



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>05.11.2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>06.01.2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: Phase I-800 North Block, East Washington Avenue (802, 854; Block 143)
Project Title (if any): the Galaxie

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee) Design Progression
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Kyle Dumbleton, AIA Company: Midwest Modern
 Street Address: 510 W. Edgewater St. City/State: Portage, WI Zip: 53901
 Telephone: (608) 445-7869 Fax: () Email: kyled@midwestmodern.com

Project Contact Person: same as above Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Project Owner (if not applicant) : Gebhardt Development/ Otto Gebhardt III
 Street Address: 222 North Street City/State: Madison, WI Zip: 53704
 Telephone: (608) 577-7480 Fax: () Email: gebhardtdevelopment@tds.net

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder on 5-5-2016.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Kyle Dumbleton Relationship to Property Project Architect
 Authorized Signature *Kyle Dumbleton* Date 5-11-2016

May 11, 2016



PROJECT INFORMATION:

Owner: Otto Gebhardt, Gebhardt Development
Project Name: the Galaxie Phase I
Purpose: UDC Design Progression Submission

Location: East Washington Avenue, Madison WI
Architect: Midwest Modern, LLC

PREPARED FOR:

Urban Design Committee

PROJECT DESCRIPTION AND GOALS:

Following is a description of the project design progression as it has evolved from previously approved submittals. Please consider the additional descriptions below in your evaluation of their impact on the overall design of the project.

DESIGN PROGRESSION ITEMS:

1. Tenant entry fenestration and door alteration at Associated Bank tenant space

Reason: tenant requested revision

Associated Bank (AB) will be occupying space on the Ground and 2nd floors of the Galaxie Phase I commercial space along East Washington Avenue on either side of the commercial lobby stair. AB is proposing to flip the orientation of the door and storefront glazing at their ground floor entry and to install an ATM and night drop into the storefront frame system. One of the glazing units will be replaced by a double skin anodized aluminum panel that the ATM terminal and night drop will be installed within. The glazed area on the East Washington façade will be reduced by one glazing lite. The storefront is being flipped to allow AB to access the stair directly from their ground floor suite, and provide a circulation route into the space without traversing around the ATM and night box installation. The lightbox that displays the AB logo will be set back from the exterior storefront 4 feet.

2. 14th floor unit balcony revisions: railing, planters, & canopy

Reason: Utilization of exterior roof space

The building owner would like to convert the flat roof area outside the most southeastern 2-story unit on the 14th floor of the Phase I tower to a roof terrace/balcony for use by the tenant of the unit. The roof area is currently a fully adhered EPDM membrane, and is approximately 750 sq. ft. The proposed design is comprised of the following:

1. Concrete planter and glass railing system

2. Solid canopy and pergola over seating area and fireplace

The proposed design seeks to keep the existing roof intact and utilize the concrete planters as ballast to resist the wind loads imposed on the glass railing. The railing design utilizes base and edge clips that will result the glass panels dissolving into the top of the building and sky.

Sincerely,

A handwritten signature in black ink that reads "Kyle Dumbleton". The signature is written in a cursive, flowing style.

Kyle Dumbleton, AIA, LEED Assoc.
Midwest Modern, LLC
Architect / Principal

END

THE GALAXIE - PHASE I

PROJECT TEAM

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

GENERAL CONTRACTOR:
TRI NORTH BUILDERS
2625 RESEARCH PARK DR
FITCHBURG, WI 53711
P: 608.271.8717

ARCHITECT:
MIDWEST MODERN, LLC
510 WEST EDGEWATER STREET
PORTAGE, WI 53901
ATTN: KYLE DUMBLETON
608-445-7869

SOILS TESTING:
CGC, INC.
2921 PERRY STREET
MADISON, WI 53713
ATTN: DAVID STAAB, P.E., LEED AP
608.288.4100

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC
818 N. MEADOWBROOK LANE
WAUNAKEE, WI 53597
ATTN: ROXANNE JOHNSON, P.E., LEED AP
608.849.9378

LANDSCAPE ARCHITECT:
DESIGN STUDIO, ETC.
ATTN: GARRET PERRY
GPERRY@DESIGNSTUDIODET.COM
608.358.6344

STRUCTURAL ENGINEER:
FINK HOREJUSH, LLC
141 NORTH MAIN STREET
MONTICELLO, WI 53570
608-658-1257

SIGNAGE CONSULTANT:
RYAN SIGNS
3007 PERRY STREET
MADISON, WI 53713
ATTN: MARY BETH GROWNEY
608.271.7979

GALAXIE PHASE I

DATE: 05.11.2016
PROJECT NAME: GALAXIE PHASE I
OWNER: GEBHARDT DEVELOPMENT
LOCATION: 800 N BLOCK EAST WASHINGTON AVE.; MADISON, WI
ARCHITECT/ENGINEER: MIDWEST MODERN/BARK DESIGN/ FINK ASSOCIATES

DESIGN PROGRESSION ITEMS: PHASE I

- TENANT ENTRY FENESTRATION AND DOOR ALTERATION
REASON: TENANT REQUESTED REVISION
- 14TH FLOOR UNIT BALCONY REVISIONS: RAILING, PLANTERS, & CANOPY
REASON: UTILIZATION OF EXTERIOR ROOF SPACE



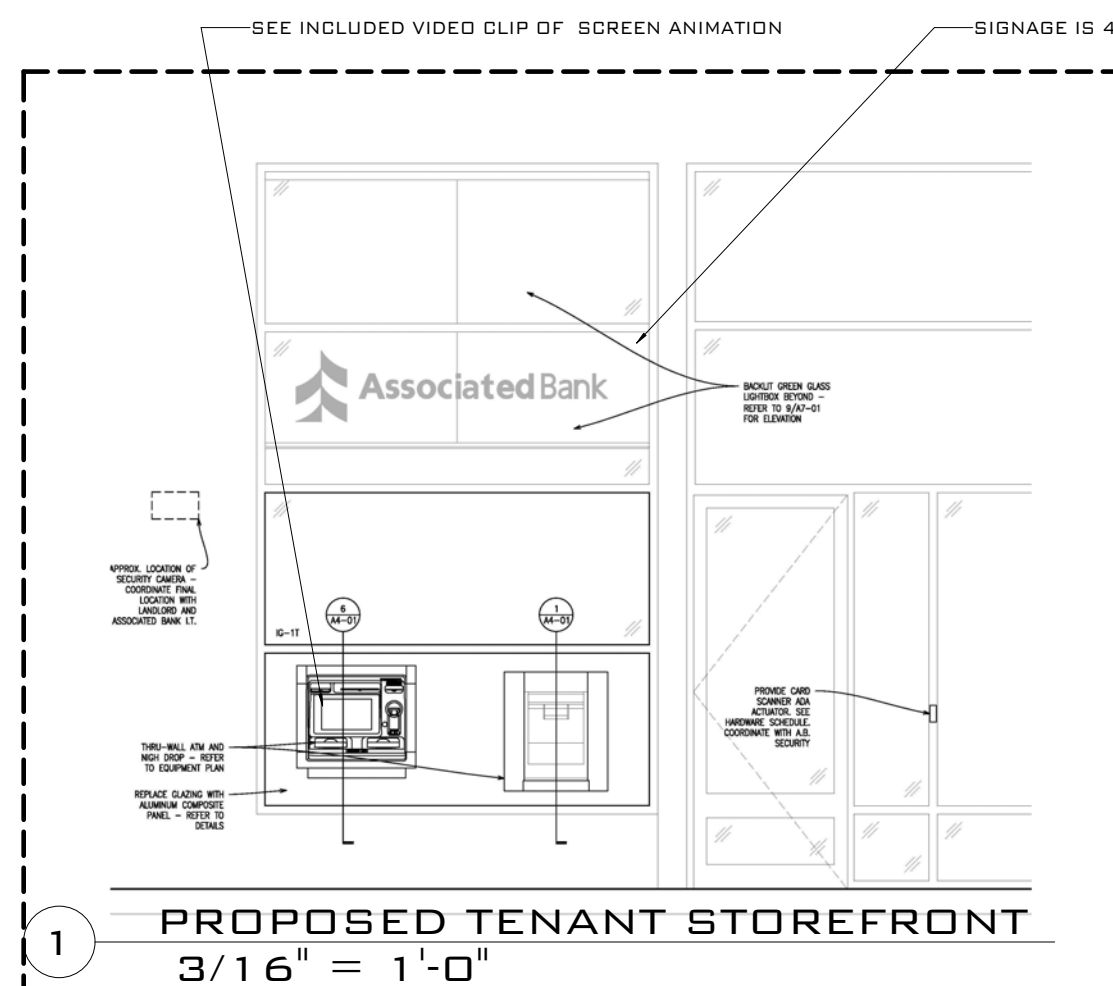
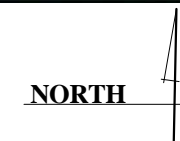
PROJECT LOCATION INFORMATION

PARCEL ADDRESSES:
858 EAST WASHINGTON AVENUE, 18, 28 NORTH PATERSON STREET
MADISON, WI 53703
ALDERMANIC DISTRICT 2:
LEDELL ZELLERS
URBAN DESIGN DISTRICT B
CURRENT ZONING:
TE (TRADITIONAL EMPLOYMENT)

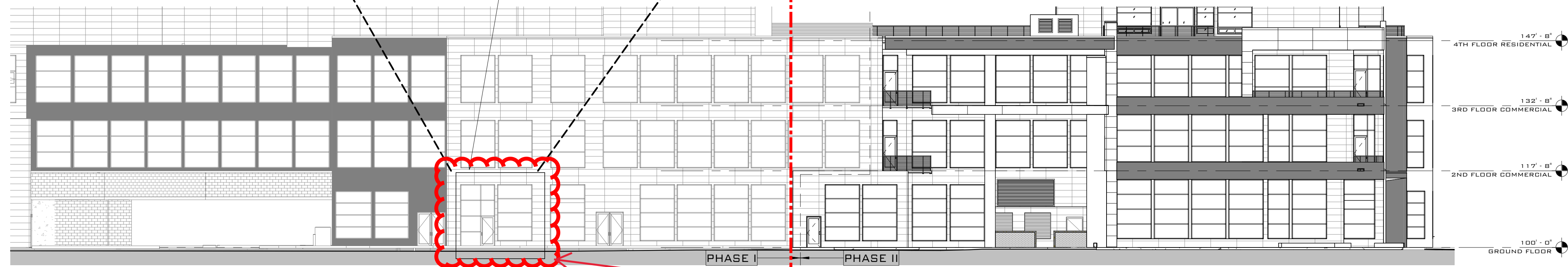
ALTERATION TO APPROVED CONDITIONAL USE

PROJECT DESIGN SOURCE GUIDELINES

- CITY OF MADISON
- URBAN DESIGN DISTRICT B
- NOVEMBER 11, 2009
- TENNEY-LAPHAM NEIGHBORHOOD PLAN
- FEBRUARY 5, 2008
- EAST WASHINGTON AVENUE CAPITOL GATEWAY CORRIDOR PLAN
- FEBRUARY 5, 2008
- MADISON GENERAL ORDINANCE CHAPTERS 28, 31
- JANUARY 2, 2013
- MADISON SUSTAINABILITY PLAN
- JUNE 2011
- BEST PRACTICES GUIDE FOR DEVELOPERS, NEIGHBORHOODS & POLICYMAKERS
- JUNE 2005



PHASE 2
ELEVATION
PROPOSED IN
SEPARATE
SUBMITTAL



ENLARGED PARTIAL EAST WASHINGTON STREET ELEVATION
1/16" = 1'-0"

EXISTING
ELEVATION



NO.	DATE	DESCRIPTION
03.21.14		PROGRESS SET
03.28.14		PROGRESS SET
11.04.14		SID SET #1
10.14.15		UDC SUBMITTAL
10.14.15		PLAN COMMISSION-REV
10.28.15		UDC RESUBMITTAL
11.16.15		CITY APPROVAL SET
01.11.16		PERMIT SET
01.14.16		PERMIT SET REVISION 1
01.19.16		PERMIT SET REVISION 2
05.11.16		UDC RESUBMITTAL

ARCHITECT: MIDWEST MODERN
STRUCTURAL ENGINEER: GEBHARDT DEVELOPMENT

DESIGN PROGRESSION

GEBHARDT DEVELOPMENT

MIDWEST MODERN
INFO@MIDWESTMODERN.COM
608.445.7869

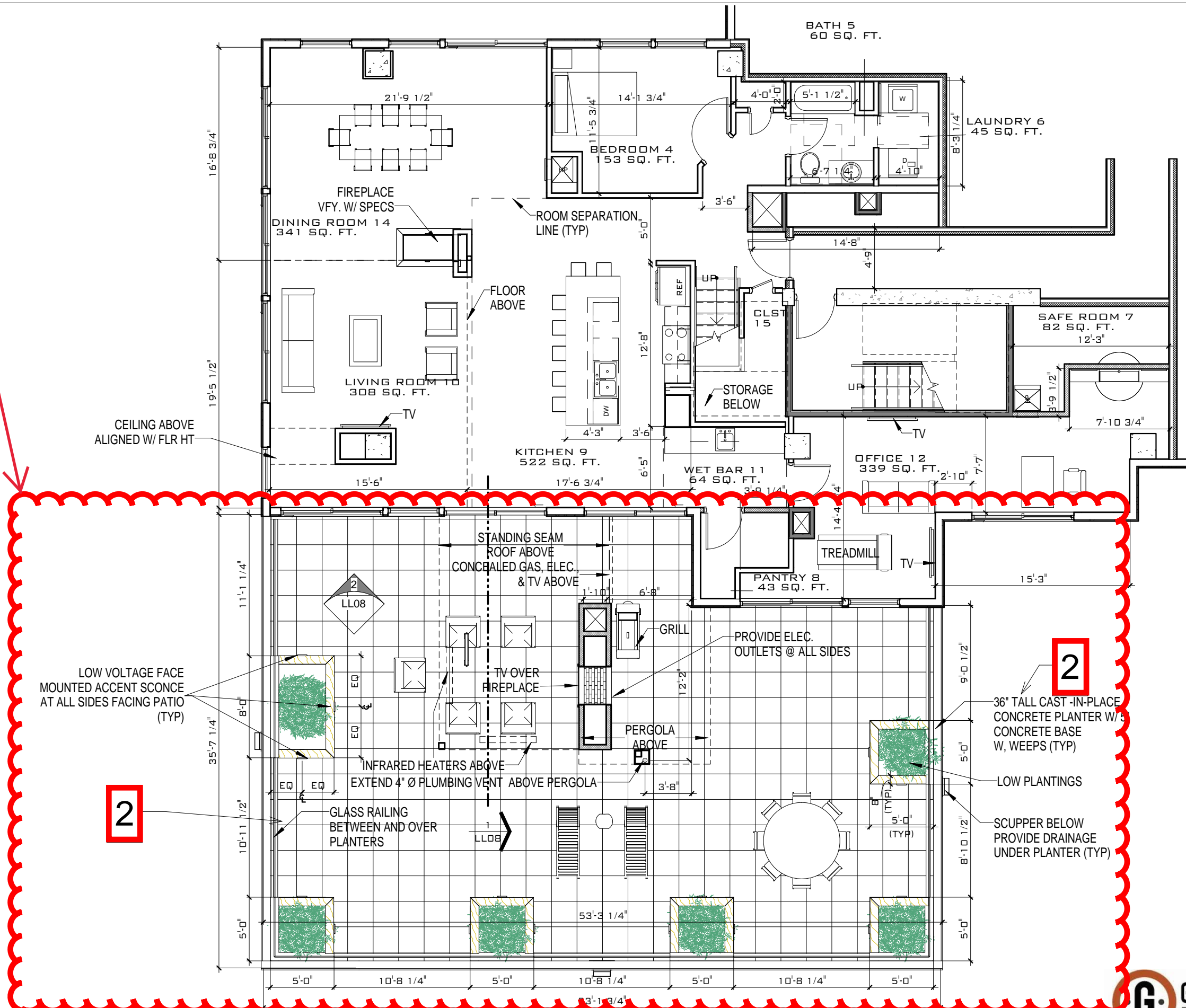
galaxie - PHASE I
858 EAST WASHINGTON AVENUE, 18 & 28 NORTH PATERSON STREET
MADISON, WI

PHASE I UDC RESUBMITTAL

DATE: 05.11.16

SCALE: AS NOTED

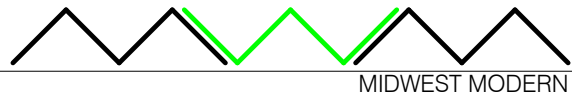
**PROPOSED
BALCONY-
ADDED
PLANTER
AND GLASS
RAILING**



THE GALAXIE

14TH FLOOR UNIT PLAN

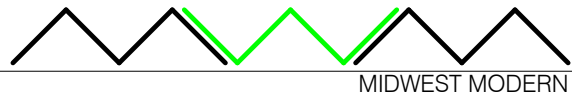
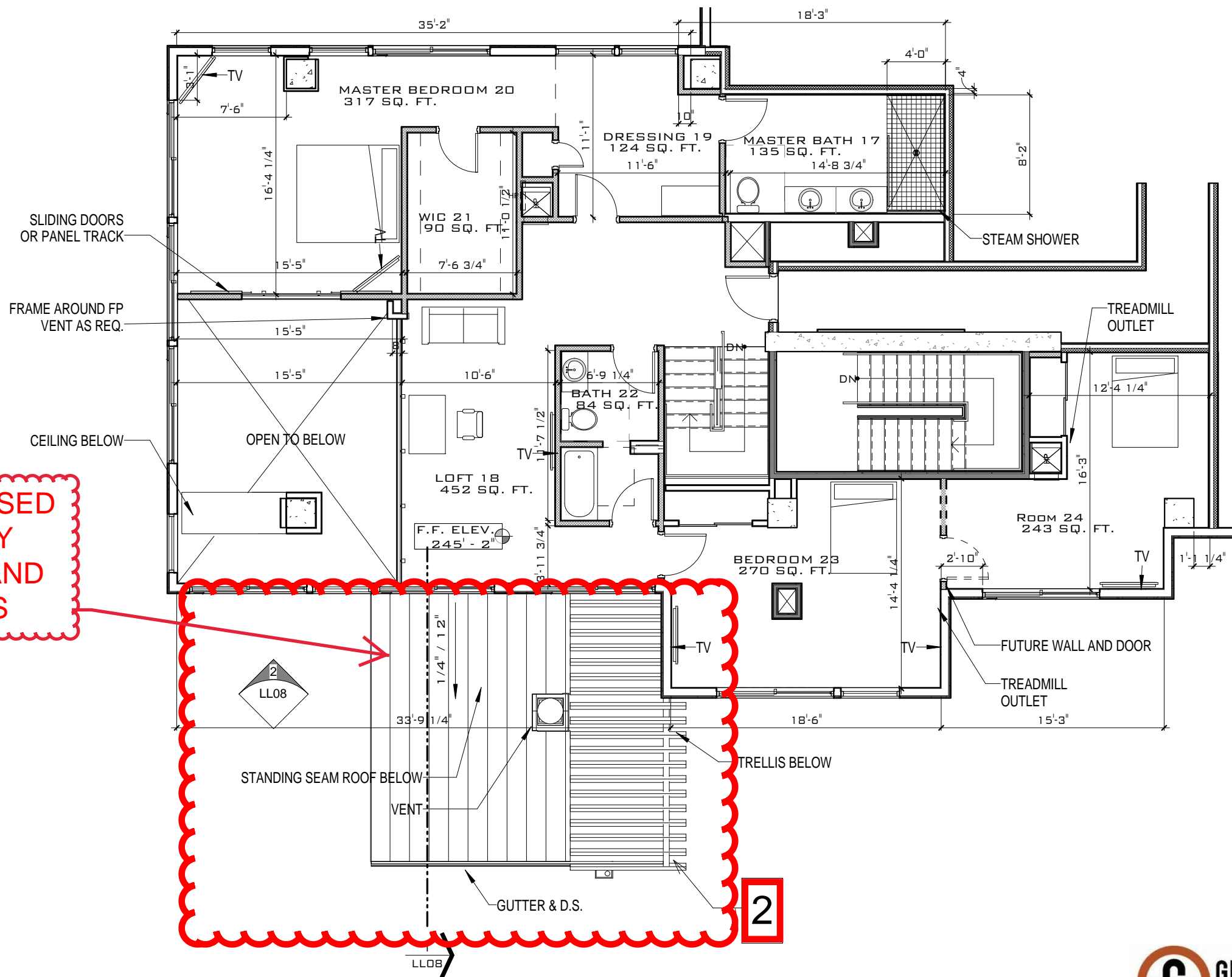
NORTH



1/8" = 1'-0"

05.11.2016

PROPOSED
CANOPY
ROOF AND
TRELLIS



THE GALAXIE

15TH FLOOR UNIT PLAN

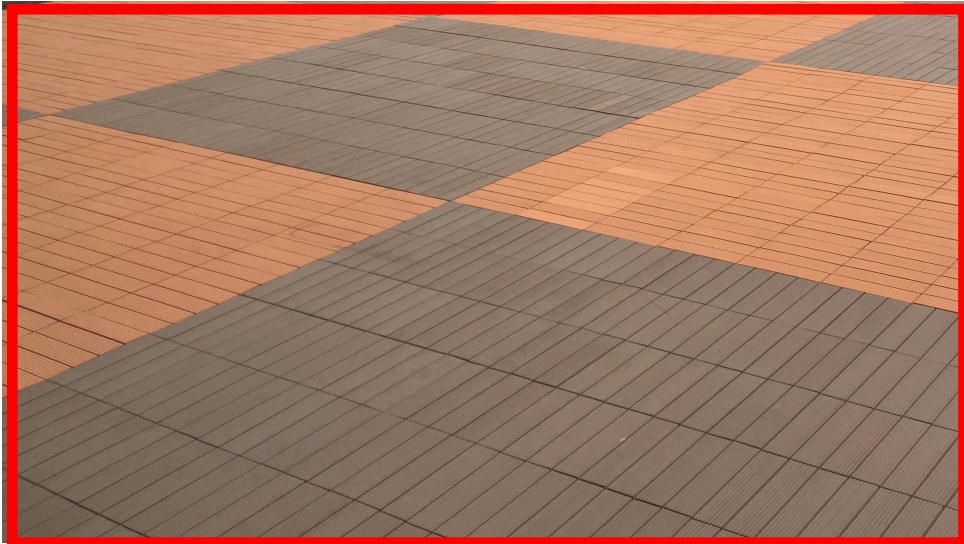


1/8" = 1'-0"

05.11.2016

EXHAUST LOUVER TO BE SCREENED BY ALUMINUM ANGLE SIMILAR TO TRELLIS DESIGN

ALUMINUM ANGLE INSTALLED WITH INVERTED "L" UP " DUAL SLOPE ORENTATION"

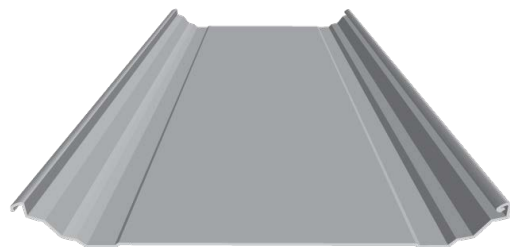


KONTIKI COMPOSITE INTERLOCKING DECK TILES 48\"/>

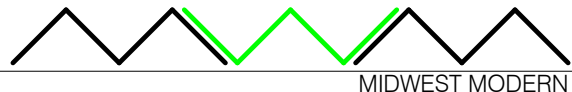
2

7/16\"/>

2



METAL SALES SEAM-LOC 24 GALVALUME STANDING SEAM ROOF PANEL W/ HEMMED EDGE

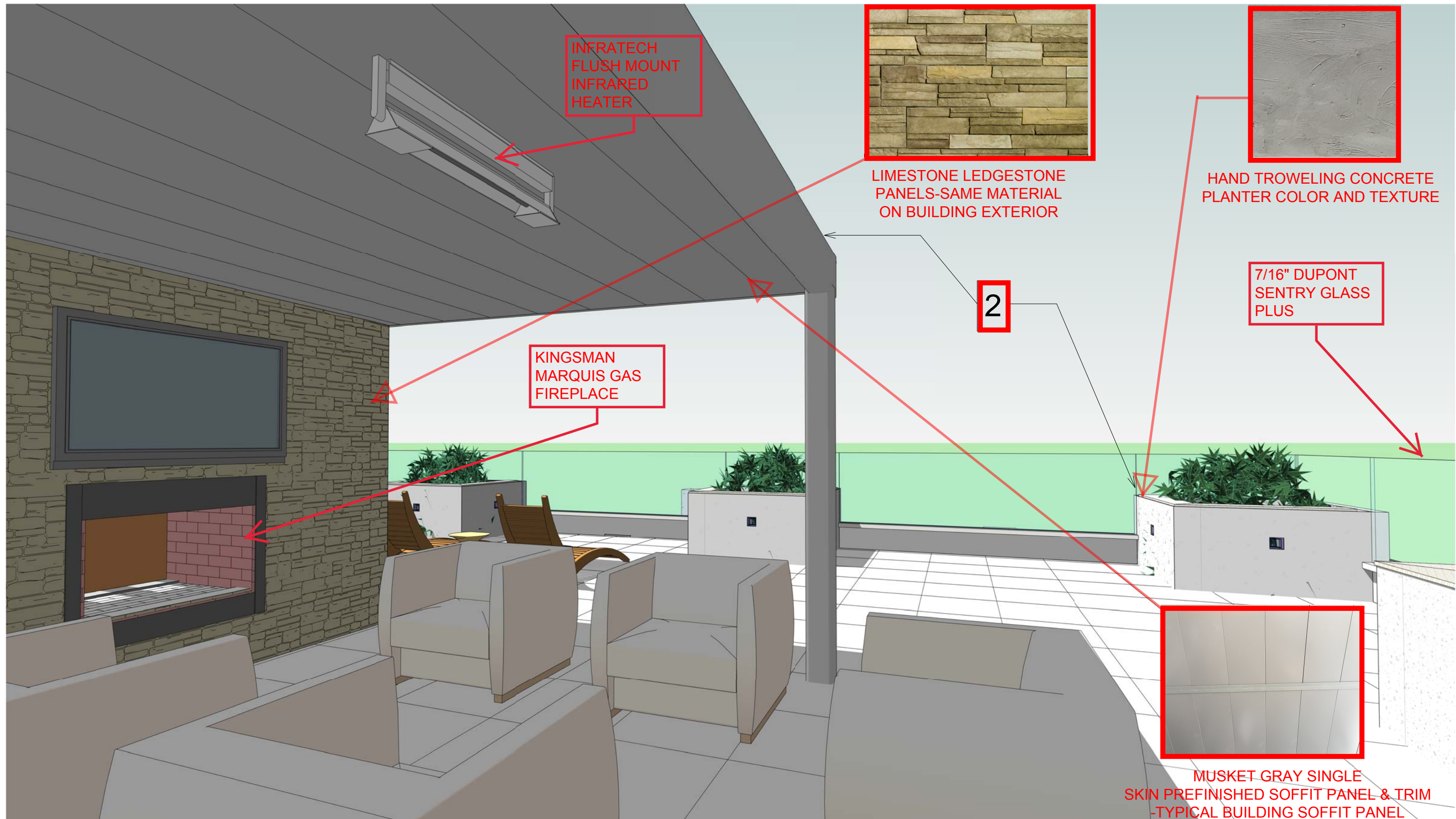


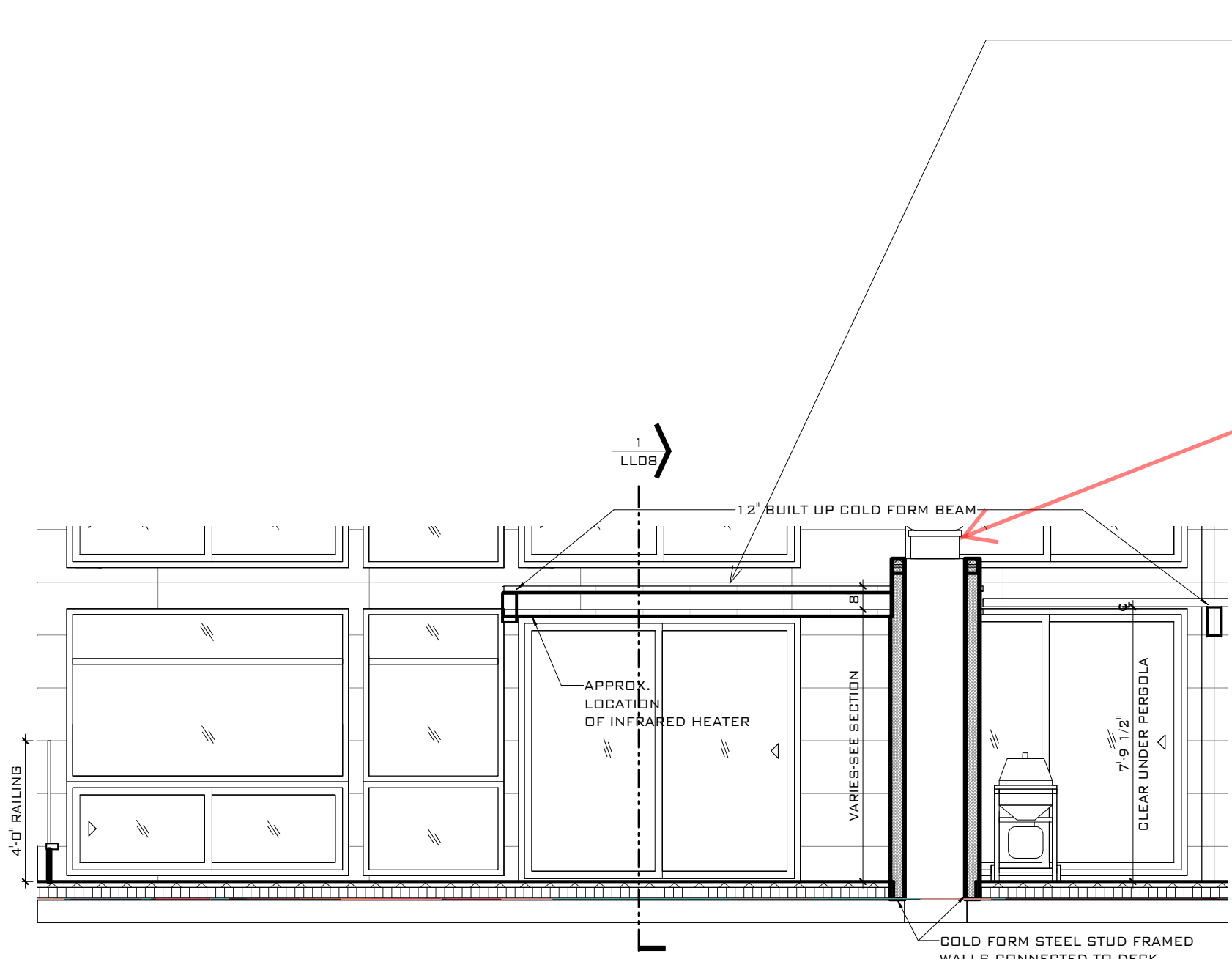
THE GALAXIE

14TH FLOOR UNIT ORTHOGRAPHIC VIEW

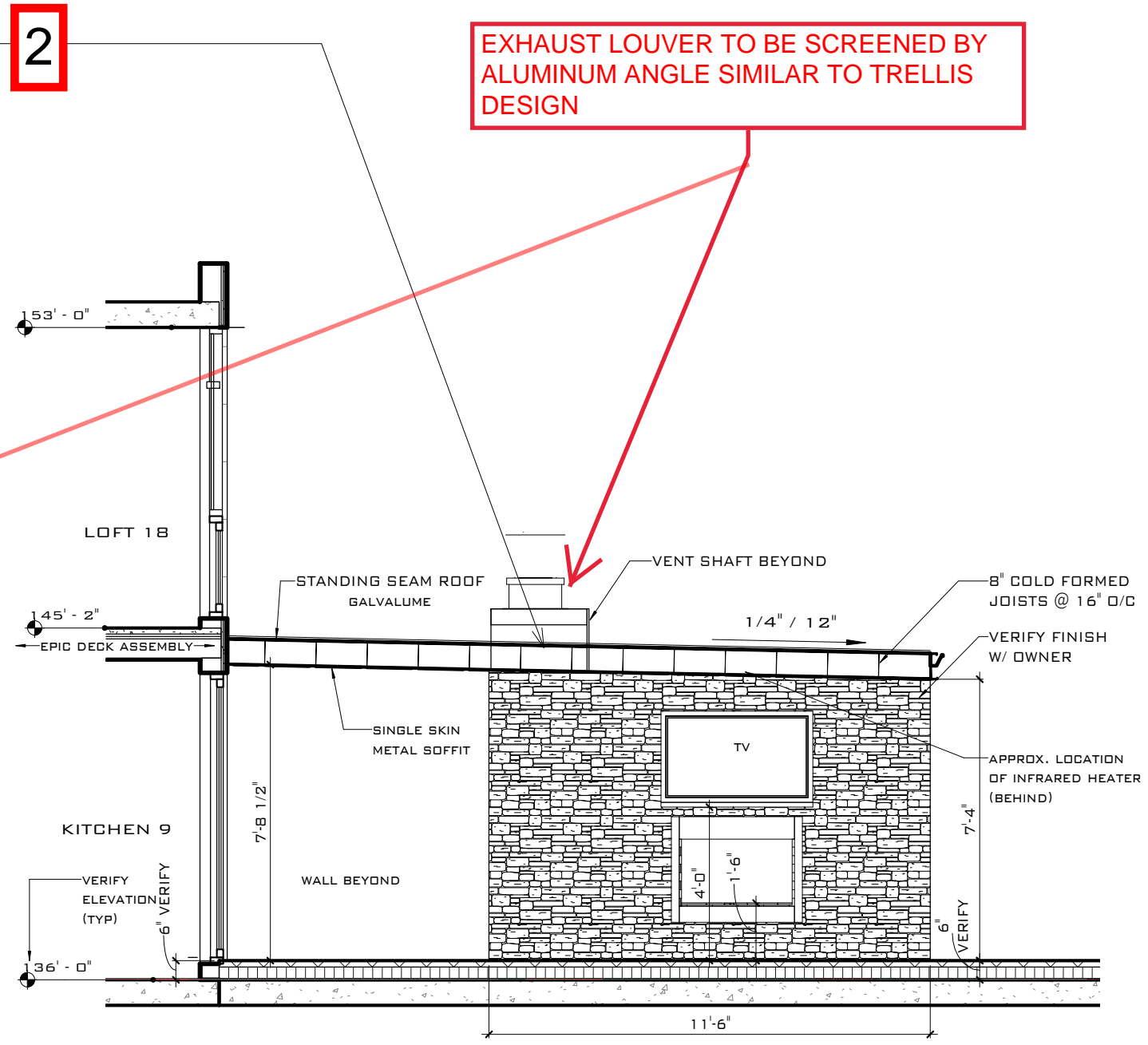


05.11.2016



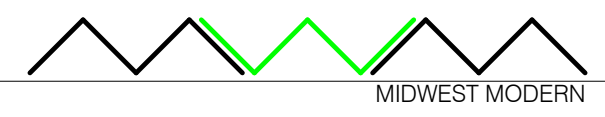


2 DECK EAST ELEVATION
1/4" = 1'-0"



1 CANOPY SECTION
1/4" = 1'-0"

EXHAUST LOUVER TO BE SCREENED BY ALUMINUM ANGLE SIMILAR TO TRELLIS DESIGN



THE GALAXIE

EXTERIOR CANOPY ELEVATION AND SECTION

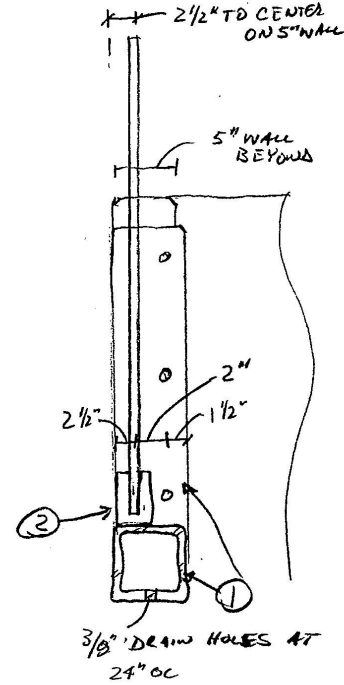
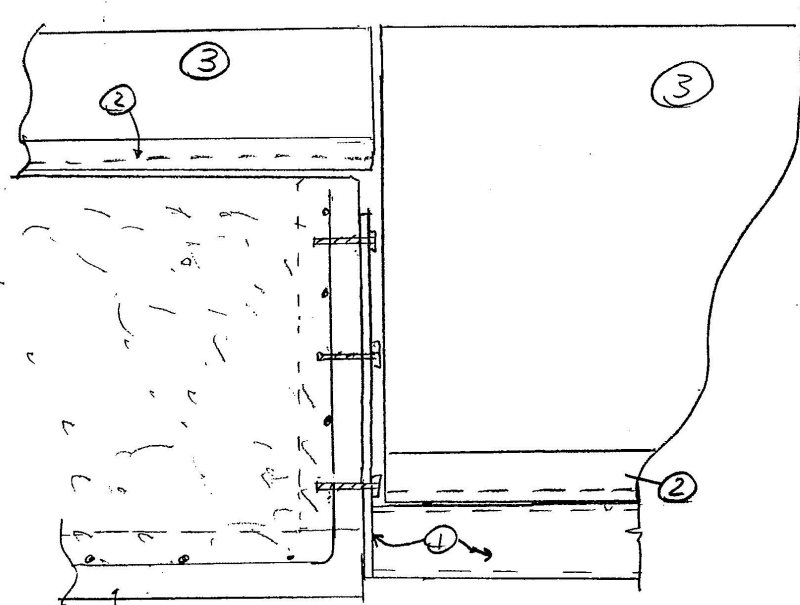


1/4" = 1'-0"

05.11.2016

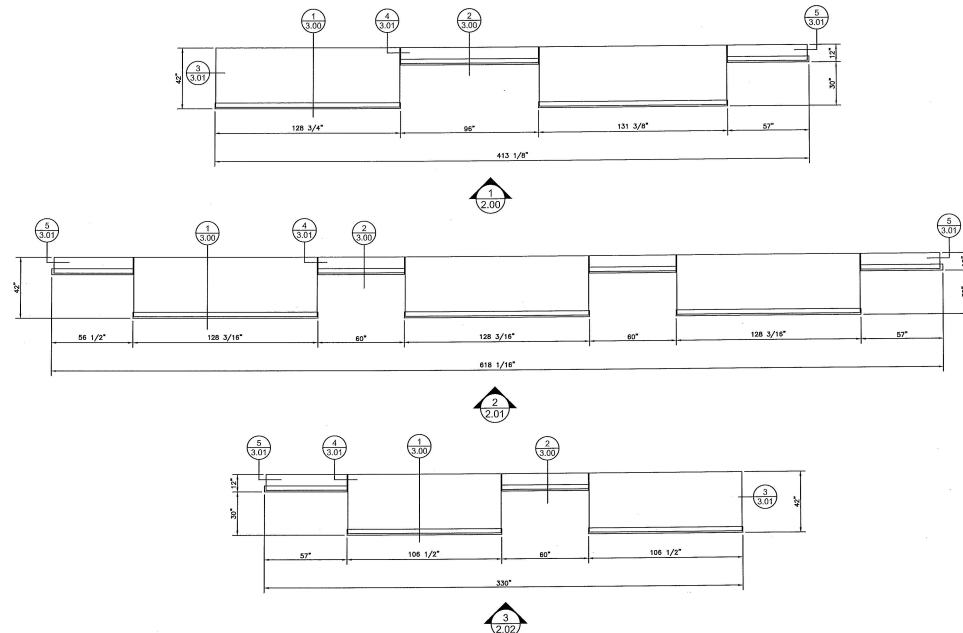
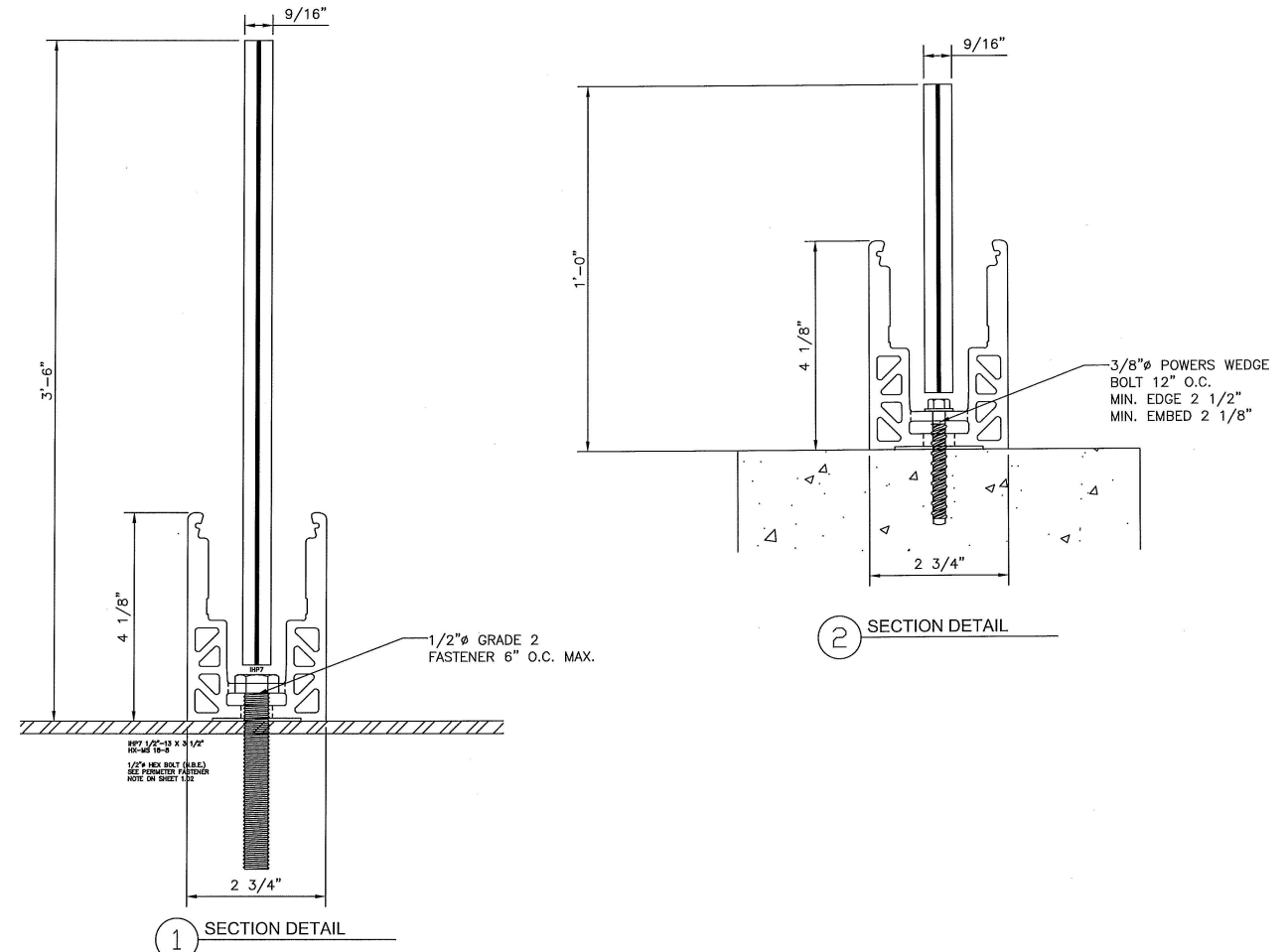
GLASS DESIGN
BY ???

ATTACHMENT - GLASS TO GLASS
AND
GLASS TO SIDE OF
PLANTER - MAY BE OPTIONAL.
(NOT RECD STRUCTURALLY)

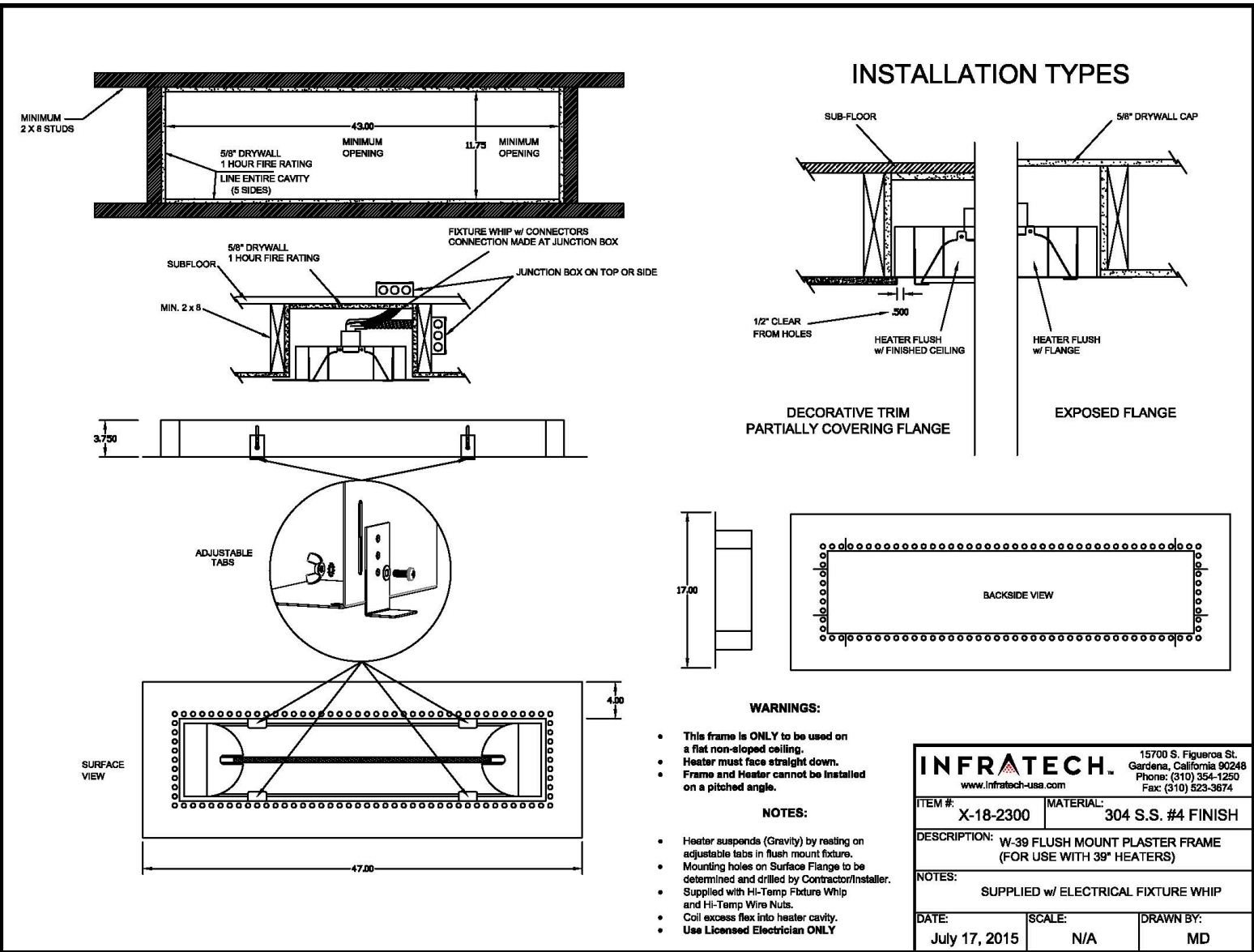


PLANTER - 5" WALLS & BASE
SLAB REINFORCE W/
#4 @ 9" O.C. EW - EPOXY COATED
- CHAMFER CORNERS
~ 5' x 5' x 3' ASSUMED

- ① HSS 6x6x1/4 W/ END FL 3/8"x6"x24"± W/ (3) 1/2"x3 1/2" EMBED EXPANSION BOLTS - ALL COMPONENTS GALVANIZED.
- ② BASE SHOE (LSGS?)
- ③ GLASS - CANTILEVER OFF BASE TUBE/ TOP OF PLANTER.



REVISIONS	DATE	BY	CHKD
PROJECT: GALAXIE OTTO'S DECK CLIENT: KLEIN-DICKERT MILWAUKEE PROJECT ENGINEER: CARL F. HOREJSH PROJECT MANAGER: CARL F. HOREJSH PROJECT NO: 16-001 SHEET NO: 3.00 SHEET DESCRIPTION: DETAILS			



- WARNINGS:**
- This frame is **ONLY** to be used on a flat non-sloped ceiling.
 - Heater must face straight down.
 - Frame and Heater cannot be installed on a pitched angle.
- NOTES:**
- Heater suspends (Gravity) by resting on adjustable tabs in flush mount fixture.
 - Mounting holes on Surface Flange to be determined and drilled by Contractor/Installer.
 - Supplied with Hi-Temp Fixture Whip and Hi-Temp Wire Nuts.
 - Coil excess flex into heater cavity.
 - Use Licensed Electrician ONLY

INFRA TECH.		15700 S. Figueroa St. Gardena, California 90248 Phone: (310) 354-1250 Fax: (310) 523-3674
ITEM #:	X-18-2300	MATERIAL: 304 S.S. #4 FINISH
DESCRIPTION:	W-39 FLUSH MOUNT PLASTER FRAME (FOR USE WITH 39" HEATERS)	
NOTES:	SUPPLIED w/ ELECTRICAL FIXTURE WHIP	
DATE:	July 17, 2015	SCALE: N/A
		DRAWN BY: MD

TRIM OPTIONS

- BLACK
- STAINLESS

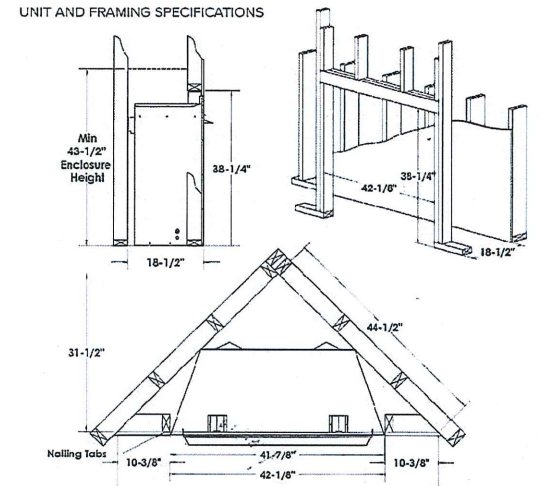
STYLING

- SPLIT OAK LOG SET
- ROCK COLLECTION

LIGHT UP YOUR NIGHTS WITH AURORA

Nights will never be the same with the new Aurora by Marquis. Designed for your outdoor oasis, this fireplace captures your attention with its Satin Coat Black or Stainless Steel Finish and your choice of a contemporary rock collection or log set. Looks like the stars in the sky now have a little competition.

Model	OPF42N-BLACK OPF42NS-STAINLESS	OPF42LP-BLACK OPF42LPS-STAINLESS
Fuel	Natural	Propane
Input Max.	55,000 BTU	55,000 BTU
Input Min.	38,000 BTU	44,000 BTU



Unit illustrated is a OPF42NS Outdoor Fireplace in Stainless Steel - Natural Gas, LOGF37 Split Oak Log Set, OPF42RLT Traditional Brick Liner.

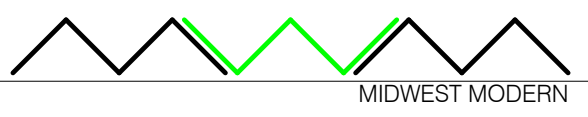
- STANDARD FEATURES**
- Hi/lo Millivolt valve with variable adjustment of flame and BTU
 - A flame sensor that constantly monitors the pilot flame and provides 100% gas shut off if pilot is not sensed
 - Stainless steel pull screen
 - Lava rock
- OPTIONAL FEATURES**
- Refractory Liner - Traditional and Herringbone
 - Surround - Stainless steel
 - Remote Control - On/Off
 - Weather Cover - Stainless steel or black
 - Spark Assist - Battery operated pilot burner ignitor

- SCREENED PORCH INSTALLATION GUIDELINES**
- Porch Area - 96 sq. ft.
 - Ceiling Height - 92"
 - A minimum of two walls can be screened but must be open to outside ventilation.
 - Top of screen height - 78" Screen Area - 64 sq. ft
- Refer to installation manual for additional details of framing specifications and clearances.

2340 Logan Avenue, Winnipeg, Manitoba, Canada R2R 2V3 Phone: 204.632.1962 Fax: 204.632.1960 www.marquisfireplaces.net

Intertek 400720

B064 - 04/13



THE GALAXIE

FIREPLACE AND HEATER SPECIFICATIONS



05.11.16