

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

	<b>Action Requested</b>
DATE SUBMITTED: <u>12.28.09</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>01.06.10</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1208, 1212, 1214 Spring Street

ALDERMANIC DISTRICT: District 8/ Bryon Eagon

OWNER/DEVELOPER (Partners and/or Principals) <u>Gebhardt Development/ Otto Gebhardt III</u>	ARCHITECT/DESIGNER/OR AGENT: <u>bark design/Christopher Gosch, AIA, NCARB</u>
<u>222 North Street</u>	<u>222 North Street</u>
<u>Madison, WI 53704</u>	<u>Madison, WI 53704</u>

CONTACT PERSON: Christopher Gosch, AIA, NCARB  
Address: 222 North Street  
Madison, WI 53704  
Phone: 608.333.1926  
Fax: 608.245.0770  
E-mail address: studio@bark-design.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



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MADISON, WI 53704  
608.333.1926  
studio@bark-design.com

## City of Madison Urban Design Commission Informational Presentation

12.28.09

### *Project Summary:*

#### Project Addresses:

**1208, 1212, 1214 Spring Street**

Project involves the demolition of 3 existing structures on contiguous properties which are currently used for student rental housing. The existing properties have functioned extremely well, but have outlived their usefulness. With the changing dynamic of the immediate neighborhood, including Union South, other University building projects in the area, and recently adopted master plan recommendations, this project creates new options for student living and opportunities to implement a large scale redevelopment in an area of the district that is particularly worn.

The location and scope of the project has been discussed with University staff and they are supportive of the proposal and find it consistent with their short and long term goals for the area.

Replacing the removed structures will be a new 10 story, approx. 92 unit apartment building. The use, overall height and massing are consistent with adopted planning guidelines and represent the first major development under these guidelines by a private party in this neighborhood.

Building will be designed and programmed to meet needs of older and graduate students and will take advantage of the numerous resources offered by the University in the area, including the new Union South and public transportation options.

Units will consist of a combination of 1-4 bedroom units, with the final unit mix to be determined at a later date. Laundry facilities and vending will be provided at each floor.

Approximately 30 covered automobile parking spaces will be provided. This number is based on the amount of need demonstrated by similar projects in the area which are owned and managed by the same developer, and is more than sufficient to meet the needs of residents. Bicycle and scooter parking will be provided as well, with the ratio of bicycle parking at or

near 1 space/bedroom, as that need has been demonstrated. Some units will be designed to accommodate secure bicycle storage areas in the apartment.

Passive solar elements will be implemented in the project and every effort will be made to utilize renewable energy sources as well as best practices for environmentally responsible construction. Focus on Energy will be involved during the design stages and will be an integral team member during design and construction.

*Project Breakdown:*

Existing number of units: 44

Proposed Units: 92 +/-

Net Unit increase: 48 +/-

Site Area: 18,600 s.f.

Building Footprint: 11,500 s.f.

Vehicle and Pedestrian Access: **Off Spring Street**

Proposed Auto. Parking spaces: 30 +/-

Proposed scooter parking spaces: 17 +/-

Proposed bicycle parking spaces: **1 per bedroom**; bike storage to be provided in some units.

**Amenities:**

-Roof Deck

-Wireless Internet

-Secure Automobile, Scooter, and Bicycle Parking

-Laundry Facilities

Respectfully Submitted,

Christopher Gosch, AIA, NCARB

**DEVELOPER:**  
**GEBHARDT DEVELOPMENT**  
**222 NORTH STREET**  
**MADISON, WI 53704**  
**ATTN: OTTO GEBHARDT III**  
**608.245.0753**

**ARCHITECT:**  
**BARK DESIGN**  
**222 NORTH STREET**  
**MADISON, WI 53704**  
**ATTN: CHRISTOPHER GOSCH, AIA, NCARB**  
**608.333.1926**

**1208, 1212, 1214 SPRING STREET**



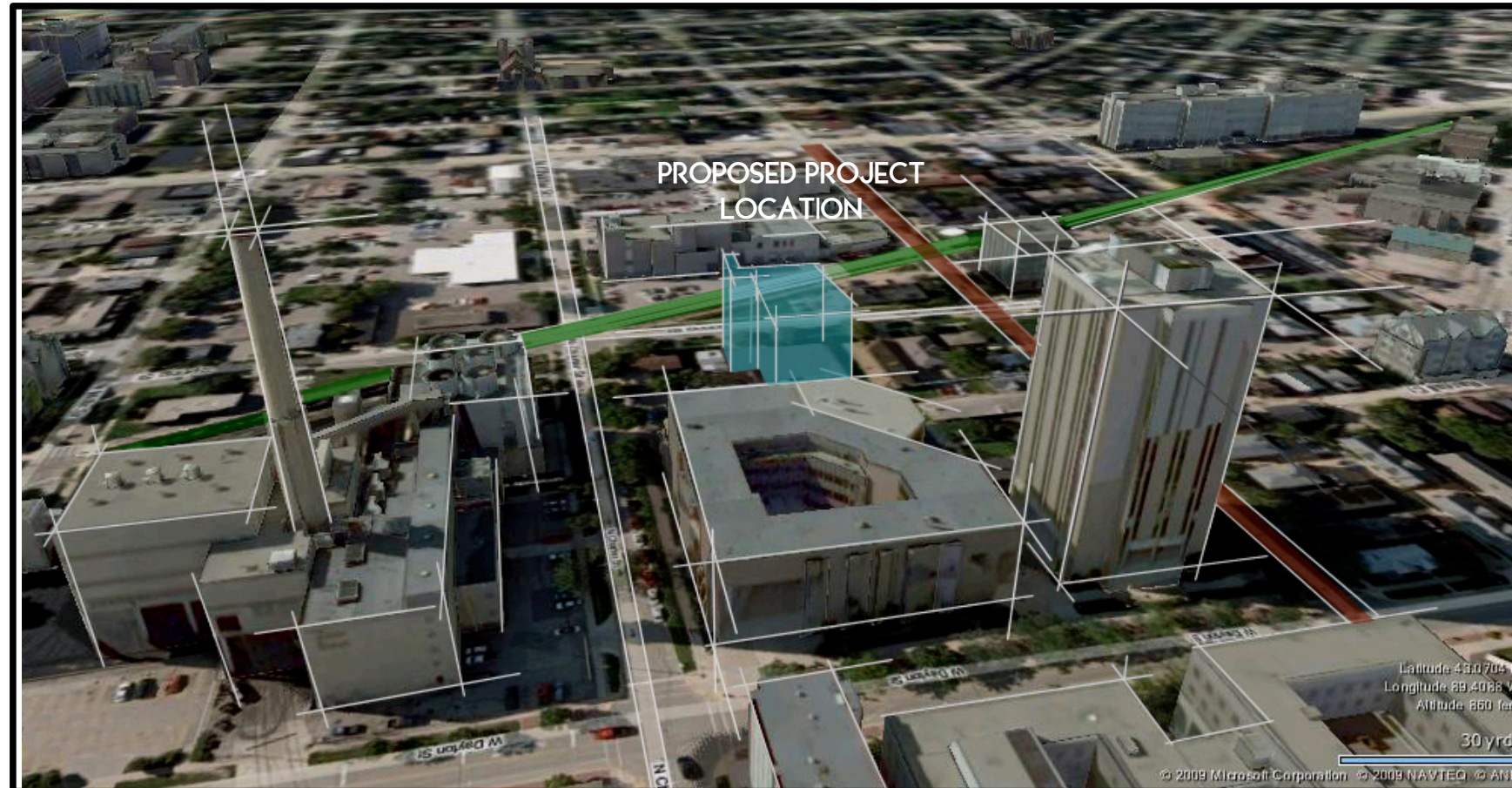
**PROJECT LOCATION**

**SHEET INDEX:**

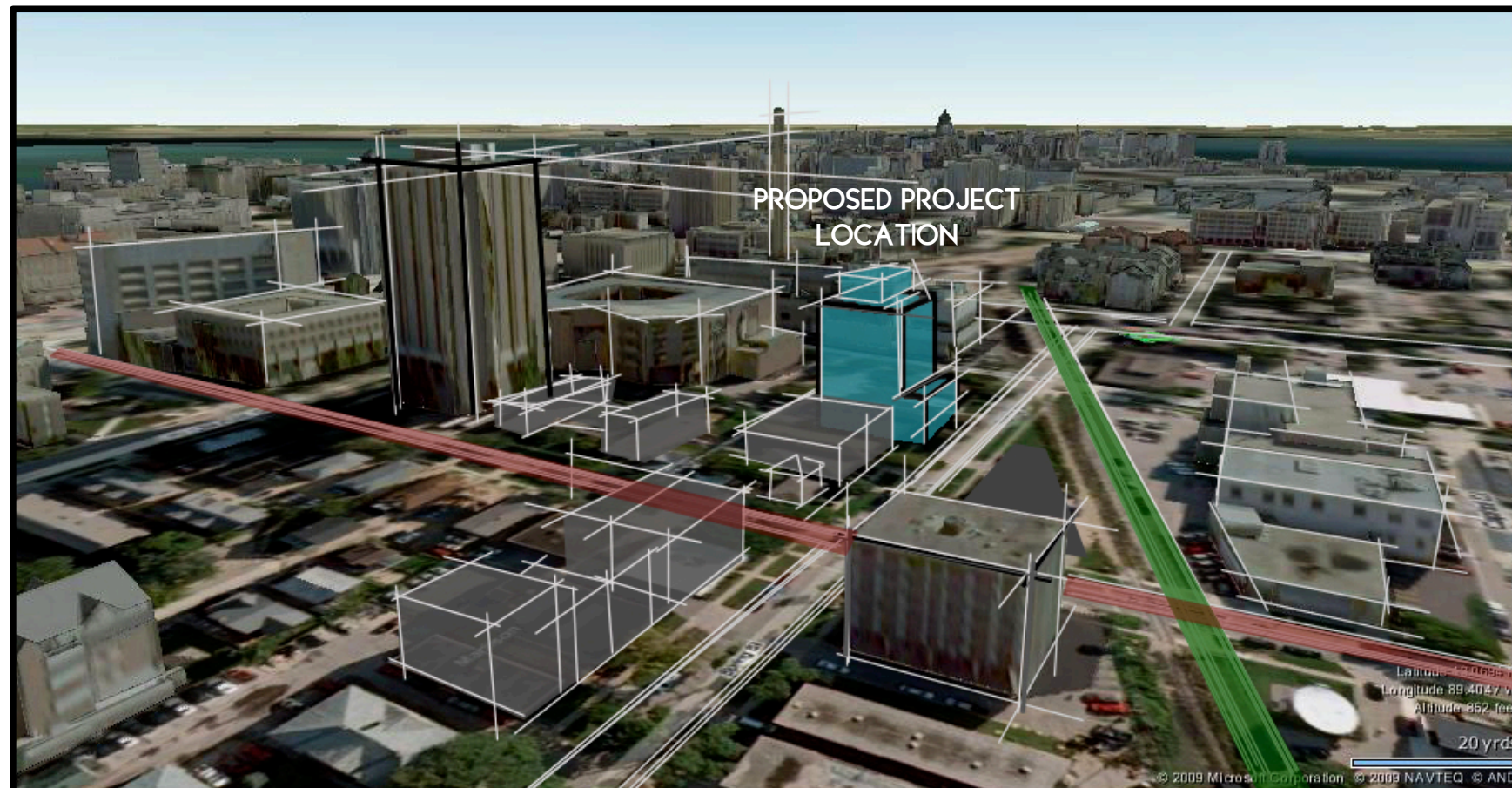
- SC 1.0 : SITE CONTEXT
- C 1.0 : SITE DEMOLITION PLAN
- C 1.1 : PROPOSED SITE PLAN
- A 4.1 : PROPOSED BUILDING MASSING STUDIES

**URBAN DESIGN COMMISSION**  
**INFORMATIONAL SUBMITTAL**

<b>BARK</b> DESIGN	WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM
	DATE: 12.28.09
<b>THE "HUMBUCKER"</b>	
<b>COVER SHEET</b>	



VIEW TO SOUTH



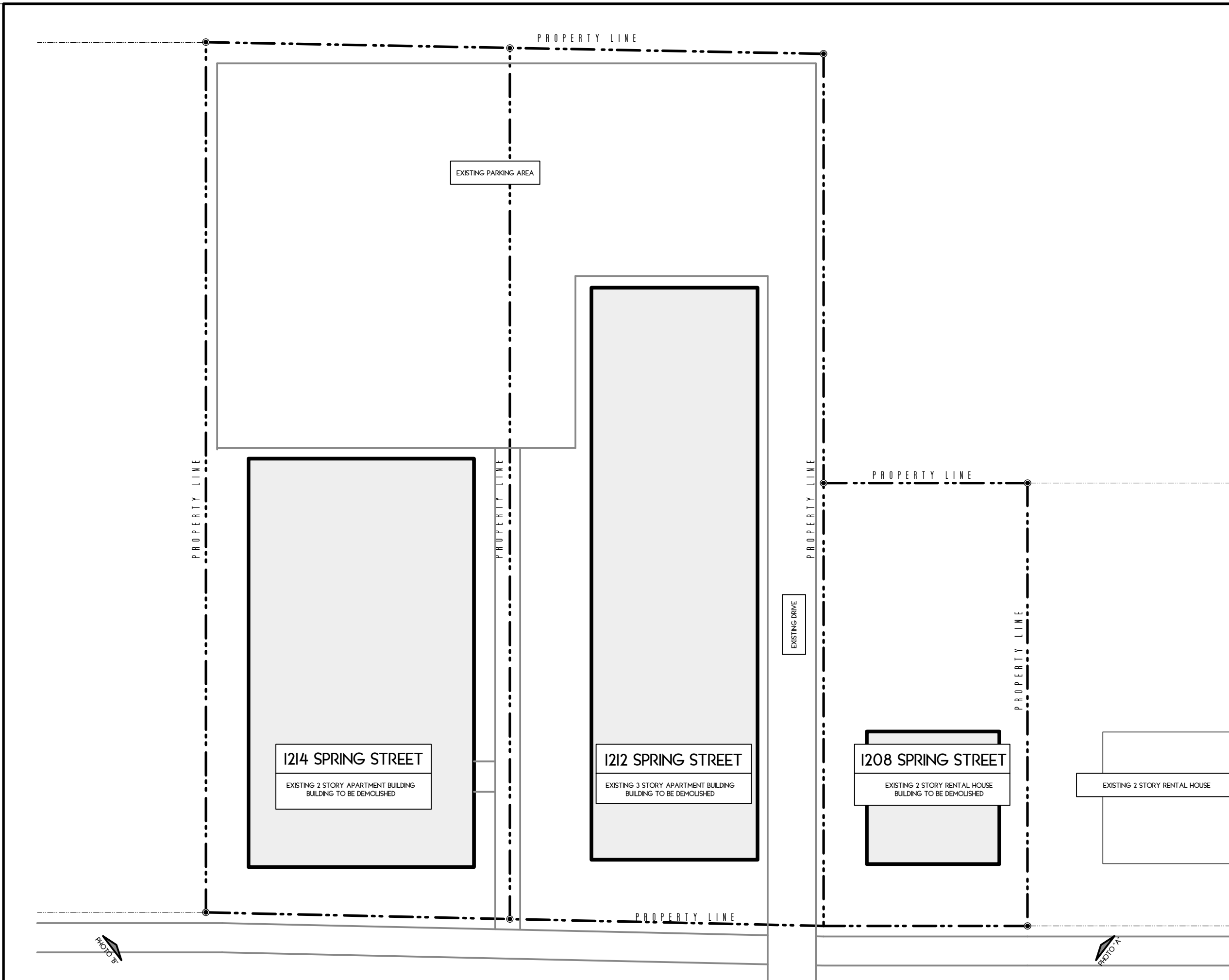
VIEW TO EAST

SITE NOTES:

- ORCHARD STREET SHOWN IN RED
- PEDESTRIAN WALKWAY SHOWN IN GREEN

URBAN DESIGN COMMISSION  
INFORMATIONAL SUBMITTAL

	<small>WWW.BARK-DESIGN.COM</small> <small>STUDIO@BARK-DESIGN.COM</small>
	<small>DRAWN BY</small> <small>REVIEWED</small>
THE "HUMBUCKER"	
SITE CONTEXT SC 1 . 0	



REFERENCE PHOTOS

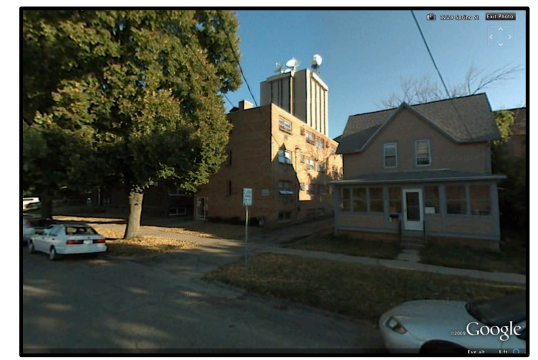


PHOTO "A"



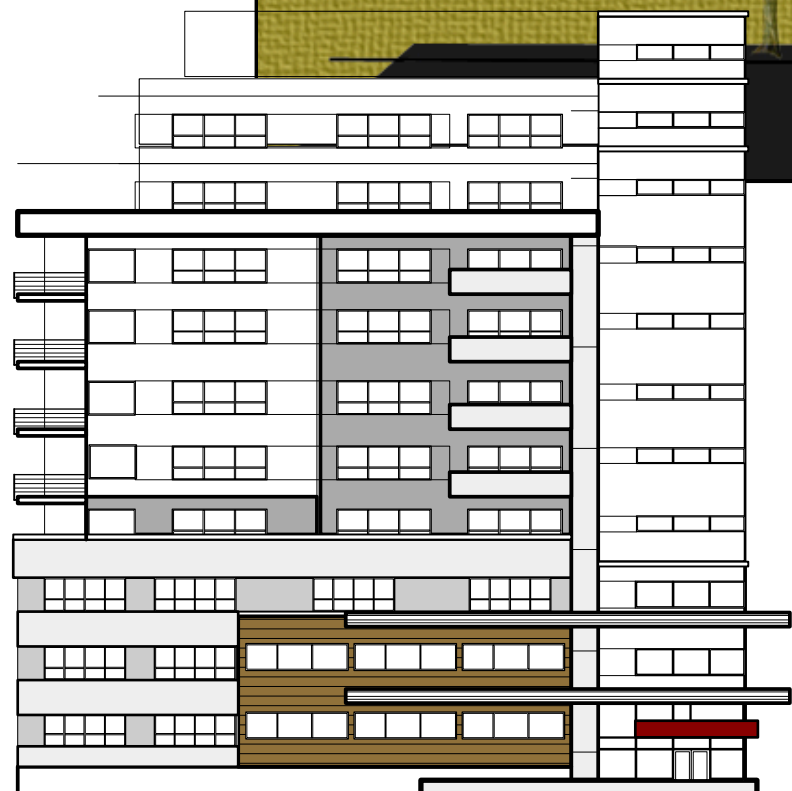
PHOTO "B"

		<small>WWW.BARK-DESIGN.COM</small> <small>STUDIO@BARK-DESIGN.COM</small>
		<small>DATE</small> 12.28.09
<b>THE "HUMBUCKER"</b>		<small>DRAWN BY</small> <small>REVISED</small>
PRELIMINARY SITE DEMOLITION PLAN		CI.0





VIEW TO WEST FROM SPRING STREET



<b>bark</b> DESIGN	WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM
	DATE: 12.28.09
THE "HUMBUCKER"	REVISIONS:
PRELIMINARY MASSING STUDIES	<b>A 4 . 1</b>