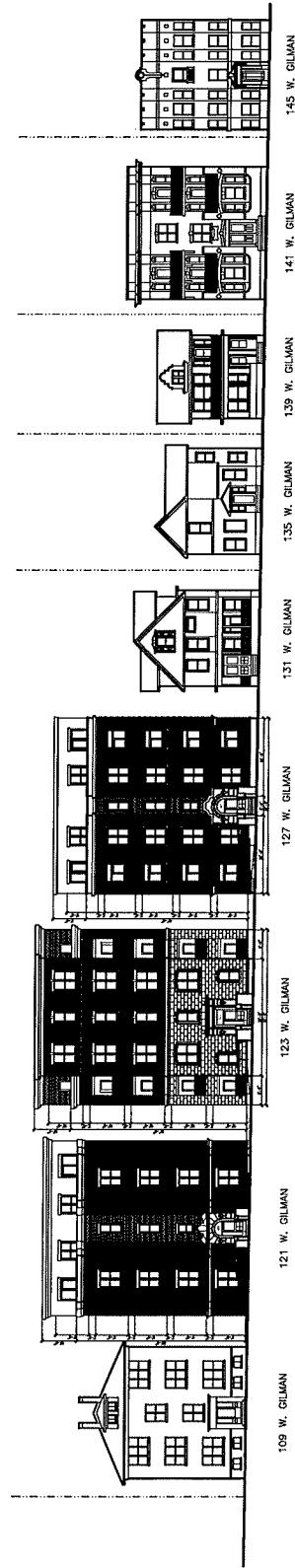
1 FIRST FLOOR PLAN
N
SCALE: 1/8"=1'-0"



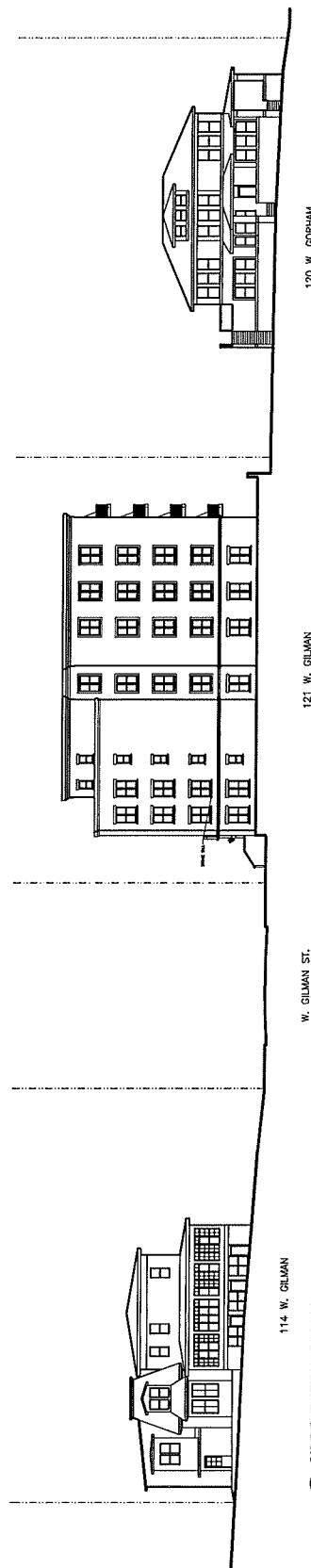
SECOND-FOURTH FLOOR PLAN
SCALE: 1/8"-1'-0"
0' 2' 4' 8'



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



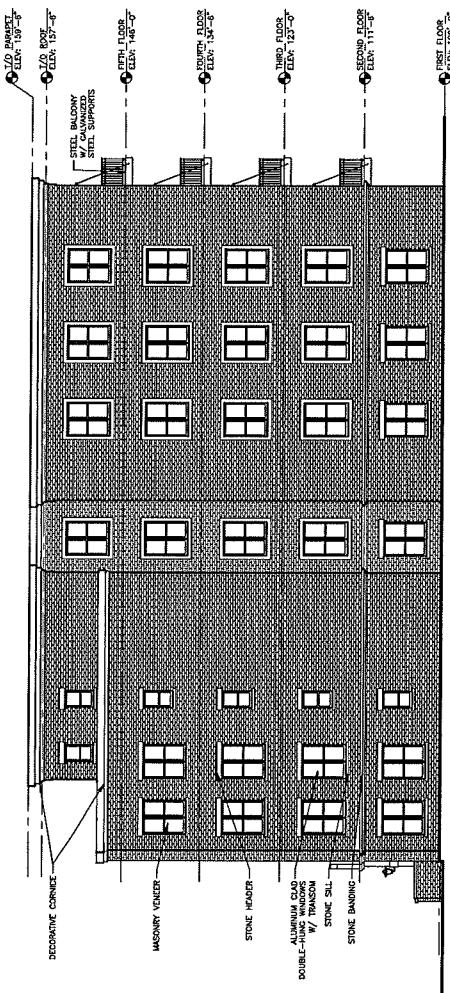
(1) GILMAN STREET ELEVATION - PROPOSED
SCALE: 1/16'-0"



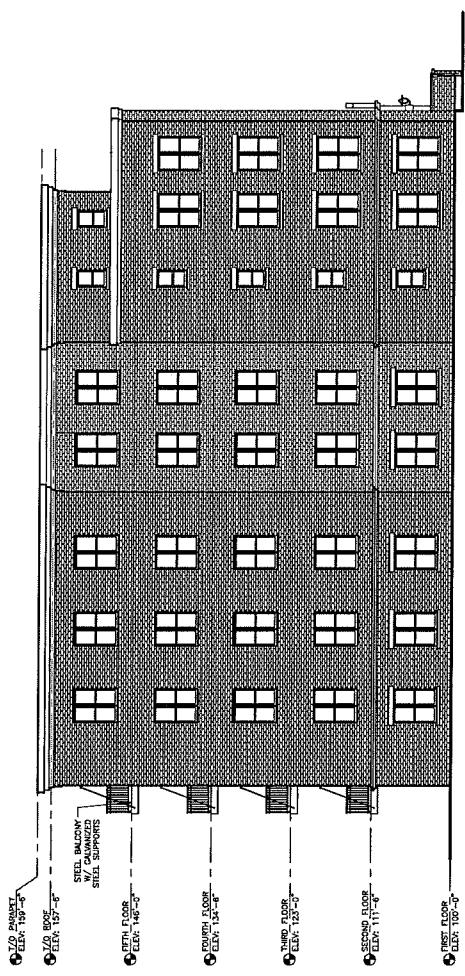
DESIGNER	NAME
DATE	2/27/04
REVIEWER	NAME
DATE	2/27/04
APPROVING OFFICIAL	NAME
DATE	2/27/04

CONTRACT
ELEVATIONS





SIDE ELEVATION - 121 W. GILMAN



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