



**CITY OF MADISON**  
**ZONING BOARD OF APPEALS**  
**VARIANCE APPLICATION**

**\$300 Filing Fee**

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 831 S. Brooks Street

Name of Owner: Jacob Klein

Address of Owner (if different than above): JT Klein Inc.  
906 Bearclaw Way  
Madison, WI 53717

Daytime Phone: 608-203-5326

Evening Phone: \_\_\_\_\_

Email Address: jacob@jtklein.com

Name of Applicant (Owner's Representative): J. Randy Bruce

Address of Applicant: Knothe & Bruce Architects  
7601 University Ave., Suite 201  
Middleton, WI 53562

Daytime Phone: 608-836-3690

Evening Phone: \_\_\_\_\_

Email Address: rbruce@knothebruce.com

**Description of Requested Variance:**

The variance requested is to accommodate an existing condition at 831 S. Brooks Street. This property is currently zoned as TR-V1 and we have submitted a rezoning request on October 7, 2015 to be rezoned to TR-C3. The variance will allow a side yard of 2'-0" along the south property line. A 5'-0" side yard is required by TR-C3.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: \$300

Receipt: 009486-0004

Filing Date: 10/29/15

Received By: [Signature]

Parcel Number: 0709-262-1821-9

Zoning District: TR-V1 -> TR-C3

Alder District: #13 - Eskrich

Hearing Date: 11/19/15

Published Date: 11/12/15

Appeal Number: LNDVAR-2015-00016

GQ: OK

Code Section(s): 28.044(2)

## Application Requirements

**Please provide the following Information** (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input type="checkbox"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan</b> , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"><li><input type="checkbox"/> Lot lines</li><li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li><li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li><li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li><li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li><li><input type="checkbox"/> North arrow</li></ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

10-28-15

----- (Do not write below this line/For Office Use Only) -----

### DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for \_\_\_\_\_ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair: \_\_\_\_\_

Date: \_\_\_\_\_

October 29, 2015

Matt Tucker  
Zoning Administrator  
City of Madison  
Madison, WI 53709



Re: 831 S. Brooks Street  
Zoning Board of Appeals Application

Dear Mr. Tucker,

Enclosed is our application to the Zoning Board of Appeals. We are requesting a variance to allow the improvement of an existing single-family home. The variance requested will allow for the existing home to meet the side yard setback zoning requirements for a replat of the lot and a rezoning to TRC-3.

We believe that the proposed rezoning meets the standards for a variance:

1. *There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.*

The existing property at 831 S. Brooks Street, is currently zoned as TR-VI and is proposed to be rezoned as TR-C3. In order to meet the zoning requirements, a variance is needed to accommodate an existing sunroom on the South side of the building that extends into the side yard setback requirements for TR-C3. All other zoning requirements for this property are satisfied.

This property is part of a larger redevelopment proposal at 820 S. Park St. To accommodate the proposed development at 820 S. Park Street the existing TSS district would be expanded and the five single-family properties on Brooks Street would be rezoned to TR-C3. The TR-C3 district will reduce the allowable family size of the occupants, promote owner occupancy and is consistent with the majority of the Greenbush neighborhood. The expanded TSS district will more closely align with the TSS district boundaries on the block to the south of the site and provides a more appropriate transition to the St. Mary's Hospital complex to the north.

2. *The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.*

This is an existing condition that has been in place for many years. The variance request is only triggered by the replat of the block and the relocation of the rear lot line at 820 S. Park St.

3. *For an area (setbacks, etc) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.*

The variance will allow the existing sunroom to remain in place. Without the variance, the existing sunroom would need to be removed and the existing house would be diminished and devalued.



4. *The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.*

This was an existing condition prior to adopting of the zoning code. The rezoning from TR-VI (which requires a 6'-0" side yard) to TR-C3 (which requires a 5'-0" side yard) minimizes the encroachment into the required side yard, but does not eliminate it.

5. *The proposed variance shall not create substantial detriment to adjacent property.*

The variance will allow improvement of the existing property that will not change the size of the building or the impact of the building on the neighborhood. The proposed redevelopment will benefit the neighborhood by allowing for reinvestment in the property. This house is part of a larger plan that seeks to improve the housing stock along S. Brooks Street.

6. *The proposed variance shall be compatible with the character of the immediate neighborhood.*

There is no change to the surrounding neighborhood.

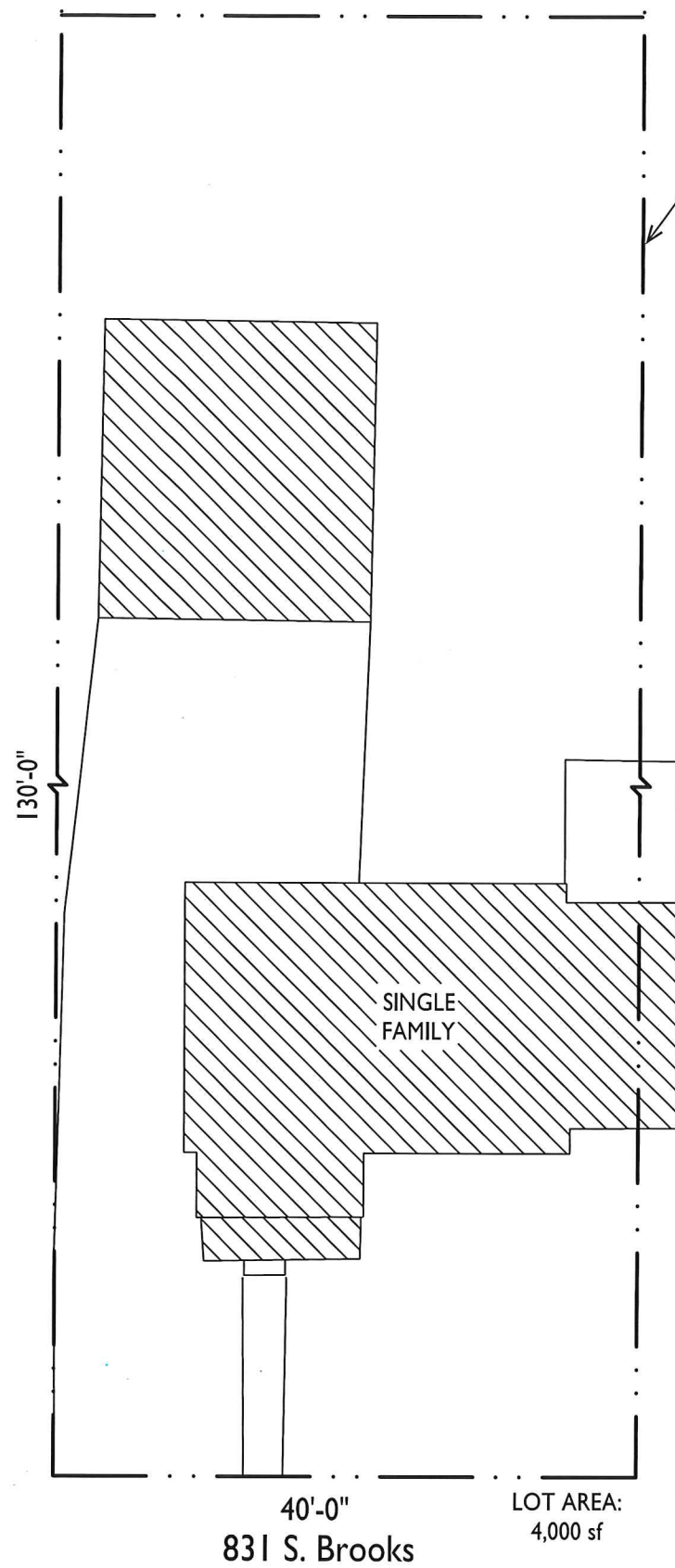
Thank you for your time reviewing our proposal.

Sincerely,

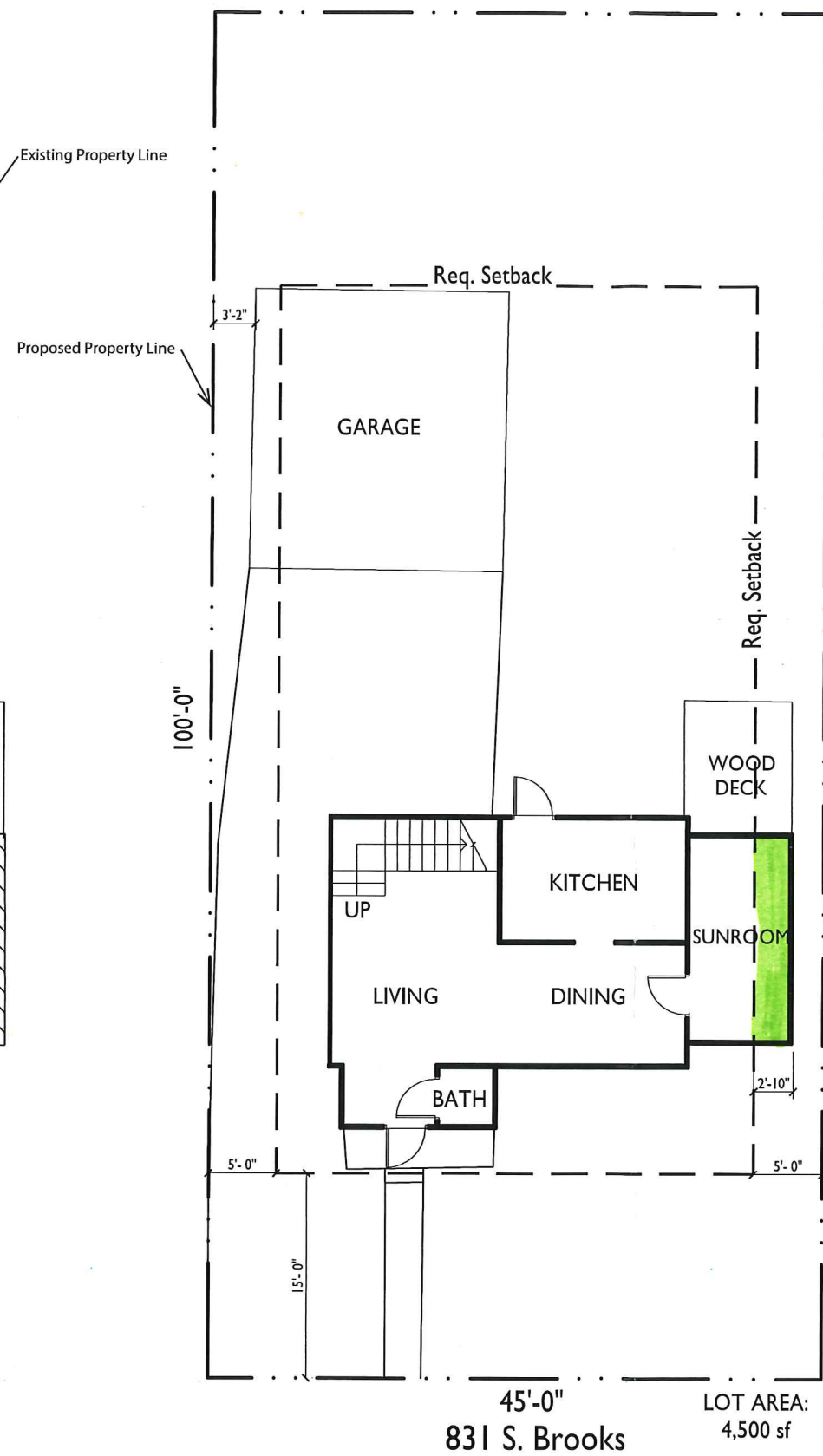
A handwritten signature in blue ink, appearing to read 'J. Randy Bruce'.

J. Randy Bruce, AIA  
Managing Member

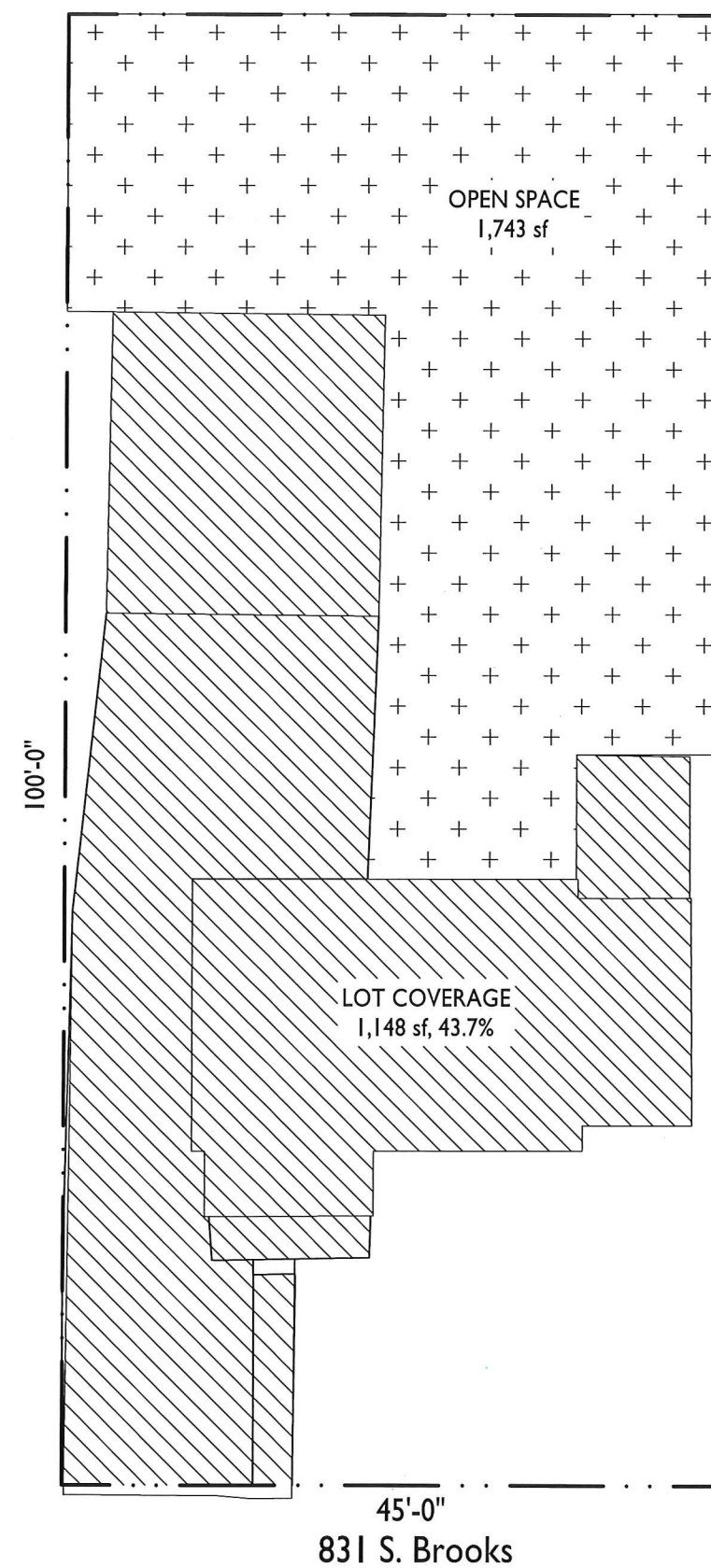




SITE PLAN - EXISTING



FIRST FLOOR PLAN  
LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE

Two-story single-family home  
Side yard setback for 1<sup>st</sup> story  
Sunroom

5'-0" Required  
2'-2" Provided  
2'-10" Variance

ISSUED  
Issued for Zoning Board of Appeals - October 29, 2015

PROJECT TITLE  
S. PARK STREET  
& HAYWOOD  
DRIVE

Madison, WI  
SHEET TITLE  
Zoning Analysis  
and Proposed  
Improvements -  
831 S. Brooks

SHEET NUMBER

**A-1.1**

PROJECT NO. 1524  
© 2013 Knothe & Bruce Architects, LLC



Dial 811 or (800) 242-8511  
www.DiggersHotline.com

# BOUNDARY AND TOPOGRAPHIC SURVEY

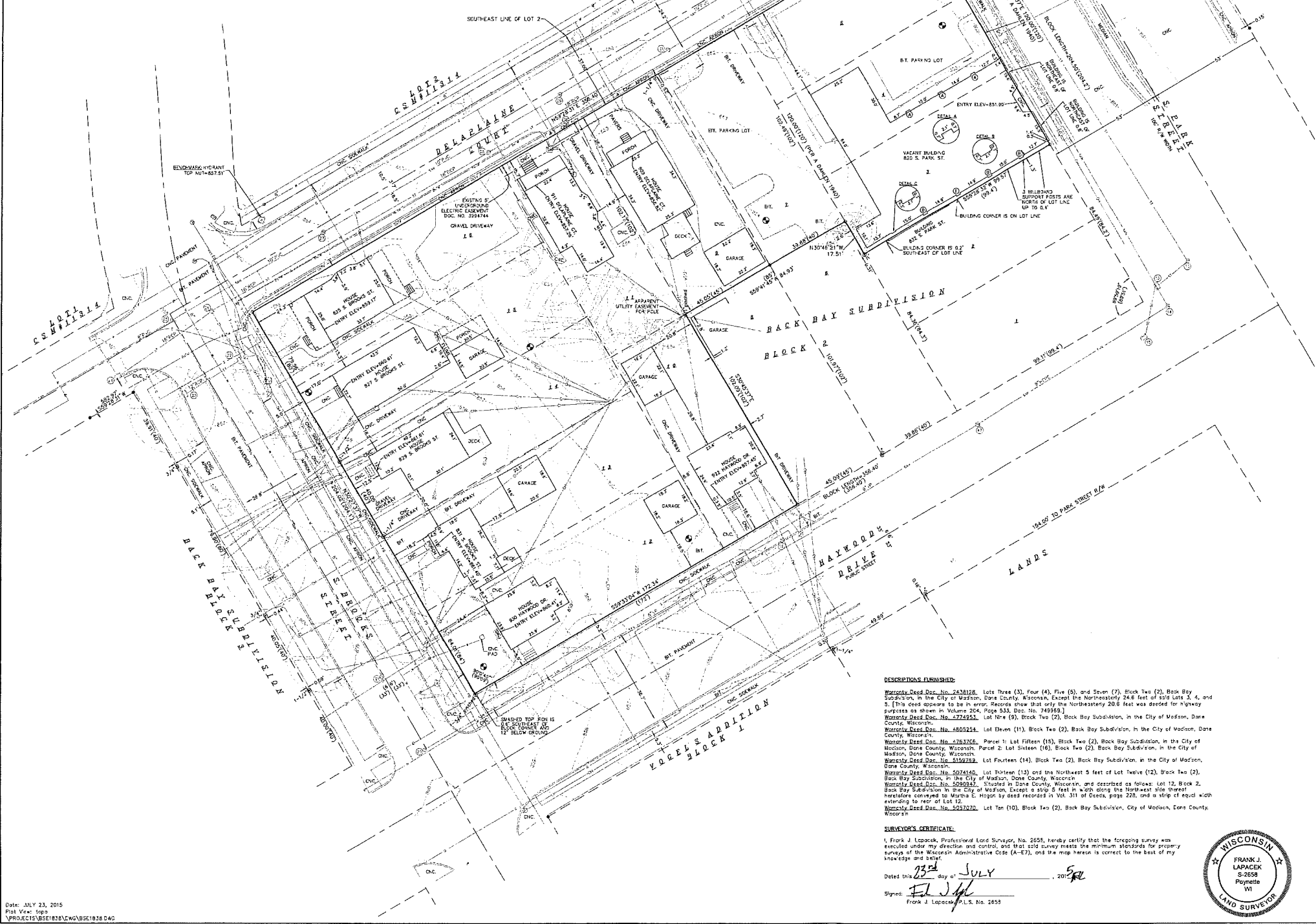
PART OF LOTS 3, 4 AND 5 AND ALL OF LOTS 6 THROUGH 16, BLOCK 2, BACK BAY SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 52, AS DOCUMENT NUMBER 248744, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



0 10 20 40 60  
SCALE: ONE INCH = TWENTY FEET

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	R/W/C	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION	
1	853.23	N	845.04	N	844.94	STORM SEWER MANHOLE
2	853.15	S	845.04	SE	845.17	STORM SEWER MANHOLE
3	853.11	N	841.02	SE	841.10	STORM SEWER MANHOLE
4	853.02	S	845.10	SE	845.00	STORM SEWER MANHOLE
5	853.06	N	845.39	NE	847.00	STORM SEWER MANHOLE
6	853.00					CURB RILEY
7	853.00					CURB RILEY WITH FILTER - UNABLE TO MEASURE DOWN
8	853.00					CURB RILEY WITH FILTER - UNABLE TO MEASURE DOWN
9	853.00					CURB RILEY WITH FILTER - UNABLE TO MEASURE DOWN
10	853.00					CURB RILEY WITH FILTER - UNABLE TO MEASURE DOWN
11	853.00					CURB RILEY WITH FILTER - UNABLE TO MEASURE DOWN
12	853.00					CURB RILEY WITH FILTER - UNABLE TO MEASURE DOWN
13	853.00	N	845.71	SE	845.71	STORM SEWER MANHOLE
14	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
15	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
16	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
17	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
18	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
19	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
20	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
21	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
22	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
23	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
24	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
25	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
26	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
27	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
28	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
29	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
30	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
31	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
32	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
33	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
34	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
35	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
36	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
37	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
38	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
39	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
40	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
41	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
42	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
43	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
44	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
45	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
46	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
47	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
48	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
49	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
50	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
51	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
52	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
53	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
54	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
55	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
56	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
57	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
58	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
59	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
60	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
61	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
62	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
63	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
64	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
65	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
66	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
67	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
68	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
69	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
70	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
71	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
72	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
73	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
74	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
75	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
76	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
77	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
78	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
79	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
80	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
81	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
82	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
83	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
84	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
85	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
86	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
87	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
88	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
89	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
90	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
91	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
92	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
93	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
94	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
95	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
96	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
97	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
98	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
99	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE
100	853.00	N	845.02	SE	845.02	STORM SEWER MANHOLE



LEGEND	
●	1/4" SOLID IRON ROD FOUND
○	IRON PIPE FOUND OUTSIDE DIAMETER NOTED
○	2 1/2" X 18" SOLID IRON RE-ROD SET, INT. 150 S.W./H.
—	OVERHEAD UTILITY WIRE
—	BURIED GAS LINE
—	WATER MAIN
—	SANITARY SEWER
—	STORM SEWER
—	BURIED TELEPHONE
—	BURIED ELECTRIC
—	BURIED CABLE ACCESS TELEVISION
—	BURIED FIBER OPTIC
●	WATER VALVE
●	GAS VALVE
●	GAS METER
●	AIR CONDITIONER
●	TV PEDESTAL
●	ELECTRIC PEDESTAL
●	UTILITY POLE
●	SOIL BORING - FOUND STAKE
—	CHAIN LINK FENCE
—	WOOD FENCE
□	LIGHT POLE
□	GROUND LIGHT
□	TELEPHONE PEDESTAL
□	FIRE HYDRANT
□	STON
□	MAILBOX
□	SANITARY SEWER INLET
□	STORM SEWER INLET
□	ELECTRIC MANHOLE
□	TELEPHONE MANHOLE
□	STORM SEWER MANHOLE
□	ROUND CATCH BASIN
□	SANITARY SEWER MANHOLE
□	DECIDUOUS TREE
□	CONIFEROUS TREE
( )	INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
○	MANHOLE
○	UTILITY STRUCTURE REFERENCE NUMBER

- NOTES
1. Dates of field work: July 9 to 17, 2015.
  2. Vertical Benchmark: Northeast corner of Section 35-27-09 as shown on sheet by Carl Sorenson dated 02-16-04, Elevation=886.84', Vertical Datum: NAVD83.
  3. Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20152615073, 20152615156, 20152615194, 20152615264, 20152615331, 20152615358, 20152615381, 20152615394, 20152615400, 20152615451, 20152615474, drawings obtained from City of Madison Engineering Department, 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.
  4. No attempt has been made as a part of this survey to catch 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.
  5. All surface and subsurface improvements on and adjacent to the site are not necessarily shown herein.
  6. All trees, hedges and ground cover on the site may not necessarily be shown herein.
  7. By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 35025C0170, dated January 02, 2009.
  8. 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 on accurate and current title search may disclose.
  9. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, zoning, title evidence, or any other facts that on accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-739849-VAD dated June 29, 2015 from First American Title Insurance Company, which references the following: [Surveyor's notes are in brackets] -Right of way grant to Madison Gas and Electric Company recorded November 18, 2004, as Document No. 3994744. [Shown on this survey] -Encroachment Agreement recorded March 31, 1993, in Volume 22442 of Records, page 72, as Document No. 2450644. [This is an agreement for the encroaching chain link fence between existing Lots 7 and 9. Said fence is shown on this survey.]
  10. Total Parcel Area=55,749 square feet.

DESCRIPTIONS FURNISHED:

Warranty Deed Doc. No. 2436128. Lots Three (3), Four (4), Five (5), and Seven (7), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin, Except the Northeastern 24.6 feet of said Lots 3, 4, and 5. This deed appears to be in error. Records show that only the Northeastern 20.6 feet was deeded for highway purposes as shown in Volume 204, Page 533, Doc. No. 7499589.

Warranty Deed Doc. No. 7774953. Lot Nine (9), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.

Warranty Deed Doc. No. 4805214. Lot Eleven (11), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.

Warranty Deed Doc. No. 4763726. Parcel 1: Lot Fifteen (15), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin. Parcel 2: Lot Sixteen (16), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.

Warranty Deed Doc. No. 5159759. Lot Fourteen (14), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.

Warranty Deed Doc. No. 5074160. Lot Thirteen (13) and the Northwest 5 feet of Lot Twelve (12), Block Two (2), Back Bay Subdivision, in the City of Madison, Dane County, Wisconsin.

Warranty Deed Doc. No. 5090987. Shuffled in Dane County, Wisconsin, and described as follows: Lot 12, Block 2, Back Bay Subdivision, in the City of Madison, Except a 500.5 feet in width along the Northwest side thereof heretofore conveyed to Martha E. Higon by deed recorded in Vol. 311 of Deeds, page 228, and a strip of equal width extending to rear of Lot 12.

Warranty Deed Doc. No. 5037220. Lot Ten (10), Block Two (2), Back Bay Subdivision, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacke, Professional Land Surveyor, No. 2655, hereby certify that the foregoing survey was conducted under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E), and the map herein is correct to the best of my knowledge and belief.

Dated this 17th day of JULY, 2015.

Signed: *Frank J. Lapacke*  
Frank J. Lapacke, P.L.S. No. 2655

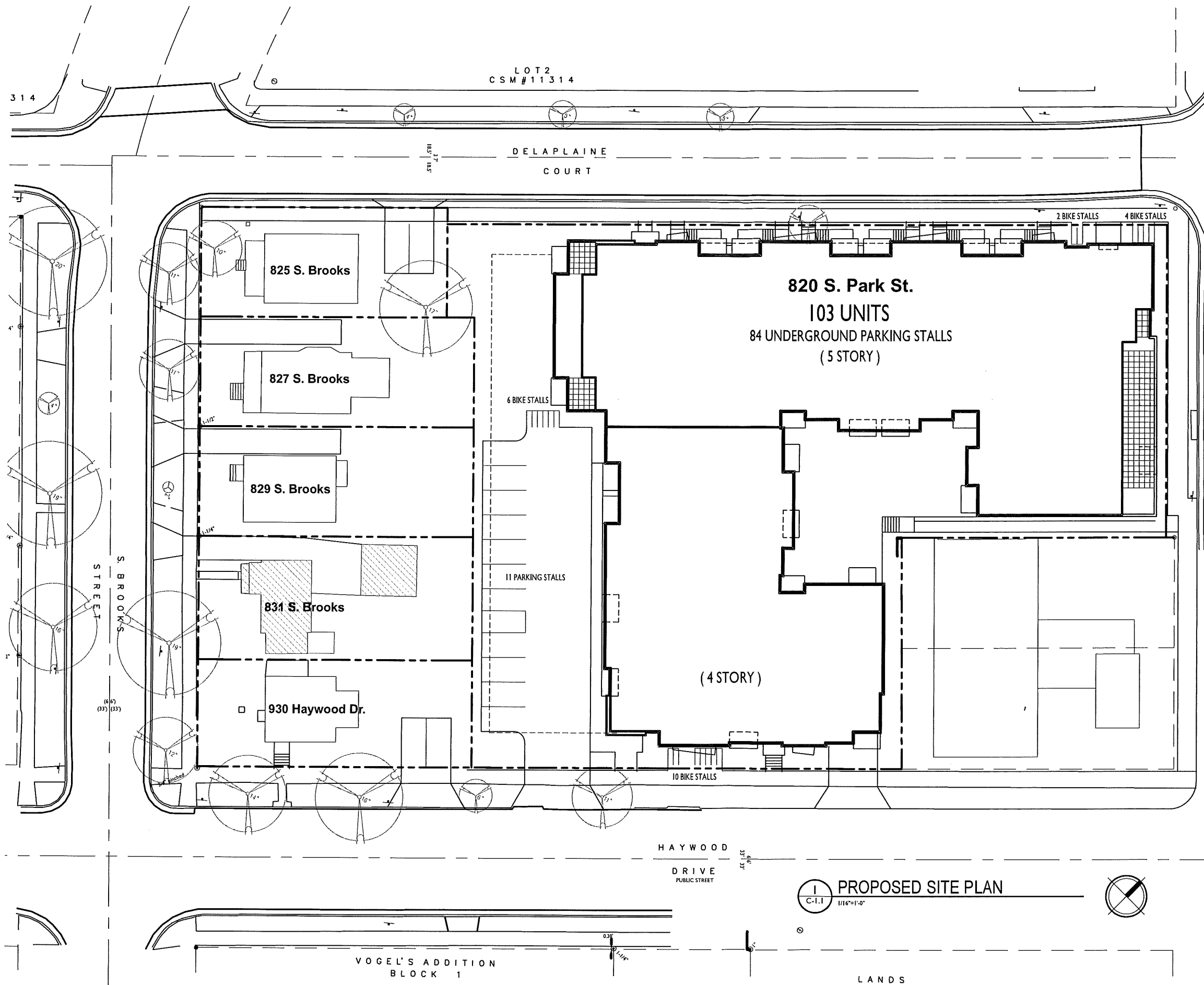


SURVEYED FOR:

J. H. H. Inc.  
256 Bay View Way  
Madison, WI 53717

SURVEYED BY:

**Burse**  
surveying & engineering llc  
2601 International Lane, Suite 101  
Madison, WI 53724 G00 250.9263  
Fax: 608.250.9266  
email: burse@bse-nc.net  
www.bursesurveying.com



SITE DEVELOPMENT STATISTICS	
LOT AREA	64,411 S.F. / 1.48 ACRES
HOUSING TYPE	AFFORDABLE FAMILY HOUSING
DWELLING UNITS	103 DU
LOT AREA/D.U.	625.3 S.F./D.U.
DENSITY	69.6 UNITS/ACRE
BUILDING HEIGHT	4-5 STORIES
ZONING DISTRICT	TSS & TR-C3
USABLE OPEN SPACE	7,947 S.F. (77 S.F./UNIT)
LOT COVERAGE	34,617 S.F. (54%)
GROSS FLOOR AREA	
COMMERCIAL AREA	2,000 S.F.
RESIDENTIAL AREA	113,464 S.F.
TOTAL	115,464 S.F.
UNIT MIX	
EFFICIENCY	5
ONE BEDROOM	56
TWO BEDROOM	25
THREE BEDROOM T.H.	8
THREE BEDROOM FLAT	9
TOTAL	103
VEHICLE PARKING	
SURFACE	11 STALLS
UNDERGROUND	84 STALLS
TOTAL	95 STALLS
BICYCLE PARKING	
SURFACE	22 STALLS
UNDERGROUND	101 STALLS
TOTAL	123 STALLS

SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	USABLE OPEN SPACE
C-1.3	LOT COVERAGE
C-1.4	FIRE ACCESS PLAN
C-1.5	LIGHTING PLAN
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	CIVIL SITE PLAN
C-4.0	UTILITY PLAN
C-5.0	GRADING PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	TYPICAL UNIT PLANS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS

**knothe bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Conditional Use/Rezoning - October 7, 2015  
Issued for Zoning Board of Appeals - October 29, 2015

PROJECT TITLE  
**S. PARK STREET  
& HAYWOOD  
DRIVE**

Madison, WI  
SHEET TITLE  
**Site Plan**  
- 831 S. Brooks St.

SHEET NUMBER

**C-1.1**

PROJECT NO. **1524**  
© 2013 Knothe & Bruce Architects, LLC

**PROPOSED SITE PLAN**  
C-1.1 1/16"=1'-0"

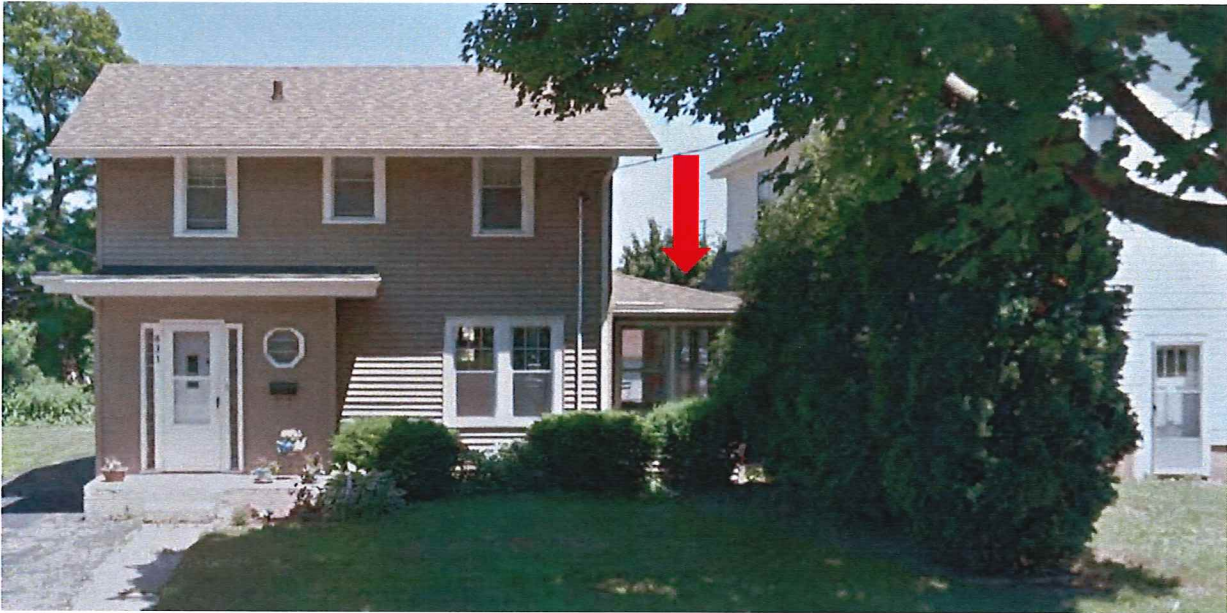
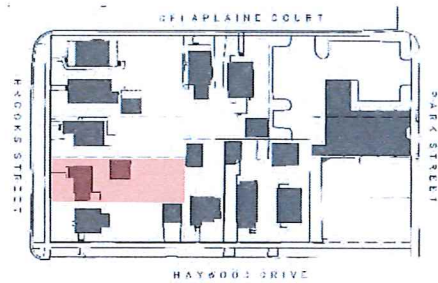


**831 S. Brooks St.**

October 28, 2015

**SUMMARY**

The existing sunroom on the south side yard.



**BROOKS ST. ELEVATION**



**REAR AND SIDE ELEVATION**



**VIEW FROM 930 HAYWOOD DR.**



**VIEW FROM BACKYARD**