



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: 09-21-2016	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: 10.05.2016	<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 (802, 854, Block 143)
Project Title (if any): the Galaxie

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

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- 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: Otto Gebhardt Company: Gebhardt Development
Street Address: 222 North Street City/State: Madison, WI Zip: 53704
Telephone: (608) 577-7480 Fax: () Email: gebhardtdevelopment@tds.net

Project Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

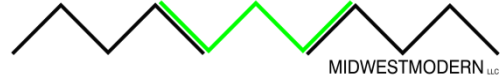
4. Applicant Declarations:

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 9-21-2016.
(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 9-21-2016

September 21, 2016



PROJECT INFORMATION:

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

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

PREPARED FOR:

Urban Design Committee

PROJECT DESCRIPTION AND GOALS:

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

DESIGN PROGRESSION ITEMS:

1. Resubmittal of additional information regarding cladding on 4th and 5th floors of parking structure at interior drive aisle.

Reason: Material installed is questioned by staff as not being accurate with approved material color and texture. Further comments are that the color is not consistent, and touchups are noticeable.

Staff has communicated that the Synstone composite panel that was proposed appeared to be a lighter shade of gray than the installed appearance that is darker toward black. The attached submittal has been updated with a more accurate image of the material, and a sample will be brought to the meeting. Further the material installed has a texture that was not called out in the previous submittal.

The material that is installed is proposed to be the final appearance if acceptable to the commission, however painting the panels to match may be a viable option if the proposed current installation is unsatisfactory. It should be noted that the panels have not been cleaned following their installation, and is unclear if the panels are dirty or if the color is not consistent. Cleaning the panels may reveal that the color is not consistent throughout the panel surface which could further necessitate the need for painting. Cleaning of the panels in a test area will be conducted and submittal material and options updated with this submission if new information is discovered.

It should be further noted that the third phase of the project that is being reviewed at this meeting will screen the majority of the parking structure from public street view as shown on the site plan and in the site line view study images attached.

Sincerely,

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

END



- PROPOSED ITEM KEYNOTES:**
1. REVISE ASSOCIATED BANK STOREFRONT/ATM/NIGHT DROP
 2. REVISE STOREFRONT @ FIRE DEPT. CONNECTION
 3. ADD LOUVERS AT ENCLOSED PARKING GARAGE FLOORS
 4. ENLARGE RESIDENTIAL BALCONIES AT PHASE II 4TH FLOOR
- (SEE COVER LETTER FOR ADDITIONAL INFORMATION)

UPDATED ITEMS IN BLUE

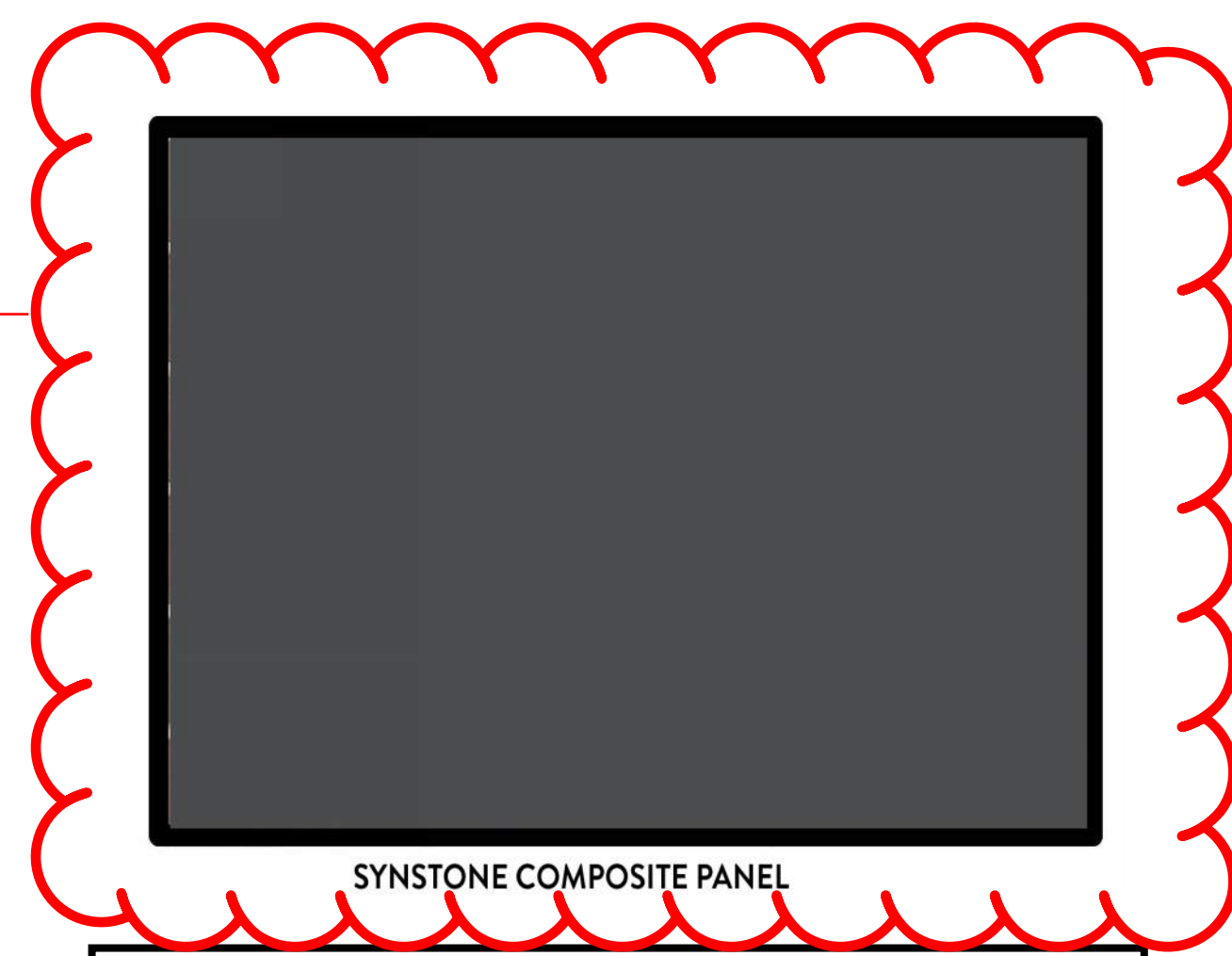
ARCHITECT	STRUCTURAL ENGINEER
-----------	---------------------

UDC RESUBMITTAL

	9-21-2016 <small>DATE</small>
	<small>06.15.16</small> <small>DATE</small>
	P-ELEV

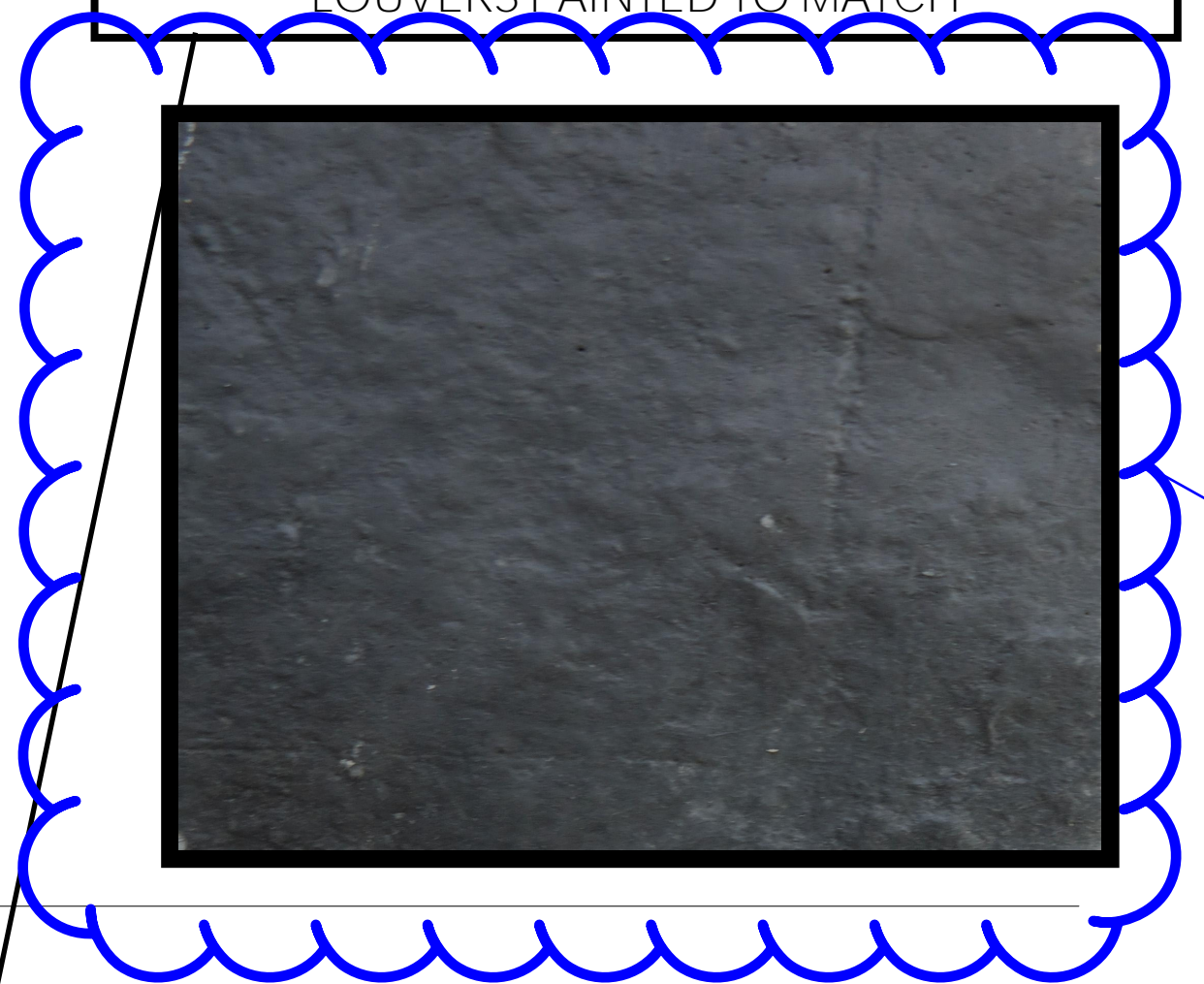
PROPOSED PARKING GARAGE LOUVERS
SCALE: 1/16" = 1'-0"

PREVIOUSLY APPROVED COLOR

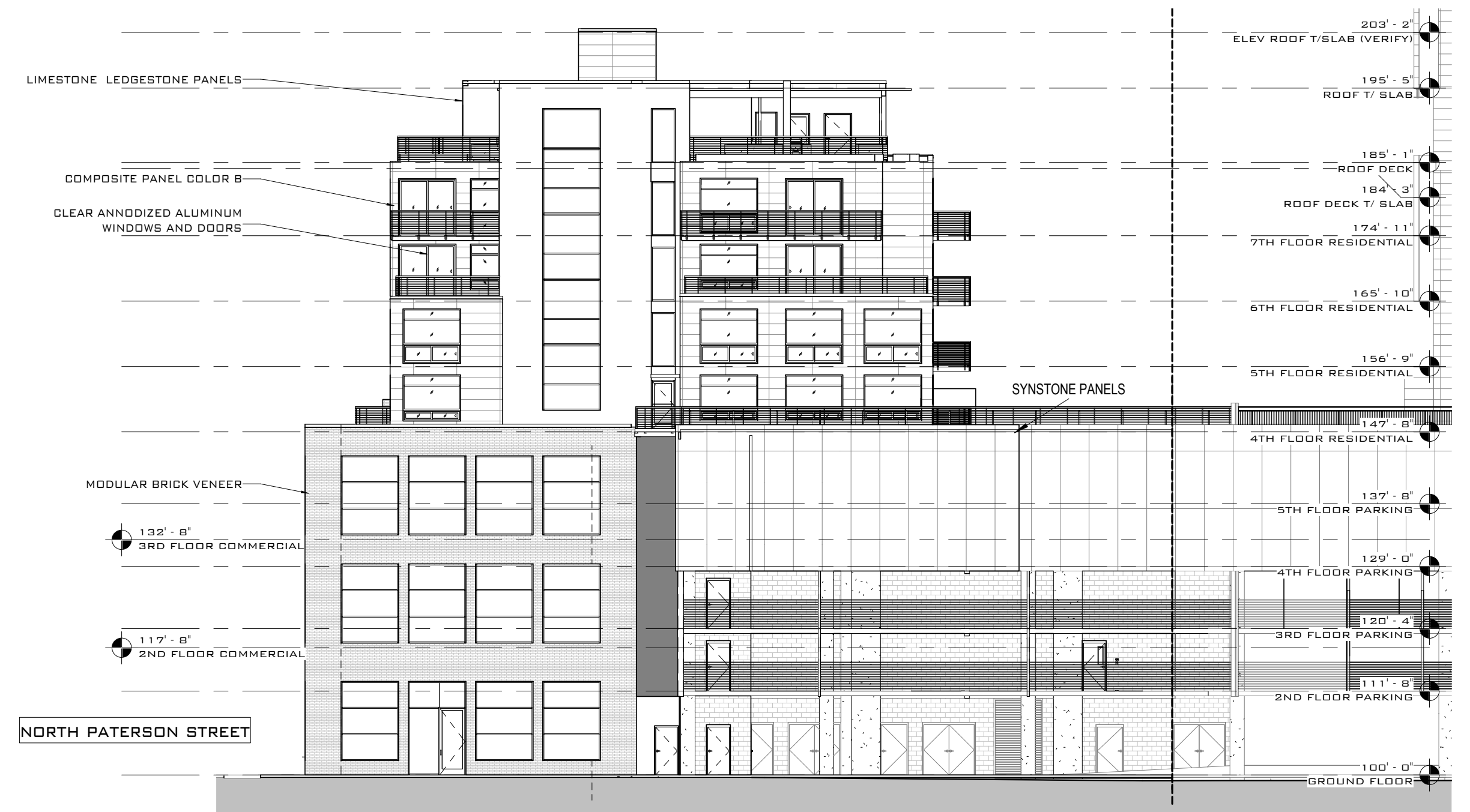


SYNSTONE COMPOSITE PANEL

PARKING GARAGE CLADDING LOUVERS PAINTED TO MATCH

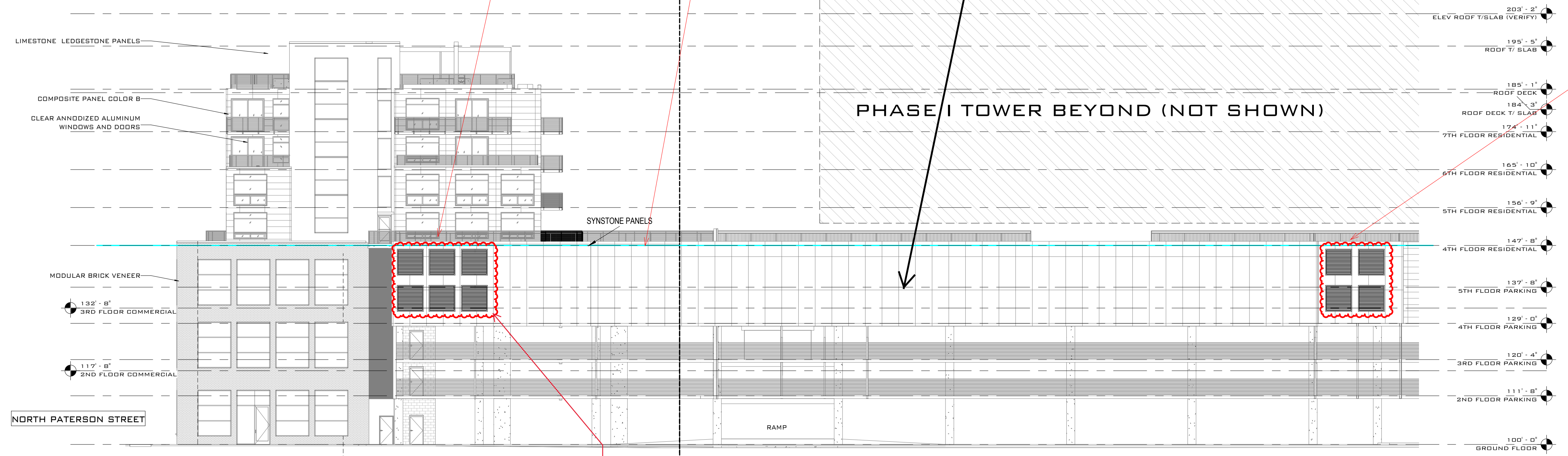


UPDATED, INSTALLED MATERIAL COLOR AND TEXTURE



1 APPROVED DRIVE AISLE ELEVATION
1/16" = 1'-0"

HEIGHT OF PHASE III TO BE IN FOREGROUND (AS VIEWED FROM EAST MIFFLIN)



2 PROPOSED DRIVE AISLE ELEVATION
1/16" = 1'-0"

60"x60" LOUVERS (TYP)

3

3

PHASE I TOWER BEYOND (NOT SHOWN)



LIVE WORK UNITS & APARTMENTS

OWNER OCCUPIED CONDOMINIUMS

VIEW FROM REYNOLDS PARK

EAST MIFFLIN STREET

VIEW FROM LIVINGSTON

VIEW FROM BREESE STEVENS

DRIVE AISLE

PHASE I PHASE II

NORTH LIVINGSTON STREET

NORTH PATERSON STREET

GROCERY STORE

PARKING

FESTIVAL FOODS PARKING ENTRY

ELEVATOR AND STAIR FOR GROCERY USE ONLY

FESTIVAL FOODS PARKING ENTRY

FESTIVAL FOODS MAIN ENTRY

1,360 SF OF SEATING AREA TO PHASE LINE

EAST WASHINGTON AVENUE

CANOPY ABOVE

330 SF OF SEATING

PLANTER TYPICAL

OVERHANG

1,630 SF OF SEATING AREA TO COURTYARD CENTER (COURTYARD NOT SHOWN)

UDC RESUBMITTAL



MIDWEST MODERN

galaxie 127th 858 EAST WASHINGTON AVENUE, 18 & 28 NORTH PATERSON STREET MADISON, WI

OVERALL SITE PLAN

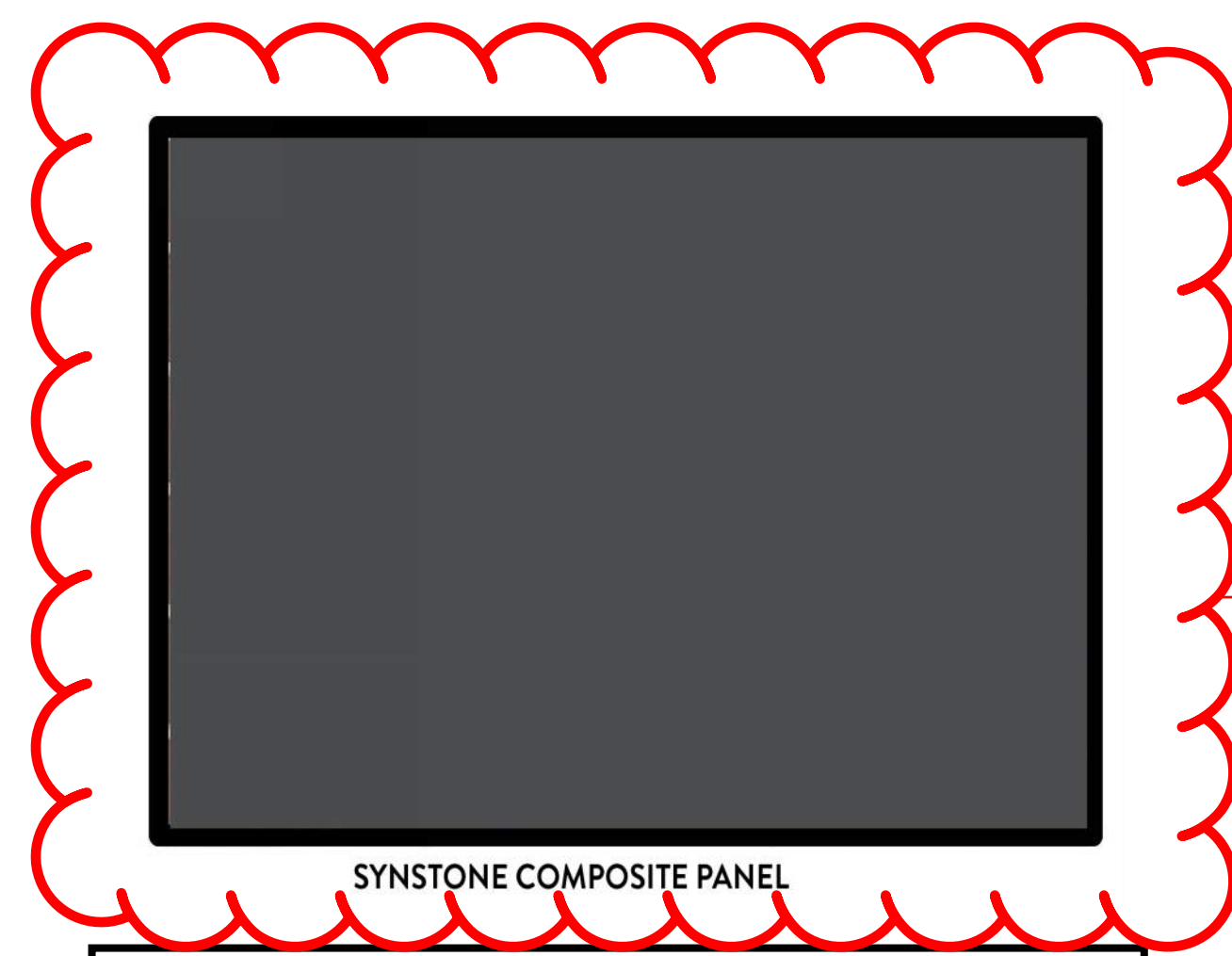
AS1.0

09.21.2016

SCALE: 1" = 20'-0"



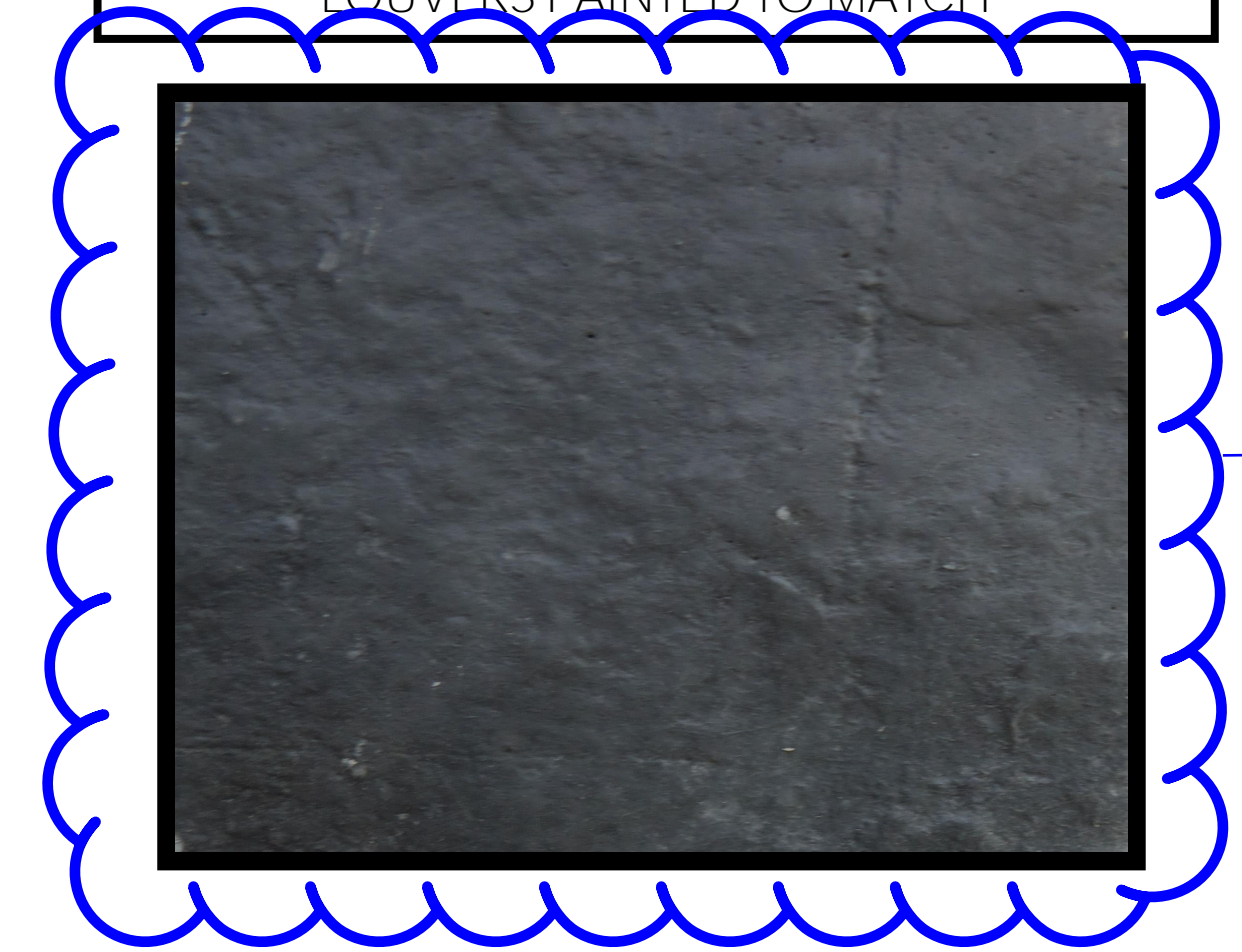
VIEW FROM NEAR MIDBLOCK PEDESTRIAN CONNECTION (SOUTH DAYLIGHT EXPOSURE)



PREVIOUSLY APPROVED COLOR

SYNSTONE COMPOSITE PANEL

PARKING GARAGE CLADDING LOUVERS PAINTED TO MATCH



UPDATED, INSTALLED MATERIAL COLOR AND TEXTURE

VIEW FROM BREESE STEVENS (NORTH DAYLIGHT EXPOSURE)



VIEW DRIVE AISLE ENTRY AT NORTH LIVINGSTON (SOUTH DAYLIGHT EXPOSURE)



UPDATED ITEMS IN BLUE

ARCHITECT	STRUCTURAL ENGINEER	

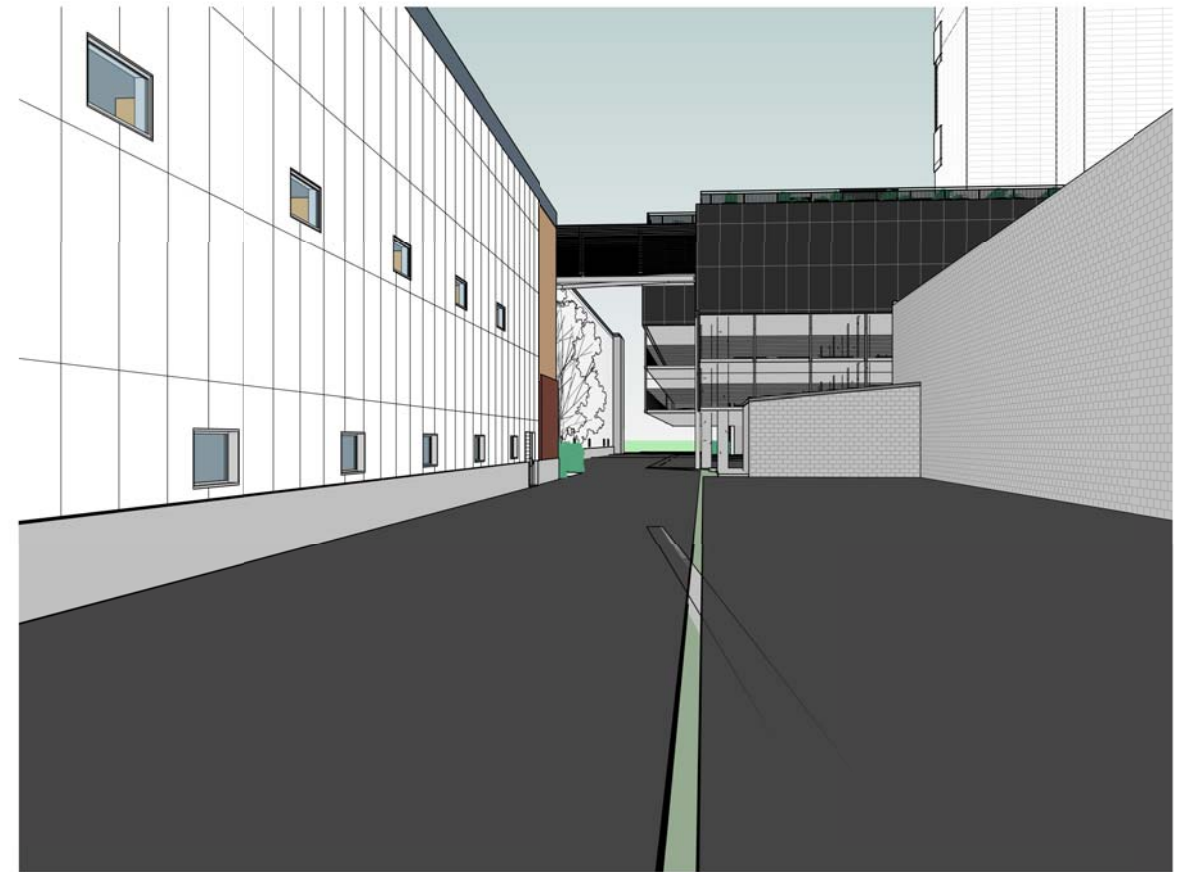
UDC RESUBMITTAL

	DATE 9-21-2016
the galaxie - PHASE 1 800 N. GLECK WASHINGTON AVENUE MADISON, WI	
PROPOSED PARKING GARAGE LOUVERS	P-ELEV

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



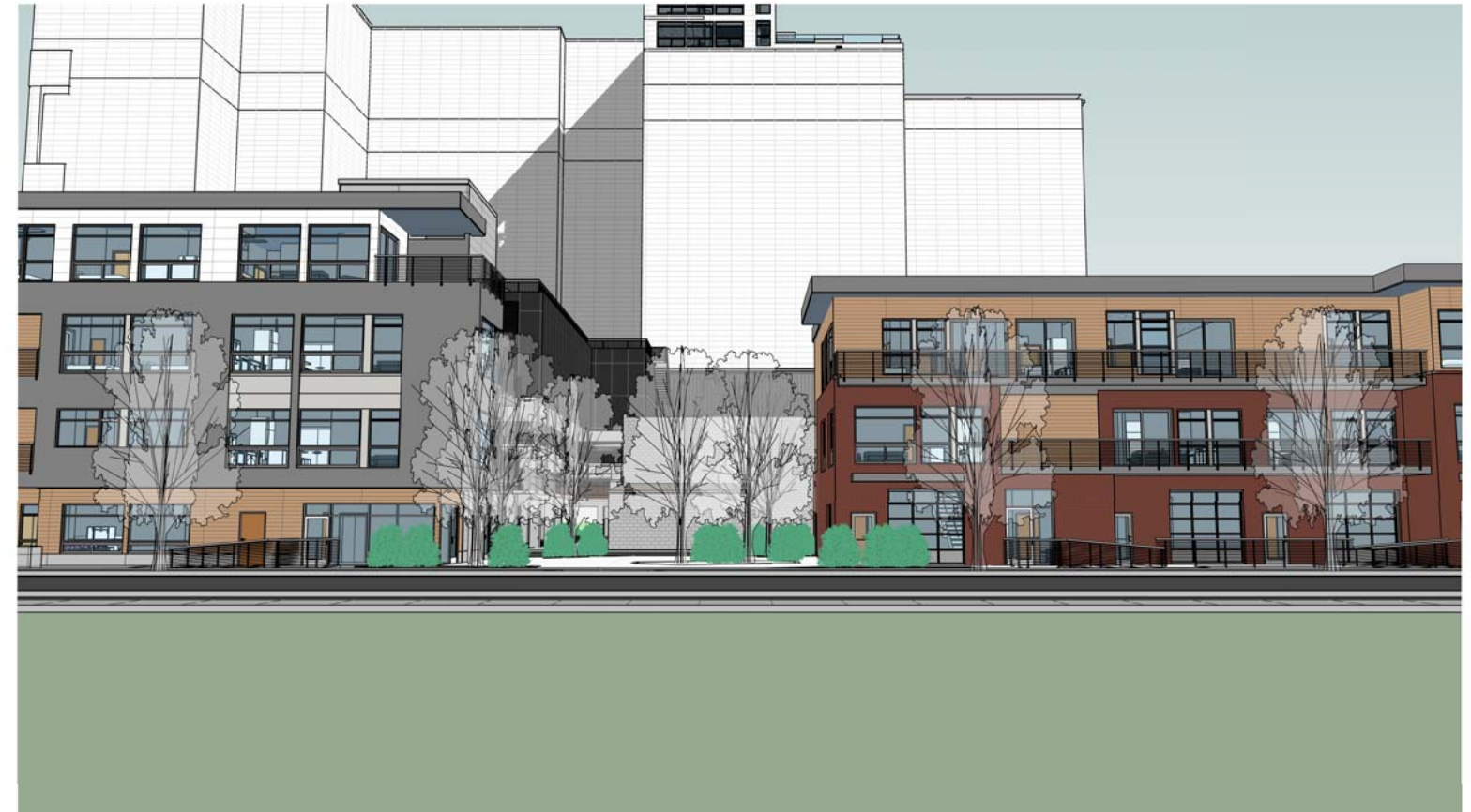
VIEW FROM EAST MIFFLIN AND NORTH PATERSON (PLANNED CONDOMINIUM BUILDING WILL SCREEN MAJOR VIEW OF PARKING GARAGE)



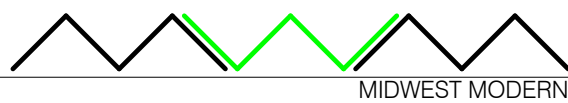
VIEW DRIVE AISLE ENTRY AT NORTH LIVINGSTON W/ BRIDGE CONNECTION TO CONDOMINIUMS



VIEW FROM EAST MIFFLIN AND NORTH LIVINGSTON (PLANNED BUILDING WILL SCREEN MAJOR VIEW OF PARKING GARAGE)



VIEW FROM REYNOLDS PARK AT MID BLOCK PEDESTRIAN CONNECTION-TERRACE TREES NOT SHOWN FOR CLARITY



THE GALAXIE

MIDWEST MODERN

P3-VIEWS PHASE III VIEWS

SITELINE STUDY SHOWN AFTER PHASE III COMPLETE FOR REFERENCE



UDC RESUBMITTAL 9-21-2016