



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>August 3, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>August 17, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. **Project Address:** 800 North Block, East Washington Avenue
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 Al Martin on 7-26-2016.
(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** 8-3-2016

5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: UDCApplications@cityofmadison.com. The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

Fees: Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

Project Plans: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Any and all relevant plans and information on which feedback from the UDC is requested.

2. Initial Approval

- Locator Map
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List
- Building Elevations for all building sides
- PD text and letter of intent (if applicable)

3. Final Approval

- Locator Map
- Site Plan showing location of existing and proposed buildings
- Grading Plan
- Landscape Plan
- Plant List, including scientific name, size at planting, quantity and root condition for each species.
- Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- Proposed Signage
- Lighting Plan, including fixture cut sheets and photometrics plan
- Utility/HVAC equipment location and screening details
- PD text and letter of intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

Signage: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Initial Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Photographs of site

2. Final Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Description and/or samples of materials and colors for each proposed sign
- Photographs of site
- Context of signs in surrounding parcels, in addition to the site being discussed

***NOTE:** If supplemental perspective renderings are provided, an emphasis should be placed on providing pedestrian/automobile scale viewsheds, in addition to the other required graphics.

***NOTE:** If applying for final approval without having received initial approval, all materials required for initial approval will be required.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Urban Design Commission Approval Process

INTRODUCTION

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

TYPES OF APPROVALS

Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback.

Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information.

Final Approval. Applicants may request final approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

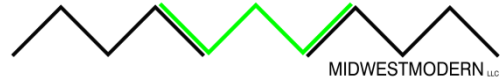
PRESENTATIONS TO THE COMMISSION

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

August 3, 2016



PROJECT INFORMATION:

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

Location: 800 North Block of 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. Added storefront door, gas fireplace, and grills at 3rd floor commercial roof deck above Festival Foods near parking garage drive.

Reason: Enhance the previously approved outdoor area with useful amenities. Added door is required to provide code required number of exits for roof deck.

The door will be a full lite, glazed, anodized aluminum storefront door similar to adjacent exterior doors, and will add to the overall glazed area of the 3rd floor. The fireplace will be a ventless gas unit, and set in an enclosure clad with limestone ledgestone veneer with a precast cap.

2. Expanded roof deck area, gas fireplace, and grills at 11th floor residential roof deck above East Washington Ave.

Reason: Enhance the previously approved outdoor area with useful amenities.

The deck will be expanded to utilized the entire roof area from 750 SF to 1,500 SF. The fireplace will be a ventless gas unit, and set in an enclosure clad with limestone ledgestone veneer with a precast cap.

3. Added access hatch and guardrail above Phase II tower roof.

Reason: Fire department determined they would like roof access from the stair below.

The guardrail will be a galvanized utility rail similar to the previously approved guardrails at roof hatches on the Phase I tower stairs.

4. Relocate roof farm above 5th floor parking roof adjacent to Phase I tower.

Reason: Further coordination with structural engineer determined that the area engineered for added weight is further to the south.

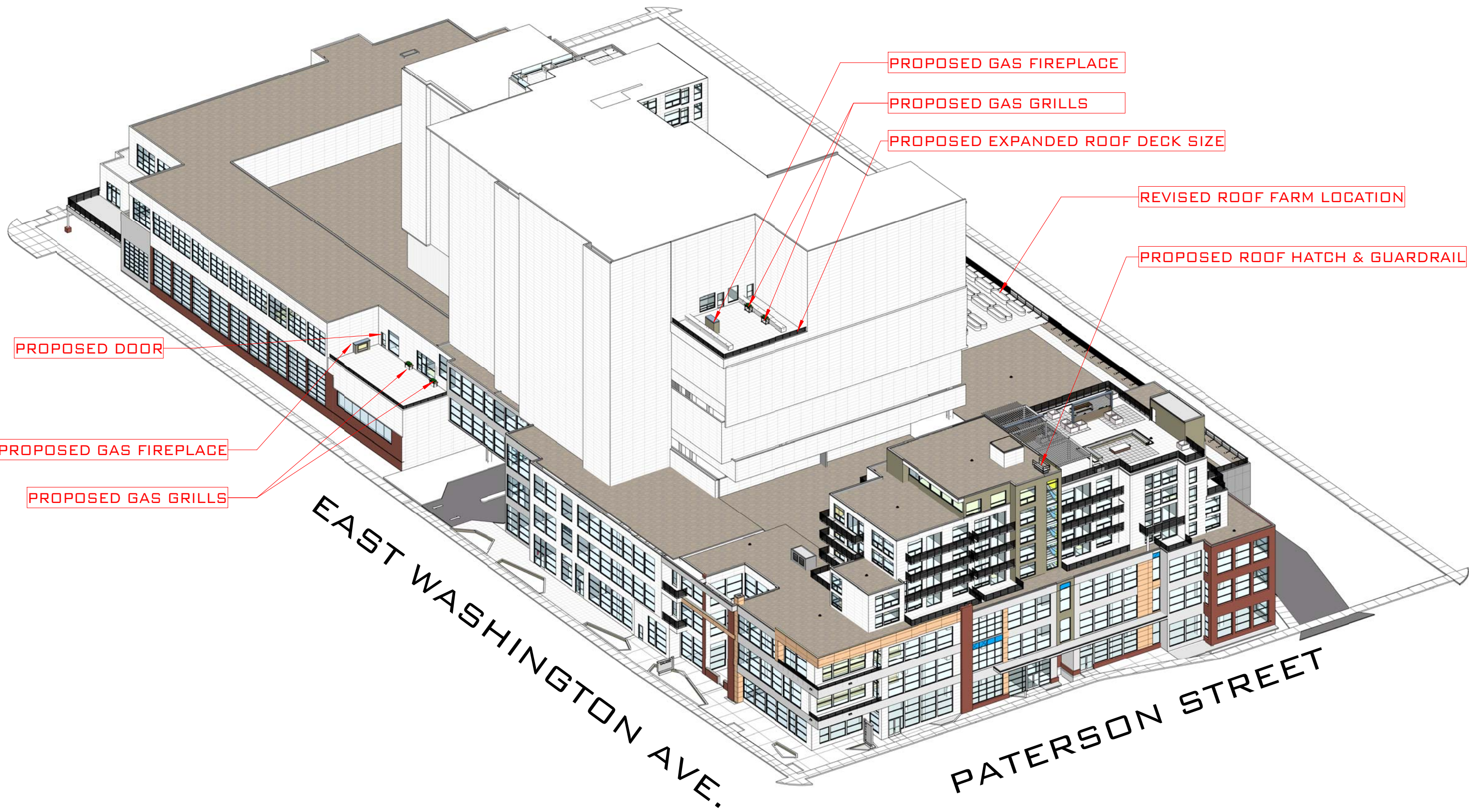
The relocated roof farm will utilize galvanized steel tanks as planters situated within concrete pavers with roof ballast stone infill at corner conditions. The relocated roof farm location will have access through the Phase II tower with an additional proposed stair location (to be installed if required for exiting) that will connect to the 5th floor of the parking garage at the rear of the 3rd floor mechanical mezzanine. A modular, free-standing guardrail system will be utilized to provide fall protection around the perimeter of the roof farm area above the drive aisle with ballast roof surrounding the area. There is no change to the management planned for the roof farm. The operator that is planned to utilize the roof farm plans to grow greens, edible flowers, and asparagus.

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



PROPOSED GAS FIREPLACE

PROPOSED GAS GRILLS

PROPOSED EXPANDED ROOF DECK SIZE

REVISED ROOF FARM LOCATION

PROPOSED ROOF HATCH & GUARDRAIL

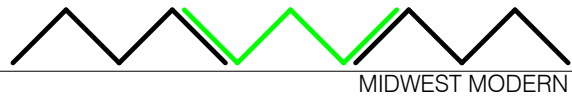
PROPOSED DOOR

PROPOSED GAS FIREPLACE

PROPOSED GAS GRILLS

EAST WASHINGTON AVE.

PATERSON STREET



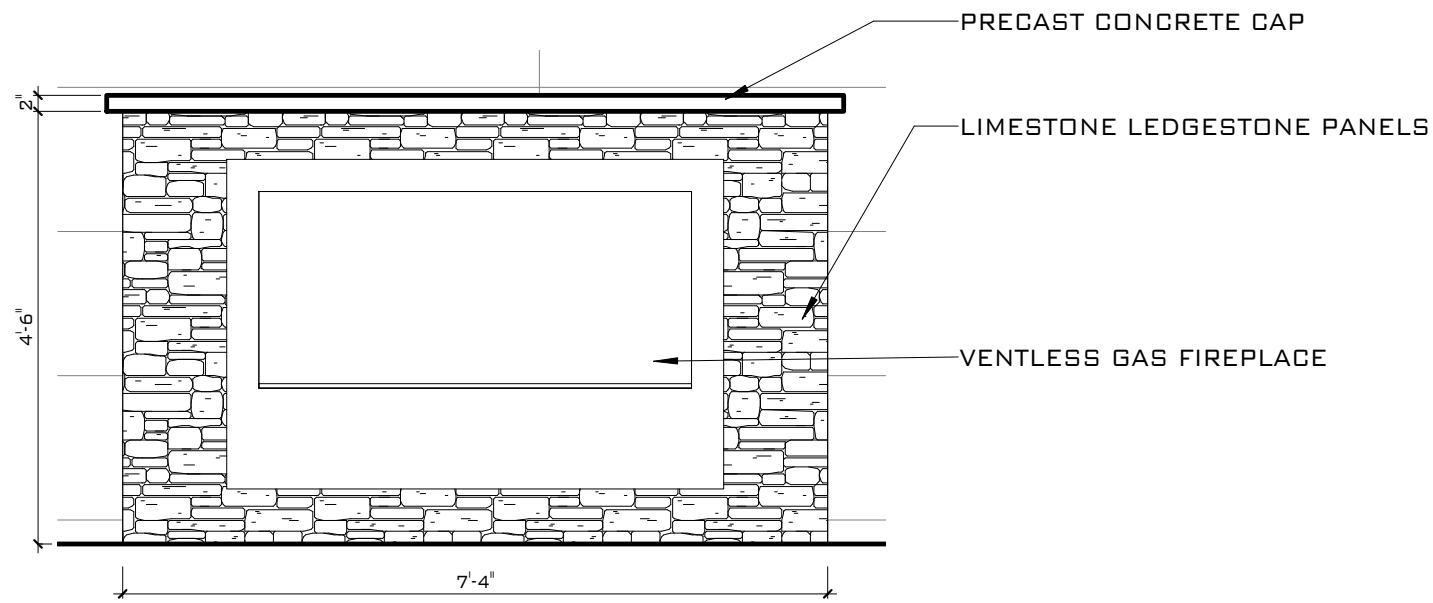
THE GALAXIE

3D KEYPLAN



UDC DESIGN PROGRESSION

08/02/16



GALVANIZED, MODULAR, FREE STANDING RAILING-KEEGUARD



LIMESTONE LEDGESTONE PANEL

1 TYPICAL FIREPLACE ELEVATION
1/2" = 1'-0"

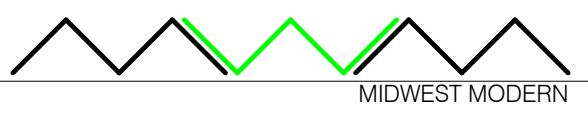
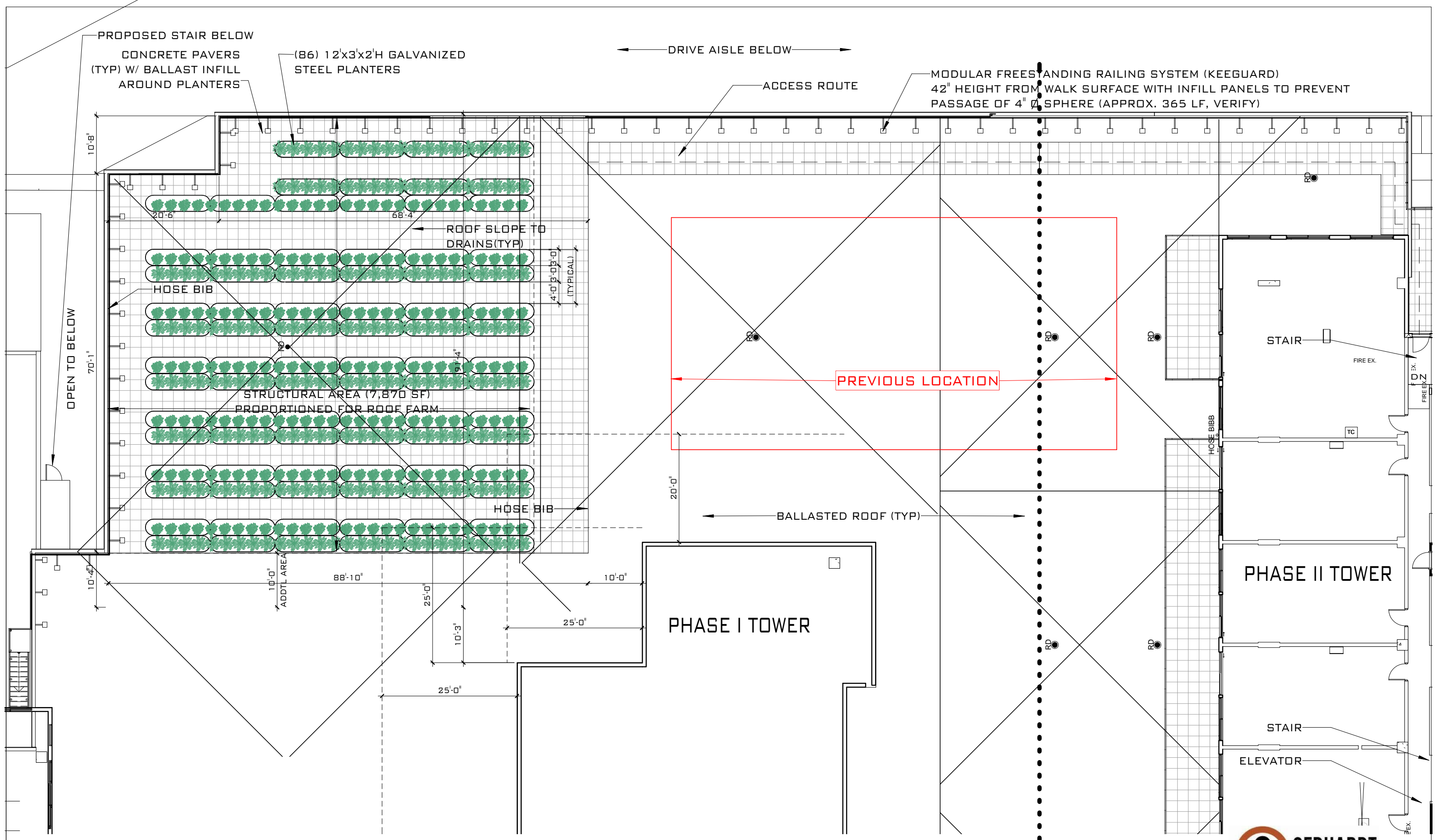


ALUMINUM AND STAINLESS STEEL RAILING



CONCRETE PAVERS





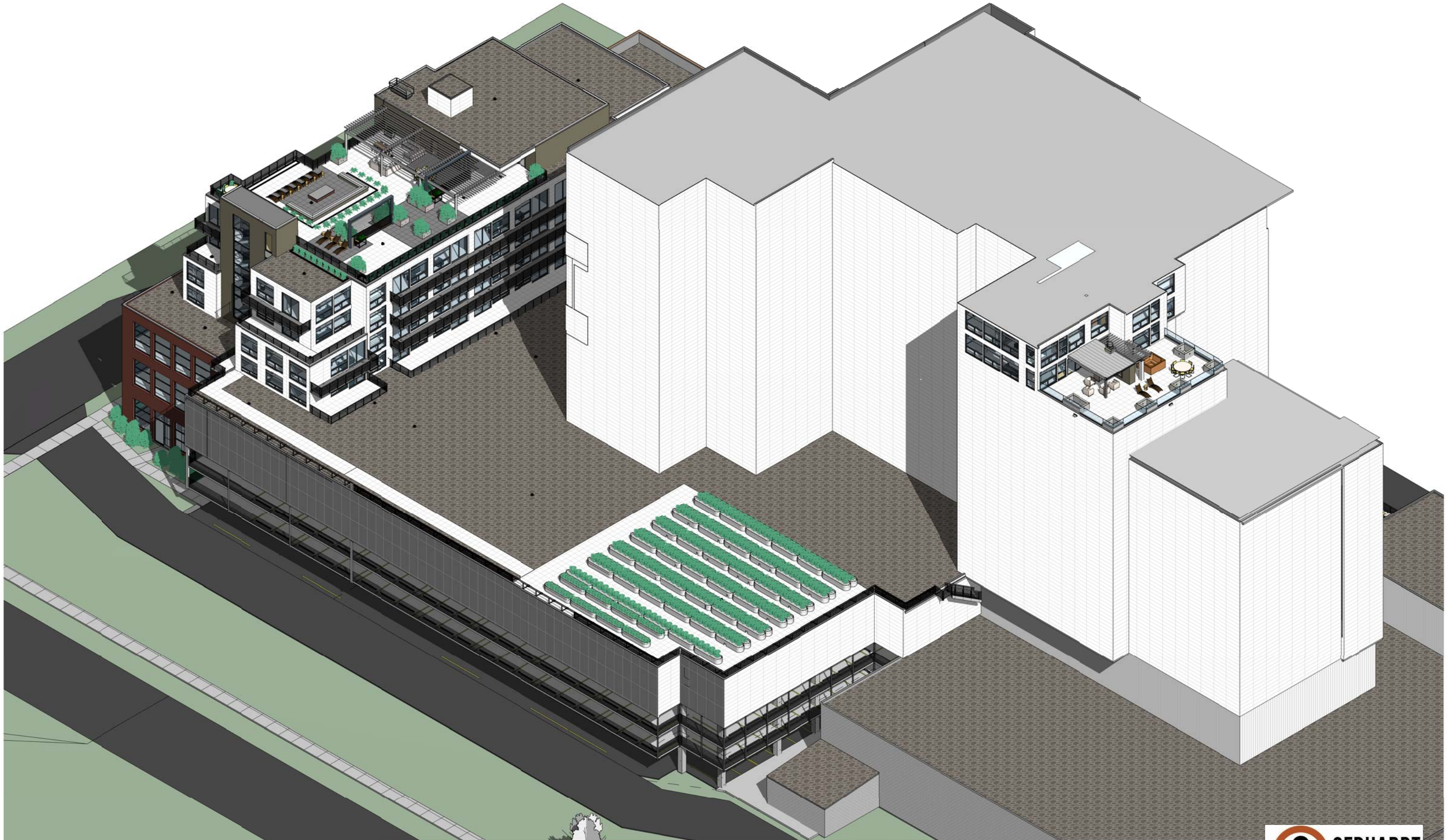
RF ROOF FARM PLAN AT 5TH FLOOR PARKING ROOF/ 4TH RESIDENTIAL

1/16" = 1'-0"

UDC DESIGN PROGRESSION



08/03/16





GENERAL NOTES

DRAWING NOTES

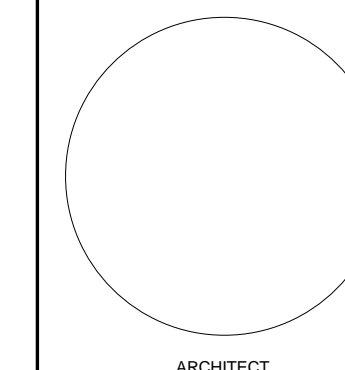
CODE NOTES



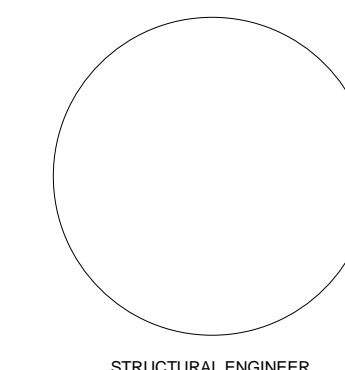
UNIT BALCONY TO ROOF GARDEN

PREVIOUSLY APPROVED DESIGN

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
11.04.14	BID SET #1
10.14.15	UDC SUBMITTAL
10.14.15	PLAN COMMISSION-REV



ARCHITECT



STRUCTURAL ENGINEER

UDC RESUBMITTAL



WWW.BARKDESIGN.COM
STUDIO@BARKDESIGN.COM
608.333.1928

DATE
10.28.2015

THE GALAXIE
800.822.834 EAST WASHINGTON AVENUE
MADISON, WI



 **marquis**
COLLECTION | by Kingsman

TOP HAT
5117 VERONA ROAD
MADISON, WI 53711
608-204-7585

AURORA

ZERO CLEARANCE OUTDOOR GAS FIREPLACE



Unit illustrated is a O-P42NS Outdoor Fireplace in Stainless Steel - Natural Gas, with MGROCK3 Multi-colored - Contemporary Rock Set and MQG5W White Glass decorates the bottom of the fireplace.

TRIM OPTIONS

BLACK

STAINLESS

STYLING



SPLIT OAK LOG SET



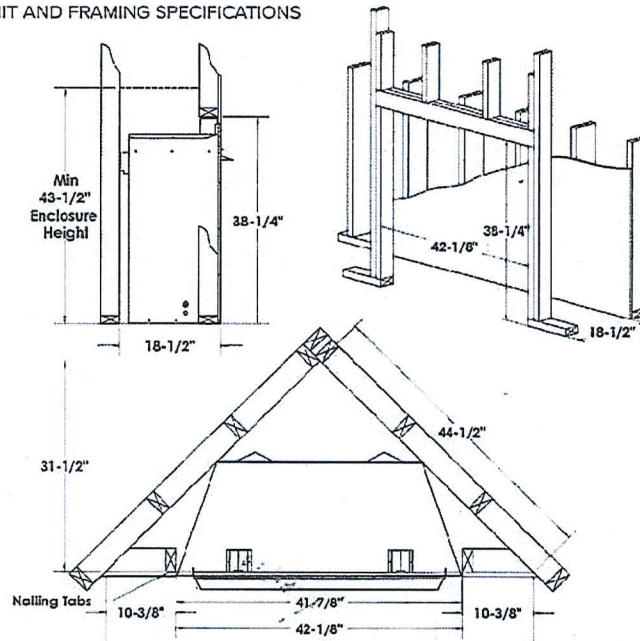
ROCK COLLECTION

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	OFF42N-BLACK OFF42NS-STAINLESS	OFF42LP-BLACK OFF42LPS-STAINLESS
Fuel	Natural	Propane
Input Max.	55,000 BTU	55,000 BTU
Input Min.	38,000 BTU	44,000 BTU

UNIT AND FRAMING SPECIFICATIONS



Unit illustrated is a OFF42NS Outdoor Fireplace in Stainless Steel – Natural Gas, LOGF37 Split Oak Log Set, OFF42RLT 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.*

Kingsman Fireplaces maintains a program of continuous testing, refinement and improvements of all its products. Some aspects of units shown here may be changed at any time without notice or obligation. Certification: These models are certified for USA and Canada as an Outdoor Gas Fireplace, CSA 4.56 US 2nd Edition, CSA CR37-003, CGA 2.17-M91.



Intertek
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