



# City of Madison

## Conditional Use

Location  
810 East Washington Avenue

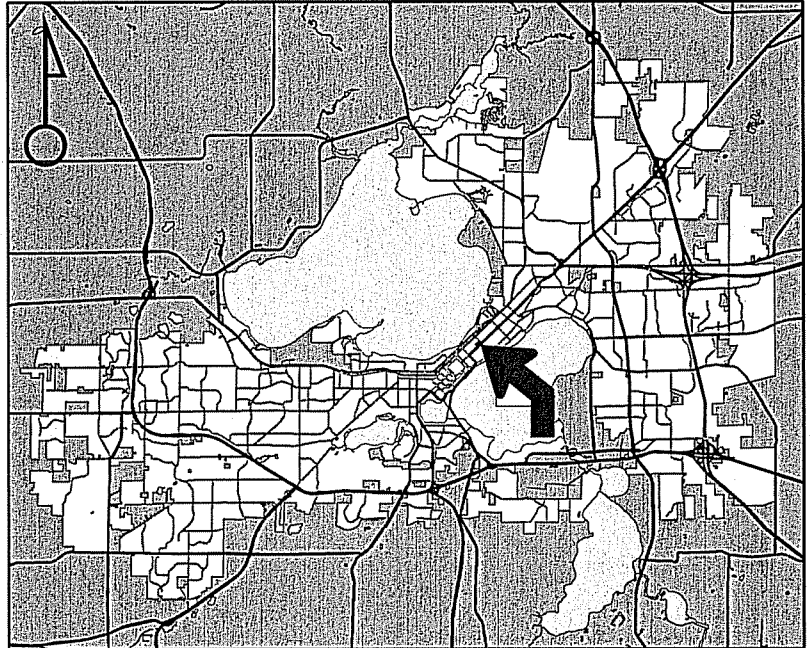
Project Name  
The Starliner Condominiums and Lofts

Applicant  
Otto Gebhardt - The Gebhardt Galaxie, LLC/  
Lee Christensen - Gebhardt Development

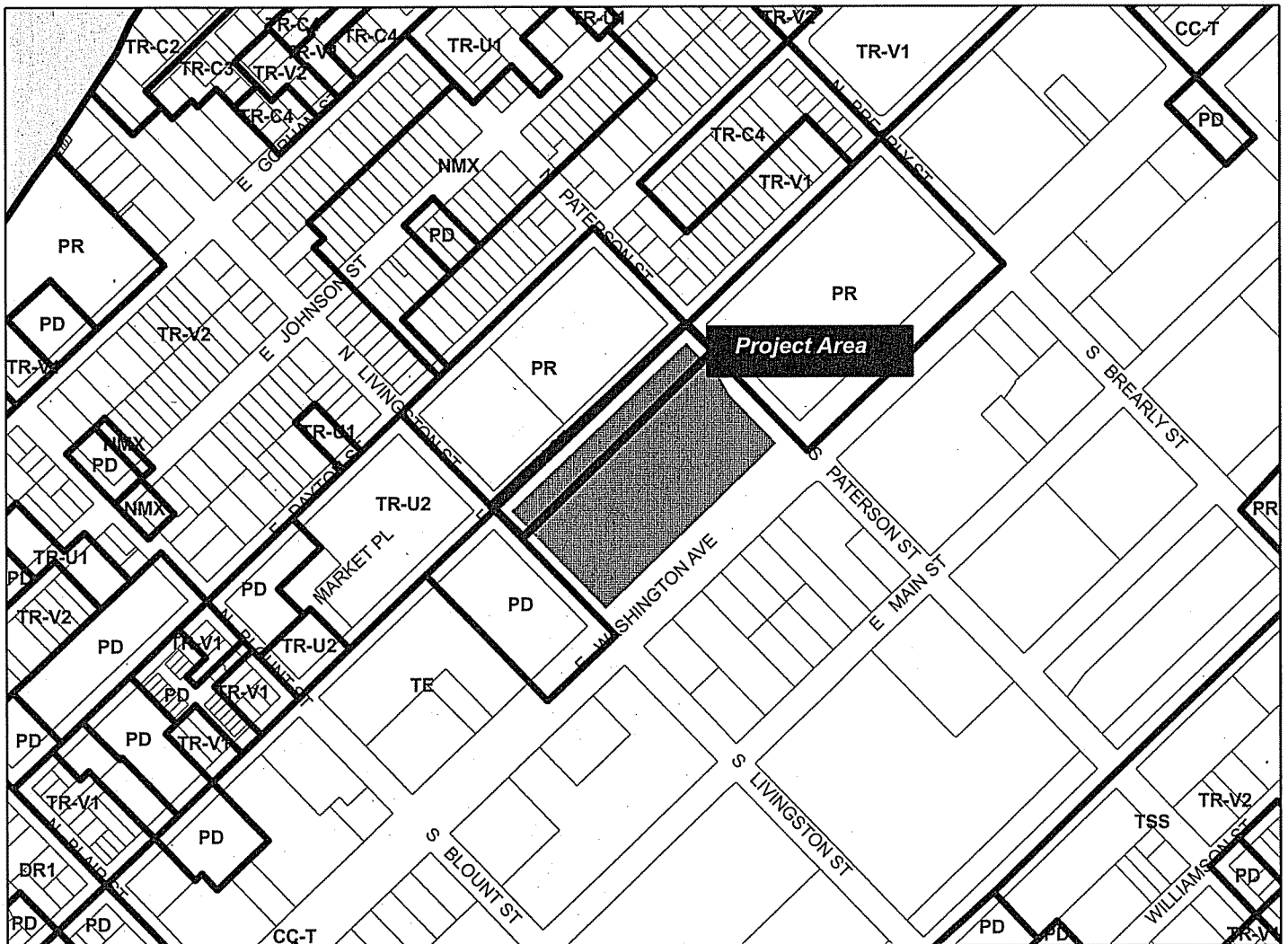
Existing Use  
The Galaxie

Proposed Use  
Construct 11 live-work units and  
32 multi-family dwellings along  
East Mifflin Street side

Public Hearing Date  
Plan Commission  
07 November 2016



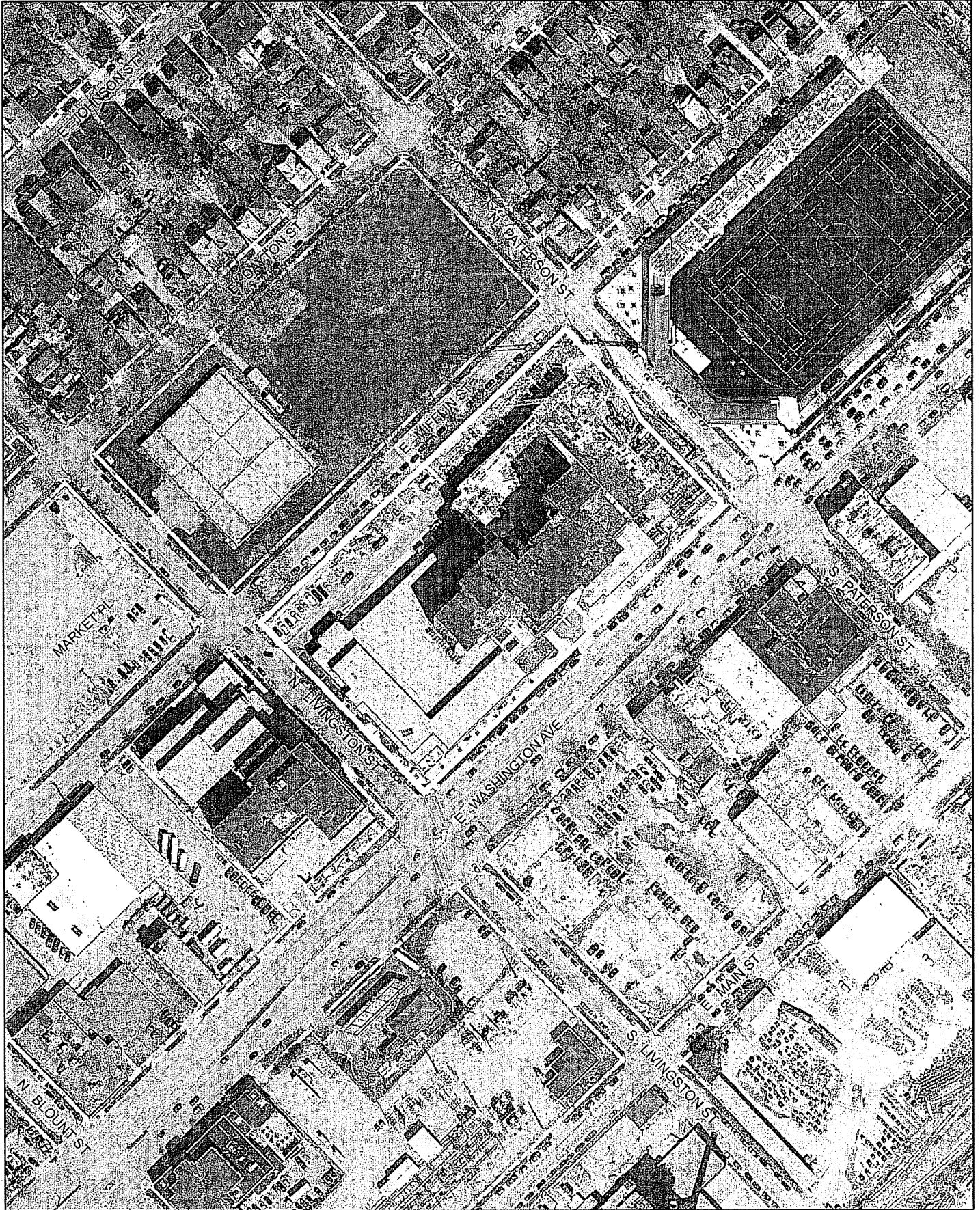
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 01 November 2016

15





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid	\$600 Receipt No. 019736-0008
Date Received	8/17/16
Received By	[Signature]
Parcel No.	0709-132-1217-5
Aldermanic District	2-Zellers
Zoning District	TE
Special Requirements	Ex-CU, UDD #8,
Review Required By:	Remediation per WZ DNR WP-24 PRIMP
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 800 North Block of East Washington Avenue (810 E. Washington Ave)  
**Project Title (if any):** The Starliner Condominiums and Lofts (Galaxie Phase III) # CDM

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

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

**Project Contact Person:** Lee Christensen      **Company:** Gebhardt Development  
**Street Address:** 222 North Street      **City/State:** Madison, WI      **Zip:** 53704  
**Telephone:** (608) 209-7569      **Fax:** ( )      **Email:** lee.gebhardtdevelopment@gmail.com

**Property Owner (if not applicant):** Otto Gebhardt, III  
**Street Address:** 222 North Street      **City/State:** Madison, WI      **Zip:** 53704

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 2 low-rise buildings with condominiums, live-work units, and apartments with bridge connection to existing parking structure, and mid-block pedestrian connection (new proposal alters unit-mix from previously approved design)

**Development Schedule:** Commencement Construction start November 2016      Completion April 2017

15

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

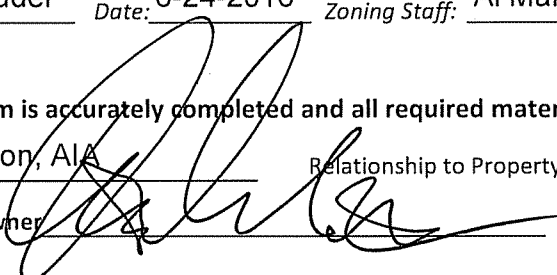
**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder Ledell Zellers, Tenney-Lapham Neighborhood Association-Patty Prime

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 6-24-2016 Zoning Staff: Al Martin Date: 6-24-2016

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Kyle Dumbleton, AIA Relationship to Property: Project Architect  
Authorizing Signature of Property Owner  Date 15



October 12, 2016



**PROJECT INFORMATION:**

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Owner: Otto Gebhardt, Gebhardt Development  
Project Name: the Starliner Condominiums and Lofts (the Galaxie Phase III)  
Location: North side of 800N Block of East Washington Street, Madison WI (along East Mifflin Street)

Purpose: Major Alteration to a previously approved conditional use-revised unit mix, resubmittal per UDC  
Architect: Midwest Modern, LLC

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**PREPARED FOR:**

Plan Commission

**Description of revisions to previously submitted plans per UDC comments:**

1. Comment – The windows at the upper story had a more consistent rhythm
  - a. Addressed by - Revised window pattern to provide a more consistent rhythm
2. Comment -More pronounced roof overhang at upper level
  - a. Addressed by – increased overhang by 12” to more closely match the previous approval. The overhang is the maximum allowed by building setback requirements of UDD8 Ordinance
3. Stronger reading of middle volumes and groupings of windows
  - a. Addressed by – added aluminum panels between close groupings of windows to read as a larger units
  - b. Addressed by – Revised material color palette to more closely match the previous approval
    - i. Changed charcoal color on middle 2 stories of building to gray composite panel
    - ii. Changed gray color on top story of building to mother of pearl composite panel
    - iii. Expanded wood composite panel to fill mass layer at top of building
4. Updated landscape plan
  - a. Addressed by providing updated landscape plans in submittal

**Additional revisions**

1. Added roof hatch guardrails to top of (1) stair tower on each building
2. Added windows at rear of live/ work building

Please consider this our formal letter of intent to request an alteration to a previously approved plan within the overall Galaxie project located on the 800 North block of East Washington Ave. land use approval for 2 contiguous parcels of property located at 802 and 854 East Washington Avenue. This phase, the 3<sup>rd</sup> of 3 phases occupies 18,530 sq. ft., or 0.62 Acres of the properties total of approximately 193,475 sq. ft. or 4.5 Acres. Site is currently zoned TE (Traditional Employment), and is currently occupied by the 1<sup>st</sup> phase including Festival Foods grocery store, 14 story residential tower, commercial space, and structured parking (complete), and the 2<sup>nd</sup> phase including 4 stories of residential tower, commercial space, roof deck and community room, and structured parking (to be completed September 15, 2016).

Environmental remediation was performed on the site during 2012 and 2013 and closure letters and applicable reports were issued by the EPA and WDNR in the last quarter of 2013. Additional requirements have been satisfied by construction of the reports' recommendations.

**Project Summary:**

Project phase involves construction of 2 new residential buildings on the remaining portion of the block. The area currently serves as a construction area for job site offices, and materials storage and lay-down areas.

The overall site is a full block bordered by N. Livingston Street, E. Mifflin Street, N. Paterson Street, and East Washington Avenue. Across E. Mifflin to the North is Reynolds Park, with Breese Stevens field adjacent to the site to the east on Paterson Street, and the Constellation to the West. This phase of the project is bordered by N. Livingston Street, E. Mifflin Street, N. Paterson Street, and the internal drive aisle that connects between N. Livingston Street, N. Paterson Street, and E. Washington Ave. through the existing parking structure.

Across East Washington to the south are commercial properties, including a gas station, Brink's Lounge, and the 800S East Washington parcels, which are also part of the City of Madison land-banked Don Miller properties.

**PROJECT DESCRIPTION AND GOALS:**

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

1. Unit Mix: The proposed unit mix has 2 less total units in this phase (1 in each building), but more units with 2 bedrooms have been added to provide a more diverse market offering. Overall, efficiency units have been omitted.

**Alteration request overview:**

Previously approved

Proposed

(20) Total Units in Live/Work Building

(19) Total Units in Live/Work Building

(25) Total Units in Condominium Building

(24) Total Units in Condominium Building

(72) Total Bedrooms

(64) Total Bedrooms + (6) Dens

49,425 total sq. ft.

64,150 total sq. ft.

Previously approved matrices:

**UNIT BREAKDOWN (CONDOS):**

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	1	1	3	4	8	8
1 BR/1 BATH:	2	7	2	2	8	8
2 BR/1 BATH:						
2 BR/2 BATH:	1	1	2	1	6	12
3 BR/2 BATH:	3				3	9
<b>TOTAL:</b>	<b>7</b>	<b>4</b>	<b>7</b>	<b>7</b>	<b>25</b>	<b>37</b>

26,200 sq. ft. of total space

**UNIT BREAKDOWN (LIVE/WORK):**

	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	9			9	9
1 BR/1 BATH:					
2 BR/1 BATH:					
2 BR/2 BATH:					
3 BR/2 BATH:					
<b>TOTAL:</b>	<b>9</b>	<b>11</b>	<b>10</b>	<b>30</b>	<b>30</b>

23,225 sq. ft. of total space

Proposed matrices:

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.					
NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
B27	931 SF	1ST FLOOR	1	1	
B31	1,080 SF	1ST FLOOR	1	1	1
1: 2	2,011 SF		2	2	
B37	1,426 SF	1ST FLOOR	2	2	
B35	1,332 SF	1ST FLOOR	2	2	
B29	1,079 SF	1ST FLOOR	2	2	
B33	1,194 SF	1ST FLOOR	2	2	
2: 4	5,031 SF		8	8	
1ST FLOOR: 6	7,542 SF		10	10	
204	919 SF	2ND FLOOR	1	1	1
206	919 SF	2ND FLOOR	1	1	1
1: 2	1,837 SF		2	2	
202	1,302 SF	2ND FLOOR	2	2	
208	1,003 SF	2ND FLOOR	2	2	
210	1,126 SF	2ND FLOOR	2	2	
212	1,331 SF	2ND FLOOR	2	2	1
2: 4	4,761 SF		8	8	
2ND FLOOR: 6	6,599 SF		10	10	
304	775 SF	3RD FLOOR	1	1	0
306	876 SF	3RD FLOOR	1	1	1
1: 2	1,652 SF		2	2	
302	1,302 SF	3RD FLOOR	2	2	
308	1,003 SF	3RD FLOOR	2	2	
310	1,021 SF	3RD FLOOR	2	2	
312	1,331 SF	3RD FLOOR	2	2	1
2: 4	4,656 SF		8	8	
3RD FLOOR: 6	6,308 SF		10	10	
404	811 SF	4TH FLOOR	1	1	
406	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
402	1,125 SF	4TH FLOOR	2	2	
408	977 SF	4TH FLOOR	2	2	
410	956 SF	4TH FLOOR	2	2	
412	1,198 SF	4TH FLOOR	2	2	
2: 4	4,275 SF		8	8	
4TH FLOOR: 6	5,906 SF		10	10	
GRAND TOTAL:	25,855 SF		40	40	

24 OWNER OCCUPIED CONDOMINIUMS

PHASE III LIVE/WORK UNIT MATRIX.					
NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
302	1,158 SF	UNIT	LW/ 3RD FLOOR	2	2
302: 1	1,158 SF			2	2
304	1,310 SF	UNIT	LW/ 3RD FLOOR	2	2
304: 1	1,310 SF			2	2
306	683 SF	UNIT	LW/ 3RD FLOOR	1	0
306: 1	683 SF			1	0
308	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
308: 1	1,243 SF			2	2
310	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
310: 1	1,243 SF			2	2
312	684 SF	UNIT	LW/ 3RD FLOOR	1	1
312: 1	684 SF			1	1
314	684 SF	UNIT	LW/ 3RD FLOOR	1	1
314: 1	684 SF			1	1
316	894 SF	UNIT	LW/ 3RD FLOOR	2	1
316: 1	894 SF			2	1
23	1,394 SF	LW UNIT		1	0
23: 2	1,394 SF			1	0
B01	1,543 SF	LW UNIT		1	0
B01: 2	1,543 SF			1	0
B03	1,563 SF	LW UNIT		1	0
B03: 2	1,563 SF			1	0
B05	1,563 SF	LW UNIT		1	0
B05: 2	1,563 SF			1	0
B07	1,563 SF	LW UNIT		1	0
B07: 2	1,563 SF			1	0
B09	1,088 SF	LW UNIT		1	0
B09: 2	1,088 SF			1	0
B11	1,887 SF	LW UNIT		1	0
B11: 2	1,887 SF			1	0
B13	1,887 SF	LW UNIT		1	0
B13: 2	1,887 SF			1	0
B15	1,555 SF	LW UNIT		1	0
B15: 2	1,555 SF			1	0
B17	1,554 SF	LW UNIT		1	0
B17: 2	1,554 SF			1	0
B21	1,401 SF	LW UNIT		1	0
B21: 2	1,401 SF			1	0
LW: 30	25,697 SF			24	11
	25,697 SF			24	11

11 LIVE/WORK UNITS  
81 APARTMENTS  
TOTAL UNITS

30,383 sq. ft. of total space

33,767 sq. ft. of total space

Circulation, Mechanical, and common space

4,213 sq. ft.

7,879 sq. ft.

2. Building Massing: Maintain similar massing with a contemporary designed building with the same number of stories in the Live/Work building (3) and Condominium building (4). Balconies have been added to most units in the Live/Work building and all units in the Condominium Building.

3. Building materials: the proposed building uses a similar material palette as the previously approved concept, with some changes to tie the buildings to the rest of the Galaxie project, however with some new materials to showcase the unique character of the new buildings including a warm composite wood siding material, and perforated, corrugated mechanical screening.

4. Site design: The site design is largely unchanged with the exception of the location and exact relationship of walk-up unit entry doors to Mifflin Street as required due to the development of the proposed building, and unit design, and working with the existing sidewalk grades for building entries. The Pedestrian Plaza and overall character of the building's relationship to the rest of the Galaxie project and fronting streets will remain unchanged.

5. Landscape design: No landscape design changes are being proposed with the exception of minor adjustments to the shape of planting beds between the buildings and sidewalk as a result of the proposed footprint.

6. Parking: Parking will be provided for the buildings onsite at the 4<sup>th</sup> and 5<sup>th</sup> floors of the shared parking garage. A partially enclosed bridge with a roof, and louvered side walls is proposed to connect the 4<sup>th</sup> floor of the Condominium building with the 5<sup>th</sup> floor of the parking garage. The live-work/loft building will access the parking structure from Phase I or Phase II residential lobbies.

Unit Features:

**OWNER OCCUPIED UNITS:**

Owner Occupied units will consist of a combination of 1-2 bedroom units with some units also having den spaces.

*Features of the Units are as follows:*

- 1 Unit Built to Passiv Haus standards
- 10'-0" ceiling height
- Floor to ceiling windows
- Shared and private outdoor space (shared space in Phase I & II of the Galaxie), All units have balconies or patios
- Efficient heating and cooling systems and high performing building envelope
- Stainless appliances
- Granite or quartz countertops
- Solid core wood doors
- Sustainable Flooring options
- Laundry facilities will be provided in each unit.
- Customizable finishes

**LIVE/WORK UNITS:**

Live/Work units will consist of a combination of Loft-1 bedroom units, and 1 & 2 bedroom units.

*Features of the Units are as follows:*

- Flexible spaces to accommodate a variety of end users and activities
- 11'-0" ceiling height at ground floor work space, 10'-0" ceiling heights at loft and apartment floors above
- Large windows and overhead doors to accommodate a variety of functions
- Efficient heating and cooling systems and high performing building envelope
- Stainless appliances
- Solid core wood doors
- Sustainable Flooring options
- Laundry facilities will be provided in each unit.
- Customizable unit layouts and finishes at work spaces
- Most units have balconies

**Benefits to Neighborhood**

- Full Service family and employee owned Grocery Store
- Additional Housing options
- Additional walkable commerce options

The Live/Work spaces provide another opportunity to provide jobs and incubation for small businesses and technology and design-related practices. Designed to provide maximum flexibility, there will be common gallery spaces and courtyards to encourage collaboration, display and idea sharing between entrepreneurs.

**Examples of tenants include:**

- Photography Studios
- Technology and Software startups
- Wellness related businesses



- Electronics and Computer related businesses
- Art Galleries
- Visual Art and Sculpture Studios
- Professional Services

The targeted demographics for residents are as follows:

- Employees of businesses located in the district
- Design and Arts professionals
- Families desiring a sustainable urban lifestyle
- Current neighborhood residents

#### **Automobile Access and Parking**

Access to structured parking is off Paterson and Livingston streets, with through access between side streets provided within the proposed parking structure. Parking will be provided in an existing structured parking facility for Grocery Store customers, commercial tenants and residents. **No automobile access points will be created off Mifflin Street.**

Approx. 658 covered automobile parking spaces will be provided. Bicycle parking for tenants, workers, and guests is spread throughout the site at street level and in the parking structure.

Additionally, parallel automobile parking is allowed on all streets bordering the site for general use by the general public.

The proposed mixed-use project will have management on site and snow removal, grounds and building maintenance will be the responsibility of the management company.

Trash removal and container storage locations are internally located and hidden from public view and it is anticipated that truck access for trash removal will occur off of N. Paterson and N. Livingston.

#### **Reynolds Park:**

Owner occupied condominiums and live-work units are proposed for Mifflin Street directly across from Reynolds Park. This use will create a desirable and family friendly streetscape, and will enhance the traffic calming effects and pedestrian and bicycle scale of the East Mifflin Street Bike Boulevard.

#### **Pedestrian Access:**

Paths at the perimeter of the site, through the live work area, and at the mid-block access point give priority to easily navigating through and around the site, enhancing livability and long term successful use.

Using Walkscores.com as a metric, the 800 block already scores very high (see attached) and we are adding to the available resources through the creation of a full service grocery store and related amenities and living spaces.

The proposed development serves a large portion of the neighborhood population (including Williamson and Johnson Streets) within an eight minute walk, and to the Square and both lakes within a 15 minute walk.

#### **Bicycle Access:**

Bicycle access will occur at nodes on E. Washington at Livingston and Paterson streets and at a center access point on East Mifflin. We will enhance E. Mifflin as the premier Bike Boulevard in the city of Madison by providing convenient access and parking. Additional covered bicycle parking for tenants and guests will be provided throughout the development. A B-Cycle location will be pursued for the site or at a Breese Stevens Field location.

Again referring to Walkscores.com, the area is referred to as a "Biker's Paradise" with Downtown, Capitol Square, and most of the Isthmus accessible within an 8 minute bicycle ride. See attached documentation for additional information.

**SCHEDULE:**

The design and development team schedule is as follows:

- 05.12.16 Presentation to TLNA Council with updated plans
- 06.24.16 Meeting with Planning and Zoning Staff
- 10.05.16 UDC Meeting
- 10.17.16 Plan Commission Meeting

**Proposed Project Schedule:**

New Construction start (Sitework and Foundations): **11.15.16**  
Complete Project completion and occupancy: **05.01.17**

**Land & Building Values:**

Land: \$429,648.00  
Buildings: \$8,000,000.00  
Requested subsidy: None

**Anticipated job creation:**

50 construction jobs  
1-2 other full time jobs

**Project Team:**

**Owner/Developer:**

Gebhardt Development  
222 North Street  
Madison, WI 53704  
608.245.0753  
Attn.: Otto Gebhardt III  
[gebhardtdevelopment@gmail.com](mailto:gebhardtdevelopment@gmail.com)

**Architect/Project Manager:**

Midwest Modern, LLC  
510 W. Edgewater St.  
Portage, WI 53901  
Attn: Kyle Dumbleton, AIA, LEED Assoc.  
[kyled@midwestmodern.com](mailto:kyled@midwestmodern.com)

**Structural Engineer:**

Fink Horejsh, Monticello, WI  
Carl Fink, P.E.

**Civil Engineer:**

Professional Engineering, LLC  
818 N. Meadowbrook Lane  
Waunakee, WI 53597  
608.849.9378  
Attn.: Roxanne Johnson, P.E., LEED AP  
[Rjohnson@pe-wi.com](mailto:Rjohnson@pe-wi.com)

**Landscape Architect:**

VIERBECHER  
999 FOURIER DRIVE, STE 201  
ATTN: SUZANNE VINCENT  
608.821.3963

**General Contractor:**

Harmony Construction  
Management, Inc  
906 Jonathon Dr  
Madison, WI 53713  
Attn: Paul Reed  
608.224.3310

**Aldermanic District 2:**

Ledell Zellers

**Tenney-Lapham Neighborhood Association**

Patty Prime

**Dimensional Requirements**

**Lot Area**

Required: 6,000 sq. ft. (min.)  
Proposed: Approximately 193,475 sq. ft. or **4.5 Acres**  
Project specific area: approximately 26,853 sq. ft. or .62 Acres

**Lot Width**

Required: 50'-0" (min.)  
Proposed: 593'-0" - **OK**

**Front Yard Setback**

Required: 0'-0" (Zoning) 5'-10' UDD 8  
Proposed: 5'-0" -**OK**

**Side Yard Setback**

Required: 5'-0" (min.)  
Proposed: 5'-15' per UDD8- **5'-0" will be provided per zoning code**

**Rear Yard**

Required: 20'-0" (min.)  
Proposed: 5'-10' per UDD8

**Maximum Lot Coverage**

Maximum: 85%  
Proposed: 193,475 S.F. Total Site  
158,701 S.F. = Lot Coverage = 82% < 85% =**OK**  
Project specific area: 18,530 sq. ft.=Lot Coverage=69% < 85%=**OK**

**Minimum Height**

Required: 22'-0", measured to building cornice

Proposed: 40'-9" =OK

**Maximum Height**

4 stories previously approved, 54'-4"

**Site Design**

**Number parking stalls: 658**

In General, 3 spaces per 1000 s.f. of commercial space and 1 stall per residential unit.

50 stalls for Phase III use on 5<sup>th</sup> floor of existing parking structure. Condominiums have access from covered bridge.

**Accessible stalls:**

14 total on first and second parking levels

5<sup>th</sup> floor parking will have 5 stalls

**Loading Areas:**

3 (10' x 35') areas provided with 14'-0" clear height on overall site

**Bike parking:**

**244 stalls (will have breakdown)**

**Amenities:**

- Private and public outdoor space- private balconies, rooftop terraces
- Public Rooftop Terrace on 11th floor of Phase I tower, and on 8<sup>th</sup> floor of Phase II Tower.
- Access and availabilities to be determined between City Staff, Developer, TLNA, and Project residents.
- Covered Automobile and Bicycle Parking
- Laundry Facilities in each unit
- Community Room on 8<sup>th</sup> floor of Phase II Tower.
- On site fitness room
- Shared Meeting spaces on commercial level
- Full Service Grocery Store
- Dog wash

Sincerely,



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

END





starlinercondominiums.com

# THE STARLINER CONDOMINIUMS & LOFTS

## PROJECT TEAM

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

**GENERAL CONTRACTOR:**  
 HARMONY CONSTRUCTION  
 MANAGEMENT, INC  
 906 JONATHAN DR  
 MADISON, WI 53713  
 ATTN.: PAUL REED  
 608.224.3310

**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@DESIGNSTUDIOETC.COM  
 608.358.6344

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



### PROJECT LOCATION

### PROJECT LOCATION INFORMATION

PARCEL ADDRESS:  
 800 BLOCK EAST MIFFLIN 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 III CONDOMINIUM UNIT MATRIX BY # BEDROOM.

NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
B27	931 SF	1ST FLOOR	1	1	
B31	1,080 SF	1ST FLOOR	1	1	1
1: 2	2,011 SF		2	2	
B37	1,426 SF	1ST FLOOR	2	2	
B35	1,332 SF	1ST FLOOR	2	2	
B29	1,079 SF	1ST FLOOR	2	2	
B33	1,194 SF	1ST FLOOR	2	2	
2: 4	5,031 SF		8	8	
1ST FLOOR: 6	7,042 SF		10	10	
204	919 SF	2ND FLOOR	1	1	1
206	919 SF	2ND FLOOR	1	1	1
1: 2	1,837 SF		2	2	
202	1,302 SF	2ND FLOOR	2	2	
208	1,003 SF	2ND FLOOR	2	2	
210	1,126 SF	2ND FLOOR	2	2	
212	1,331 SF	2ND FLOOR	2	2	1
2: 4	4,761 SF		8	8	
2ND FLOOR: 6	6,599 SF		10	10	
304	775 SF	3RD FLOOR	1	1	0
306	876 SF	3RD FLOOR	1	1	1
1: 2	1,652 SF		2	2	
302	1,302 SF	3RD FLOOR	2	2	
308	1,003 SF	3RD FLOOR	2	2	
310	1,021 SF	3RD FLOOR	2	2	
312	1,331 SF	3RD FLOOR	2	2	1
2: 4	4,656 SF		8	8	
3RD FLOOR: 6	6,308 SF		10	10	
404	811 SF	4TH FLOOR	1	1	
406	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
402	1,135 SF	4TH FLOOR	2	2	
408	977 SF	4TH FLOOR	2	2	
410	966 SF	4TH FLOOR	2	2	
412	1,198 SF	4TH FLOOR	2	2	
2: 4	4,275 SF		8	8	
4TH FLOOR: 6	5,906 SF		10	10	
GRAND TOTAL:	25,855 SF		40	40	
24					

24 OWNER OCCUPIED CONDOMINIUMS

### PHASE III LIVE/WORK UNIT MATRIX.

NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
302.	1,158 SF	UNIT	LW/ 3RD FLOOR	2	2
302.: 1	1,158 SF			2	2
304.	1,310 SF	UNIT	LW/ 3RD FLOOR	2	2
304.: 1	1,310 SF			2	2
306.	683 SF	UNIT	LW/ 3RD FLOOR	1	0
306.: 1	683 SF			1	0
308.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
308.: 1	1,243 SF			2	2
310.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
310.: 1	1,243 SF			2	2
312.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
312.: 1	684 SF			1	1
314.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
314.: 1	684 SF			1	1
316.	894 SF	UNIT	LW/ 3RD FLOOR	2	1
316.: 1	894 SF			2	1
23	1,388 SF	LW UNIT		1	0
23: 2	1,388 SF			1	0
25	1,517 SF	LW UNIT		1	0
25: 2	1,517 SF			1	0
803	1,563 SF	LW UNIT		1	0
803: 2	1,563 SF			1	0
805	1,563 SF	LW UNIT		1	0
805: 2	1,563 SF			1	0
807	1,563 SF	LW UNIT		1	0
807: 2	1,563 SF			1	0
809	1,888 SF	LW UNIT		1	0
809: 2	1,888 SF			1	0
811	1,887 SF	LW UNIT		1	0
811: 2	1,887 SF			1	0
813	1,887 SF	LW UNIT		1	0
813: 2	1,887 SF			1	0
815	1,555 SF	LW UNIT		1	0
815: 2	1,555 SF			1	0
817	1,554 SF	LW UNIT		1	0
817: 2	1,554 SF			1	0
821	1,401 SF	LW UNIT		1	0
821: 2	1,401 SF			1	0
LW: 30	25,665 SF			24	11
	25,665 SF			24	11

(11) LIVE-WORK UNITS  
 (8) APARTMENTS  
 (19) TOTAL UNITS

### SHEET INDEX

- CS COVER SHEET
- A100 SITE AND FIRST FLOOR PLAN
- AS1.0 OVERALL SITE PLAN
- A1.1-C CONDOMINIUM OVERALL FLOOR PLANS
- A1.1L LIVE/WORK OVERALL PLANS
- A1.3 LIVE/WORK & CONDOMINIUM ROOF PLANS
- UDDP3.0 PREVIOUSLY APPROVED RENDERINGS (FOR REFERENCE)
- UDDP3.1 OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS
- A2.0 LIVE/WORK & CONDOMINIUM ELEVATIONS
- A2.1 LIVE/WORK & CONDOMINIUM ELEVATIONS
- L100 LANDSCAPE PLAN
- L101 LANDSCAPE PLAN
- C102 OVERALL SITE PLAN
- C103 SITE PLAN
- C200 GRADING PLAN
- C300 UTILITY PLAN

### CODE INFORMATION

- APPLICABLE CODES:**
- BUILDING CODE / STRUCTURAL CODE:** IBC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 62)
- PLUMBING CODE:** WISCONSIN COMMERCIAL BUILDING CODE, CHAPTERS B1-B4
- MECHANICAL CODE:** IMC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 64)
- ELECTRICAL CODE:** NEC 2008(WI COMMERCIAL BUILDING CODE, CHAPTER 16)
- FIRE / LIFE SAFETY CODE:** 2009 NFPA-1 (WI COMMERCIAL BUILDING CODE, CHAPTERS 14 & 30)
- ACCESSIBILITY CODE:** 2003 ICC/ANSI
- ENERGY CODE:** IECC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 63)
- ELEVATOR CODE:** WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 18
- GAS CODE:** 2006 IFGC WITH STATE AMENDMENTS
- BOILER CODE:** WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 41

- CONSTRUCTION TYPE: CONDOS: VA -- LIVE/WORK & LOFTS: VB
- SPRINKLERED: NFPA 13R
- NUMBER OF STORIES: CONDOMINIUMS: 4 -- LIVE/WORK & LOFTS: 3
- EXISTING S-2 PARKING SEPARATED BY 2-HR FIREWALL
- HIGHRISE BUILDING: NO
- OCCUPANCIES:
- R-2 RESIDENTIAL

HEIGHT: CONDOS 49'-0" LOFTS 38'-0"

AREAS: SEE BELOW

STARLINER CONDOS GROSS SF AREA		
NAME	AREA	LEVEL
4TH FLOOR	8,097 SF	4TH FLOOR
3RD FLOOR	8,558 SF	3RD FLOOR
2ND FLOOR	8,811 SF	2ND FLOOR
1ST FLOOR	8,250 SF	1ST FLOOR
CONDOS: 4	33,717 SF	
GRAND TOTAL	33,717 SF	

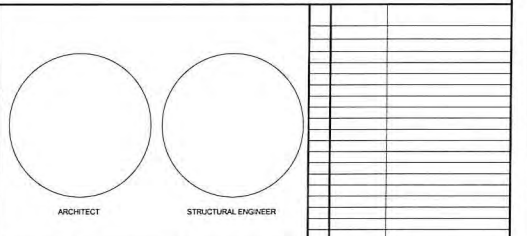
STARLINER LOFTS GROSS SF AREA SCHEDULE		
NAME	AREA	LEVEL
3RD FLOOR	9,818 SF	LW/ 3RD FLOOR
2ND FLOOR	10,191 SF	LW 2ND FLOOR
1ST FLOOR	10,252 SF	1ST FLOOR
LIVE-WORK: 3	30,262 SF	
GRAND TOTAL	30,262 SF	

### UNIT BREAKDOWN (CONDOS):

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	1	1	3	4	8	8
1 BR/1 BATH:	2	2	2	2	8	8
2 BR/1 BATH:						
2 BR/2 BATH:	1	1	2	1	6	12
3 BR/2 BATH:	3				3	9
TOTAL:	7	4	7	7	25	52

### UNIT BREAKDOWN (LIVE/WORK):

2LEVEL UNITS					TOTAL UNITS	TOTAL BEDROOMS
1ST FLOOR	2ND FLOOR	3RD FLOOR				
LOFT:	9		11		20	20
1 BR/1 BATH:						
2 BR/1 BATH:						
2 BR/2 BATH:						
3 BR/2 BATH:						
UNITS PER FLOOR:	9		11		20	20



## PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL



808 EAST WILSON STREET  
 MADISON, WI

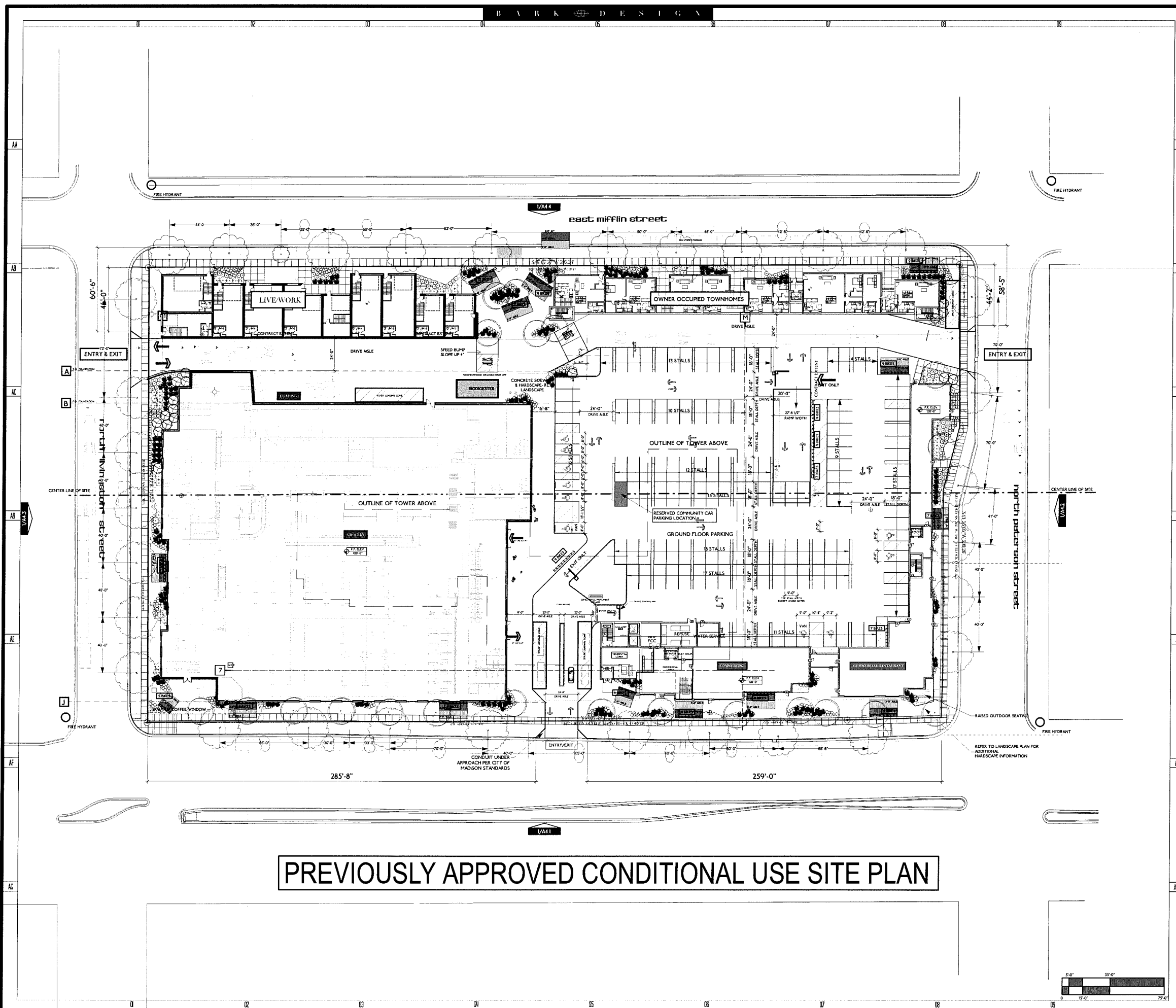
COVER SHEET

PREVIOUSLY SUBMITTED  
 8-17-2016

10.12.2016







# PREVIOUSLY APPROVED CONDITIONAL USE SITE PLAN

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
05.28.14	SUPPLEMENTAL INFORMATION

## PHASE II CONDITIONAL USE ALTERATION

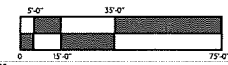
**bark DESIGN** **GEBHARDT DEVELOPMENT**

WWW.BARK-DESIGN.COM  
 STUDIO@BARK-DESIGN.COM  
 608.333.1828  
 DATE  
 08.19.15

**galaxie**  
 890.822.834 EAST WASHINGTON AVENUE  
 MADISON, WI

SITE AND FIRST FLOOR PLAN

# A100



SCALE: 1/8" = 1'-0"



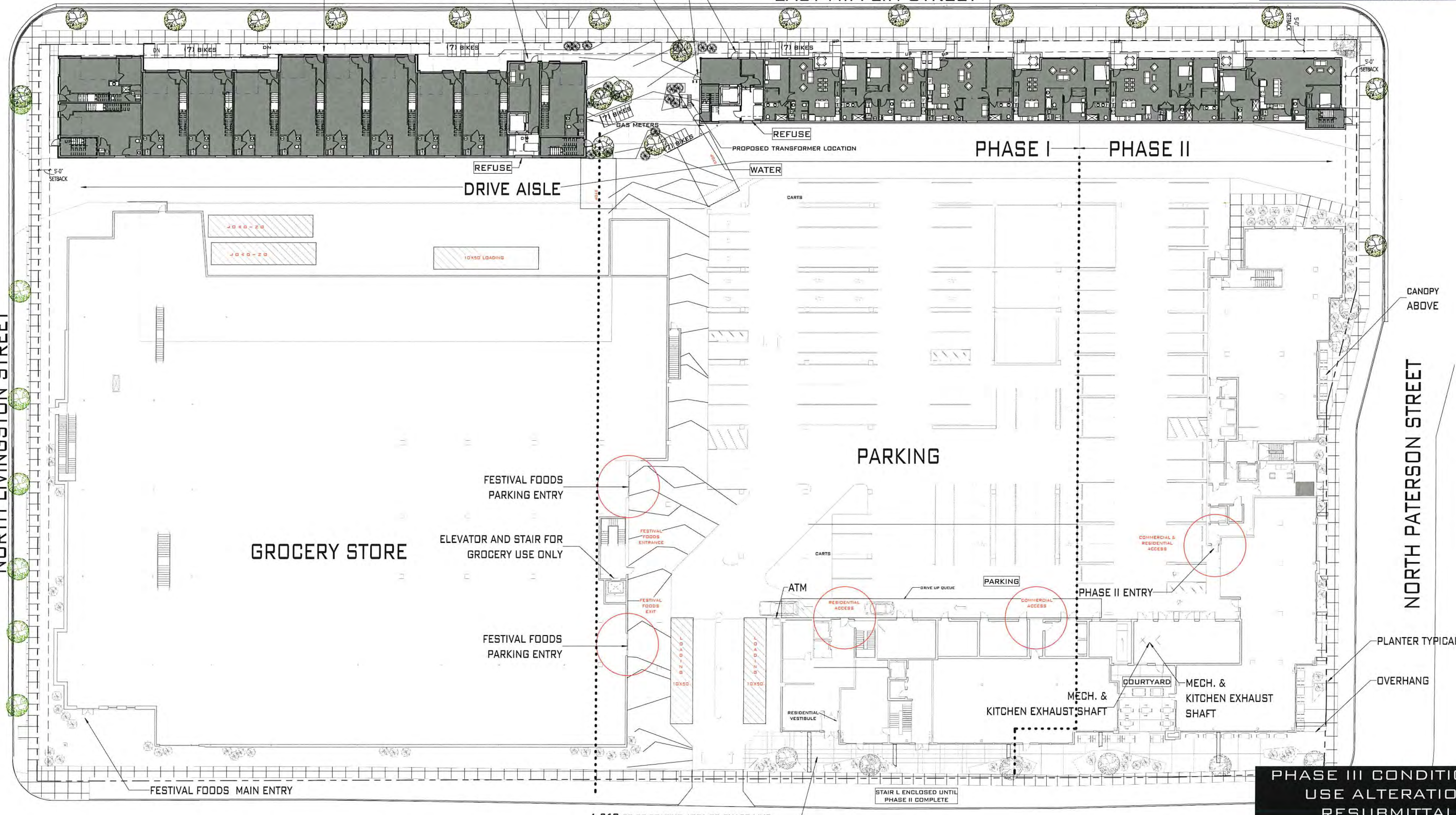
LIVE WORK UNITS & APARTMENTS

OWNER OCCUPIED CONDOMINIUMS

EAST MIFFLIN STREET

NORTH LIVINGSTON STREET

NORTH PATERSON STREET



EAST WASHINGTON AVENUE

PHASE III CONDITIONAL  
USE ALTERATION  
RESUBMITTAL



OVERALL SITE PLAN

PREVIOUSLY SUBMITTED  
8-17-2016

10.12.2016

ASI.O

NOTE: LANDSCAPE ELEMENTS ARE APPROX. - SEE LANDSCAPE PLANS

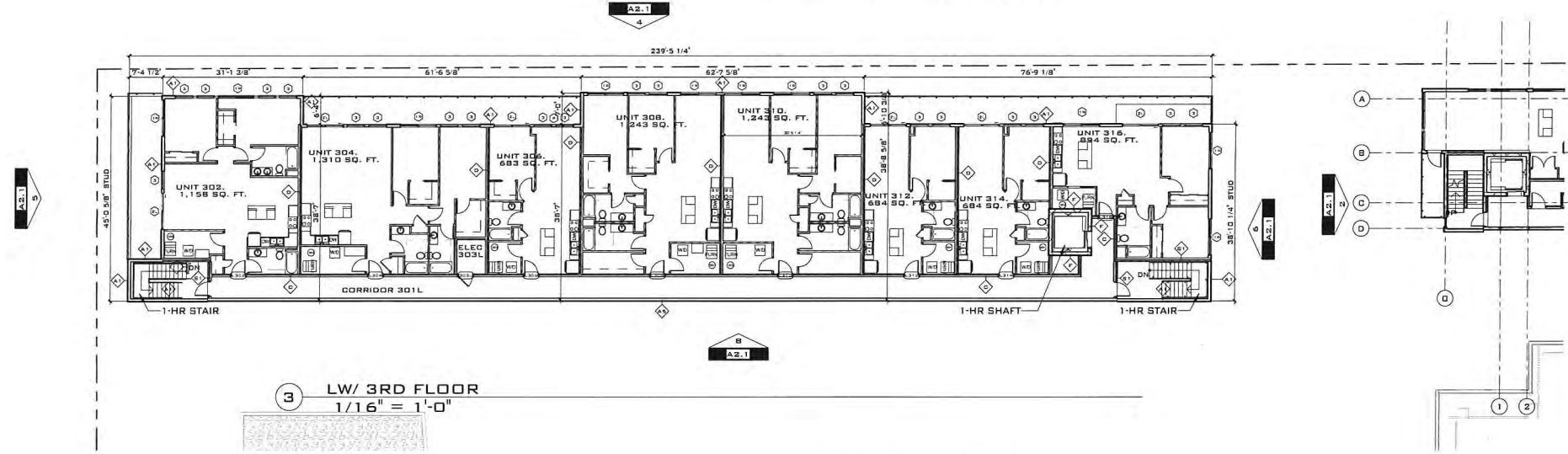
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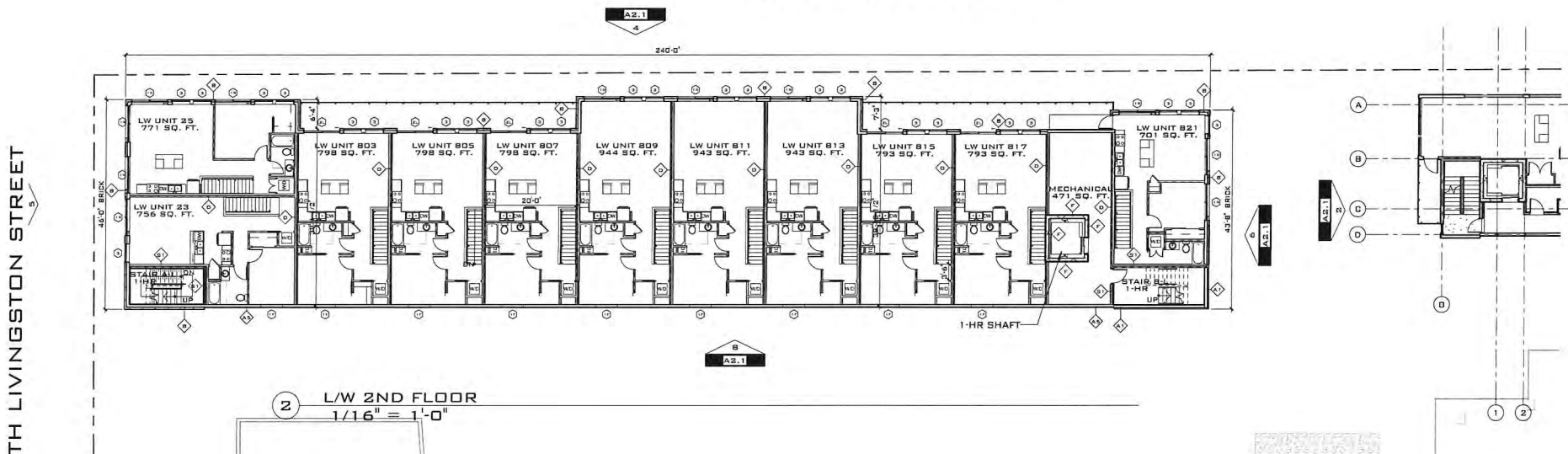
starlinercondominiums.com

EAST MIFFLIN STREET



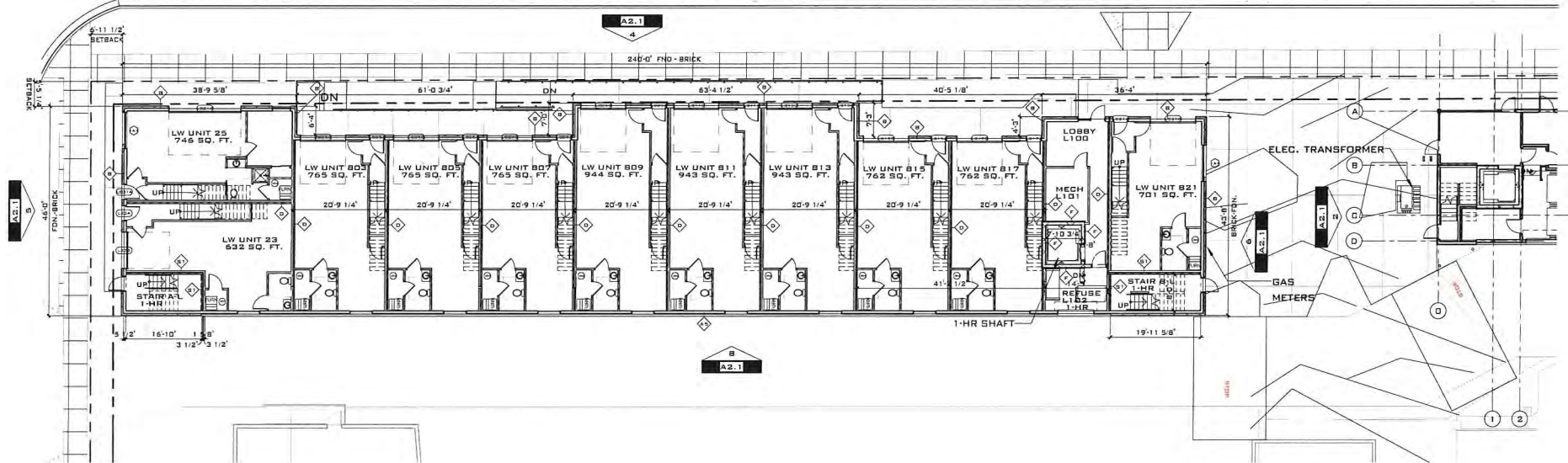
3 LW 3RD FLOOR  
1/16" = 1'-0"

EAST MIFFLIN STREET



2 LW 2ND FLOOR  
1/16" = 1'-0"

EAST MIFFLIN STREET



1 LW 1ST FLOOR PLAN  
1/16" = 1'-0"

PHASE III LIVE/WORK UNIT MATRIX.

NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
302.	1,158 SF	UNIT	LW/ 3RD FLOOR	2	2
302.: 1	1,158 SF			2	2
304.	1,310 SF	UNIT	LW/ 3RD FLOOR	2	2
304.: 1	1,310 SF			2	2
306.	683 SF	UNIT	LW/ 3RD FLOOR	1	0
306.: 1	683 SF			1	0
308.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
308.: 1	1,243 SF			2	2
310.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
310.: 1	1,243 SF			2	2
312.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
312.: 1	684 SF			1	1
314.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
314.: 1	684 SF			1	1
316.	894 SF	UNIT	LW/ 3RD FLOOR	2	1
316.: 1	894 SF			2	1
23	1,388 SF	LW UNIT		1	0
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807: 2	1,563 SF			1	0
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813: 2	1,887 SF			1	0
815	1,555 SF	LW UNIT		1	0
815: 2	1,555 SF			1	0
817	1,554 SF	LW UNIT		1	0
817: 2	1,554 SF			1	0
821	1,401 SF	LW UNIT		1	0
821: 2	1,401 SF			1	0
LW: 30	25,665 SF			24	11
	25,665 SF			24	11

(1) LIVE-WORK UNITS  
(8) APARTMENTS  
(19) TOTAL UNITS

(1) LIVE-WORK UNITS  
(8) APARTMENTS  
(19) TOTAL UNITS

PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL



805 EAST MIFFLIN STREET  
MADISON, WI

LIVE/WORK & LOFT OVERALL PLANS

PREVIOUSLY SUBMITTED  
8-17-2016

10.12.2016

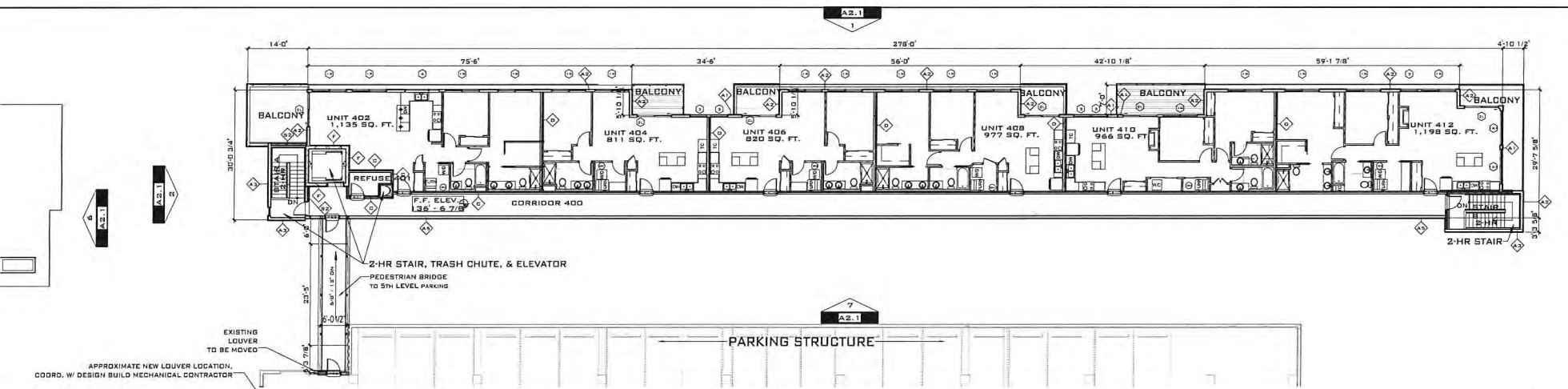
ALL

108-14

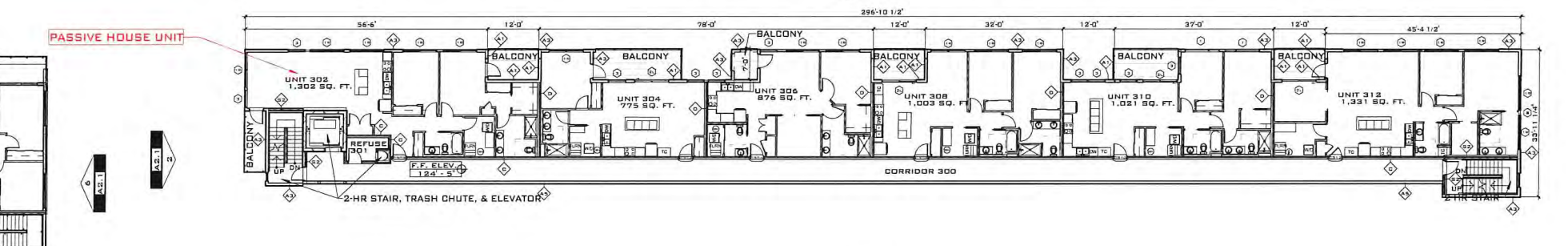




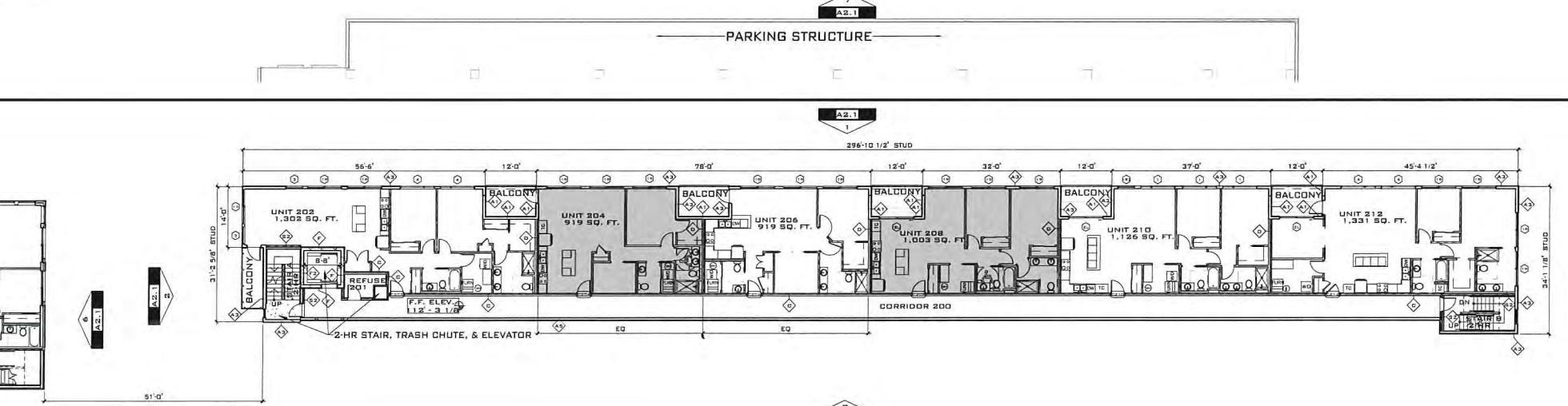
starlinercondominiums.com



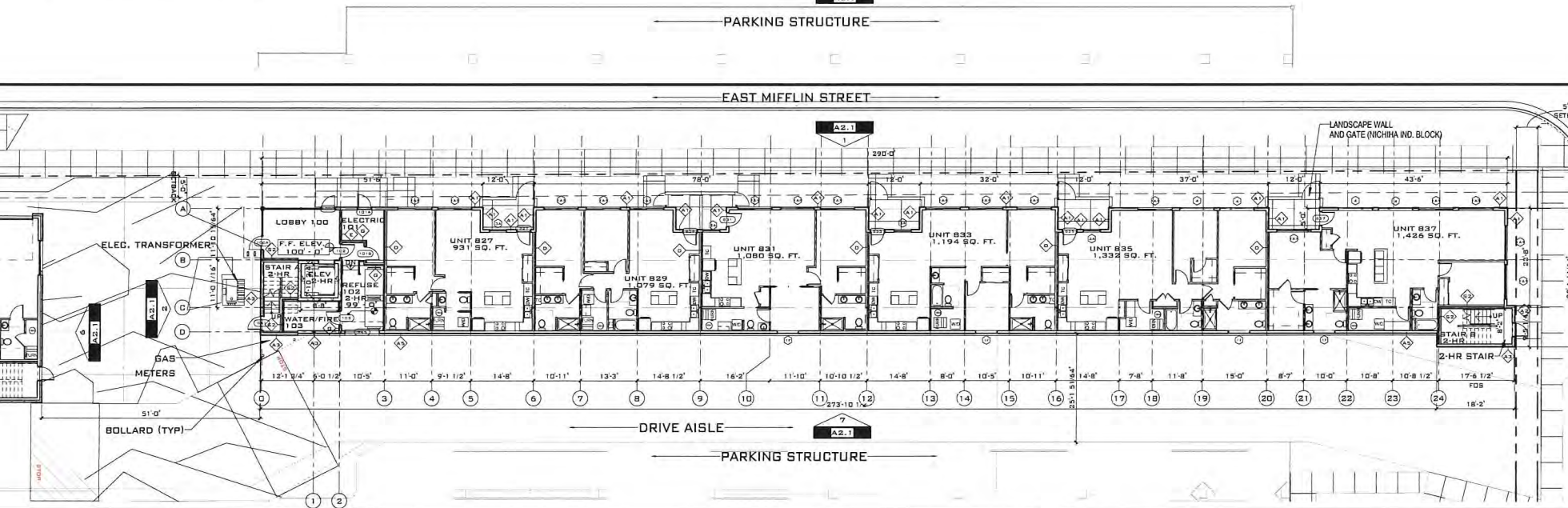
4 4TH FLOOR  
1/16" = 1'-0"



3 3RD FLOOR  
1/16" = 1'-0"



2 2ND FLOOR  
1/16" = 1'-0"



1 1ST FLOOR  
1/16" = 1'-0"

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM						
NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN	
B27	931 SF	1ST FLOOR	1	1		
B31	1,080 SF	1ST FLOOR	1	1	1	
1: 2	2,011 SF	2	2	2		
B37	1,426 SF	1ST FLOOR	2	2		
B35	1,332 SF	1ST FLOOR	2	2		
B29	1,079 SF	1ST FLOOR	2	2		
B33	1,194 SF	1ST FLOOR	2	2		
2: 4	5,031 SF	8	8	8		
1ST FLOOR: 6	7,042 SF	10	10			
204	919 SF	2ND FLOOR	1	1	1	
206	919 SF	2ND FLOOR	1	1	1	
1: 2	1,837 SF	2	2	2		
202	1,302 SF	2ND FLOOR	2	2		
208	1,003 SF	2ND FLOOR	2	2		
210	1,126 SF	2ND FLOOR	2	2		
212	1,331 SF	2ND FLOOR	2	2	1	
2: 4	4,761 SF	8	8	8		
2ND FLOOR: 6	6,599 SF	10	10			
304	775 SF	3RD FLOOR	1	1	0	
306	876 SF	3RD FLOOR	1	1	1	
1: 2	1,652 SF	2	2	2		
302	1,302 SF	3RD FLOOR	2	2		
308	1,003 SF	3RD FLOOR	2	2		
310	1,021 SF	3RD FLOOR	2	2		
312	1,331 SF	3RD FLOOR	2	2	1	
2: 4	4,656 SF	8	8	8		
3RD FLOOR: 6	6,308 SF	10	10			
306	683 SF	LW 3RD FLOOR	1			
312	684 SF	LW 3RD FLOOR	1			
314	684 SF	LW 3RD FLOOR	1			
1: 3	2,051 SF	3	3	2		
302	1,158 SF	LW 3RD FLOOR	2			
304	1,310 SF	LW 3RD FLOOR	2			
308	1,243 SF	LW 3RD FLOOR	2			
310	1,243 SF	LW 3RD FLOOR	2			
316	894 SF	LW 3RD FLOOR	2			
2: 5	5,848 SF	10	9			
LW 3RD FLOOR: 8	7,898 SF	13	11			
404	811 SF	4TH FLOOR	1	1		
406	820 SF	4TH FLOOR	1	1		
1: 2	1,631 SF	2	2			
402	1,135 SF	4TH FLOOR	2	2		
408	977 SF	4TH FLOOR	2	2		
410	956 SF	4TH FLOOR	2	2		
412	1,198 SF	4TH FLOOR	2	2		
2: 4	4,275 SF	8	8			
4TH FLOOR: 6	5,906 SF	10	10			
BRAND TOTAL: 32	33,754 SF	53	51			

NORTH PATERSON STREET

07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT
ARCHITECT	STRUCTURAL ENGINEER

**PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL**

**GEBHARDT DEVELOPMENT**

MIDWEST MODERN

**the starliner**  
808 EAST MIFFLIN STREET  
MILWAUKEE, WI

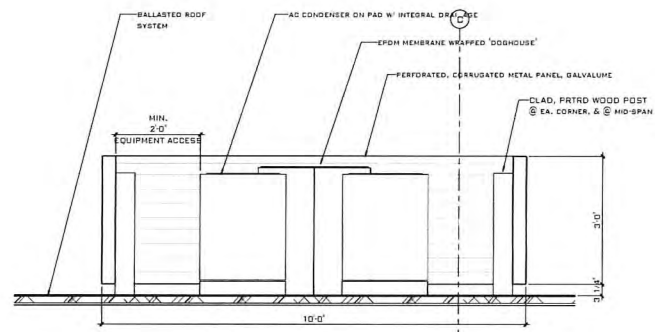
CONDOMINIUM OVERBALL FLOOR PLANS

10.12.2016

**A11-C**

V08-14

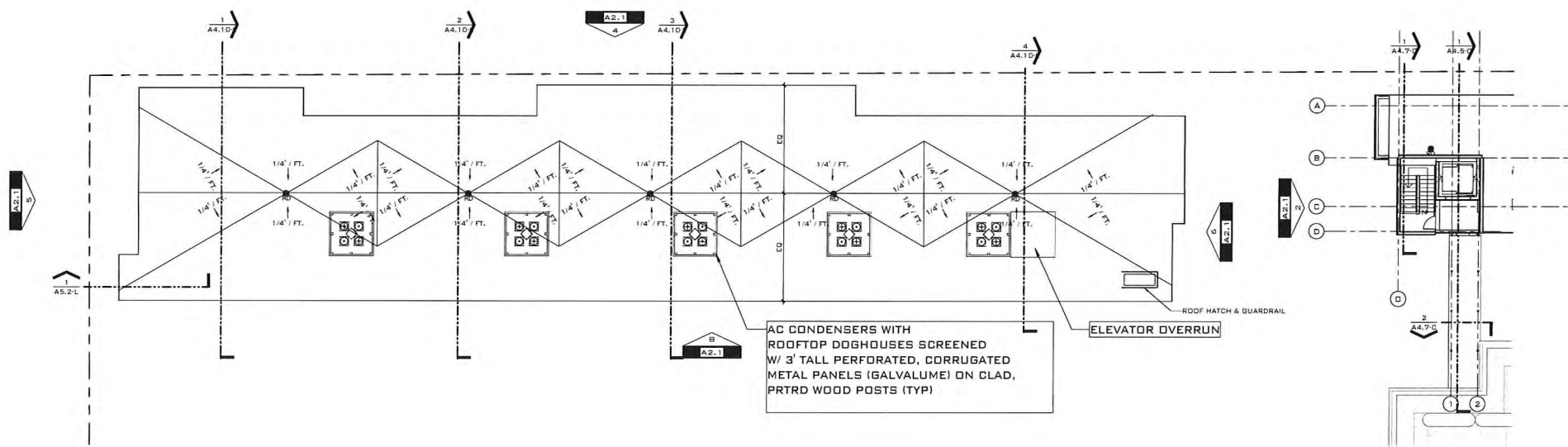




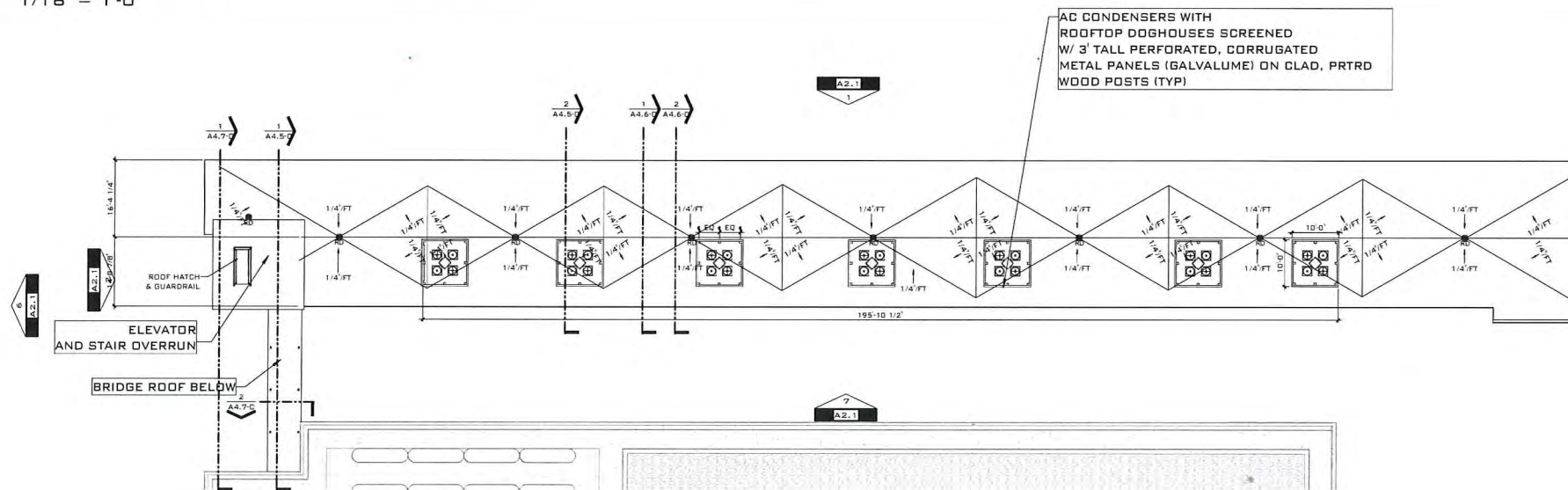
3 AC CONDENSER SCREEN DETAIL  
1/2" = 1'-0"



3' TALL PERFORATED, CORRUGATED AC CONDENSER SCREENING PANEL, GALVALUME



2 LIVE/WORK ROOF PLAN  
1/16" = 1'-0"



1 CONDOMINIUM ROOF PLAN  
1/16" = 1'-0"

BALLASTED ROOF PITCHED TO ROOF DRAINS: COORDINATE W/ DESIGN /BUILD PLUMBING CONTRACTOR

<b>PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL</b>	
	PREVIOUSLY SUBMITTED 8-17-2016
	10.12.2016
	100 EAST WYLLAN STREET MADISON, WI
LIVE/WORK & CONDOMINIUM ROOF PLANS	<b>A1.3</b>









OWNER OCCUPIED CONDOMINIUMS



LIVE WORK UNITS AND APARTMENTS

PHASE III CONDITIONAL  
USE ALTERATION  
RESUBMITTAL



PREVIOUSLY SUBMITTED  
8-17-2016

SHEET  
10.12.2016

OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS

UDCP 3.1





OVERALL MIFFLIN ELEVATION



DRIVE AISLE ELEVATION



PATERSON ELEVATION



MIFFLIN ELEVATION



PLAZA ELEVATION



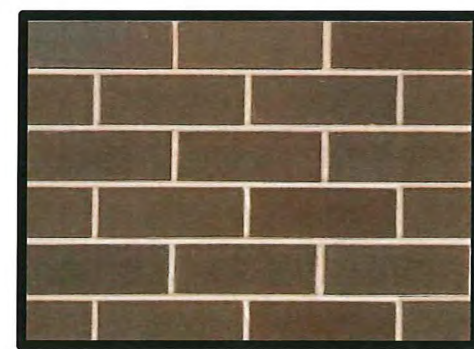
PLAZA ELEVATION



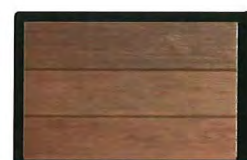
MIFFLIN ELEVATION



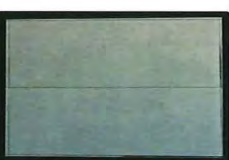
LIVINGSTON ELEVATION



MODULAR BRICK: GLEN-GERY CRIMSON POINTE



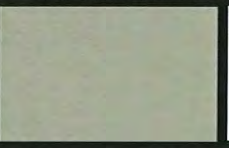
PREFINISHED COMPOSITE PANEL  
NICHHA - WOOD SERIES: VINTAGE CEDAR



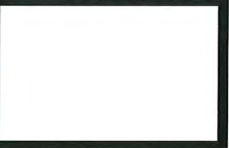
PREFINISHED COMPOSITE PANEL  
NICHHA - INDUSTRIAL BLOCK



PREFINISHED COMPOSITE PANEL COLOR B  
NICHHA - ARCHITECTURAL BLOCK-GRAY



PREFINISHED COMPOSITE PANEL COLOR A  
NICHHA - ARCHITECTURAL BLOCK-CHARCOAL



PREFINISHED COMPOSITE PANEL COLOR C  
NICHHA - ARCHITECTURAL BLOCK - MOTHER OF PEARL

#17	CLEAR	AA-M10C22A31	Architectural Class II (.4 mils minimum)
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- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
- ALUMINUM PANELS & BREAK METAL

STOREFRONT AND WINDOW FRAMES



ALUMINUM & STAINLESS STEEL RAILING

PHASE III CONDITIONAL  
USE ALTERATION  
RESUBMITTAL



100 EAST MIFFLIN STREET  
MILWAUKEE, WI

LIVE/WORK & CONDOMINIUM ELEVATIONS

PREVIOUSLY SUBMITTED  
8-17-2016

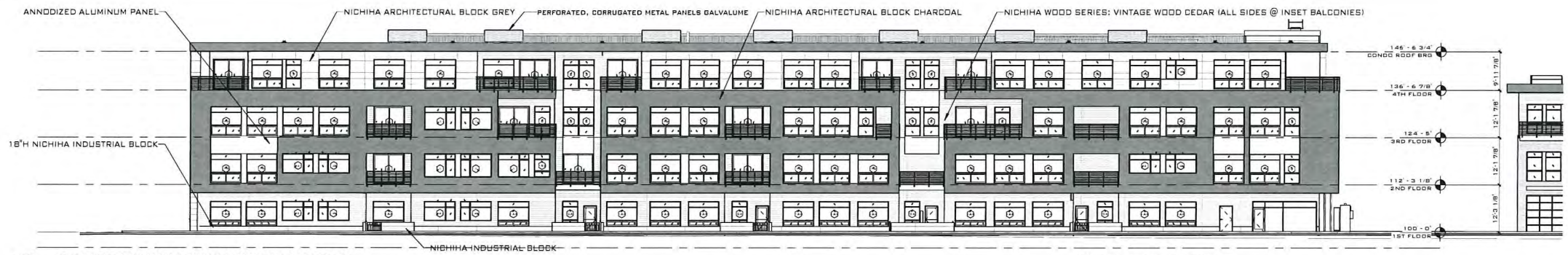
DATE  
10.12.2016

A20

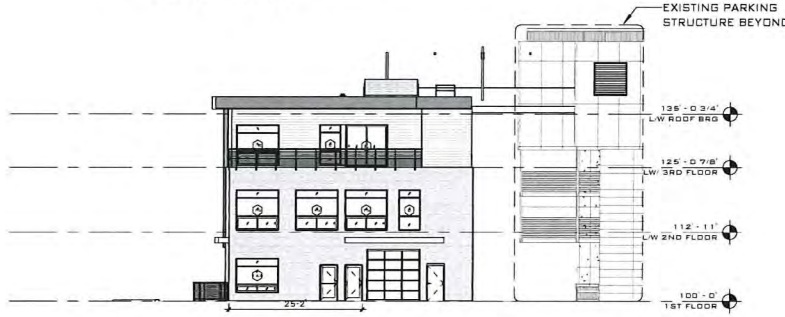




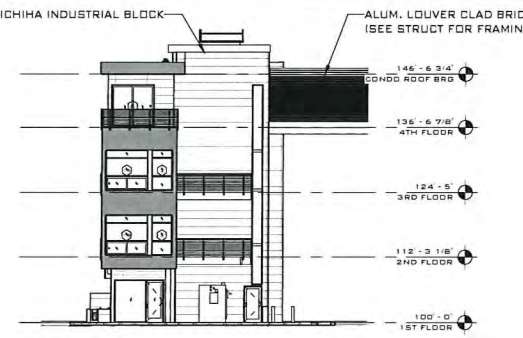
starlinercondominiums.com



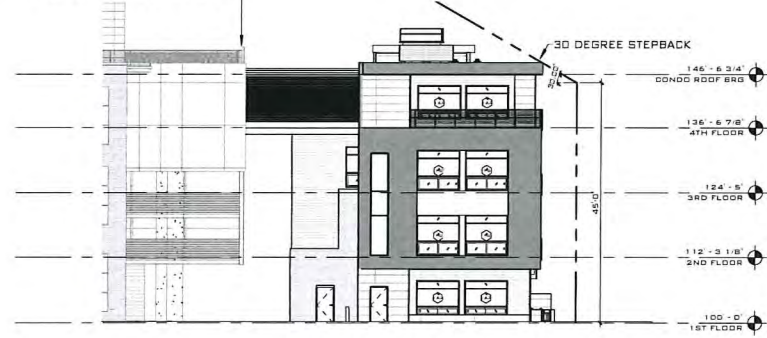
1 CONDOMINIUM MIFFLIN ELEVATION  
1/16" = 1'-0"



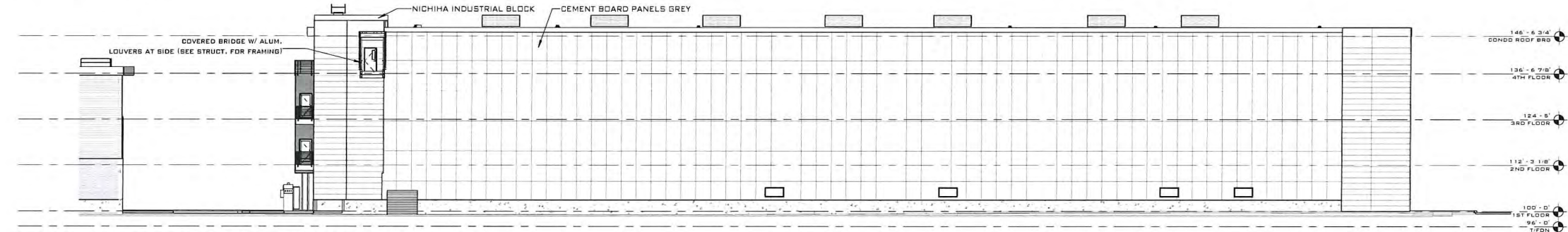
5 LIVE/WORK LIVINGSTON ELEVATION  
1/16" = 1'-0"



2 CONDOMINIUM COURTYARD ELEVATION  
1/16" = 1'-0"



3 CONDOMINIUM PATERSON ELEVATION  
1/16" = 1'-0"



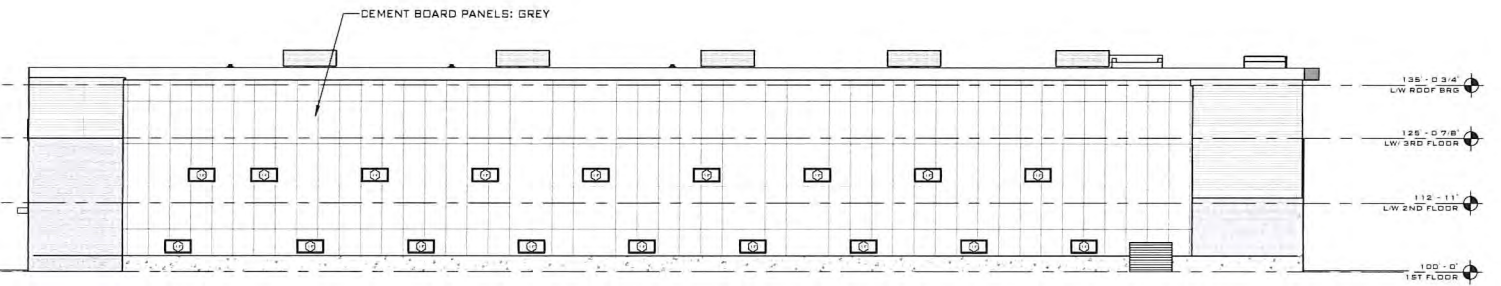
7 CONDOMINIUM DRIVE AISLE ELEVATION  
1/16" = 1'-0"



4 LIVE/WORK MIFFLIN ELEVATION  
1/16" = 1'-0"



6 LIVE/WORK COURTYARD ELEVATION  
1/16" = 1'-0"



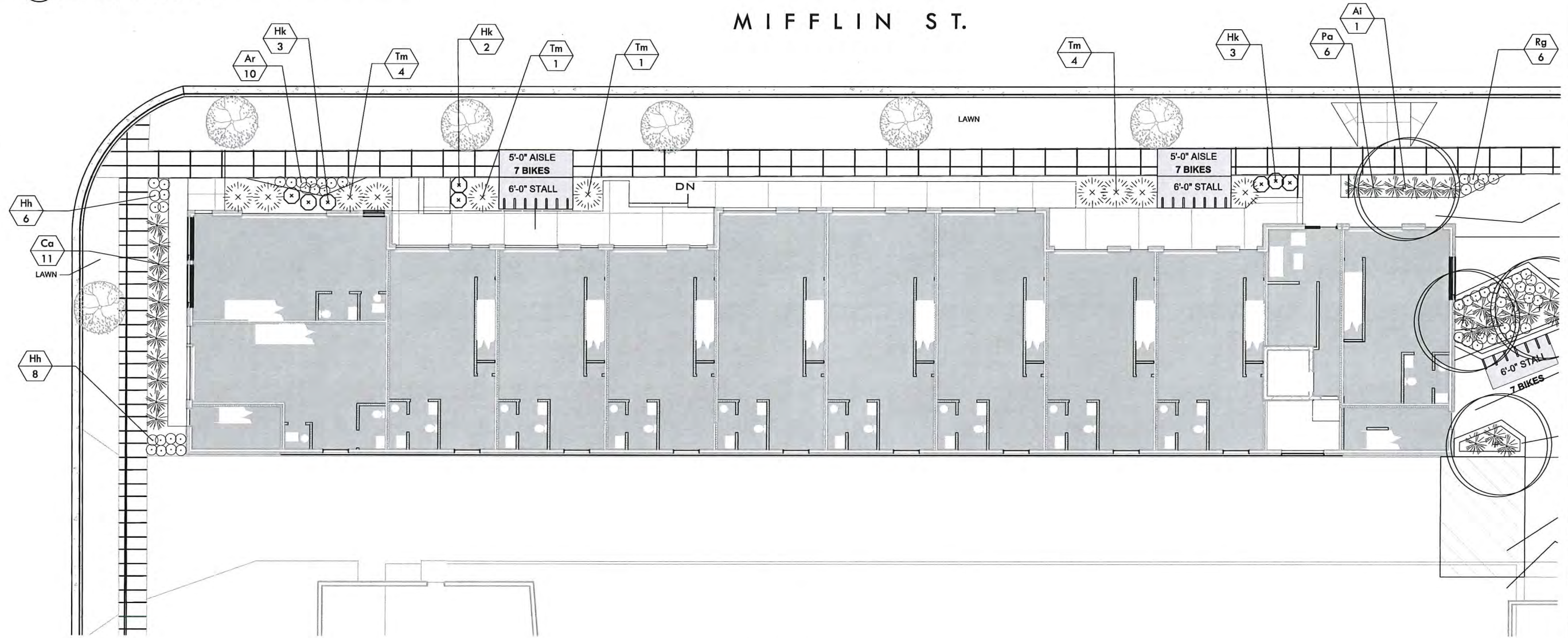
8 LIVE/WORK DRIVE AISLE ELEVATION  
1/16" = 1'-0"

<p>PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL</p>	
	<p>PREVIOUSLY SUBMITTED 8-17-2016</p>
	<p>10.12.2016</p>
	<p>101</p>
<p>LIVE/WORK &amp; CONDOMINIUM ELEVATIONS</p>	<p>A21</p>



**1 LANDSCAPE PLAN- LIVE/WORK BUILDING**  
 L100 SCALE: 1"=30'-0" ON 22" X 34" SHEET

MIFFLIN ST.



**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPEC
<b>Deciduous Trees</b>					
Al	Amelanchier laevis	Allegheny Serviceberry	6	15'	clp
Cm	Cornus mas	Corneliancherry Dogwood	4	6'	B&B
<b>Shrubs</b>					
Hk	Hypericum kalmianum 'Ames'	Ames St. John's Wort	21	3 gal Pot	
Tm	Taxus x media 'Taunton'	Taunton Yew	25	5 gal Pot	
<b>Perennials/Grasses/Groundcovers</b>					
Ar	Astilbe x arenisii 'Rheinland'	Rheinland Astilbe	46	1 gal Pot	
Ca	Calamagrostis x. acutiflora 'Karl Foerster'	KF Feather Reed Grass	17	1 gal Pot	
Cz	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	29	1 gal Pot	
Hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	39	1 gal. Pot	
Ls	Liatris spicata 'Kobold'	Kobold Blazing Star	15	1 qt. Pot	
Ms	Miscanthus sinensis 'Purpureus'	Flame Grass	10	1 gal. Pot	
Mp	Monarda 'Petite Delight'	Petite Delight Bee Balm	10	1 qt. Pot	
Pa	Pennisetum alopecuroides 'Hameln'	Hameln Dwf. Fountain Grass	60	1 at. Pot	
Rg	Rudbeckia 'Goldsturm'	Black-eyed Susan	32	1 at. Pot	

**Landscape Plan**  
 The Starliner/Galaxie Phase 3  
 810 E Washington Ave  
 Madison, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 10.12.2016  
 DRAFTER: [blank]  
 CHECKED: [blank]

PROJECT NO. 160338  
 SHEET 1 OF 2  
 DWG. NO. L100

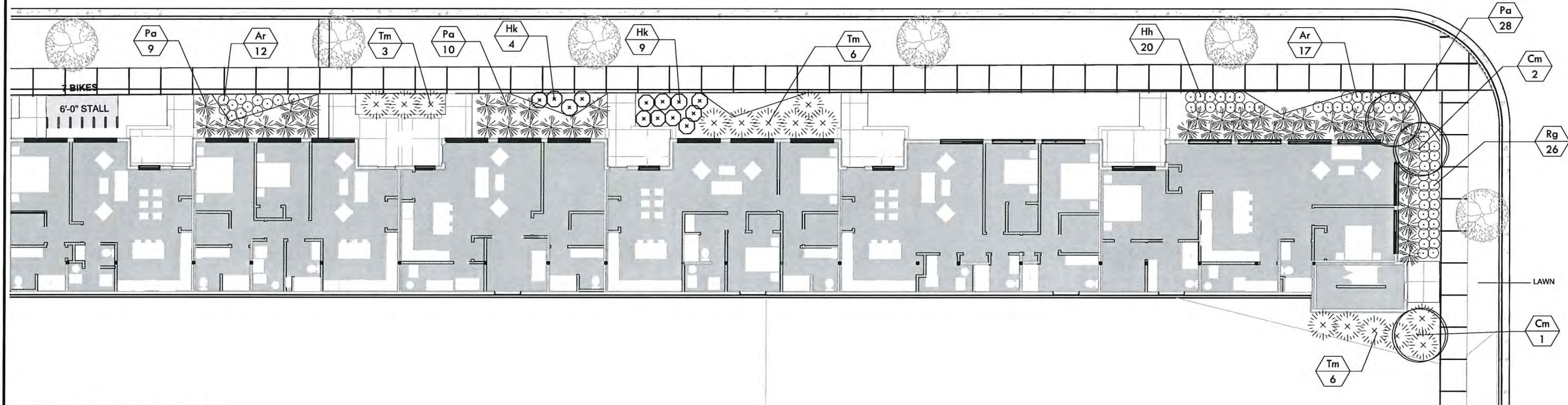


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# 1 LANDSCAPE PLAN- CONDO BUILDING

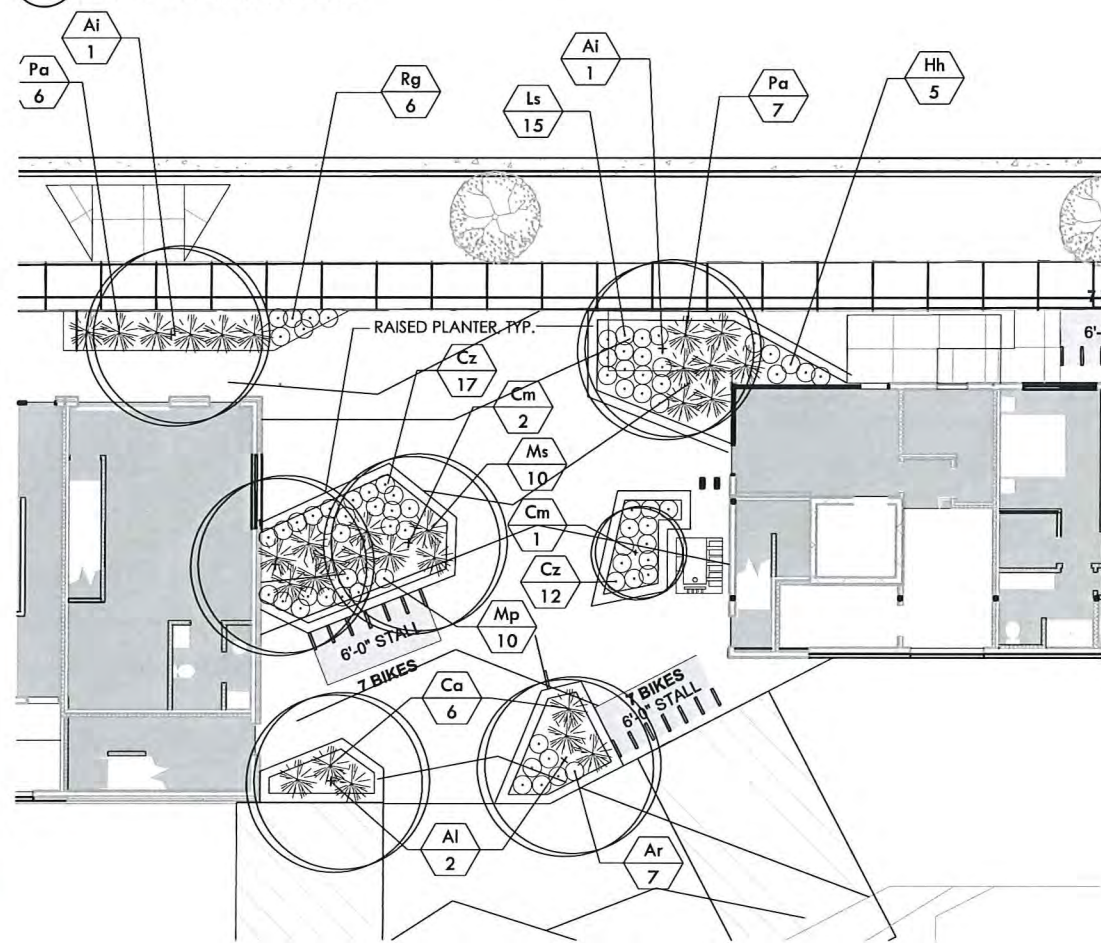
## MIFFLIN ST.

L101 SCALE: 1"=30'-0" ON 22" X 34" SHEET



# 2 INSET: PLAZA PLAN

L101 SCALE: 1"=30'-0" ON 22" X 34" SHEET



REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 10.12.2016

DRAFTER

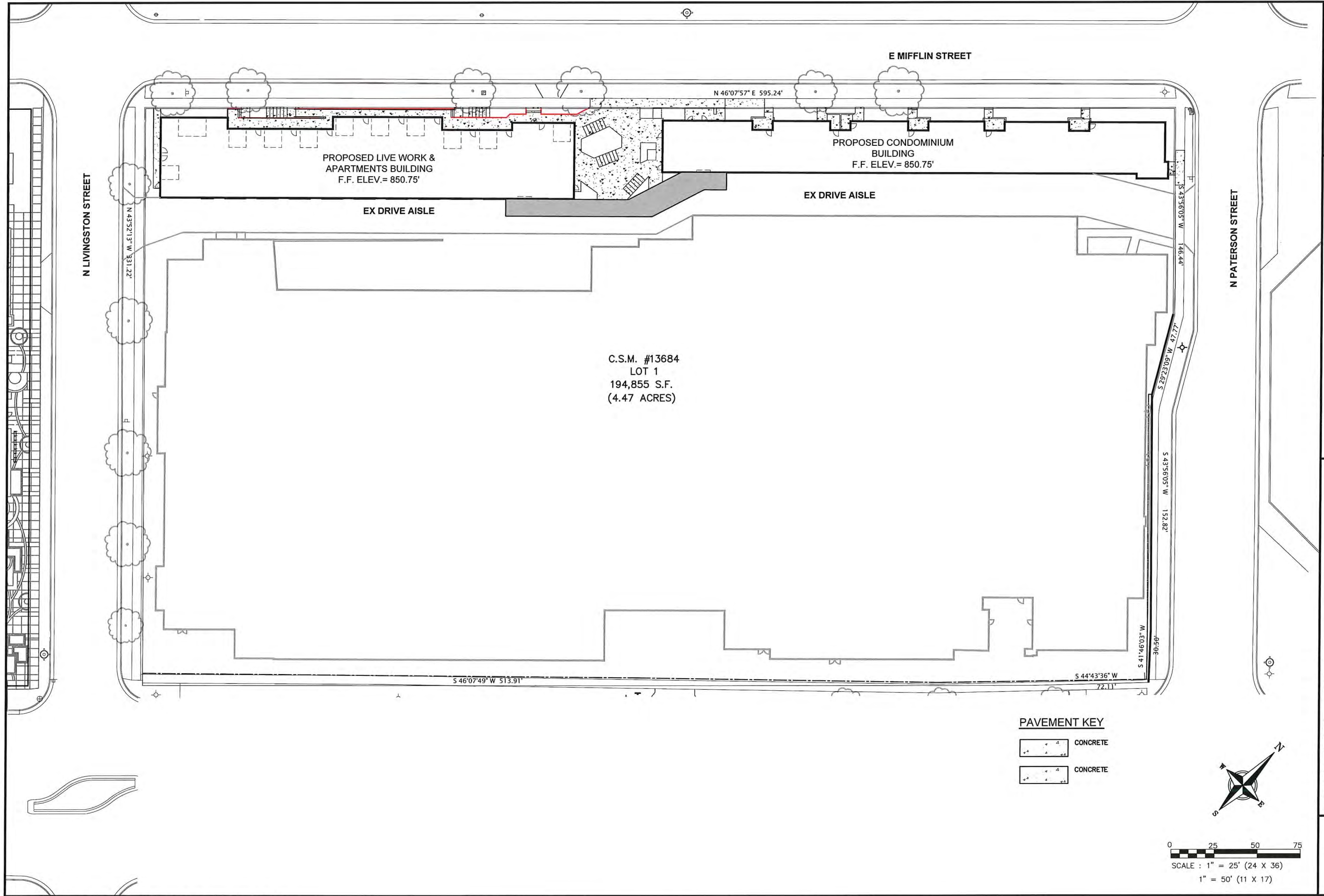
CHECKED

PROJECT NO. 160338

SHEET 2 OF 2

DWG. NO. L101





ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16

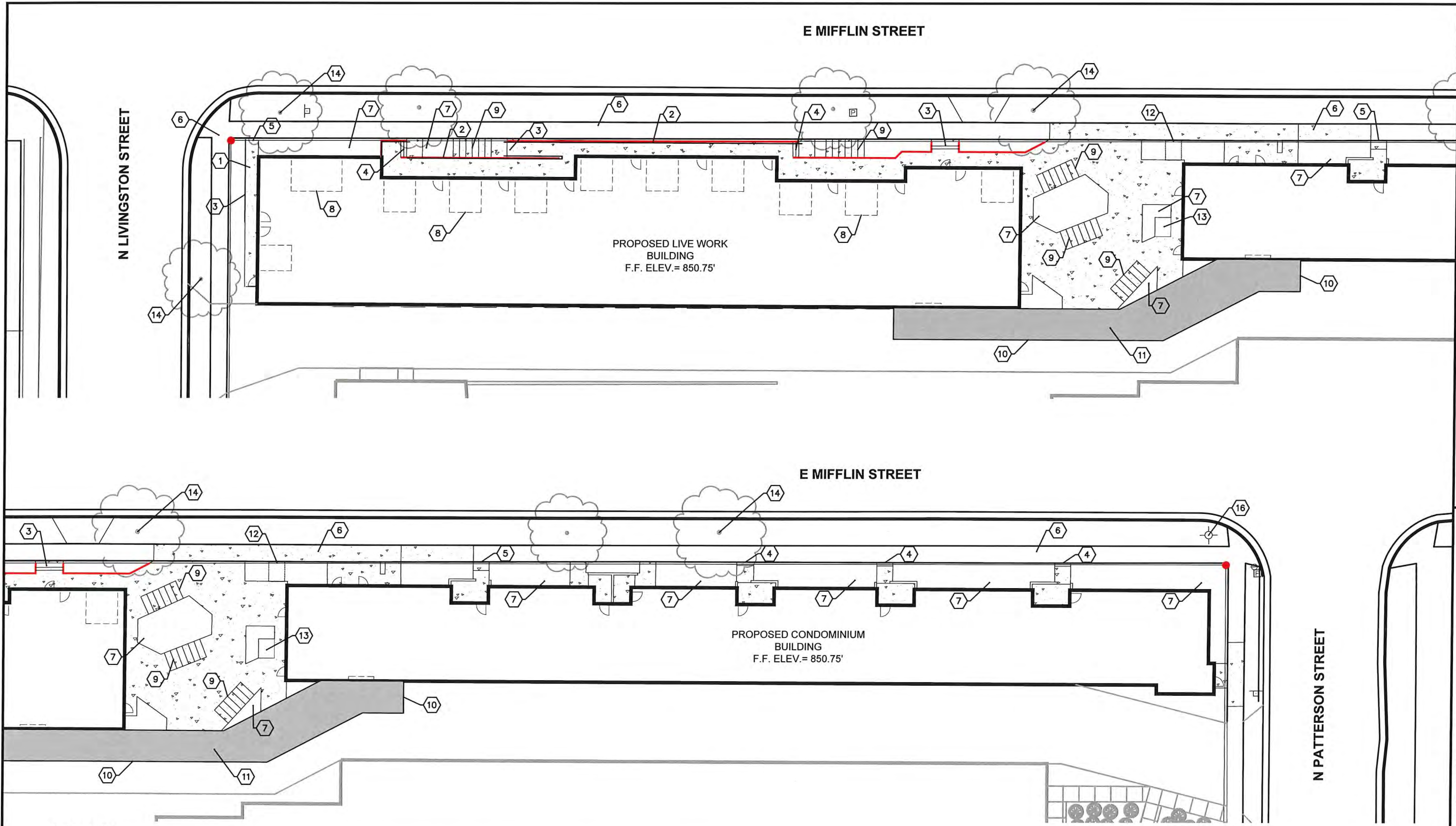
818 N Meadowbrook Ln  
Waunakee, WI 53697  
phone (608) 849-9378

**PROFESSIONAL ENGINEERING LLC**

**THE STARLINER**  
**OVERALL SITE PLAN**  
819 E MIFFLIN STREET  
MADISON, WISCONSIN

**C102**





ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16

818 N Meadowbrook Ln  
Waukegan, WI 53097  
phone (608) 849-9378

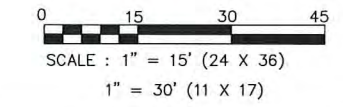
**PROFESSIONAL ENGINEERING LLC**

**PLAN KEY**

- |   |  |  |
|---|--|--|
| 1 CONCRETE SIDEWALK, TYP.                                     | 6 EXISTING SIDEWALK TO REMAIN, TYP.        | 11 ASPHALT PAVEMENT                      |
| 2 THICKENED SLAB EDGE WITH GUARDRAIL, SEE ARCHITECTURAL PLANS | 7 LANDSCAPE AREA, TYP. SEE LANDSCAPE PLANS | 12 EX TRANSFORMER LOCATION - TO BE MOVED |
| 3 ACCESSIBLE RAMP & RAILING, SEE ARCHITECTURAL PLANS          | 8 OVERHEAD DOOR, TYP.                      | 13 NEW TRANSFORMER LOCATION              |
| 4 STAIRS, SEE ARCHITECTURAL PLANS                             | 9 BICYCLE RACK, TYP.                       | 14 EXISTING TREE, TYP.                   |
| 5 MATCH EXISTING SIDEWALK, TYP.                               | 10 SAWCUT EXISTING ASPHALT, IF REQUIRED    | 15 EXISTING FIRE HYDRANT                 |
|   |  | 16 EXISTING STREET LIGHT                 |

**PAVEMENT KEY**

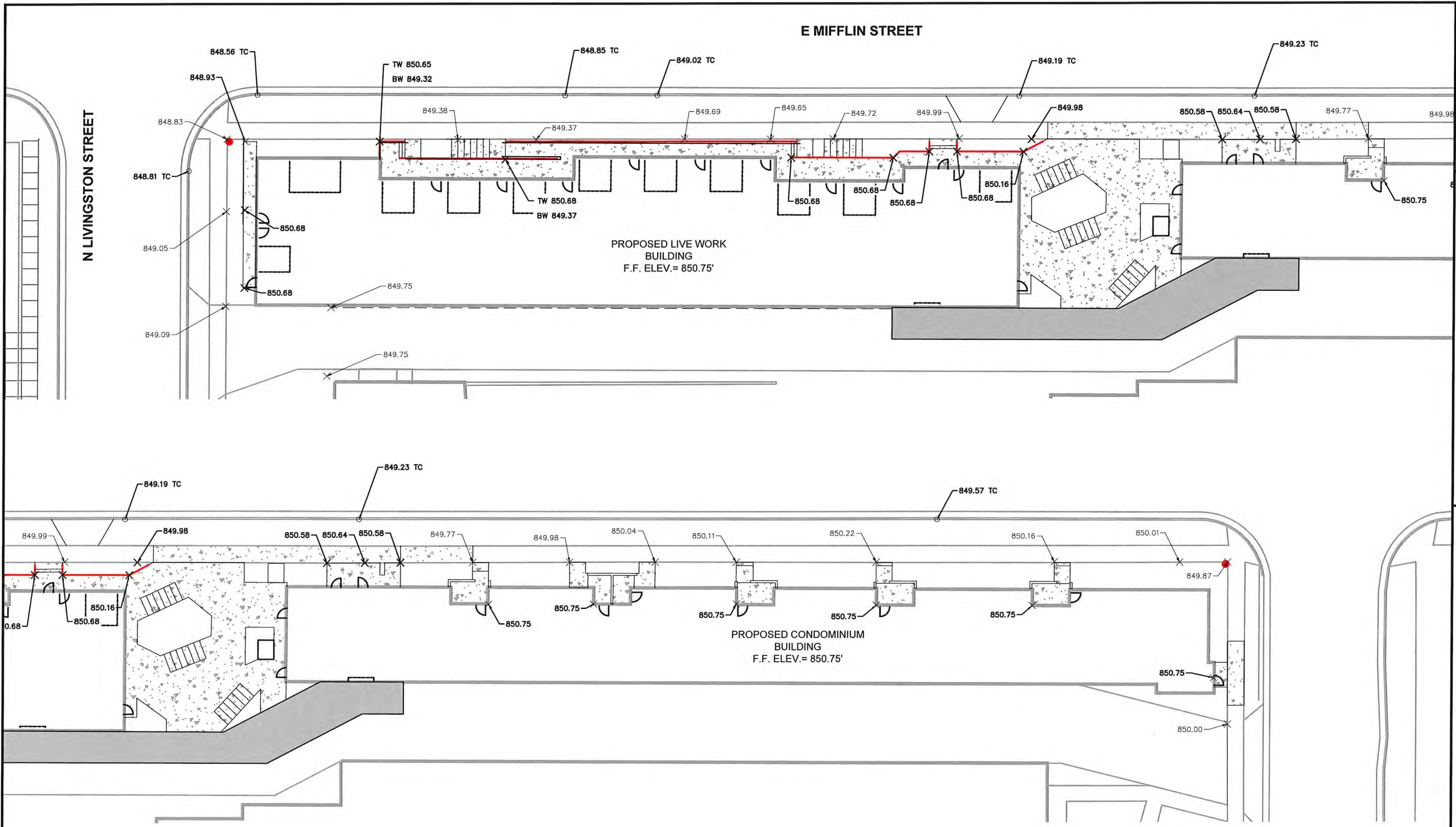
- |  |                   |
|--|-------------------|
|  | CONCRETE PAVEMENT |
|  | ASPHALT PAVEMENT  |



**THE STARLINER  
SITE PLAN**  
819 E MIFFLIN STREET  
MADISON, WISCONSIN

**C103**



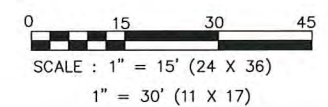


**GRADING NOTES**

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

**GRADING LEGEND**

- PROPOSED CONTOUR
- X 850.00 SPOT ELEVATION
- o 850.00 TC TOP OF CURB ELEVATION
- X 850.00 TW TOP OF WALL/RAISED SIDEWALK
- X 850.00 BW BOTTOM OF WALL/RAISED SIDEWALK



ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16

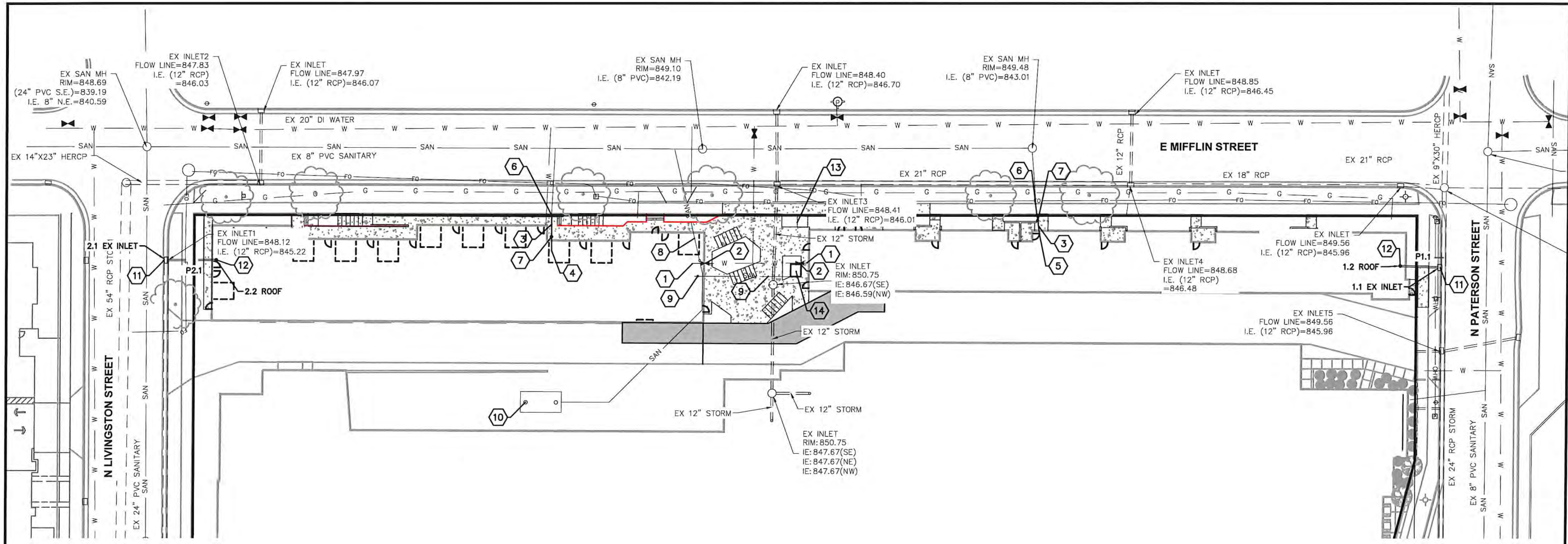
818 N Meadowbrook Ln  
 Waunakee, WI 53597  
 phone (608) 849-9378

**PROFESSIONAL ENGINEERING LLC**

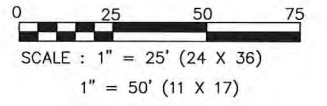
**THE STARLINER GRADING PLAN**  
 819 E MIFFLIN STREET  
 MADISON, WISCONSIN

**C200**





ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16
818 N Meadowbrook Ln Waukegan, WI 53597 phone (608) 849-9378	
<b>PROFESSIONAL ENGINEERING LLC</b>	



**PLAN KEY**

- |   |   |    |   |
|---|---|----|---|
| 1 | CONNECT TO EXISTING 6" WATER SERVICE                | 8  | EXISTING SANITARY LATERAL TO BE RELOCATED                                 |
| 2 | EXISTING 6" GATE VALVE                              | 9  | EXISTING 6" SANITARY LATERAL TO BE ABANDONED                              |
| 3 | 6" SANITARY LATERAL @ 1/8" MIN. SLOPE               | 10 | EXISTING GREASE TRAP  |
| 4 | 6" SANITARY INV=842.00. EXTEND 5 FEET INTO BUILDING | 11 | CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS                  |
| 5 | 6" SANITARY INV=843.60. EXTEND 5 FEET INTO BUILDING | 12 | CONNECT TO INTERNAL ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR. |
| 6 | CONNECT TO EXISTING 6" SANITARY SEWER LATERAL       | 13 | RELOCATE EXISTING TRANSFORMER   |
| 7 | SANITARY CLEAN OUT                                  | 14 | NEW TRANSFORMER LOCATION  |

**UTILITY NOTES**

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

**THE STARLINER  
UTILITY PLAN**  
819 E MIFFLIN STREET  
MADISON, WISCONSIN

**C300**