

# TOBACCO LOFTS AT FINDORFF YARDS



## Owner

Urban Land Interests  
10 East Doty St., Ste 300  
Madison WI 53703

## Contact

Paul Muench  
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## Budget

\$14,500,000

## Size

93,300 SF

## Completion Date

2005

## Key Staff

Ken Schroeder, Director  
Jack Murchie, Project Manager  
Todd Niemiec, Project Architect



**2006 MADISON TRUST AWARD  
RECIPIENT FOR HISTORIC  
PRESERVATION**

**THE BUILDINGS ARE LISTED  
ON THE NATIONAL REGISTER  
OF HISTORIC PLACES**

Two historic American Lorillard tobacco warehouses were converted into 61 units of market rate rental housing in this major adaptive use project just south of downtown Madison, Wisconsin.

The project features a generous courtyard defined by the two existing buildings as well as indoor parking for 50 cars in the lower level of the West Building. The loft apartment mix includes studios, one and two bedroom units that are accessible from double loaded corridors. An elevator was added to each building to meet market and accessibility requirements.

The apartments are heated and cooled using a geothermal closed-loop heat pump system. This system uses underground glycol loops to extract or reject heat to the building's HVAC systems. Minimal electrical consumption is used and no natural gas is required to temper the 61 individually controlled residential units.

The project is one element of a recently completed master plan for the multi-acre site that will include future residential and commercial development. The multi source financing includes historic and low-income housing tax credits and is located in a Tax Increment Financing District.