



## **Letter of Intent**

### **Brown Lofts Apartments**

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

February 21, 2007

#### **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 unit count spread sheet for more detailed information. 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:

June 1, 2007  
August 1, 2008

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, fiber-cement siding and smooth stucco above. 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 P1	24,289 sf.
Parking Level P2	5,433 sf.
First Floor	20,611 sf.
Second Floor	18,863 sf.
Third Floor	18,863 sf.
Fourth Floor	18,863 sf.
Total Building Area:	106,922 sf.

**Bedrooms per Dwelling Unit:**

Please refer to Site Plan for additional information.

**Parking Requirements:**

Please refer to Site Plan 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. Refer to attached photos of the existing structure to be demolished for additional information.

**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.