



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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

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

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

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

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

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

**B. Signage:**

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

**C. Other:**

Please specify: \_\_\_\_\_

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

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

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

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

**4. Applicant Declarations:**

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

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

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

May 11, 2016



**PROJECT INFORMATION:**

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

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

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**PREPARED FOR:**

Urban Design Committee

**PROJECT DESCRIPTION AND GOALS:**

Following is a description of the project design progression as it has evolved from previous 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 balconies on second and third floor commercial

**Reason:** Facilitate transition between phase I & II, and to further activate East Washington Avenue and North Paterson Street.

Due to coordination of existing construction, construction sequencing between Phase I & II, commercial tenant lease-up activities, and structural coordination 2 balconies are proposed at the approximate Phase line between the 2 phases to solve construction and leasing related issues--also further activating East Washington Avenue. A third balcony is being proposed at the 2<sup>nd</sup> Floor of Phase II below a similar balcony above on the 3<sup>rd</sup> floor. The storefront design will change with an added door and aluminum and stainless steel cable railing will be installed. The building massing is not being proposed to change to implement this balcony.

2. Modify storefront fenestration at ground, second, and third commercial floors

**Reason:** Modified to better meet tenant buildout needs

The previously approved storefront fenestration pattern is being proposed to be revised to better facilitate future tenant buildouts by increasing the width of the vertical members to allow a more easy attachment of interior partitions and to work with more easily constructed storefront installation in coordination with the glazing supplier. The vertical space will be clad in a clear anodized aluminum wrap to match the frame. The resulting fenestration design echoes details and proportions of the adjoining Phase I commercial, but applied in a rhythm that is quite similar to the previously approved design.

3. Added mechanical louvers at courtyard and other locations as noted

**Reason:** Ventilation of generator due to enclosure of parking garage and coordination with structural and mechanical design

Due to the proposed enclosure of the 4<sup>th</sup> and 5<sup>th</sup> floors of parking on both phases as well as the construction of Phase II the parking garage is no longer an open parking garage. Therefore the generator cannot exhaust into the enclosed parking garage. The proposed location is at the rear of the courtyard approximately 9 feet above the finished walking surface. The operation times of the generator testing will be coordinated with future tenant hours of operation. Additional louvers are being proposed on the building at the residential units for dryer venting. Possible future large tenant louver locations are being proposed on the main, street facing elevations. All commercial louvers will be finished in a color to coordinate with the surrounding material.

#### 4. Parking enclosure cladding

**Reason:** Enclosure of parking garage to provide residential tenants w/ heated parking

The 4<sup>th</sup> and 5<sup>th</sup> parking floors of Phases I and II are being proposed to be enclosed to provide the residential tenants with heated, enclosed parking. The proposed cladding is a previously approved material; Synstone panels that will be installed in 4'x8' sheets with color matched metal profile trim.

#### 5. Commercial cladding change from modular brick to ledgestone, and metal accent panel to composite accent panel.

**Reason:** massing material refinement

The previously approved design of the commercial floor areas featuring a modular brick material is being proposed to be another cladding material in use on the building—limestone ledgestone. The design team believes the result is a more dynamic interplay of the materials within the massing, and a less overcomplex material palette.

The accent panel will be custom painted in tones similar to the renderings by paint approved by the manufacturer, Nichiha.

#### 6. Revised massing

**Reason:** Accommodate updated Paterson turn lane rework due to updated information in coordination with civil engineer.

#### 7. Relocated/added commercial entry doors

**Reason:** Work with site grades and provide ground floor tenants with direct entry.

The proposed grades at the corner of East Washington and Paterson do not allow a door to be placed on the corner inset as previously shown. The door is being proposed to be relocated closer to the main building entry. Another door is being proposed to be added on the opposite side of the main entry door to provide the ground floor tenant with direct access.

Sincerely,



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

END

# THE GALAXIE - PHASE II

## PROJECT TEAM

<b>OWNER/DEVELOPER:</b> GEBHARDT DEVELOPMENT 222 NORTH STREET MADISON, WI 53704 ATTN: OTTO GEBHARDT III 608.245.0753	<b>GENERAL CONTRACTOR:</b> TRI NORTH BUILDERS 2625 RESEARCH PARK DR FITCHBURG, WI 53711 P: 608.271.8717	<b>ARCHITECT:</b> MIDWEST MODERN, LLC 510 WEST EDGEWATER STREET PORTAGE, WI 53901 ATTN: KYLE DUMBLETON 608-445-7869	<b>SOILS TESTING:</b> CGC, INC. 2921 PERRY STREET MADISON, WI 53713 ATTN.: DAVID STAAB, P.E., LEED AP 608.288.4100
<b>CIVIL ENGINEER:</b> PROFESSIONAL ENGINEERING, LLC 818 N. MEADOWBROOK LANE WAUNAKEE, WI 53597 ATTN: ROXANNE JOHNSON, P.E., LEED AP 608.849.9378	<b>LANDSCAPE ARCHITECT:</b> DESIGN STUDIO, ETC. ATTN: GARRET PERRY GPERRY@DESIGNSTUDIOETC.COM 608.358.6344	<b>STRUCTURAL ENGINEER:</b> FINK HOREJSH, LLC 141 NORTH MAIN STREET MONTICELLO, WI 53570 608-658-1257	<b>SIGNAGE CONSULTANT:</b> RYAN SIGNS 3007 PERRY STREET MADISON, WI 53713 ATTN.: MARY BETH GROWNEY 608.271.7979



### PROJECT LOCATION

### PROJECT LOCATION INFORMATION

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

### PROJECT DESIGN SOURCE GUIDELINES

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



ITEM CLOUDED IN BLUE FOR CLARITY

ITEM CLOUDED IN GREEN FOR CLARITY

### GALAXIE PHASE I/II

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

### DESIGN PROGRESSION ITEMS:

#### PHASE II

- ADDED BALCONIES ON SECOND AND THIRD FLOOR COMMERCIAL  
 REASON: FACILITATE TRANSITION BETWEEN PHASE I & II, AND TO FURTHER ACTIVATE EASTING WASHINGTON AND PATERSON
- MODIFY STOREFRONT FENESTRATION AT GROUND, SECOND, AND THIRD COMMERCIAL FLOORS  
 REASON: MODIFIED TO BETTER MEET TENANT BUILDOUT NEEDS
- ADDED LOUVERS AT COURTYARD AND OTHER LOCATIONS AS NOTED  
 REASON: VENTILATION OF GENERATOR DUE TO ENCLOSURE OF PARKING GARAGE AND COORDINATION WITH STRUCTURAL AND MECHANICAL
- PARKING ENCLOSURE CLADDING  
 REASON: ENCLOSURE OF PARKING GARAGE TO PROVIDE RESIDENTIAL TENANTS W/ HEATED PARKING
- COMMERCIAL CLADDING CHANGE FROM MODULAR BRICK TO LEDGESTONE, AND METAL ACCENT PANEL TO COMPOSITE ACCENT PANEL  
 REASON: MASSING MATERIAL REFINEMENT
- REVISED MASSING  
 REASON: UPDATED TURN LANE INFORMATION AT PATERSON STREET
- RELOCATED/ ADDED COMMERCIAL ENTRY DOORS  
 REASON: WORK WITH SITE GRADES AND PROVIDE GROUND FLOOR TENANTS WITH DIRECT ENTRY



SYNSTONE COMPOSITE PANEL

PREFINISHED COMPOSITE PANEL COLOR B  
NICHIIA - ARCHITECTURAL BLOCK-GRAY

PREFINISHED COMPOSITE PANEL COLOR A  
NICHIIA - ARCHITECTURAL BLOCK-CHARCOAL

	#17	CLEAR	AA-M10C22A31	Architectural Class II (.4 mls minimum)
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- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM

### STOREFRONT AND WINDOW FRAMES



**OVERALL EXTERIOR MATERIAL PALLETE--BRICK IS PROPOSED TO BE OMITTED AND REPLACED WITH LIMESTONE LEDGESTONE AND METAL PANEL REPLACED WITH CUSTOM PAINTED COMPOSITE PANEL--SYNSTONE IS PROPOSED FOR PARKING RAMP ENCLOSURE**

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

DESIGN PROGRESSION

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

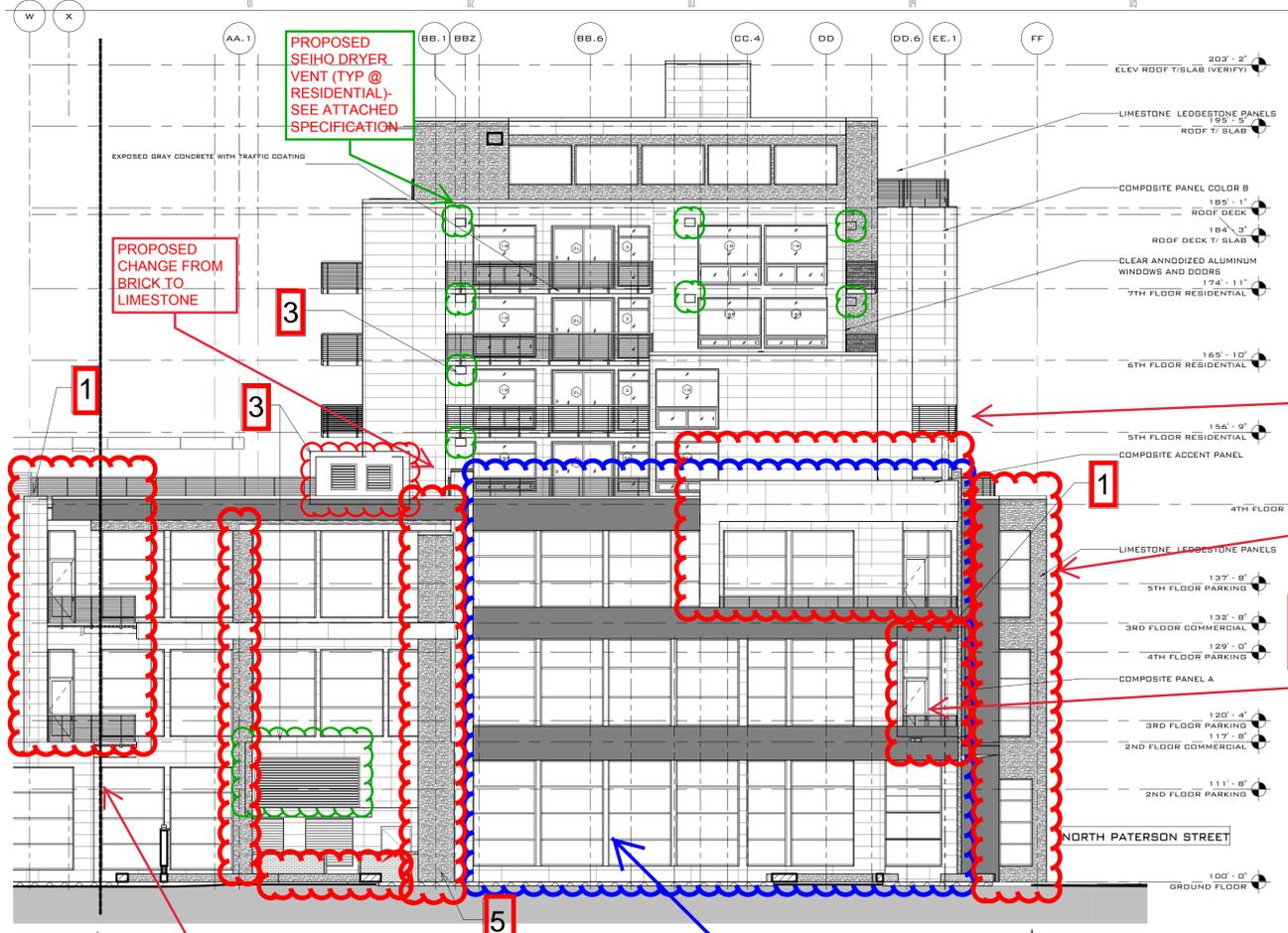
PHASE II UDC RESUBMITTAL

DATE: 05.11.16



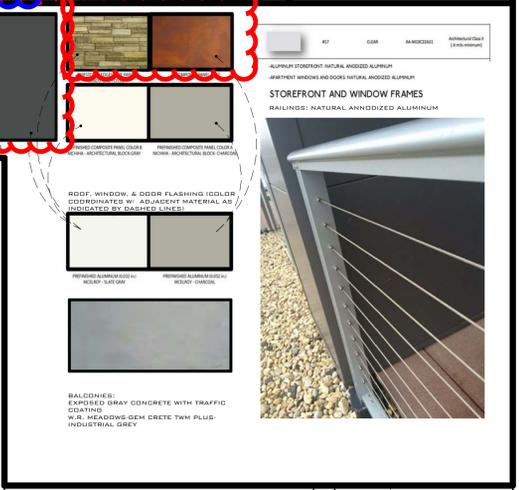


# PROPOSED ELEVATIONS

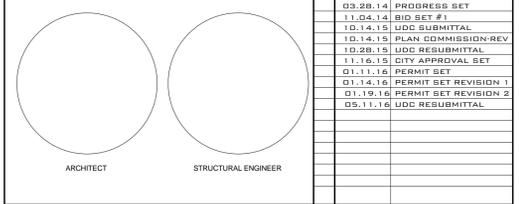


## EAST WASHINGTON ELEVATION

# MATERIALS



NO.	DATE	DESCRIPTION
03.21.14		PROGRESS SET
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11.04.14		SID SET #1
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01.19.16		PERMIT SET REVISION 2
05.11.16		UDC RESUBMITTAL



# DESIGN PROGRESSION

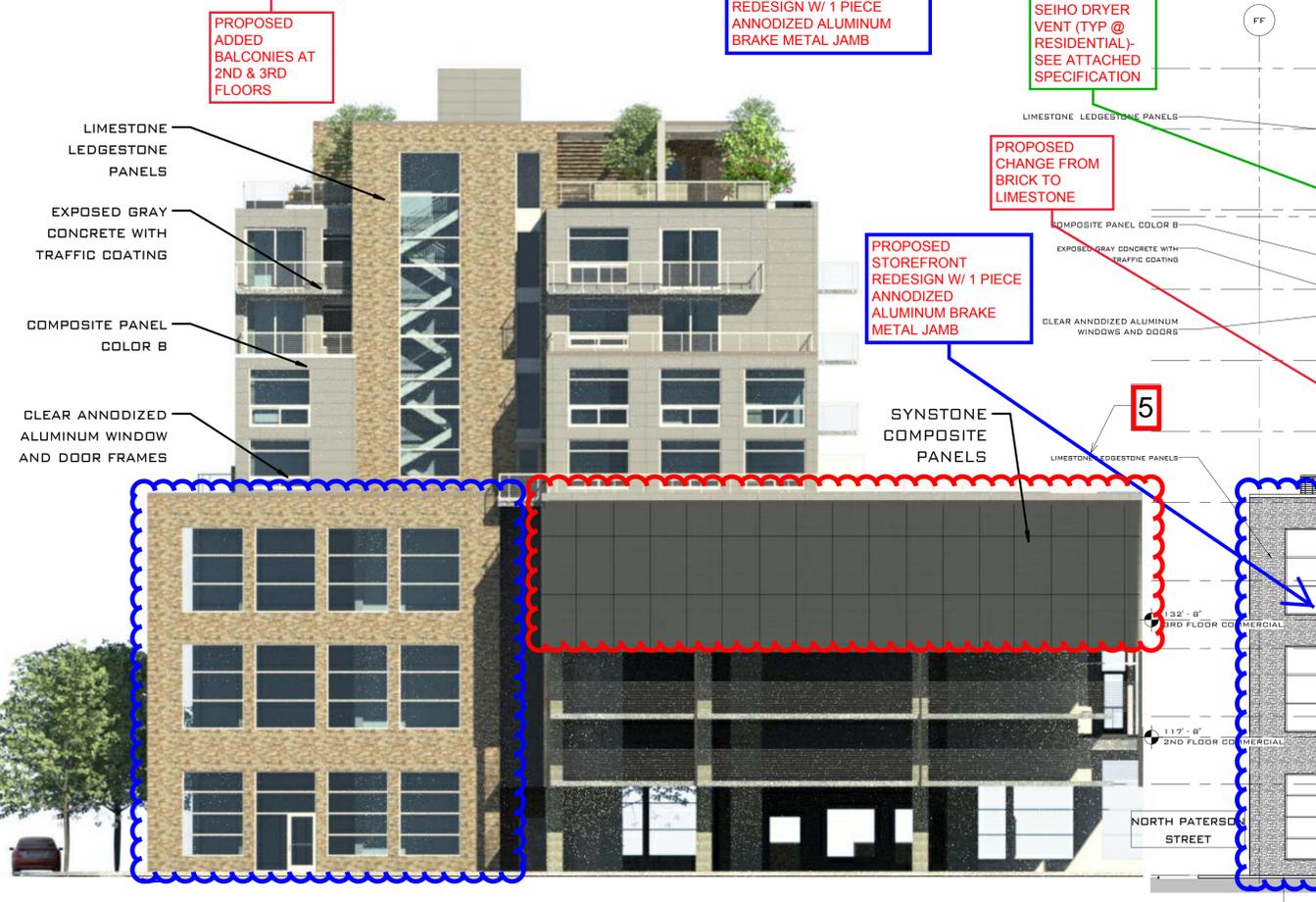
**GEBHARDT DEVELOPMENT**

MIDWEST MODERN

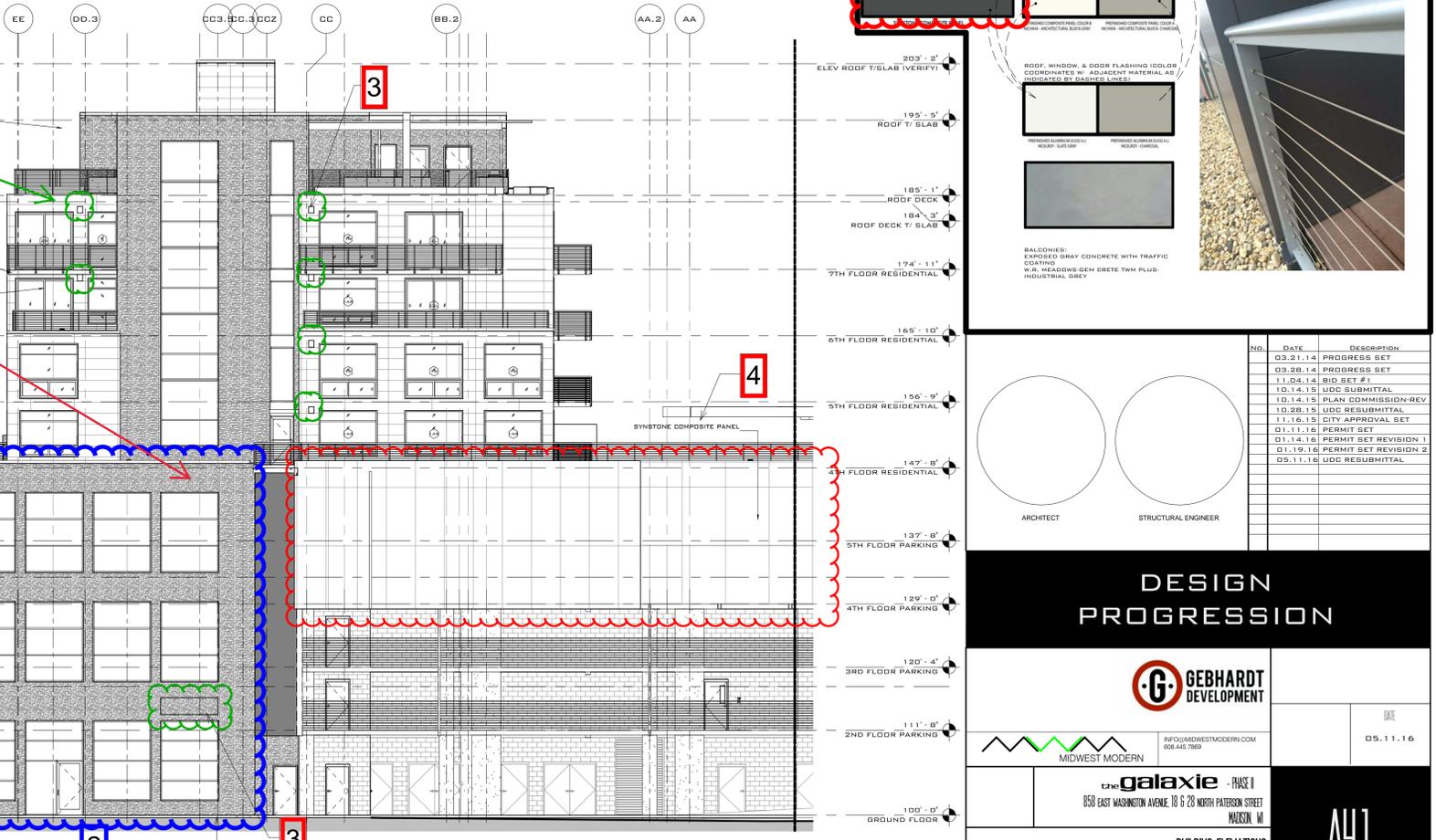
**galaxie** - PHASE II  
 858 EAST WASHINGTON AVENUE, 10 & 28 NORTH PATERSON STREET  
 MADISON, WI

**A4.1**  
 BUILDING ELEVATIONS  
 NTS SCALE 3/32" = 1'-0"

DATE: 05.11.16



## DRIVE AISLE (EAST MIFFLIN) ELEVATION

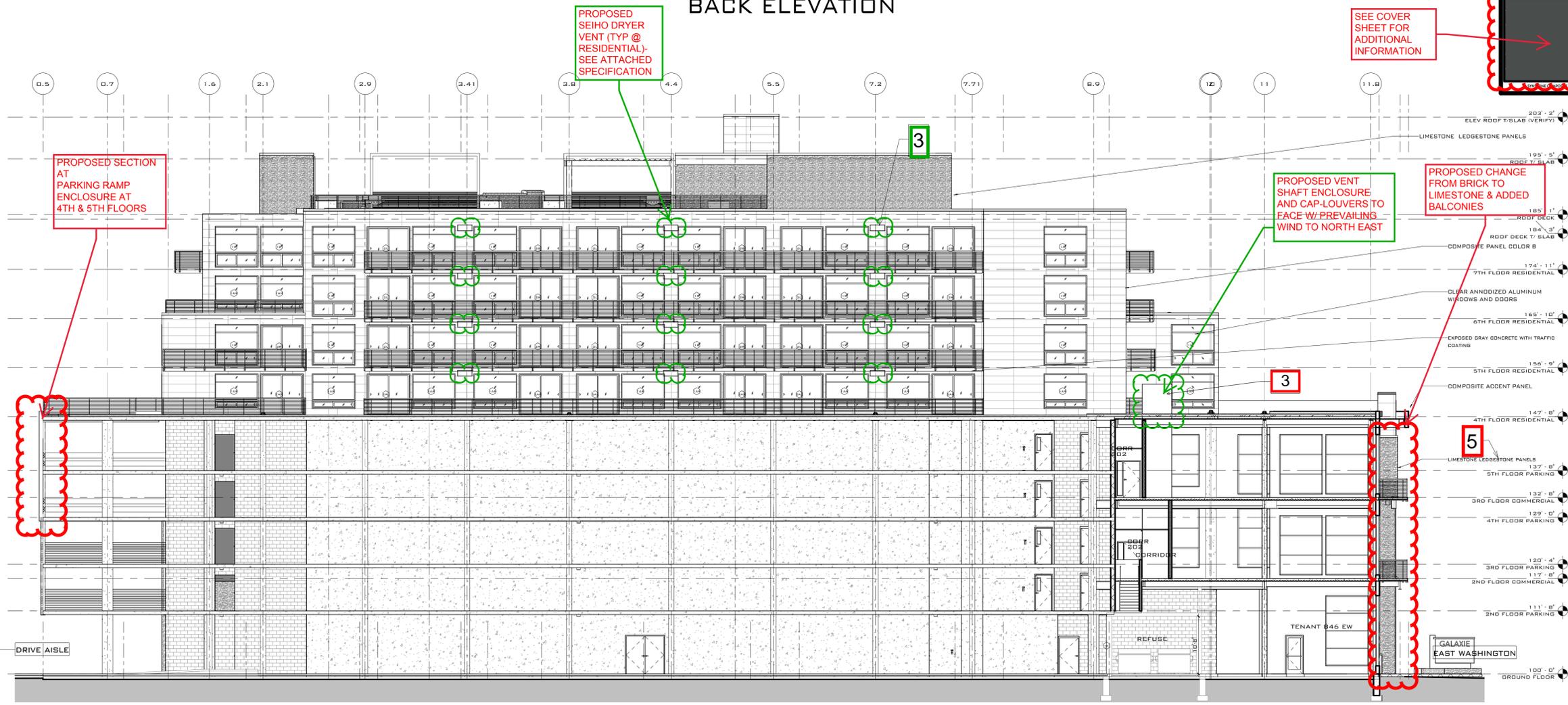




- LIMESTONE LEDGESTONE PANELS
- COMPOSITE PANEL COLOR B
- CLEAR ANNOIDIZED ALUMINUM WINDOW AND DOOR FRAMES
- EXPOSED GRAY CONCRETE WITH TRAFFIC COATING

PROPOSED ELEVATIONS

BACK ELEVATION



MATERIALS

KEY	DESCRIPTION
[Image]	ALUMINUM STOREFRONT MATERIAL, ANNOIDIZED ALUMINUM WINDOW AND DOOR FRAMES, ANNOIDIZED ALUMINUM STOREFRONT AND WINDOW FRAMES
[Image]	RAILINGS: NATURAL ANNOIDIZED ALUMINUM
[Image]	BALCONIES: EXPOSED GRAY CONCRETE WITH TRAFFIC COATING, W.R. HEADINGS-DEM CRETE TYP PLUS INDUSTRIAL GREY

NO.	DATE	DESCRIPTION
01	01.11.16	PERMIT SET

DESIGN PROGRESSION

**GEBHARDT DEVELOPMENT**

MIDWEST MODERN

**galaxie** - PHASE II  
 858 EAST WASHINGTON AVENUE, 10 & 28 NORTH PATERSON STREET  
 MADISON, WI

BUILDING ELEVATIONS

DATE: 05.11.16

NTS SCALE 3/32" = 1'-0"

A4.2





- LIMESTONE LEDGESTONE PANELS
- COMPOSITE PANEL COLOR B
- EXPOSED GRAY CONCRETE WITH TRAFFIC COATING
- CLEAR ANNOIDIZED ALUMINUM WINDOW AND DOOR FRAMES COMPOSITE PANEL COLOR A
- COMPOSITE ACCENT PANEL
- SYNSTONE COMPOSITE PANEL

PROPOSED ELEVATIONS

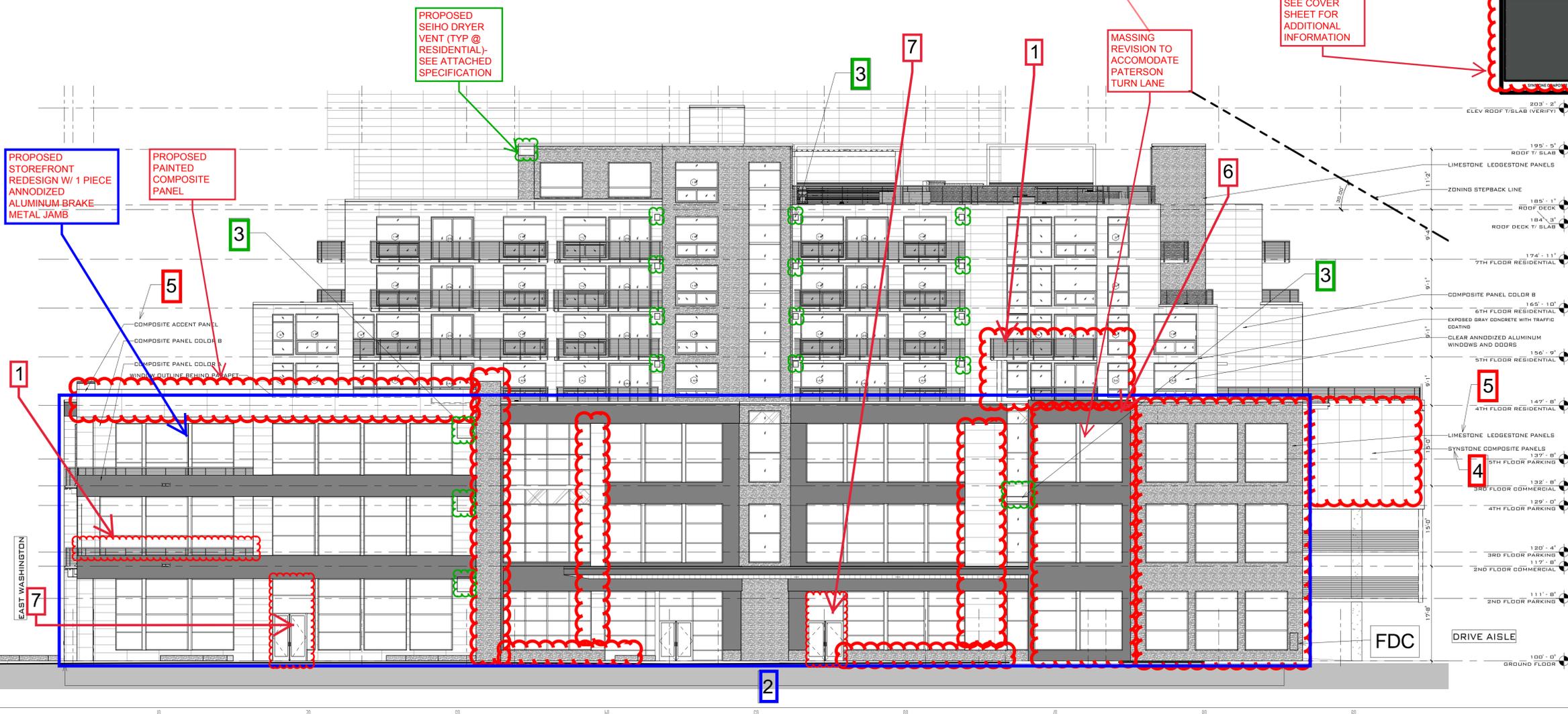
NORTH PATERSON ELEVATION

MATERIALS

ALUMINUM STOREFRONT METAL ACCENT ALUMINUM  
WINDOW WINDOW AND DOOR METAL ACCENT ALUMINUM  
STOREFRONT AND WINDOW FRAMES  
RAILING: NATURAL ANNOIDIZED ALUMINUM

ROOF WINDOW & DOOR FLASHING (COLOR COORDINATED W/ ADJACENT MATERIAL AS INDICATED BY DASHED LINES)

RAILING: EXPOSED GRAY CONCRETE WITH TRAFFIC COATING  
W/ HEADINGS-DEM CRETE T/M PLUS-INDUSTRIAL GREY



NO.	DATE	DESCRIPTION
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03.28.14	PROGRESS SET	
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01.11.16	PERMIT SET	
01.14.16	PERMIT SET REVISION 1	
01.19.16	PERMIT SET REVISION 2	
05.11.16	UDC RESUBMITTAL	

DESIGN PROGRESSION

ARCHITECT: GALAXIE  
STRUCTURAL ENGINEER: MIDWEST MODERN

GEBHARDT DEVELOPMENT

INFO@MIDWESTMODERN.COM  
608.445.7809

12th galaxie - PHASE II  
858 EAST WASHINGTON AVENUE, 10 & 28 NORTH PATERSON STREET  
MILWAUKEE, WI

BUILDING ELEVATIONS

DATE: 05.11.16

SCALE: 3/32" = 1'-0"

A4.3

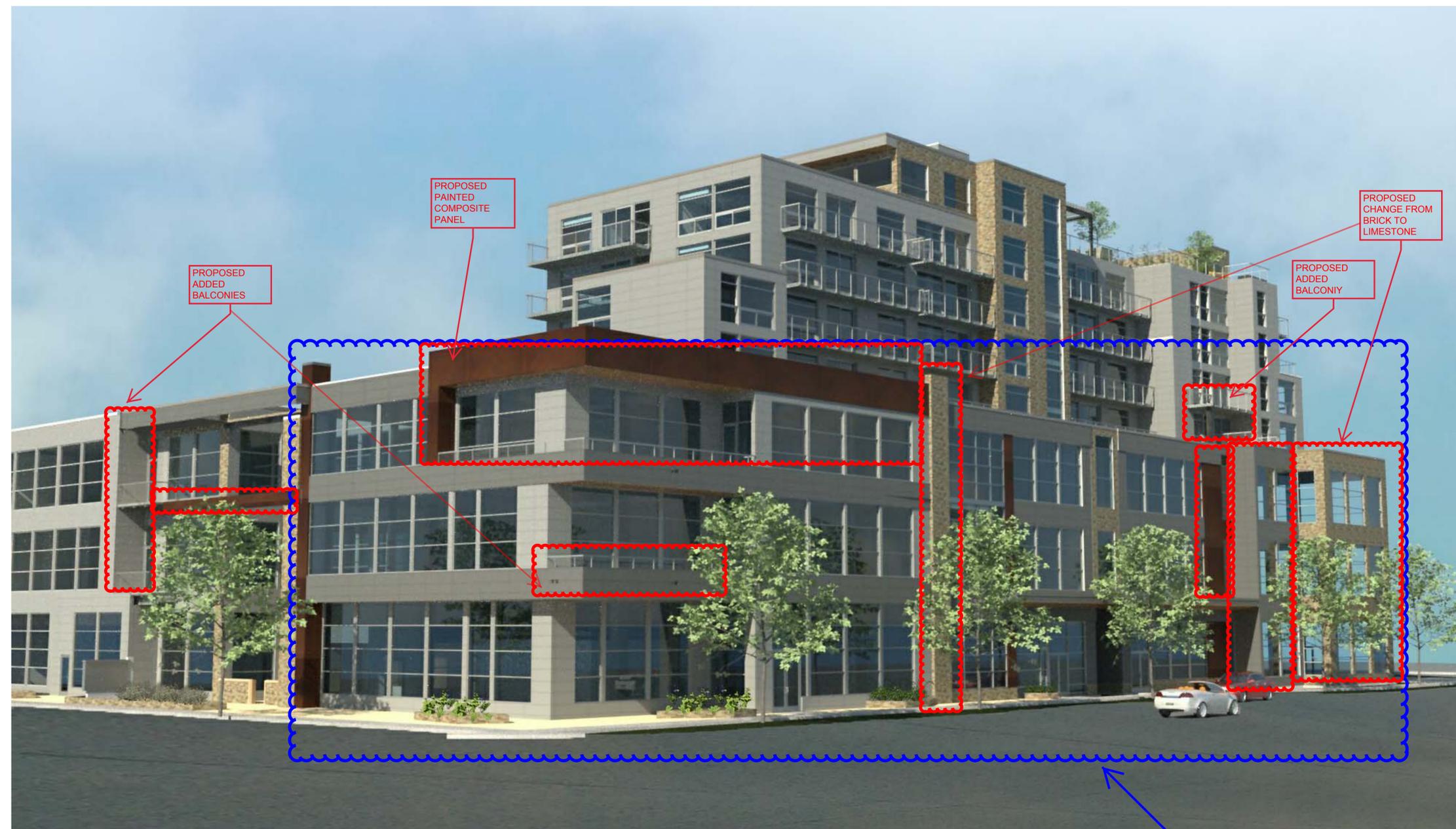


GENERAL NOTES

- 1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
- 2: CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3: CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER, OR OWNER PROVIDED WORK.
- 4: DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5: ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS & SPRINKLER LINES TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
- 6: EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7: CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
- 8: CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

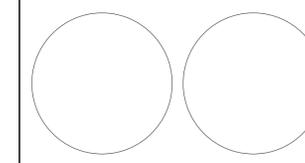
DRAWING NOTES

CODE NOTES



VIEW FROM EAST WASHINGTON & NORTH PATERSON

PROPOSED STOREFRONT REDESIGN W/ 1 PIECE ANNOXIDIZED ALUMINUM BRAKE METAL JAMB



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DESIGN PROGRESSION

**GEBHARDT DEVELOPMENT**  
 INFO@MIDWESTMODERN.COM  
 608.445.7899

**galaxie** - PHASE II  
 858 EAST WASHINGTON AVENUE, 10 & 28 NORTH PATERSON STREET  
 WAUKESHA, WI

DATE  
 05.11.16

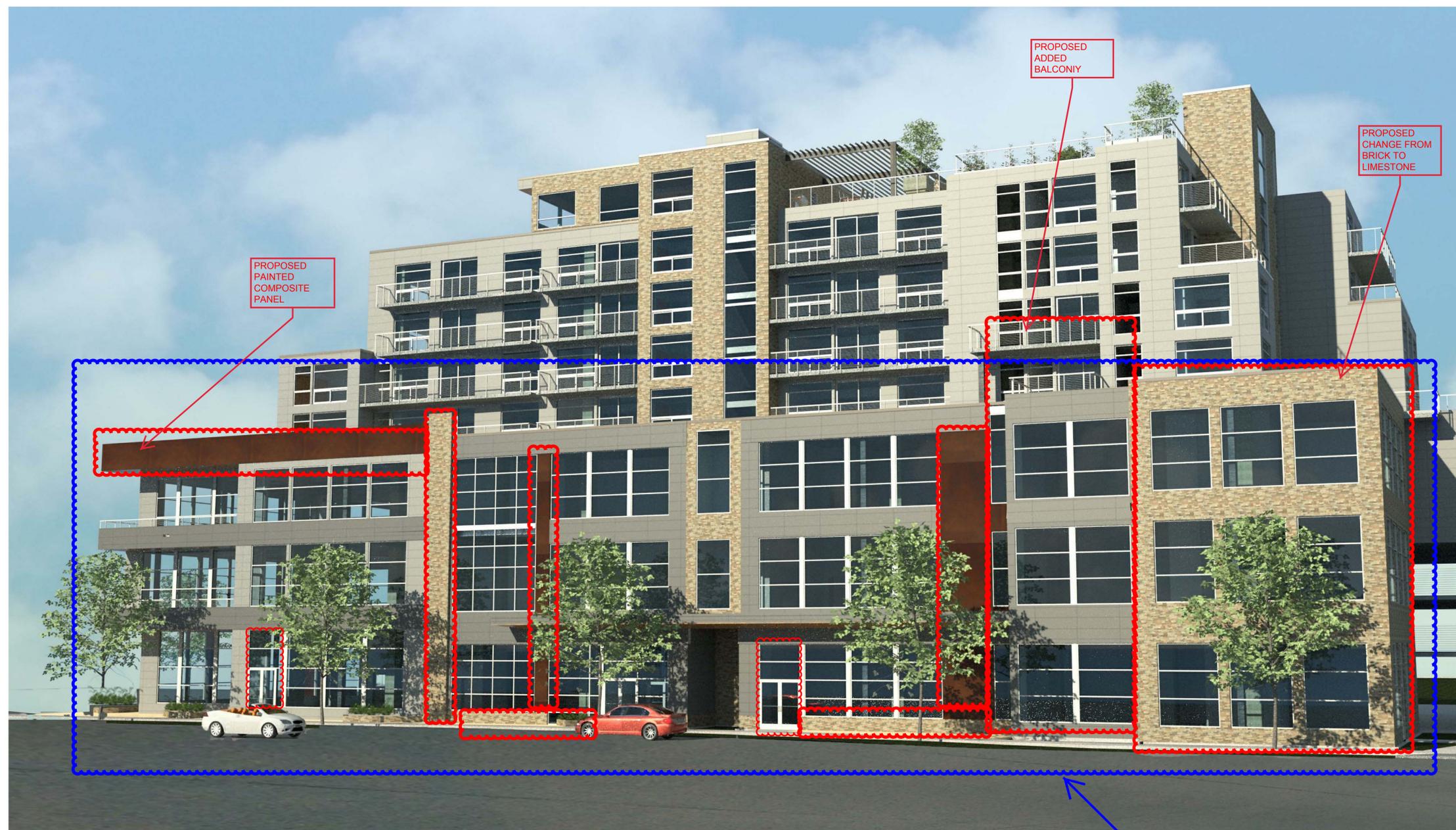


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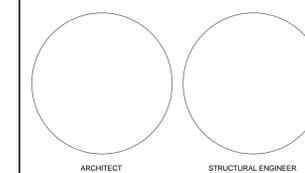
DRAWING NOTES

CODE NOTES



NORTH PATERSON STREET FACADE

PROPOSED STOREFRONT  
REDESIGN W/ 1 PIECE  
ANNOXIDIZED ALUMINUM  
BRAKE METAL JAMB



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DESIGN PROGRESSION

**GEBHARDT DEVELOPMENT**  
MIDWEST MODERN  
INFO@MIDWESTMODERN.COM  
608.445.7899

**galaxie** - PHASE II  
858 EAST WASHINGTON AVENUE, 10 & 28 NORTH PATERSON STREET  
MILWAUKEE, WI

DATE  
05.11.16



