

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

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: <u>09.02.15</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>10.07.15</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 800 North Block, East Washington Avenue (802, 854; Block 143)

ALDERMANIC DISTRICT: District 2/ Ledell Zellers

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

AGENDA ITEM #	<u>32089</u>
LEGISTAR #	<u>2</u>
ALD. DIST.	<u>2</u>

- 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 _____

RECEIVED
 PLANNING DEPARTMENT
 SEP 11 2015
 CITY OF MADISON

*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.



GEBHARDT DEVELOPMENT
222 NORTH STREET
MADISON, WI 53704
608.245.0753
GEBHARDTDEVELOPMENT@TDS.NET

08.19.15

**Letter of Intent for Proposed Major Alteration to
Previously Approved Conditional Use**

800 North Block East Washington Avenue (Block 143)
802, 854 East Washington Avenue

Project name: The Galaxie Phase II

Katherine Cornwell
Planning Division Director
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Ms. Cornwell:

Please consider this our formal letter of intent for a major alteration to a previously approved conditional use for the 800N East Washington site, hereafter referred to as the "Galaxie".

Project Summary:

The previously approved Project involves construction of a new mixed use development on a City owned portion of the former Don Miller properties.

The 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.

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.

This request for an alteration to the previously approved Conditional Use involves the addition of approximately 48 residential units on the east (Paterson), a rooftop deck/garden, and modifications to the Paterson commercial elevations.



-Development within 200 feet of a City-owned park (Breese Stevens Field and Reynolds Field)
Proposed Use: *Mixed-use development*

ADIIERENCE TO ADOPTED PLANS AND GUIDELINES

The use and massing of the proposed alteration are consistent with adopted planning guidelines (UDD 8, TLNA plan and Capitol Gateway Corridor plan).

Compliance with other provisions of UDD 8, TE zoning District, and TLNA Plan are illustrated in the attached submittal set.

The apartment tenant market for the proposed alteration are individuals who would be attracted to the proximity to the Downtown District, the Tenney-Lapham neighborhood collective and ease of access to the Dane County Regional Airport and other multi-modal transportation options. Also included in the demographic are empty nesters who wish to remain in a centrally located area in their City.

A request for Tax Incremental Financing will be made by the developer for this Phase of the project concurrent with the Conditional Use alteration submittal.

Project Program:

The component of the alteration is as follows:

- Approx. 48 additional apartment units at East Paterson Street.
- Outdoor balconies at all units.
- Rooftop Terrace overlooking Breese Stevens field for residents and the public on a reservation basis.
- Access to the units will be from Paterson Street and from the interior of the parking structure.
- Materials will be consistent with the approved Conditional use for Phase I of the Galaxie.

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 Parking

Parking for the units will be provided by using the previously approved parking structure stalls and reconfiguring use times and stalls designated for the commercial tenants and providing additional community car locations.

We have found that evening/overnight shared parking between the commercial and residential uses has been successful at the Constellation.

Viewshed:

The proposed project complies with adopted Planning documents with respect to height and setbacks. Because of this, views of the Capitol from Reynolds Park will be unobstructed by this project.

Pedestrian Access:

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



- Location scores high in walkability index much of the downtown and most of the east isthmus is accessible with a 15 minute walk.
- Green roofs and usable outdoor space
- LEED Silver Equivalency or greater level to determined through approval processes
- Minimal construction waste
- Minimal land disturbance
- Green roof installations
- Accessible bike parking and access
- Covered bike parking
- Energy Star appliances
- Provide private and semi private outdoor space for all tenants
- Utilization of materials that have post-consumer content and are easily recycled/repurposed
- Water source heat pump central system
- Ability to repurpose parking structure at a future date
- Low or no maintenance exterior cladding

LEED:

Silver equivalency or greater will be achieved. This is a function of best building practices as well as an avenue to earn bonus stories per UDD 8.

APARTMENT UNITS:

Apartment units will consist of a combination of 1 bedroom-3 bedroom units.

Features of the Units are as follows:

- 9'-8" clear ceiling height
- Floor to ceiling windows providing natural light and passive solar gains
- Shared and private outdoor space
- Efficient heating and cooling systems and high performing building envelope
- Stainless appliances
- Granite countertops
- Solid core wood doors
- Sustainable Flooring options
- Laundry facilities will be provided in each unit.

SCHEDULE:

Proposed Project Schedule:

11.01.14- Galaxie Phase I commences construction

11.01.15- Galaxie Phase II commences construction

Phase I and Phase II Project completion and occupancy: 07.31.16

Project Team:

Owner/Developer:

Gebhardt Development

222 North Street

Madison, WI 53704

608.245.0753



The existing bus stop will remain in use throughout the duration of construction. A bench or other seating area will be provided for bus riders as part of the Landscape amenity package.

Additionally, a BRT stop is proposed for the site, with additional infrastructure associated with those improvements to be designed and funded separately from this proposed development.

Amenities:

- Private and public outdoor space- private balconies, rooftop terraces
- Public Rooftop Terrace on 10th floor. 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



AREA ANALYSIS

Story	Usage	NET Area	GROSS Area
4th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	769	525
		11 301 sq ft	12 332 sq ft
5th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	2 288	1 142
		12 820 sq ft	12 949 sq ft
6th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	2 395	1 367
		11 831 sq ft	11 940 sq ft
7th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	1 927	999
		11 363 sq ft	11 572 sq ft
Roof Deck			
	COMMUNICATION & ACCESS	418	519
	OTHER USAGE	1 272	1 629
	USABLE OPEN SPACE	4 693	4 693
		6 383 sq ft	6 841 sq ft
		53 698 sq ft	55 634 sq ft
		ft	ft

* USABLE OPEN SPACE ADDED

END

Respectfully Submitted,

Otto Gebhardt III

Gebhardt Development



AREA ANALYSIS

Story	Usage	NET Area	GROSS Area
4th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	769	525
		11 301 sq ft	12 332 sq ft
5th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	2 288	1 142
		12 820 sq ft	12 949 sq ft
6th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	2 395	1 367
		11 831 sq ft	11 940 sq ft
7th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	1 927	999
		11 363 sq ft	11 572 sq ft
Roof Deck			
	COMMUNICATION & ACCESS	418	519
	OTHER USAGE	1 272	1 629
	USABLE OPEN SPACE	4 693	4 693
		6 383 sq ft	6 841 sq ft
		53 698 sq ft	55 634 sq ft
		ft	ft

* USABLE OPEN SPACE ADDED

END

Respectfully Submitted,

Otto Gebhardt III

Gebhardt Development

PROJECT LOCATION



LOCATION MAP

PARCEL ADDRESSES:
602-150 EAST WASHINGTON AVE. E
MADISON, WI 53703

ALDERMANIC DISTRICT 2:
WELSH ZELLERS

URBAN DESIGN DISTRICT 8

CURRENT OWNER:
CITY OF MADISON

CURRENT USE:
VALENT LOT

CURRENT ZONING:
TE (TRADITIONAL EMPLOYMENT)

PREVIOUS USE:
AUTO LEASING AND REPAIR CENTER

PROJECT TEAM

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

GENERAL CONTRACTOR:
TRI NORTH BUILDERS

ARCHITECT:
BARK DESIGN
229 NORTH STREET
MADISON, WI 53704
ATTN: CHRISTOPHER GOSCH
608.333.1926

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:
PINK ASSOCIATES

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

SHEET INDEX

- A0-AREA ANALYSIS
- A100-PREVIOUSLY APPROVED SITE PLAN
- A104-0- OVERALL FOURTH FLOOR PLAN
- A105-0- OVERALL FIFTH FLOOR PLAN
- A106-0- OVERALL SIXTH FLOOR PLAN
- A107-0- OVERALL SEVENTH FLOOR PLAN
- A108-0- OVERALL ROOF/ROOF DECK PLAN
- A03- ENLARGED FOURTH FLOOR PLAN
- A04- ENLARGED FIFTH FLOOR PLAN
- A05- ENLARGED SIXTH FLOOR PLAN
- A06- ENLARGED SEVENTH FLOOR PLAN
- A07- ENLARGED ROOF/ROOF DECK PLAN
- A4.1 BUILDING ELEVATIONS- EAST WASHINGTON
- A4.2 BUILDING ELEVATIONS- EAST MIFFLIN
- A4.3 BUILDING ELEVATIONS-N. PATERSON
- A4.4 BUILDING ELEVATIONS-INTERIOR COURTYARD
- A12 RENDERINGS

PROJECT INFORMATION

ALTERATION TO APPROVED CONDITIONAL USE

PROPOSED USE/OCCUPANCY: MIXED USE: OFFICE/COMMERCIAL/RETAIL/RESIDENTIAL APARTMENTS/PARKING

CURRENT ZONING: TE- TRADITIONAL EMPLOYMENT

TOTAL SITE AREA: APPROXIMATELY 193,475 SQ. FT. OR 4.5 ACRES

TOTAL USABLE OPEN SPACE: REQUIRED: 410 UNITS x 20 S.F./UNIT = 8200 S.F.; 25% AT GRADE = 2050 S.F. REQUIRED

USABLE OPEN SPACE (AT GRADE): APPROX. 3,130 S.F.

BALCONIES AND TERRACES (ABOVE GRADE): APPROX. 20,654 S.F.

REFER TO SHEET C101-Z FOR LOT COVERAGE CALCULATIONS

BUILDING AREA BREAKDOWN:
TOTAL SF: 670,000 SF.

BREAKDOWN BY COMPONENT:
GROCERY: 55,000 SF.
PARKING: 292,600 SF.
COMMERCIAL/RETAIL/OFFICE: 77,500
RENTAL RESIDENTIAL: 226,100
OWNER OCCUPIED RESIDENTIAL: 27,900

BREAKDOWN BY FLOOR:

FLOOR	AREA (SQ. FT.)	RESIDENTIAL UNITS	EFFICIENCIES	BEDROOMS
1ST (GROUND) FLOOR:	158,800 GSF	23,900 GSF	0	0
2ND FLOOR:	102,500 GSF	23,900 GSF	0	0
3RD FLOOR:	104,335 GSF	23,900 GSF	0	0
4TH FLOOR:	57,200 GSF	13,800 GSF	0	0
5TH FLOOR:	57,200 GSF	13,800 GSF	0	0
6TH FLOOR:	23,900 GSF	23,900 GSF	0	0
7TH FLOOR:	23,900 GSF	23,900 GSF	0	0

BUILDING GROSS SQUARE FOOTAGE:

UNIT INFORMATION

UNIT BREAKDOWN (Tower):

EFFICIENCY	1 BR/1 BATH	1 BR/2 BATH	2 BR/1 BATH	2 BR/2 BATH	3 BR/2 BATH	4 BR/2 BATH	TOTAL UNITS	TOTAL BEDROOMS
1 BR/1 BATH	7	7	7	7	7	7	42	42
1 BR/2 BATH	7	7	7	7	7	7	42	42
2 BR/1 BATH	7	7	7	7	7	7	42	42
2 BR/2 BATH	7	7	7	7	7	7	42	42
3 BR/2 BATH	7	7	7	7	7	7	42	42
4 BR/2 BATH	7	7	7	7	7	7	42	42
TOTAL	42	42	42	42	42	42	252	252

UNIT BREAKDOWN (CONDOS):

FLOOR	1 BR/1 BATH	2 BR/1 BATH	2 BR/2 BATH	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	1	1	1	3	3
1 BR/1 BATH	2	2	2	6	6
2 BR/1 BATH	1	1	1	3	3
2 BR/2 BATH	3	3	3	9	9
TOTAL	7	7	7	25	25

UNIT BREAKDOWN (LIVE/WORK):

FLOOR	1 BR/1 BATH	2 BR/1 BATH	2 BR/2 BATH	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	9	9	9	27	27
1 BR/1 BATH	11	11	11	33	33
2 BR/1 BATH	11	11	11	33	33
2 BR/2 BATH	11	11	11	33	33
3 BR/2 BATH	11	11	11	33	33
TOTAL	53	53	53	163	163

AUTO PARKING STALLS:

1ST FLOOR:
DEDICATED GROCERY: 138
HC: 10
(VAN ACCESSIBLE: 2)

2ND FLOOR:
DEDICATED GROCERY: 45
RETAIL: 79
TOTAL STALLS : 124

3RD FLOOR:
TOTAL STALLS (COMMERCIAL) : 131

4TH FLOOR:
RESIDENTIAL: 132

5TH FLOOR:
RESIDENTIAL: 136

TOTAL PARKING STALLS (GROCERY) : 183
TOTAL PARKING STALLS (RETAIL) : 79
TOTAL PARKING STALLS (COMMERCIAL) : 131
TOTAL PARKING STALLS (RESIDENTIAL) : 268
TOTAL PARKING STALLS : 661

BIKE PARKING STALLS:

GROUND LEVEL:
OUTSIDE PARKING STRUCTURE:
GROUND LEVEL (MADRAX): 124
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 41

2ND FLOOR:
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

3RD FLOOR:
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

4TH FLOOR:
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 51

5TH FLOOR:
INSIDE PARKING STRUCTURE:
1ST FLOOR PARKING (MADRAX): 42

TOTAL BIKE PARKING STALLS : 360

**PREVIOUSLY APPROVED
CONDITIONAL USE SUBMITTAL-
SEE SHEET A0 FOR
ALTERATION REQUEST**

PROJECT DESIGN SOURCE GUIDELINES

- CITY OF MADISON
-URBAN DESIGN DISTRICT 8
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
- USGBC
-GREEN BUILDING RATING SYSTEM FOR NEW CONSTRUCTION
& MAJOR RENOVATIONS
(LEED-NC) VERSION 2.1
2009

PHASE II CONDITIONAL USE ALTERATION

bark DESIGN

GEBHARDT DEVELOPMENT

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1926

DATE: 08.19.15

the **galaxie**
800 BUCKEAST WASHINGTON AVENUE
MADISON, WI

UNITS FLOOR AREA CALCULATION SCHEDULE

Story	Number	Usage	NET Area	GROSS Area
4th floor residential				
	401	2 br / 2 bath	1 269	1 412
	402	1 br / 1 bath	629	701
	403	1 br / 1 bath	628	701
	404	1 br / 1 bath	629	701
	405	1 br / 1 bath	629	701
	406	1 br / 1 bath	629	701
	407	1 br / 1 bath	656	738
	408	1 br / 1 bath	686	754
	409	3 br / 2 bath	1 199	1 351
	410	1 br / 1 bath	661	729
	411	1 br / 1 bath	627	699
	412	2 br / 2 bath	1 263	1 401
			9 505 sq ft	10 589 sq ft

Story	Number	Usage	NET Area	GROSS Area
5th floor residential				
	501	2 br / 2 bath	1 269	1 412
	502	1 br / 1 bath	629	701
	503	1 br / 1 bath	628	701
	504	1 br / 1 bath	629	701
	505	1 br / 1 bath	629	701
	506	1 br / 1 bath	629	701
	507	1 br / 1 bath	656	738
	508	1 br / 1 bath	686	754
	509	3 br / 2 bath	1 199	1 351
	510	1 br / 1 bath	661	729
	511	1 br / 1 bath	627	699
	512	2 br / 2 bath	1 263	1 401
			9 505 sq ft	10 589 sq ft

Story	Number	Usage	NET Area	GROSS Area
6th floor residential				
	601	1 br / 1 bath	760	857
	602	1 br / 1 bath	629	701
	603	1 br / 1 bath	628	701
	604	1 br / 1 bath	629	701
	605	1 br / 1 bath	629	701
	606	1 br / 1 bath	629	701
	607	1 br / 1 bath	656	738
	608	1 br / 1 bath	686	754
	609	1 br / 1 bath	769	858
	610	1 br / 1 bath	661	729
	611	1 br / 1 bath	627	699
	612	1 br / 1 bath	1 106	1 215
			8 409 sq ft	9 355 sq ft

Story	Number	Usage	NET Area	GROSS Area
7th floor residential				
	701	1 br / 1 bath	760	857
	702	1 br / 1 bath	629	701
	703	1 br / 1 bath	628	701
	704	1 br / 1 bath	629	701
	705	1 br / 1 bath	629	701
	706	1 br / 1 bath	629	701
	707	1 br / 1 bath	656	738
	708	1 br / 1 bath	686	754
	709	1 br / 1 bath	769	858
	710	1 br / 1 bath	661	729
	711	1 br / 1 bath	627	699
	712	1 br / 1 bath	1 106	1 215
			8 409 sq ft	9 355 sq ft
			35 828 sq ft	39 888 sq ft

AREA ANALYSIS

Story	Usage	NET Area	GROSS Area
4th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	769	525
		11 301 sq ft	12 332 sq ft
5th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	2 288	1 142
		12 820 sq ft	12 949 sq ft
6th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	2 395	1 367
		11 831 sq ft	11 940 sq ft
7th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	1 927	999
		11 363 sq ft	11 572 sq ft
Roof Deck			
	COMMUNICATION & ACCESS	418	519
	OTHER USAGE	1 272	1 629
	USABLE OPEN SPACE	4 693	4 693
		6 383 sq ft	6 841 sq ft
		53 698 sq ft	55 634 sq ft



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1

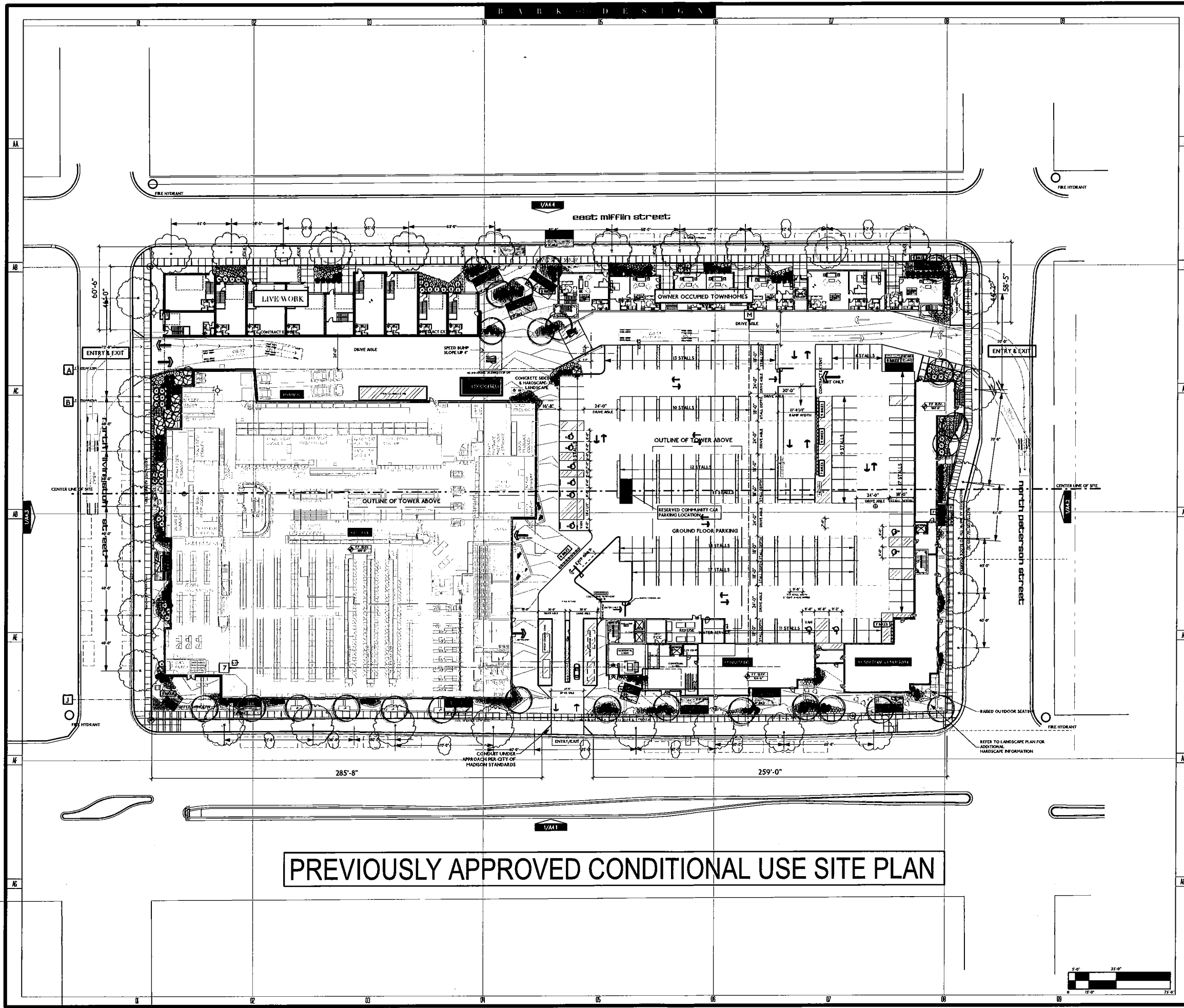
PHASE II
CONDITIONAL USE
ALTERATION

back DESIGN GEBHARDT DEVELOPMENT

DATE: 06.04.15

galaxie

A0



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





 381.822.824 EAST WASHINGTON AVENUE
 MADISON, WI

WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 608.333.1928

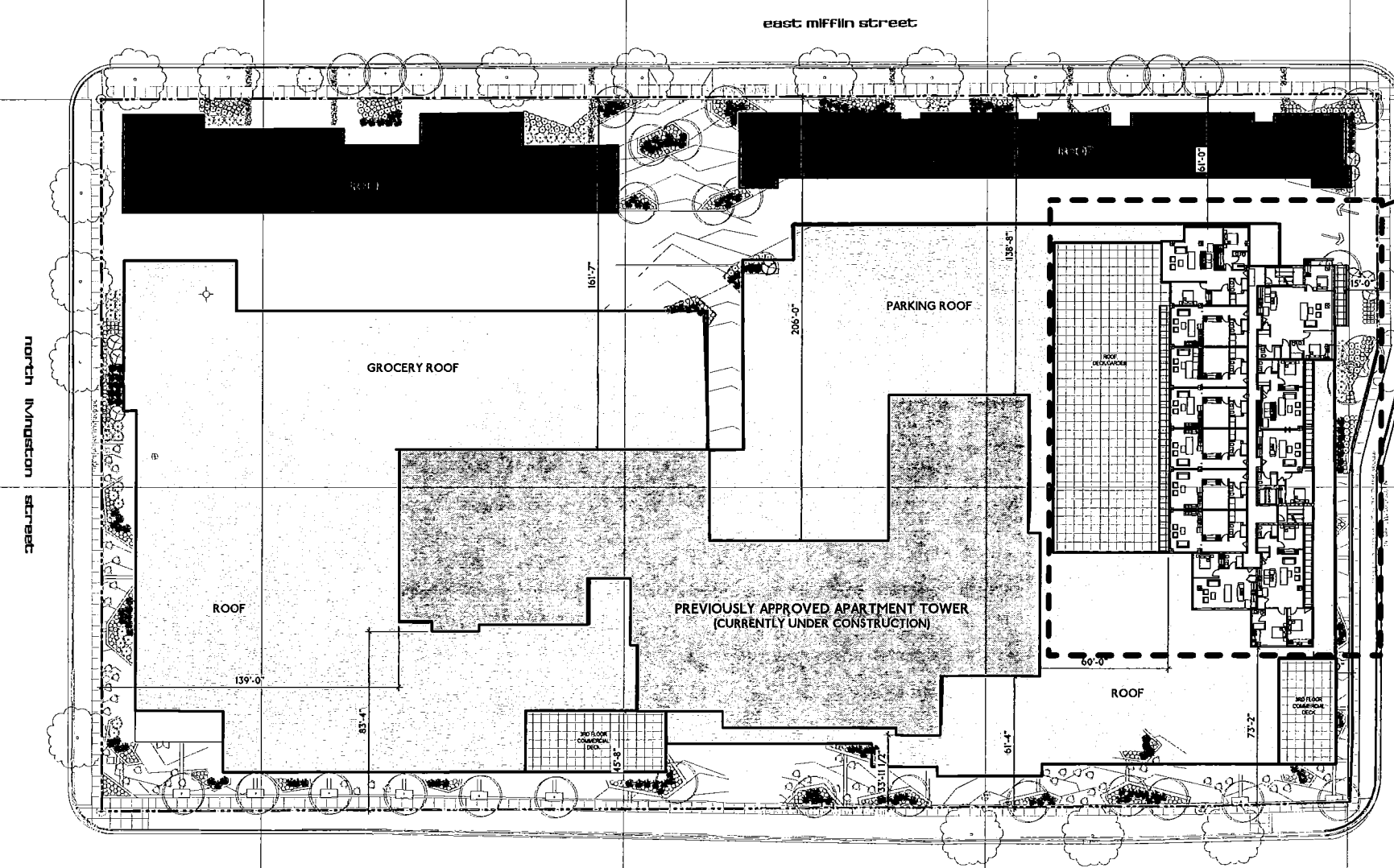
DATE: 08.19.15

A100
 SCALE: 1/32" = 1'-0"



GENERAL NOTES

PROPOSED LOCATION OF CONDITIONAL USE ALTERATION



DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
05.28.14	SUPPLEMENTAL INFORMATION

ARCHITECT

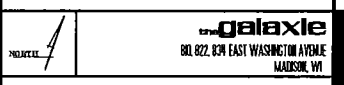
STRUCTURAL ENGINEER

PHASE II CONDITIONAL USE ALTERATION



WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.323.1920

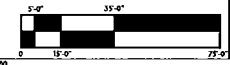
DATE
08.19.15



801.822.839 EAST WASHINGTON AVENUE
MAUNSELL, WI

OVERALL FOURTH FLOOR PLAN

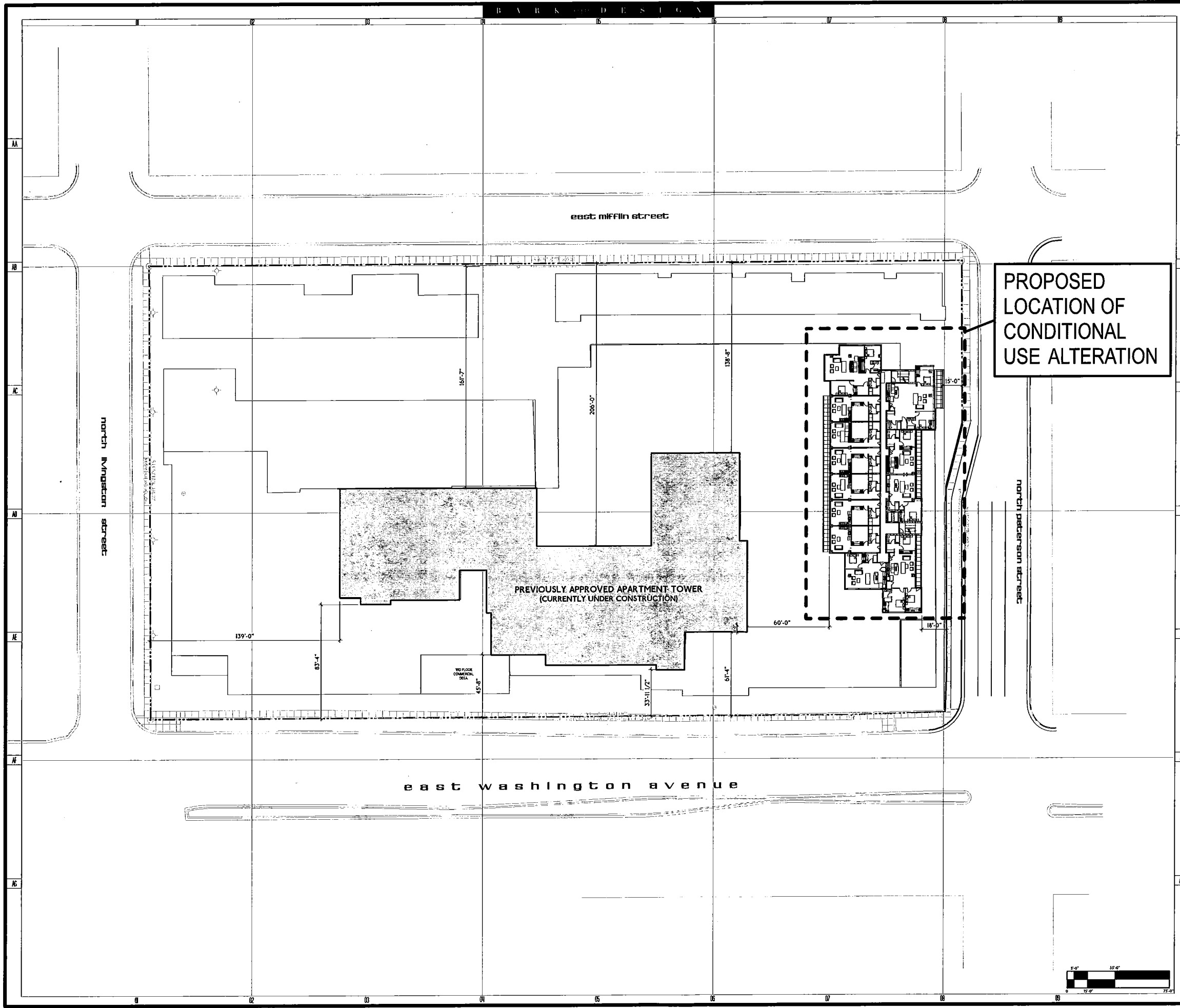
A104-0



SCALE 1/2" = 4'-0"



GENERAL NOTES



PROPOSED
LOCATION OF
CONDITIONAL
USE ALTERATION

PREVIOUSLY APPROVED APARTMENT TOWER
(CURRENTLY UNDER CONSTRUCTION)

ARCHITECT
STRUCTURAL ENGINEER

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
03.28.14	SUPPLEMENTAL INFORMATION

PHASE II CONDITIONAL USE ALTERATION



galaxie
301 822 234 EAST WASHINGTON AVENUE
MADISON, WI

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.233.1823

DATE
08.19.15



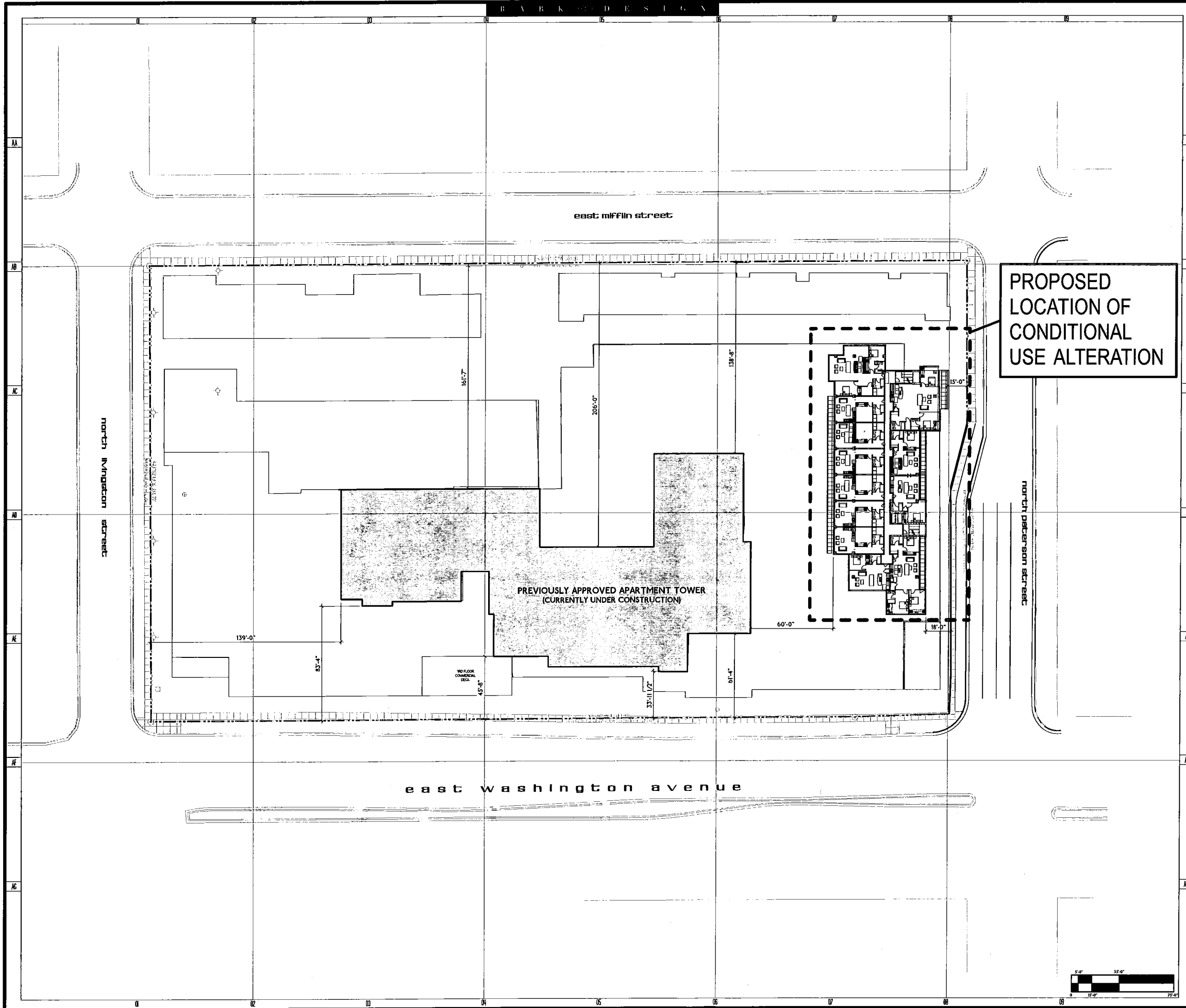
OVERALL FIFTH FLOOR PLAN

A105-0

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



GENERAL NOTES



PROPOSED
LOCATION OF
CONDITIONAL
USE ALTERATION

PREVIOUSLY APPROVED APARTMENT TOWER
(CURRENTLY UNDER CONSTRUCTION)

NO FLOOR
COMMERCIAL
IDEA

DATE	DESCRIPTION
01/24	PROCESS SET
03/20	PROCESS SET
05/24	SUPPLEMENTAL INFORMATION

ARCHITECT
STRUCTURAL ENGINEER

PHASE II CONDITIONAL USE ALTERATION

bark DESIGN **G. GEBHARDT DEVELOPMENT**

galaxie
900 822 8TH EAST WASHINGTON AVENUE
MAUSCH, WY

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.324.1528

DATE
08.19.15

A106-0

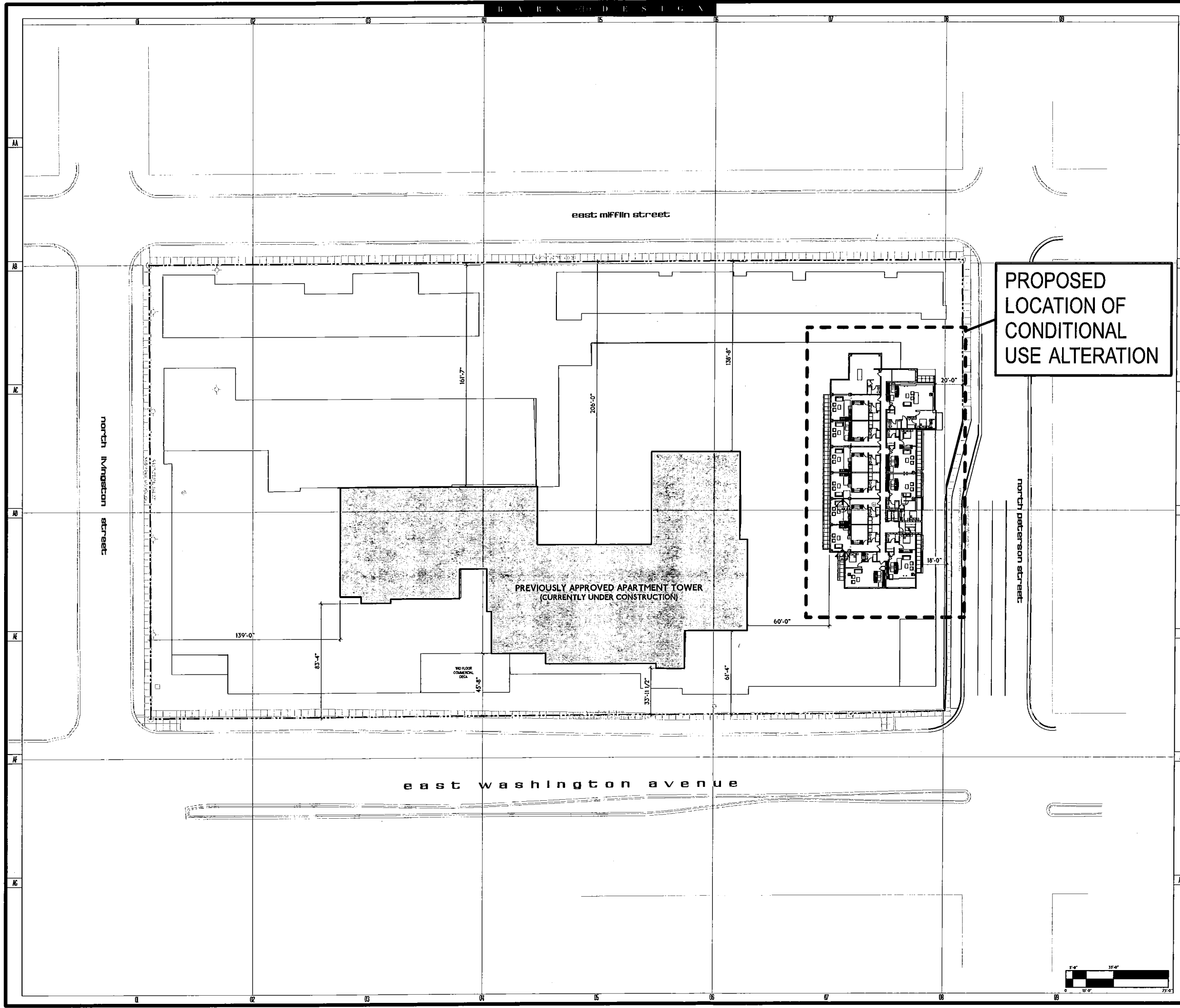
OVERALL SIXTH FLOOR PLAN SCALE: 1/8" = 1'-0"





Galaxie

GENERAL NOTES



PROPOSED LOCATION OF CONDITIONAL USE ALTERATION

PREVIOUSLY APPROVED APARTMENT TOWER (CURRENTLY UNDER CONSTRUCTION)

100 FLOOR COMMERCIAL ZONE

DATE	DESCRIPTION

PHASE II CONDITIONAL USE ALTERATION

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1822

910.822.8781 EAST WASHINGTON AVENUE
MADISON, WI

DATE
08.19.15

OVERALL SEVENTH FLOOR PLAN

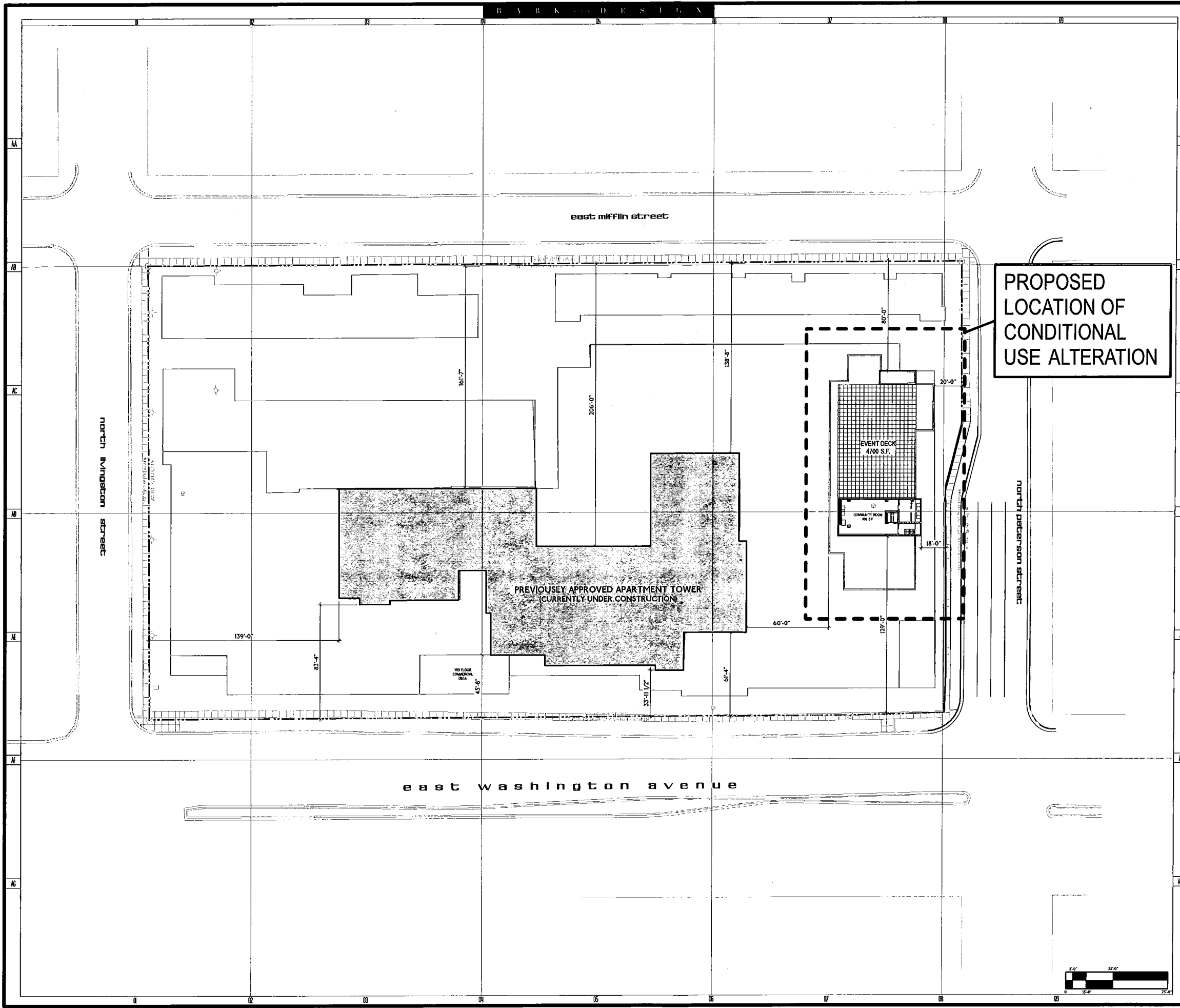
SCALE: 1/8" = 1'-0"

A107-0





GENERAL NOTES



PROPOSED
LOCATION OF
CONDITIONAL
USE ALTERATION

PREVIOUSLY APPROVED APARTMENT TOWER
(CURRENTLY UNDER CONSTRUCTION)

EVENT DECK
4700 S.F.
CONCRETE ROOM
800 S.F.

DATE	DESCRIPTION
03.11.14	PROJECT SET
03.18.14	PROJECT SET
05.21.14	SUPPLEMENTAL INFORMATION

ARCHITECT
STRUCTURAL ENGINEER

PHASE II CONDITIONAL USE ALTERATION

bark DESIGN
G GEBHARDT DEVELOPMENT

galaxie
901 822 204 EAST WASHINGTON AVENUE
MILWAUKEE, WI

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1878
DATE
08.19.15

PROJECT
ROOF DECK PLAN PLAN
SCALE: 1/2" = 1'-0"

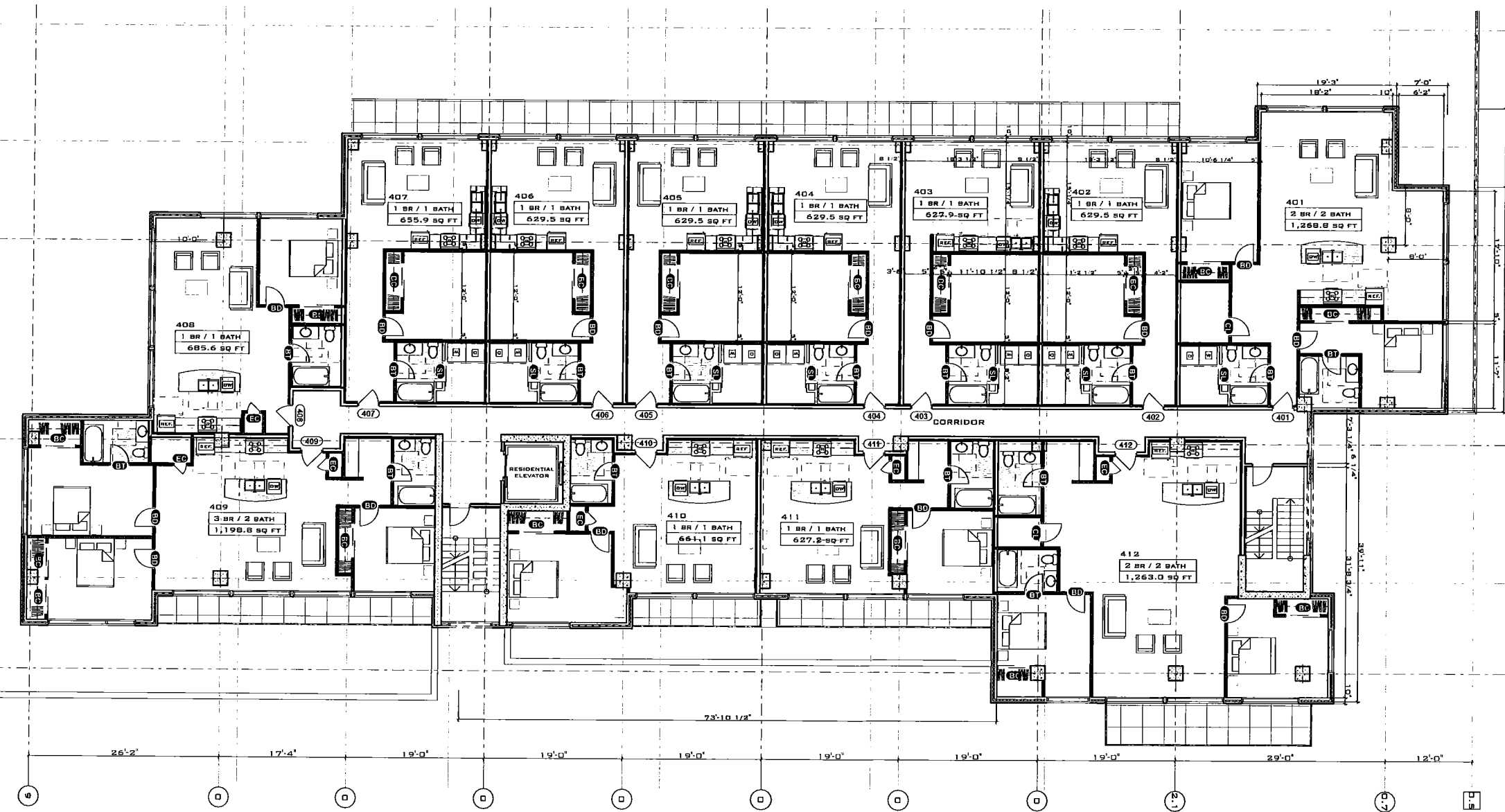
A108-0

GENERAL NOTES

DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES



DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1

CITY APPROVAL SET

80822 BOM EAST WASHINGTON AVENUE
 MADISON, WI

WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 608.333.8226

DATE
 06.04.15

A-03

4TH FLOOR RESIDENTIAL PLAN
 SCALE: 1/8" = 1'-0"

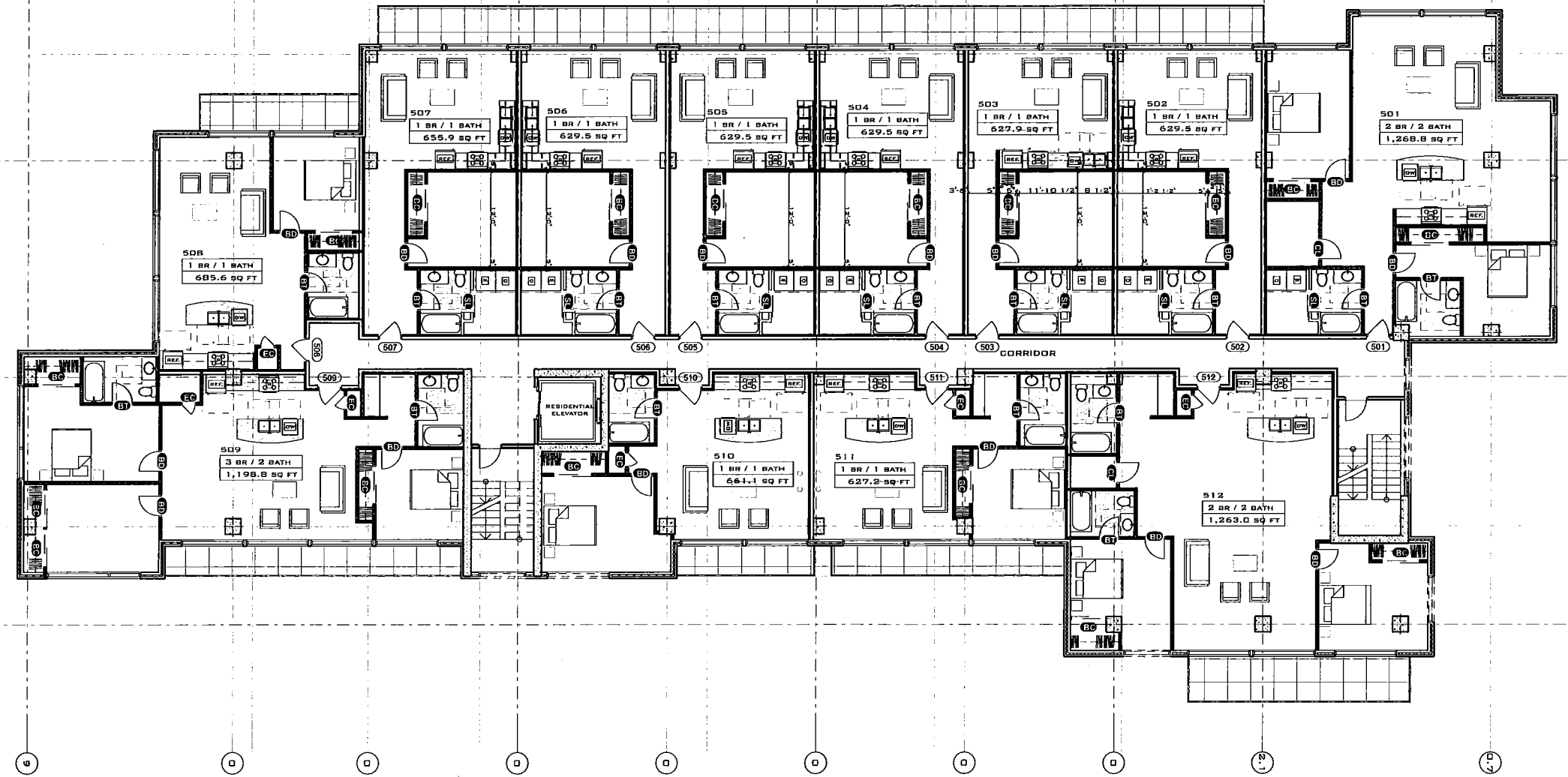


GENERAL NOTES

DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES



DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.24.14	BID SET #1

CITY APPROVAL SET

WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.8226

DATE
06.04.15

822.824 EAST WASHINGTON AVENUE
MADISON, WI

A-04

5TH FLOOR RESIDENTIAL PLAN

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

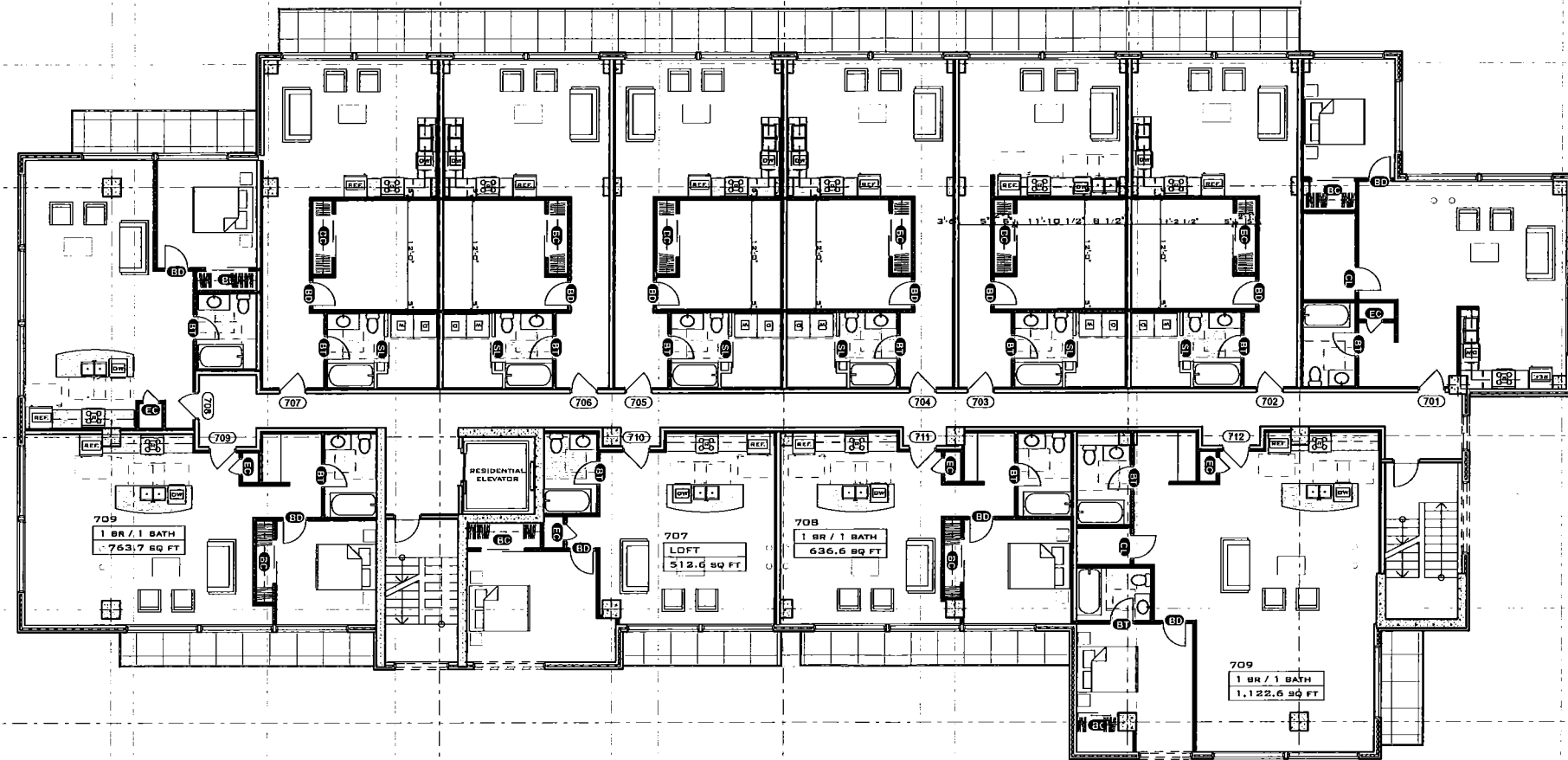


GENERAL NOTES

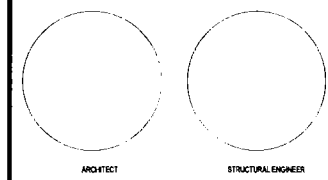
DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES



DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1



CITY APPROVAL SET



WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.8226

DATE
06.04.15



7TH FLOOR RESIDENTIAL PLAN

A-06

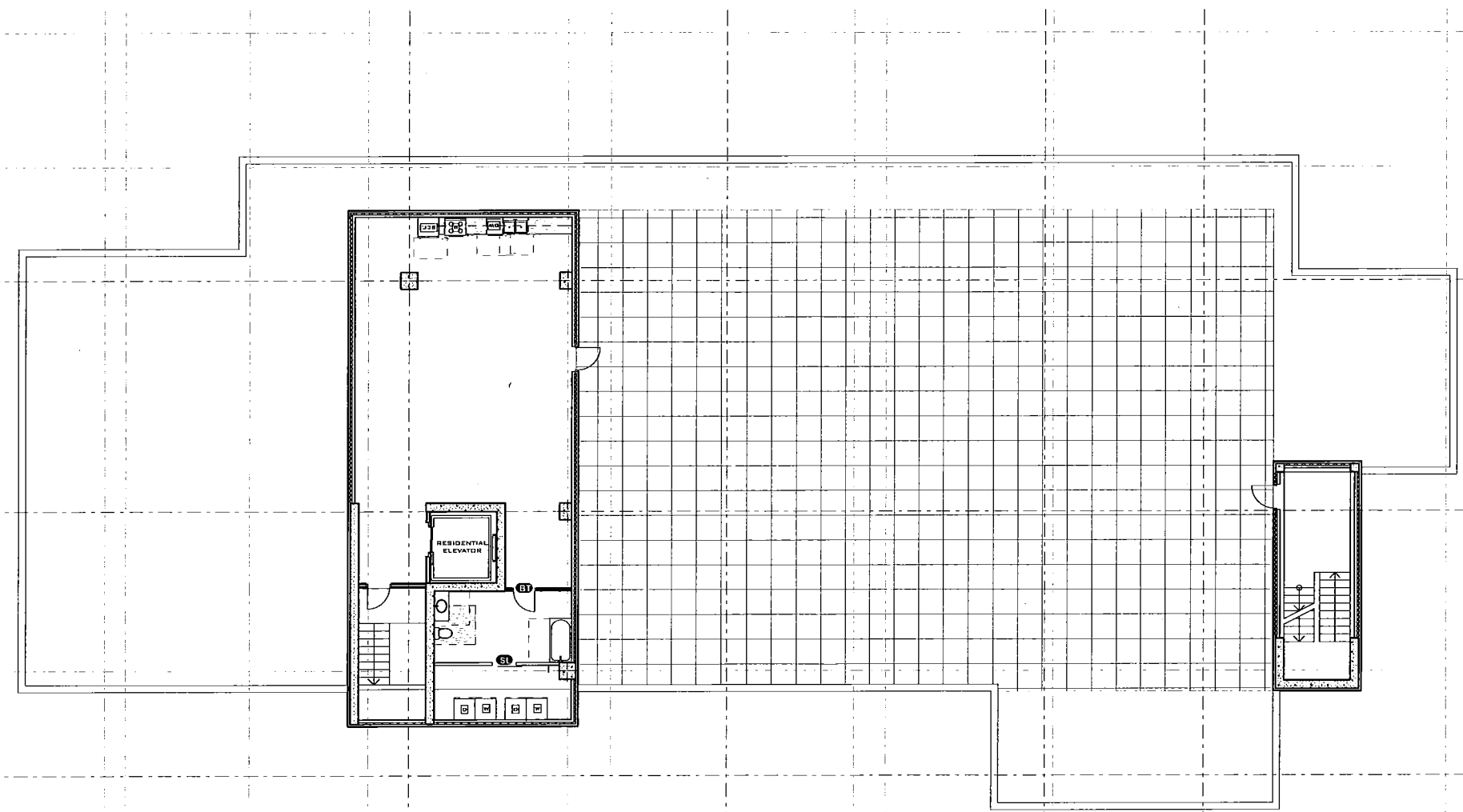
SCALE: 1/8" = 1'-0"

GENERAL NOTES

DRAWING NOTES

1: ALL UNITS WITH DIRECT VENT GAS FIREPLACE

CODE NOTES



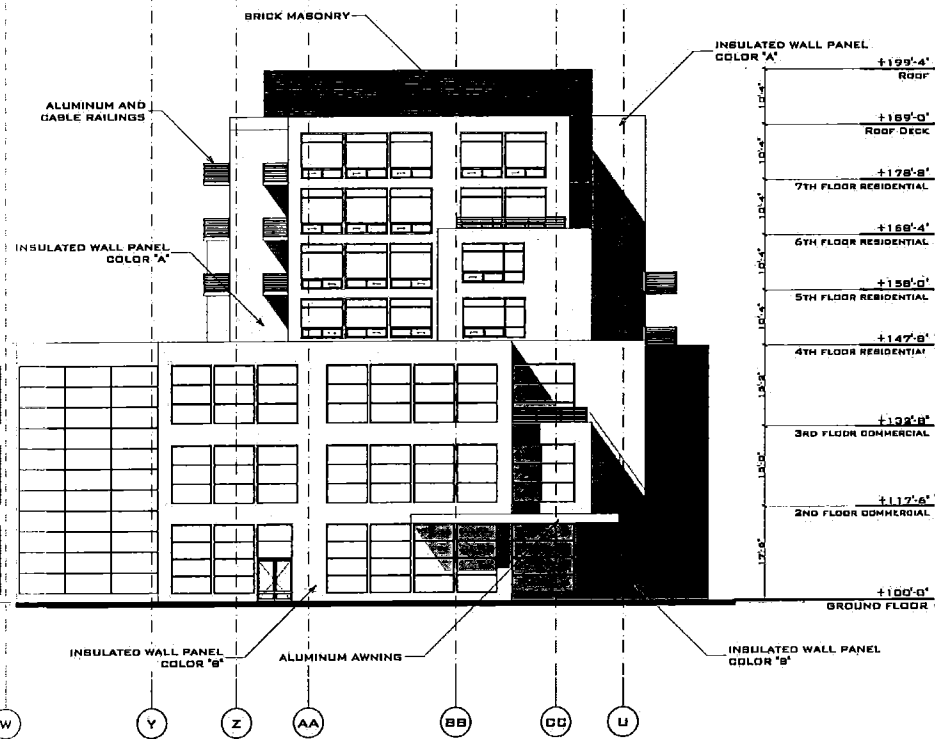
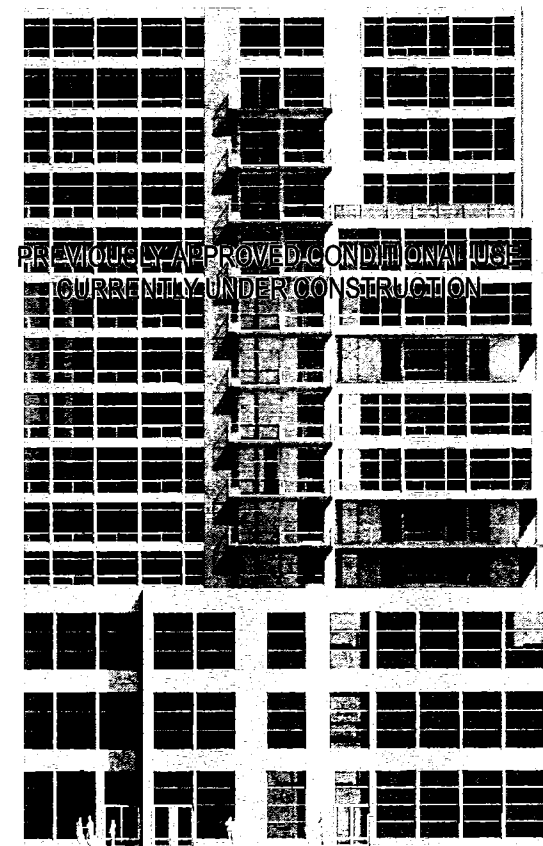
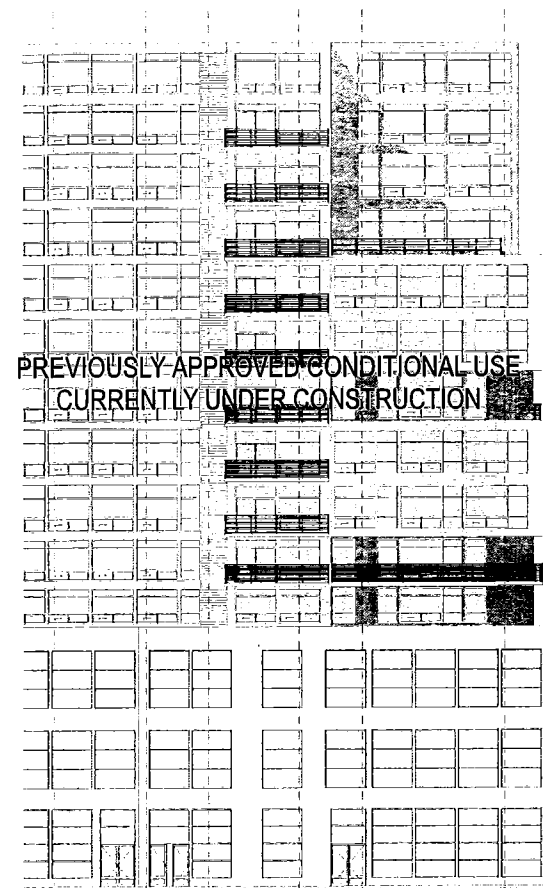
DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1

ARCHITECT STRUCTURAL ENGINEER

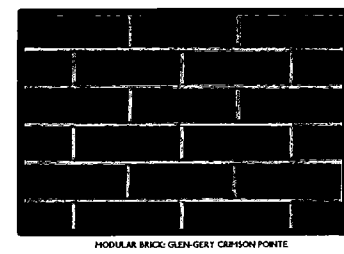
CITY APPROVAL SET

		WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM 608.333.8206
		DATE 06.04.15
 110.822.834 EAST WASHINGTON AVENUE MADISON, WI		
ROOF DECK SCALE: 1/8" = 1'-0"		

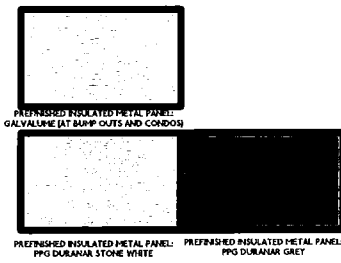
A-07



1 EAST WASHINGTON ELEVATION
1/16" = 1'-0"



STOREFRONT AND WINDOW FRAMES



4 MATERIALS
SCALE: NTS

2 RENDERING

Galaxie
GENERAL NOTES

MATERIALS AS NOTED ON DRAWINGS:

- PRE-FINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
- PRE-FINISHED INSULATED METAL PANEL: PPG DURANAR CHARCOAL
- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
- GLASS: INSULATED LOW-E CLEAR (NO TINT)
- MODULAR BRICK: GLEN-GEAY CRIMSON PONTIC

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
08.19.15	DATE FOR CONSTRUCTION USE

PHASE II CONDITIONAL USE ALTERATION

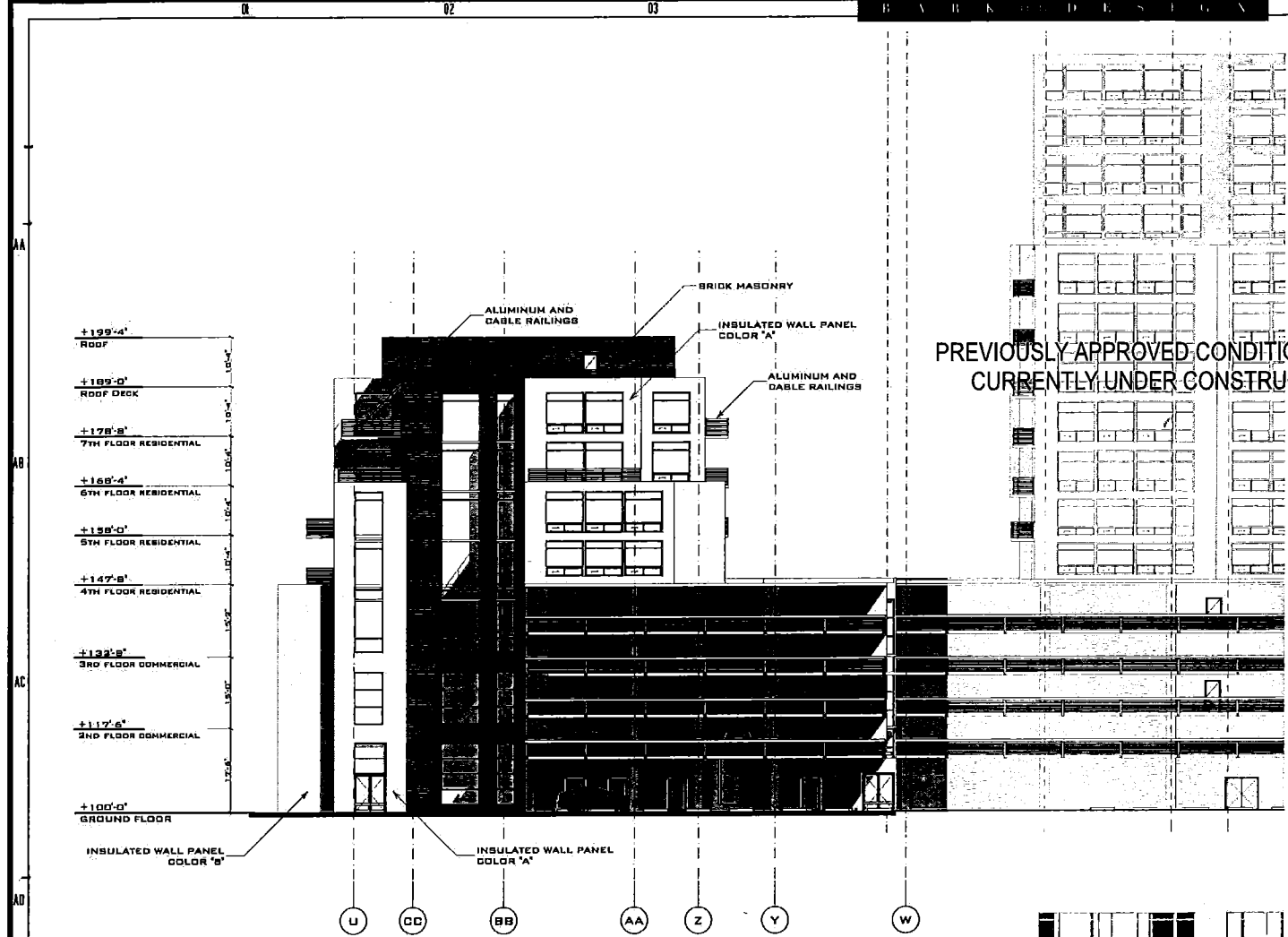
WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 BOR. 330.1922

DATE: 08.19.15

the galaxie
 800 EAST WASHINGTON AVENUE
 MADISON, WI

BUILDING ELEVATIONS

A4.1



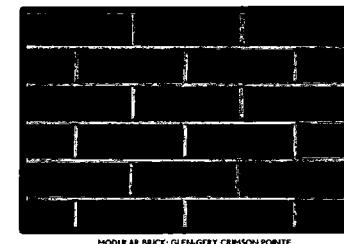
1 EAST MIFFLIN ELEVATION
1/16" = 1'-0"

PREVIOUSLY APPROVED CONDITIONAL USE
CURRENTLY UNDER CONSTRUCTION

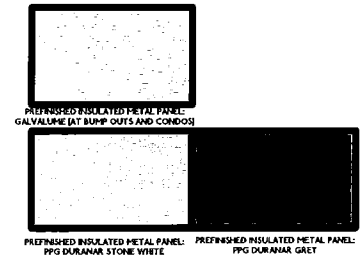


2 RENDERING

PREVIOUSLY APPROVED CONDITIONAL USE
CURRENTLY UNDER CONSTRUCTION



STOREFRONT AND WINDOW FRAMES



4 MATERIALS
SCALE: NTS

- MATERIALS AS NOTED ON DRAWINGS:
- ☐ PRE-FINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
 - ▣ PRE-FINISHED INSULATED METAL PANEL: PPG DURANAR GREY
 - ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
 - ▨ APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
 - GLASS: INSULATED LOW-E CLEAR (NO TINT)
 - MODULAR BRICK: GLEN-GERY CRIMSON POINT

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
08.19.15	REVISED TO CORRECT USE

PHASE II CONDITIONAL USE ALTERATION




WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
BOE 3331926

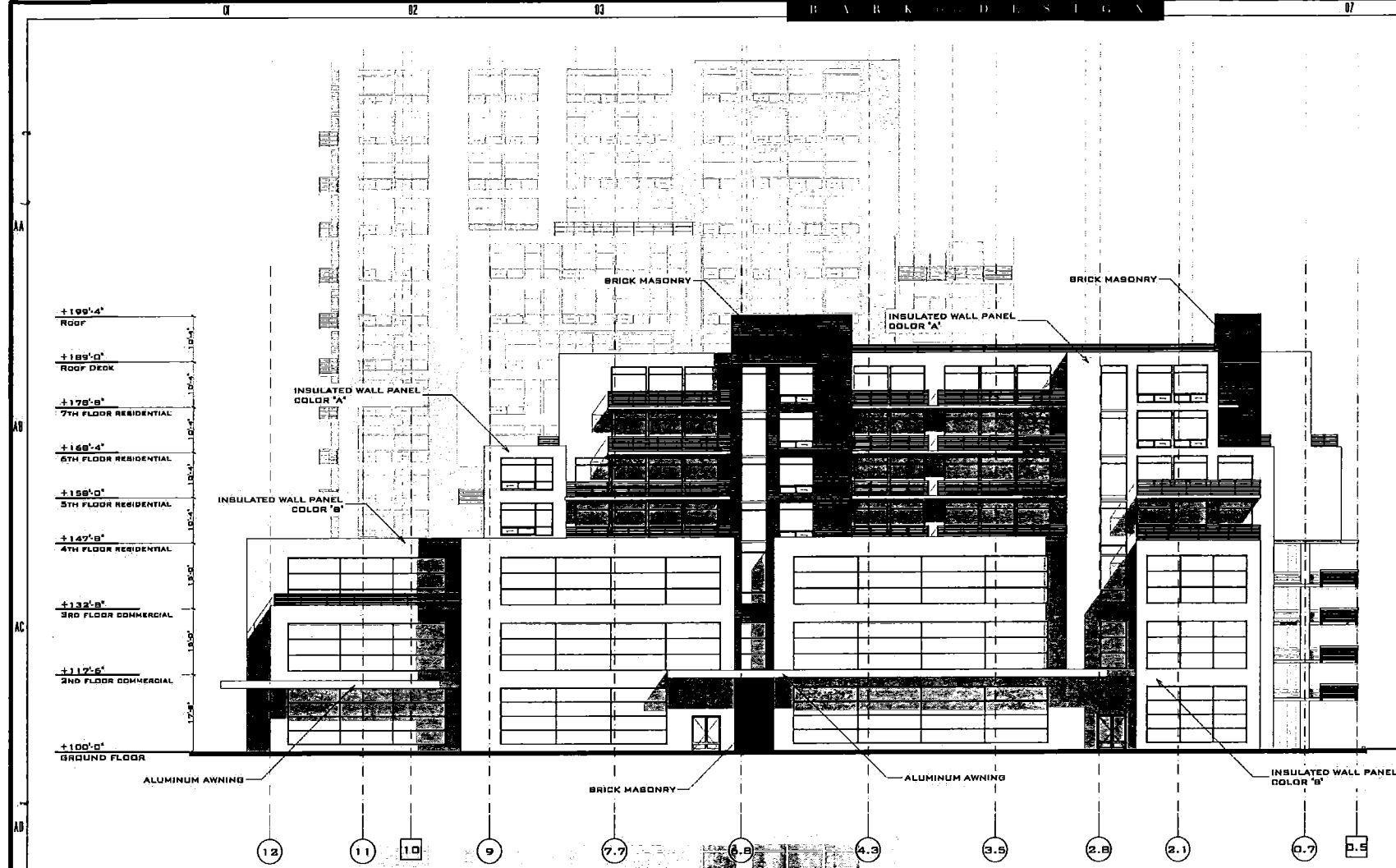
DATE
08.19.15



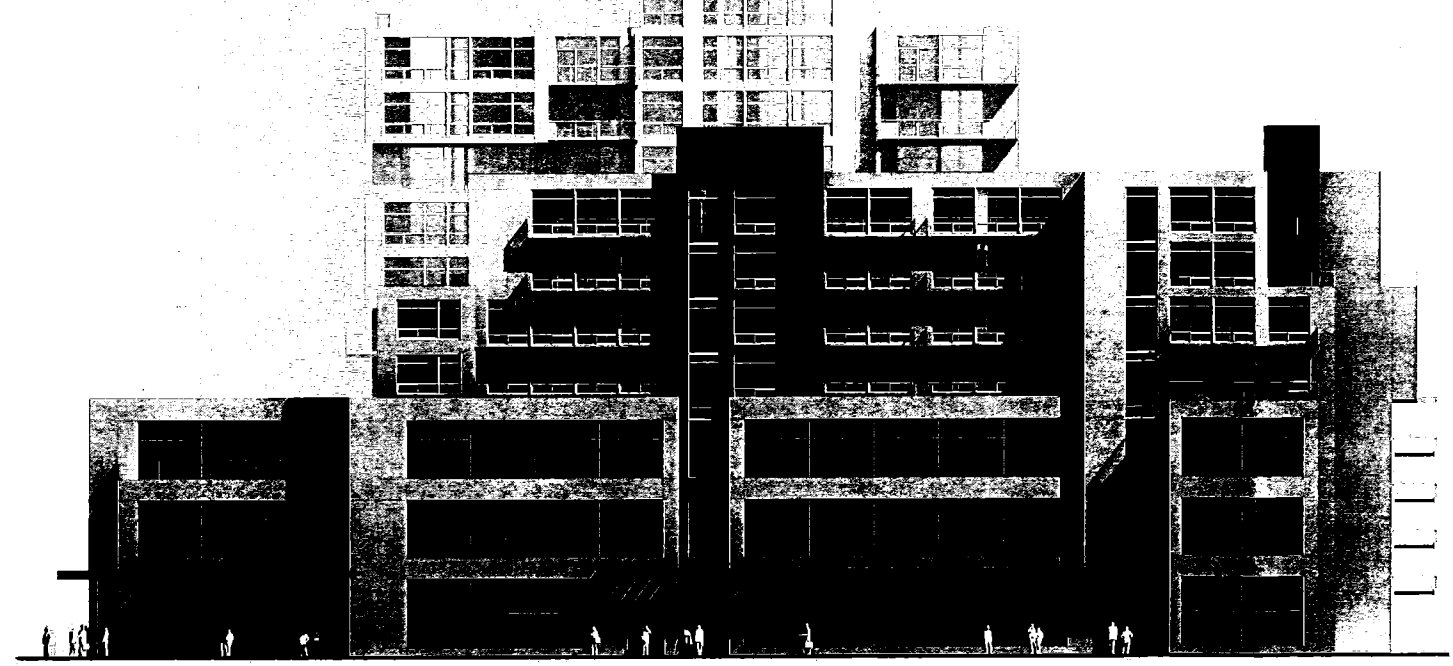
80-824 EAST WASHINGTON AVENUE
MADISON, WI

A4.2

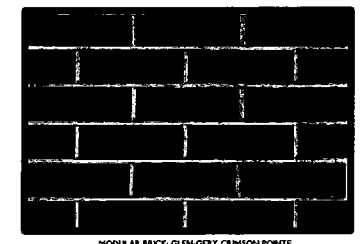
BUILDING ELEVATIONS



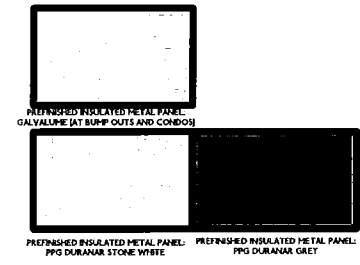
2 NORTH PATERSON ELEVATION
1/16" = 1'-0"



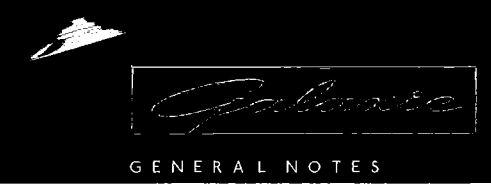
2 RENDERING



STOREFRONT AND WINDOW FRAMES



4 MATERIALS
SCALE: NTS



MATERIALS AS NOTED ON DRAWINGS:

- PREFINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
- PREFINISHED INSULATED METAL PANEL: PPG DURANAR GREY
- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
- GLASS: INSULATED LOW-E CLEAR (NO TINT)
- MODULAR BRICK: GLEN-GERY CRIMSON POINT

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
08.19.15	ALTERNATE TO CORRECTIVE

PHASE II CONDITIONAL USE ALTERATION

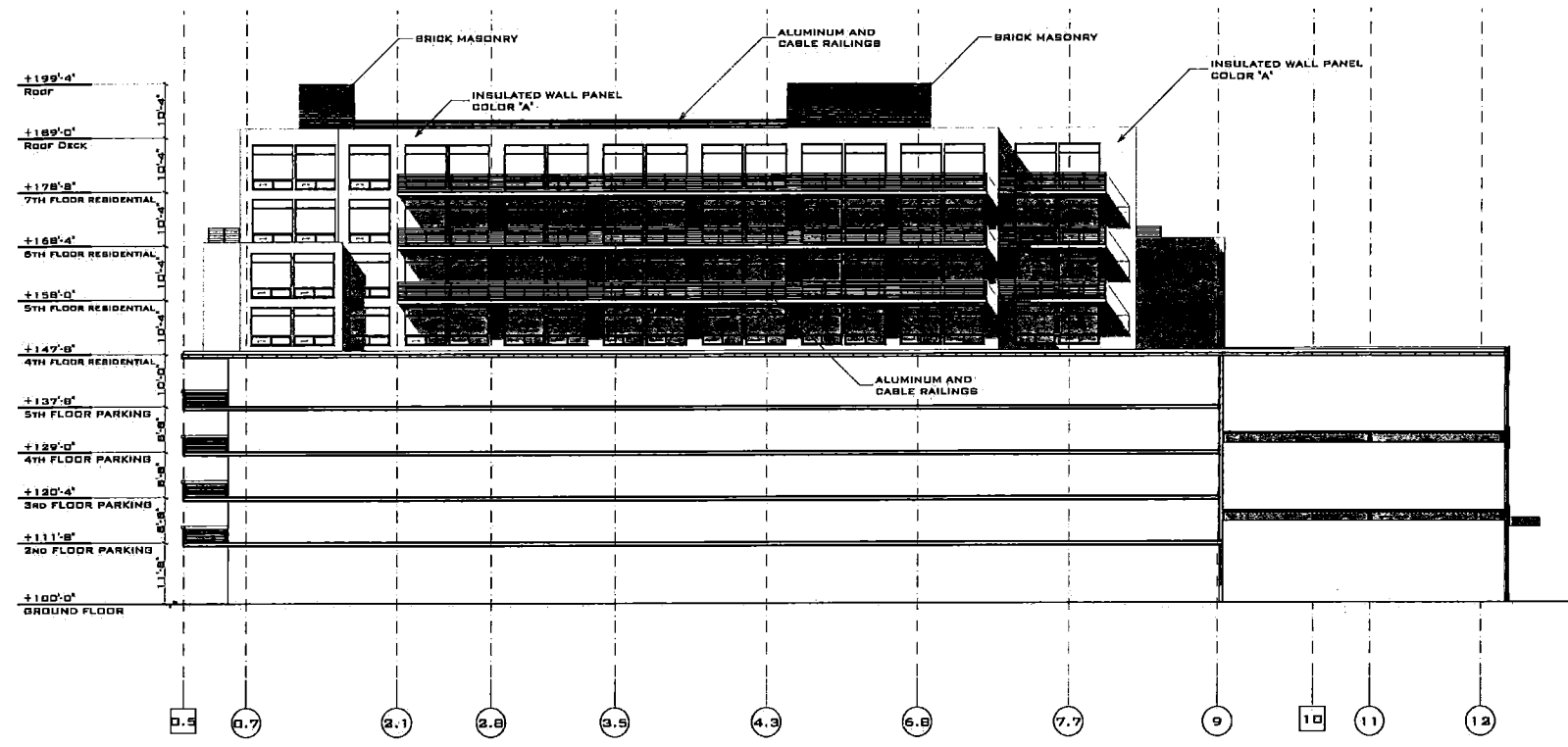
WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1929

DATE
08.19.15

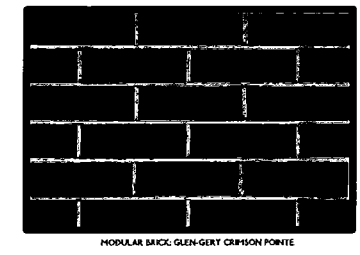
80-84 EAST WASHINGTON AVENUE
MADISON, WI

A4.3

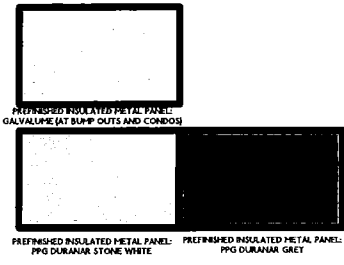
BUILDING ELEVATIONS



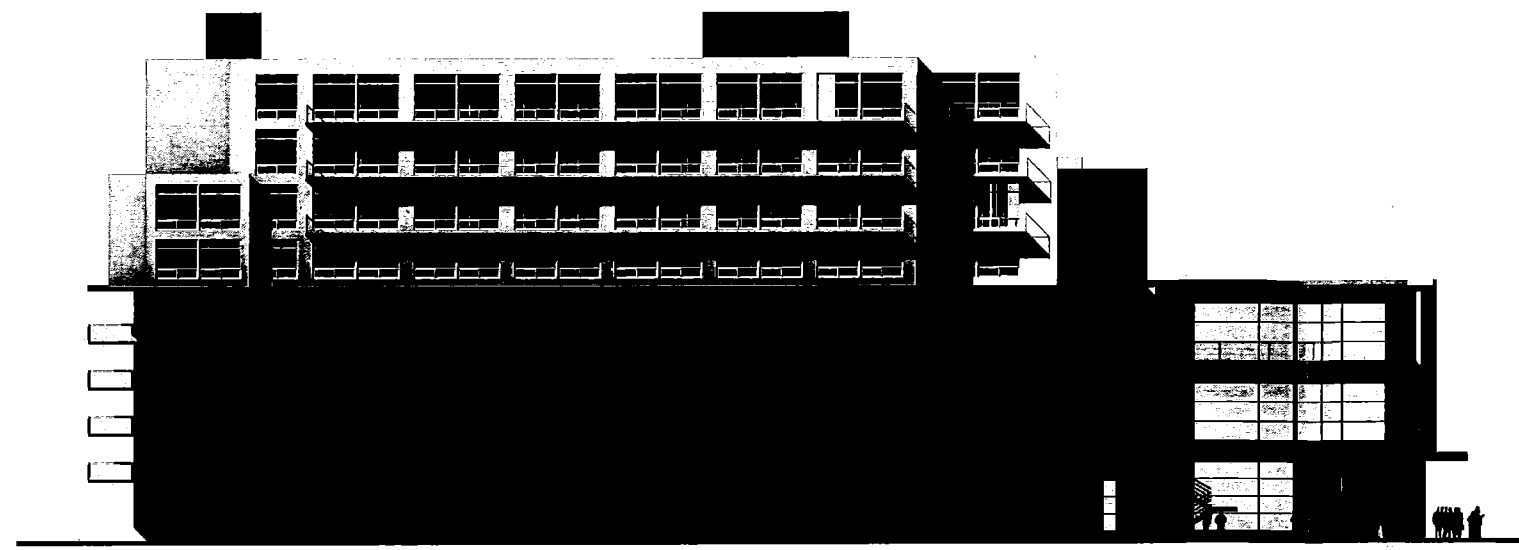
1 BACK ELEVATION
1/16" = 1'-0"



STOREFRONT AND WINDOW FRAMES



4 MATERIALS
SCALE: NTS



2 RENDERING

Galaxie
GENERAL NOTES

- MATERIALS AS NOTED ON DRAWINGS:
- PREFINISHED INSULATED METAL PANEL: PPG DURANAR STONE WHITE
 - PREFINISHED INSULATED METAL PANEL: PPG DURANAR GREY
 - ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
 - APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
 - GLASS: INSULATED LOW-E CLEAR (NO TINT)
 - MODULAR BRICK: GLEN-GERY CRIMSON PONTIC

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
08/13	AS PERMITTED CONTRACT USE

PHASE II CONDITIONAL USE ALTERATION

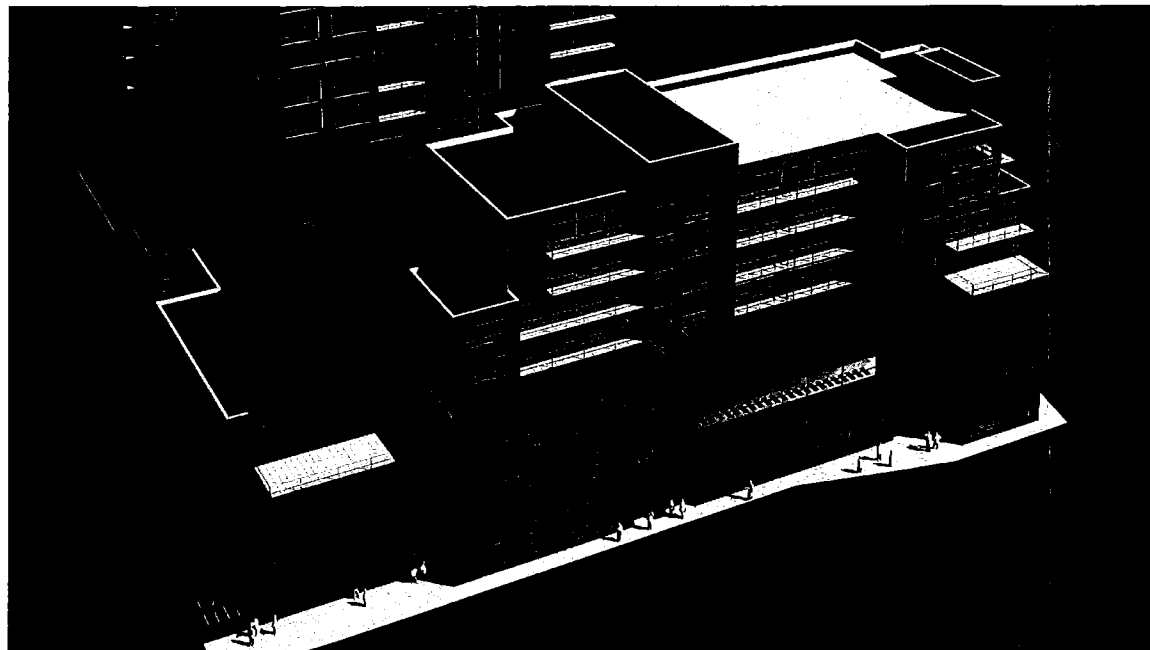
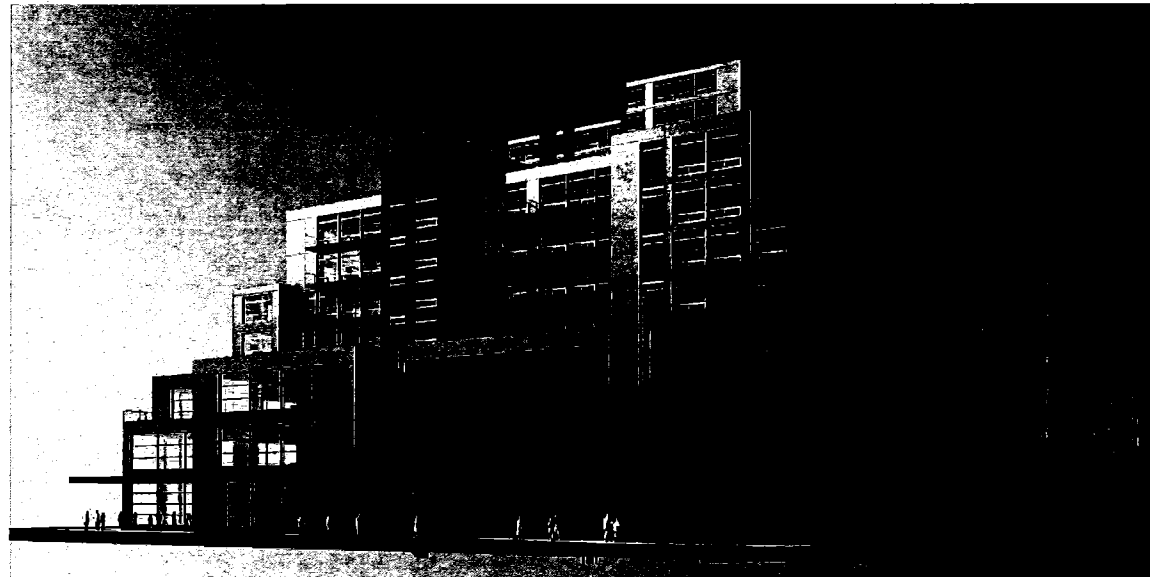
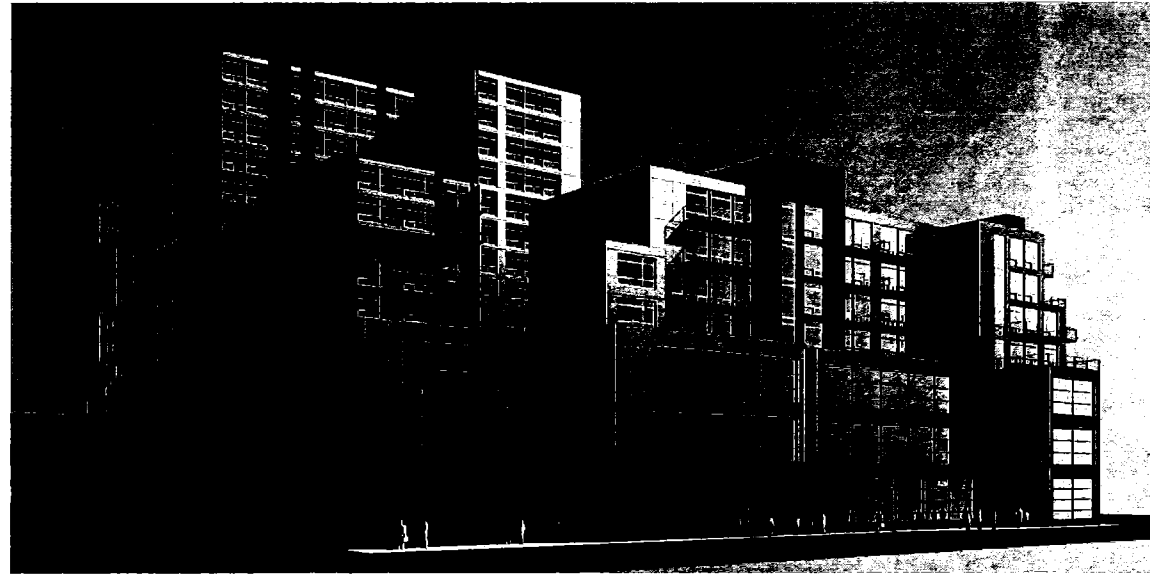
WWW.BARK-DESIGN.COM
 STUDIO@BARK-DESIGN.COM
 608.323.1923

DATE: 08.19.15

80-804 EAST WASHINGTON AVENUE
 MADISON, WI

A4.4

BUILDING ELEVATIONS



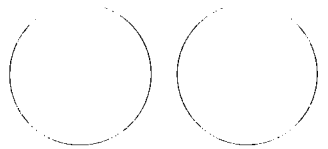
Galaxie

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
02.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1



PHASE II
CONDITIONAL USE
ALTERATION

bark
DESIGN

G GEBHARDT
DEVELOPMENT

DATE
06.04.15

