



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 17, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>October 5, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>October 17, 2016</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 800N Block of East Washington
Project Title (if any): (Galaxie Phase III) - The Starliner Condominiums and Lofts

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 Company: Midwest Modern, LLC
 Street Address: 510 W. Edgewater St. City/State: Portage, WI Zip: 53901
 Telephone: (608)4445-7869 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): 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 & Heather Stouder on 6-24-2016.
(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 8-17-2016

August 17, 2016



PROJECT INFORMATION:

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
Architect: Midwest Modern, LLC

PREPARED FOR:

Urban Design Committee and Plan Commission

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 3rd 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 1st phase including Festival Foods grocery store, 14 story residential tower, commercial space, and structured parking (complete), and the 2nd 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):							UNIT BREAKDOWN (LIVE/WORK):						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS	3 LEVEL UNITS						
	1ST FLOOR	2ND FLOOR	3RD FLOOR		TOTAL UNITS	TOTAL BEDROOMS	1ST FLOOR	2ND FLOOR	3RD FLOOR		TOTAL UNITS	TOTAL BEDROOMS	
LOFT:	1	1	3	4	8	8	9		11		20	20	
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	9		11		20	20	

26,200 sq. ft. of total space

23,225 sq. ft. of total space

Proposed matrices:

PHASE III LIVE/WORK UNIT MATRIX.					
NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
101	1,527 SF	LW UNIT		1	0
101: 2	1,527 SF			1	0
102	1,552 SF	LW UNIT		1	0
102: 2	1,552 SF			1	0
103	1,600 SF	LW UNIT		1	0
103: 2	1,600 SF			1	0
104	1,600 SF	LW UNIT		1	0
104: 2	1,600 SF			1	0
105	1,600 SF	LW UNIT		1	0
105: 2	1,600 SF			1	0
106	1,892 SF	LW UNIT		1	0
106: 2	1,892 SF			1	0
107	1,891 SF	LW UNIT		1	0
107: 2	1,891 SF			1	0
108	1,892 SF	LW UNIT		1	0
108: 2	1,892 SF			1	0
109	1,600 SF	LW UNIT		1	0
109: 2	1,600 SF			1	0
110	1,601 SF	LW UNIT		1	0
110: 2	1,601 SF			1	0
111	1,410 SF	LW UNIT		1	0
111: 2	1,410 SF			1	0
301	1,173 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
301: 1	1,173 SF			2	2
302	1,327 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
302: 1	1,327 SF			2	2
303	692 SF	LW 1S UNIT		1	0
303: 2	692 SF			1	0
304	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
304: 1	1,256 SF			2	2
305	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
305: 1	1,256 SF			2	2
306	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
306: 1	692 SF			1	1
307	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
307: 1	692 SF			1	1
308	917 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	1
308: 1	917 SF			2	1
				24	11
26,170 SF					

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

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.					
NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
C100	928 SF	1ST FLOOR	1	1	
C102	1,069 SF	1ST FLOOR	1	1	1
1: 2	1,997 SF		2	2	
C105	1,427 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C101	1,067 SF	1ST FLOOR	2	2	
C103	1,194 SF	1ST FLOOR	2	2	
2: 4	5,018 SF		8	8	
1ST FLOOR: 6	7,016 SF		10	10	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
1: 2	1,833 SF		2	2	
C200	1,308 SF	2ND FLOOR	2	2	
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2: 4	4,773 SF		8	8	
2ND FLOOR: 6	6,606 SF		10	10	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
1: 2	1,689 SF		2	2	
C300	1,308 SF	3RD FLOOR	2	2	
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
2: 4	4,668 SF		8	8	
3RD FLOOR: 6	6,358 SF		10	10	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
C400	1,136 SF	4TH FLOOR	2	2	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
2: 4	4,277 SF		8	8	6
4TH FLOOR: 6	5,908 SF		10	10	
GRAND TOTAL:	25,888 SF		40	40	
24					

24 OWNER OCCUPIED CONDOMINIUMS

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 4th and 5th floors of the shared parking garage. A partially enclosed bridge with a roof, and louvered side walls is proposed to connect the 4th floor of the Condominium building with the 5th 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.

An internal drive-thru window to serve a ground floor tenant will be incorporated into the ground level parking area.

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): **11.01.16**
Complete Project completion and occupancy: **04.15.17**

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

Architect/Project Manager:

Midwest Modern, LLC
510 W. Edgewater St.
Portage, WI 53901
Attn: Kyle Dumbleton, AIA, LEED Assoc.
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

Landscape Architect:

Design Studio, etc.
608.286.9474
Attn.: Garret Perry, ASLA, LEED AP
gperry@designstudioetc.com

General Contractor:

TBD

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 5th floor of existing parking structure. Condominiums have access from covered bridge.

Accessible stalls:

14 total on first and second parking levels

5th 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 8th 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 8th 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

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: TBD	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 8
CURRENT ZONING:
TE (TRADITIONAL EMPLOYMENT)

ALTERATION TO APPROVED CONDITIONAL USE

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



PHASE III LIVE/WORK UNIT MATRIX.

NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
101	1,527 SF	LW UNIT		1	0
101: 2	1,527 SF			1	0
102	1,552 SF	LW UNIT		1	0
102: 2	1,552 SF			1	0
103	1,600 SF	LW UNIT		1	0
103: 2	1,600 SF			1	0
104	1,600 SF	LW UNIT		1	0
104: 2	1,600 SF			1	0
105	1,600 SF	LW UNIT		1	0
105: 2	1,600 SF			1	0
106	1,892 SF	LW UNIT		1	0
106: 2	1,892 SF			1	0
107	1,891 SF	LW UNIT		1	0
107: 2	1,891 SF			1	0
108	1,892 SF	LW UNIT		1	0
108: 2	1,892 SF			1	0
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109: 2	1,600 SF			1	0
110	1,601 SF	LW UNIT		1	0
110: 2	1,601 SF			1	0
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302	1,327 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
302: 1	1,327 SF			2	2
303	692 SF	LW 1S UNIT		1	0
303: 2	692 SF			1	0
304	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
304: 1	1,256 SF			2	2
305	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
305: 1	1,256 SF			2	2
306	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
306: 1	692 SF			1	1
307	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
307: 1	692 SF			1	1
308	917 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	1
308: 1	917 SF			2	1
				24	11
	26,170 SF				

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

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.

NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
C100	928 SF	1ST FLOOR	1	1	
C102	1,069 SF	1ST FLOOR	1	1	1
1: 2	1,997 SF		2	2	
C105	1,427 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C101	1,067 SF	1ST FLOOR	2	2	
C103	1,194 SF	1ST FLOOR	2	2	
2: 4	5,018 SF		8	8	
1ST FLOOR: 6	7,016 SF		10	10	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
1: 2	1,833 SF		2	2	
C200	1,308 SF	2ND FLOOR	2	2	
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2: 4	4,773 SF		8	8	
2ND FLOOR: 6	6,606 SF		10	10	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
1: 2	1,689 SF		2	2	
C300	1,308 SF	3RD FLOOR	2	2	
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
2: 4	4,668 SF		8	8	
3RD FLOOR: 6	6,358 SF		10	10	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
C400	1,136 SF	4TH FLOOR	2	2	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
2: 4	4,277 SF		8	8	6
4TH FLOOR: 6	5,908 SF		10	10	
GRAND TOTAL: 24	25,888 SF		40	40	

24 OWNER OCCUPIED CONDOMINIUMS

PREVIOUSLY APPROVED UNIT MIX

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):

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

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
UDCP3.0	PREVIOUSLY APPROVED RENDERINGS (FOR REFERENCE)
UDCP3.1	OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS
A2.0	LIVE/WORK & CONDOMINIUM ELEVATIONS
A2.1	LIVE/WORK & CONDOMINIUM ELEVATIONS
L100	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 81-84
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 54'-4" LOFTS 40'-1"

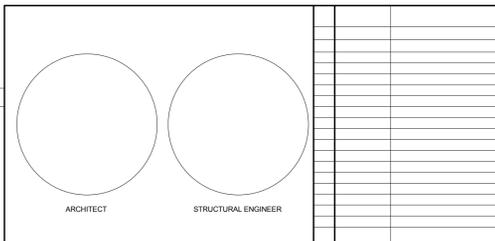
AREAS: SEE BELOW

STARLINER CONDOS GROSS SF AREA

NAME	AREA	LEVEL
4TH FLOOR	8,105 SF	4TH FLOOR
3RD FLOOR	8,574 SF	3RD FLOOR
2ND FLOOR	8,827 SF	2ND FLOOR
1ST FLOOR	8,262 SF	1ST FLOOR
CONDOS: 4	33,767 SF	
GRAND TOTAL	33,767 SF	

STARLINER LOFTS GROSS SF AREA SCHEDULE

NAME	AREA	LEVEL
3RD FLOOR	9,903 SF	LW/ 3RD FLOOR
2ND FLOOR	10,211 SF	LW/ 2ND FLOOR
1ST FLOOR	10,268 SF	1ST FLOOR
LIVE-WORK: 3	30,383 SF	
GRAND TOTAL	30,383 SF	



PHASE III CONDITIONAL USE ALTERATION



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DATE
08.17.16

SCALE



LIVE WORK UNITS & APARTMENTS

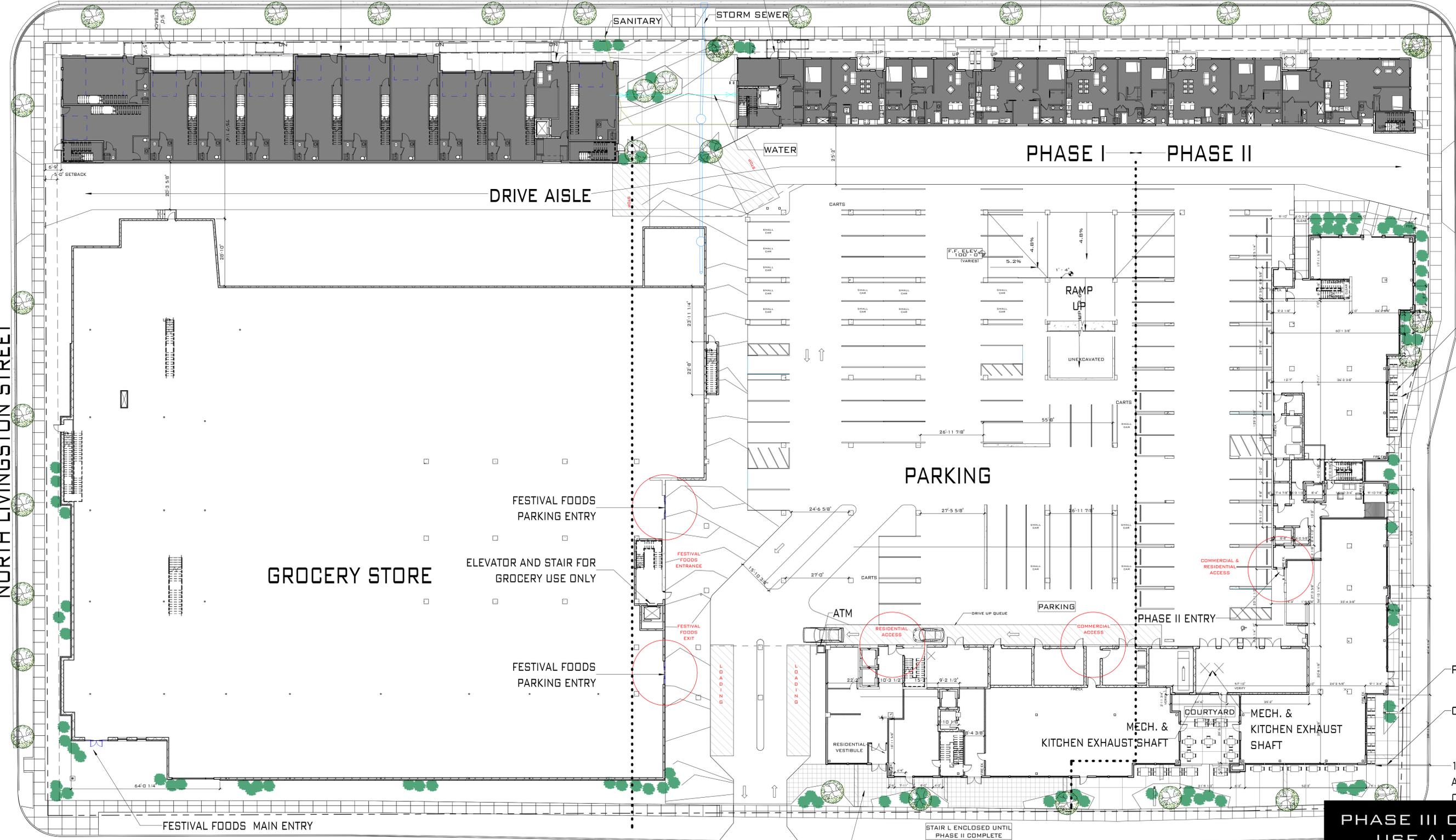
OWNER OCCUPIED CONDOMINIUMS

EAST MIFFLIN STREET

NORTH LIVINGSTON STREET

NORTH PATERSON STREET

EAST WASHINGTON AVENUE



CANOPY ABOVE
330 SF OF SEATING

PLANTER TYPICAL
OVERHANG

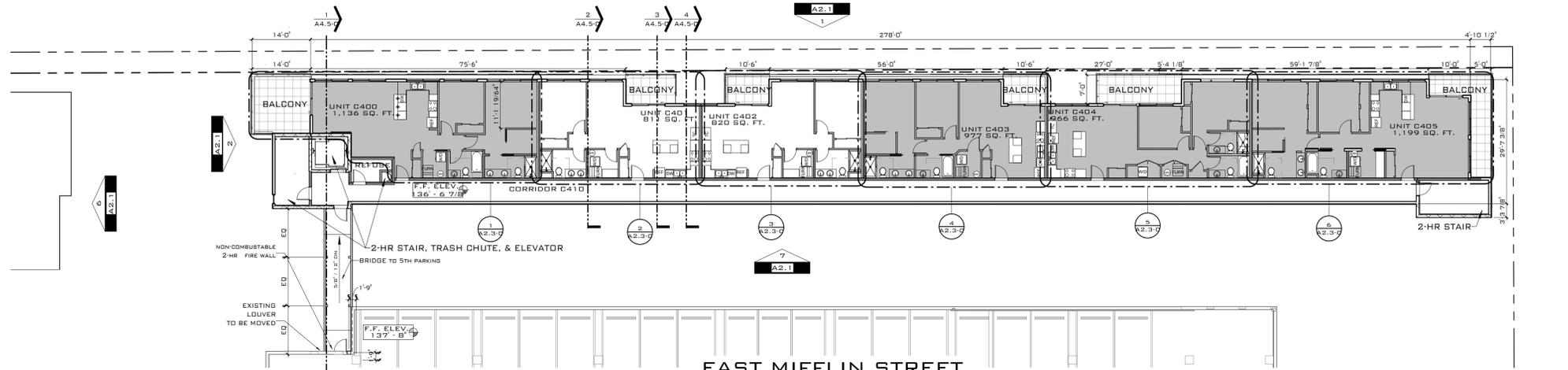
1,630 SF OF SEATING AREA TO COURTYARD CENTER (COURTYARD NOT SHOWN)

1,360 SF OF SEATING AREA TO PHASE LINE

PHASE III CONDITIONAL USE ALTERATION

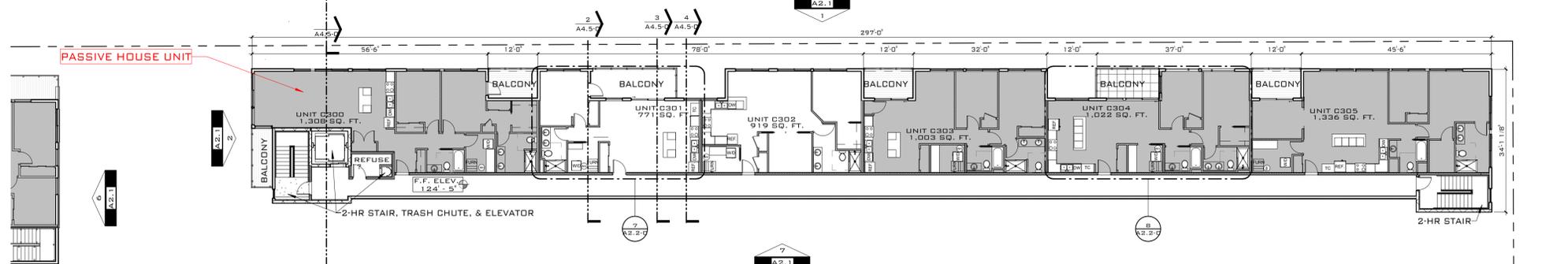
		DATE
MIDWEST MODERN		08.17.16
 1270 GALAXIE 858 EAST WASHINGTON AVENUE, 18 & 28 NORTH PATERSON STREET MADISON, WI		SCALE: 1" = 20'-0"
OVERALL SITE PLAN		AS1.0

EAST MIFFLIN STREET



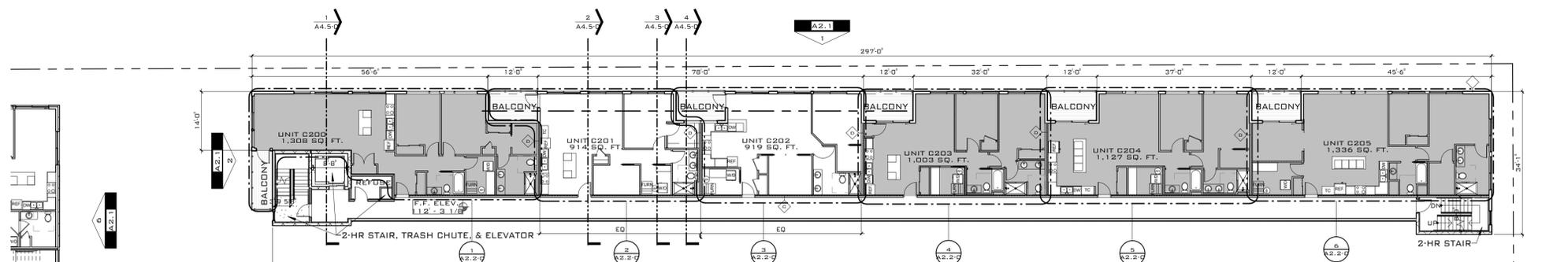
4 4TH FLOOR
1/16" = 1'-0"

EAST MIFFLIN STREET



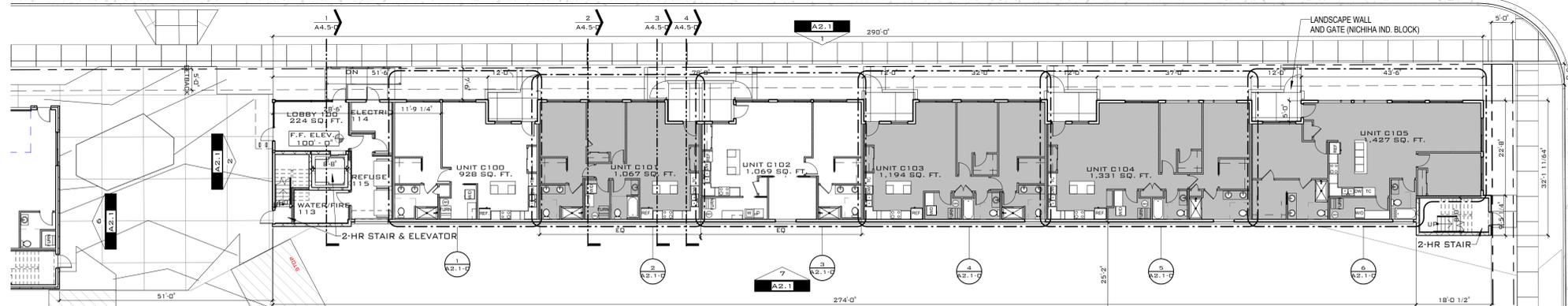
3 3RD FLOOR
1/16" = 1'-0"

EAST MIFFLIN STREET



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

EAST MIFFLIN STREET

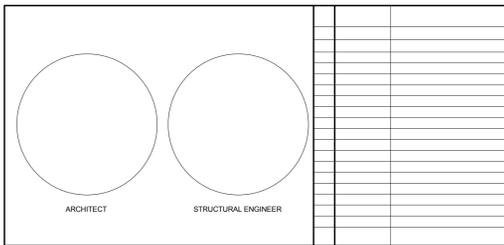


1 1ST FLOOR
1/16" = 1'-0"

PHASE III CONDOMINIUM UNIT MATRIX					
NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
C100	928 SF	1ST FLOOR	1	1	
C101	1,067 SF	1ST FLOOR	2	2	
C102	1,069 SF	1ST FLOOR	1	1	1
C103	1,194 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C105	1,427 SF	1ST FLOOR	2	2	
1ST FLOOR: 6			10	10	
C200	1,308 SF	2ND FLOOR	2	2	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2ND FLOOR: 6			10	10	
C300	1,308 SF	3RD FLOOR	2	2	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
3RD FLOOR: 6			10	10	
C400	1,136 SF	4TH FLOOR	2	2	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
4TH FLOOR: 6			10	10	
GRAND TOTAL: 24			40	40	

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM					
NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
C100	928 SF	1ST FLOOR	1	1	
C102	1,069 SF	1ST FLOOR	1	1	1
1: 2					
C105	1,427 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C101	1,067 SF	1ST FLOOR	2	2	
C103	1,194 SF	1ST FLOOR	2	2	
2: 4			8	8	
1ST FLOOR: 6			10	10	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
1: 2					
C200	1,308 SF	2ND FLOOR	2	2	
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2: 4			8	8	
2ND FLOOR: 6			10	10	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
1: 2					
C300	1,308 SF	3RD FLOOR	2	2	
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
2: 4			8	8	
3RD FLOOR: 6			10	10	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
1: 2					
C400	1,136 SF	4TH FLOOR	2	2	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
2: 4			8	8	
4TH FLOOR: 6			10	10	
GRAND TOTAL: 24			40	40	

NORTH PATERSON STREET



PHASE III CONDITIONAL USE ALTERATION

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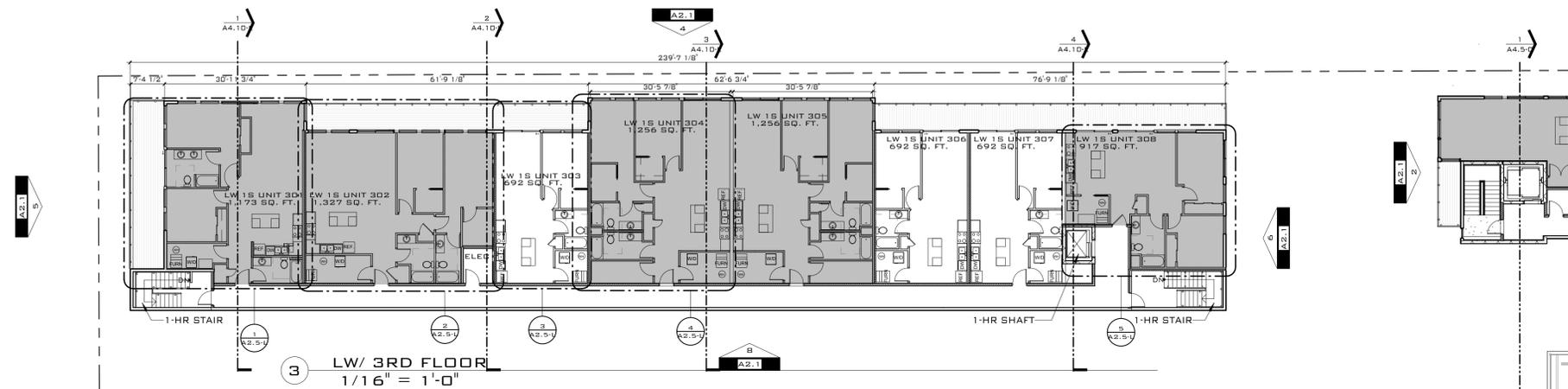
DATE: 08.17.16

CONDOMINIUM OVERALL FLOOR PLANS

SCALE: 1/16" = 1'-0"

A11-C

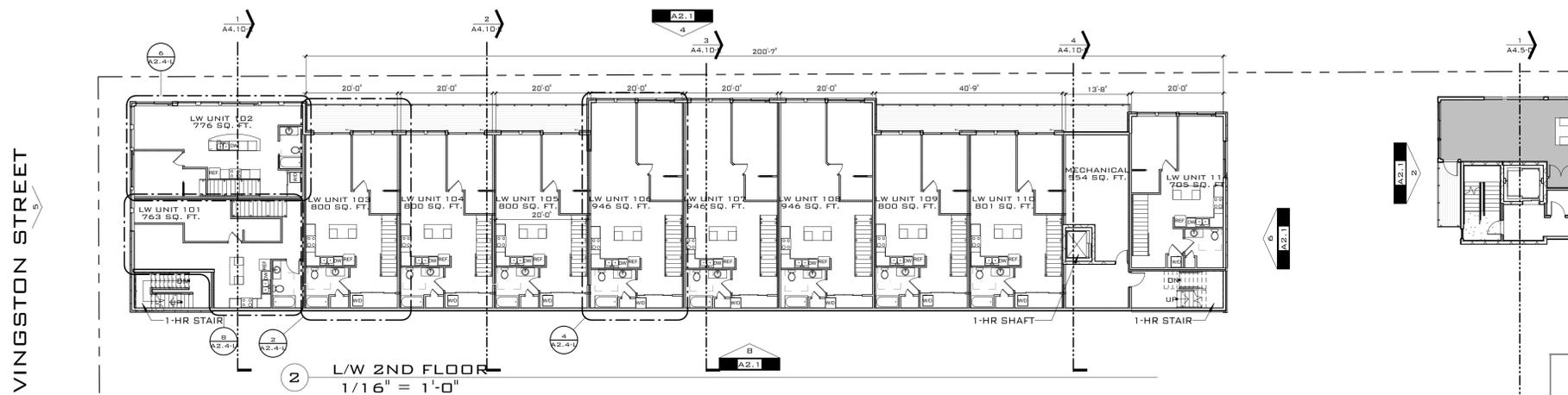
EAST MIFFLIN STREET



2-BEDROOM LEGEND

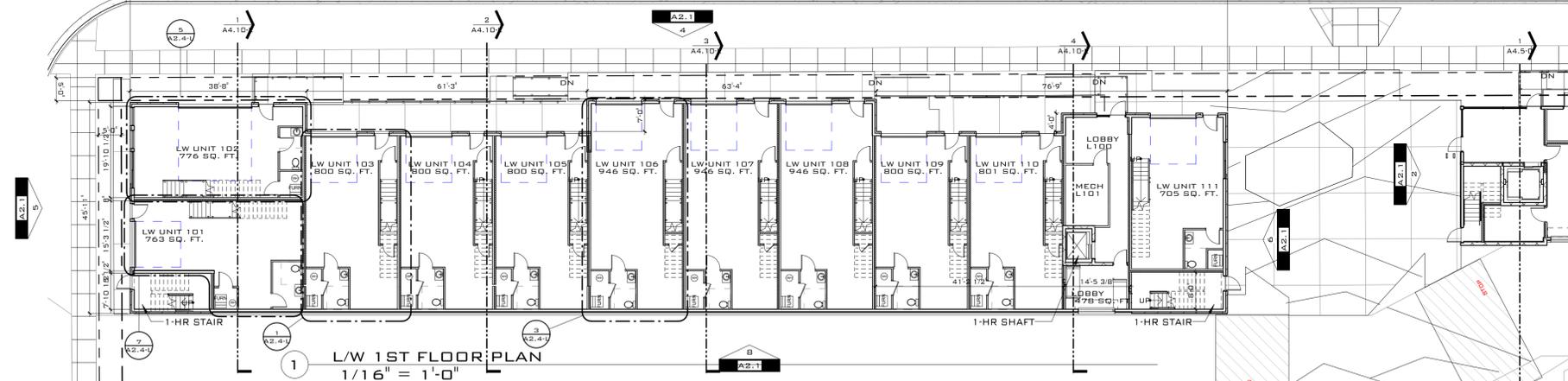


EAST MIFFLIN STREET



NORTH LIVINGSTON STREET

EAST MIFFLIN STREET



PHASE III LIVE/WORK UNIT MATRIX					
NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
101	1,527 SF	LW UNIT		1	0
101: 2	1,527 SF			1	0
102	1,552 SF	LW UNIT		1	0
102: 2	1,552 SF			1	0
103	1,600 SF	LW UNIT		1	0
103: 2	1,600 SF			1	0
104	1,600 SF	LW UNIT		1	0
104: 2	1,600 SF			1	0
105	1,600 SF	LW UNIT		1	0
105: 2	1,600 SF			1	0
106	1,892 SF	LW UNIT		1	0
106: 2	1,892 SF			1	0
107	1,891 SF	LW UNIT		1	0
107: 2	1,891 SF			1	0
108	1,892 SF	LW UNIT		1	0
108: 2	1,892 SF			1	0
109	1,600 SF	LW UNIT		1	0
109: 2	1,600 SF			1	0
110	1,601 SF	LW UNIT		1	0
110: 2	1,601 SF			1	0
111	1,410 SF	LW UNIT		1	0
111: 2	1,410 SF			1	0
301	1,173 SF	LW 1S UNIT/LW/ 3RD FLOOR		2	2
301: 1	1,173 SF			2	2
302	1,327 SF	LW 1S UNIT/LW/ 3RD FLOOR		2	2
302: 1	1,327 SF			2	2
303	692 SF	LW 1S UNIT		1	0
303: 2	692 SF			1	0
304	1,256 SF	LW 1S UNIT/LW/ 3RD FLOOR		2	2
304: 1	1,256 SF			2	2
305	1,256 SF	LW 1S UNIT/LW/ 3RD FLOOR		2	2
305: 1	1,256 SF			2	2
306	692 SF	LW 1S UNIT/LW/ 3RD FLOOR		1	1
306: 1	692 SF			1	1
307	692 SF	LW 1S UNIT/LW/ 3RD FLOOR		1	1
307: 1	692 SF			1	1
308	917 SF	LW 1S UNIT/LW/ 3RD FLOOR		2	1
308: 1	917 SF			2	1
				24	11

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

PHASE III CONDITIONAL USE ALTERATION



EAST MIFFLIN STREET
MADISON, WI

LIVE/WORK OVERALL PLANS

INFO@MIDWESTMODERN.COM
608.445.7869

DATE
08.17.16

ATT L

SCALE: 1/16" = 1'-0"



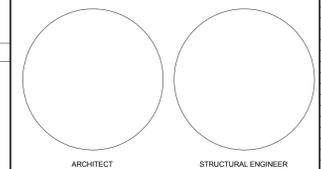
PREVIOUSLY APPROVED OWNER OCCUPIED CONDOMINIUMS



PREVIOUSLY APPROVED LIVE/WORK UNITS

DRAWING NOTES

CODE NOTES



PHASE III CONDITIONAL USE ALTERATION



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DATE
08.17.16



PREVIOUSLY APPROVED RENDERINGS

UDCP3.0

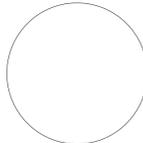
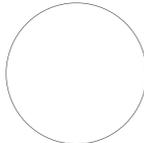
SCALE



OWNER OCCUPIED CONDOMINIUMS



LIVE WORK UNITS AND APARTMENTS

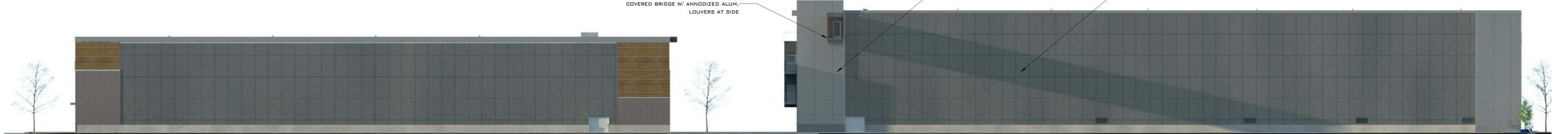
		
ARCHITECT	STRUCTURAL ENGINEER	

PHASE III CONDITIONAL USE ALTERATION

	DATE
	08.17.16
	
858 EAST WASHINGTON AVENUE, 10 & 28 NORTH PATERSON STREET MILWAUKEE, WI	
OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS	UDCP3.1



OVERALL MIFFLIN ELEVATION



DRIVE AISLE ELEVATION



PATERSON ELEVATION

MIFFLIN ELEVATION

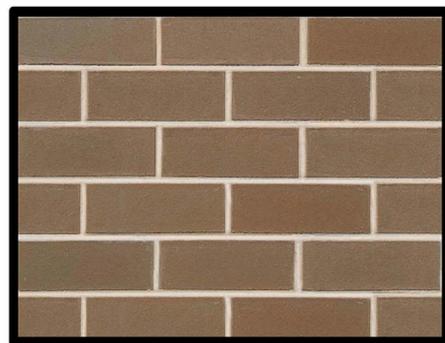
PLAZA ELEVATION



PLAZA ELEVATION

MIFFLIN ELEVATION

LIVINGSTON ELEVATION



MODULAR BRICK: GLEN-GARY CRIMSON POINT



PREFINISHED COMPOSITE PANEL COLOR B NICHIIA - ARCHITECTURAL BLOCK-GRAY
 PREFINISHED COMPOSITE PANEL COLOR A NICHIIA - ARCHITECTURAL BLOCK- CHARCOAL



ALUMINUM & STAINLESS STEEL RAILING

	#17	CLEAR	AA-M10C22A31	Architectural Class II (.4 mils minimum)
--	-----	-------	--------------	--

- ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
- APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
- ALUMINUM PANELS

STOREFRONT AND WINDOW FRAMES

PHASE III CONDITIONAL USE ALTERATION



EAST MIFFLIN STREET
 MADISON, WI

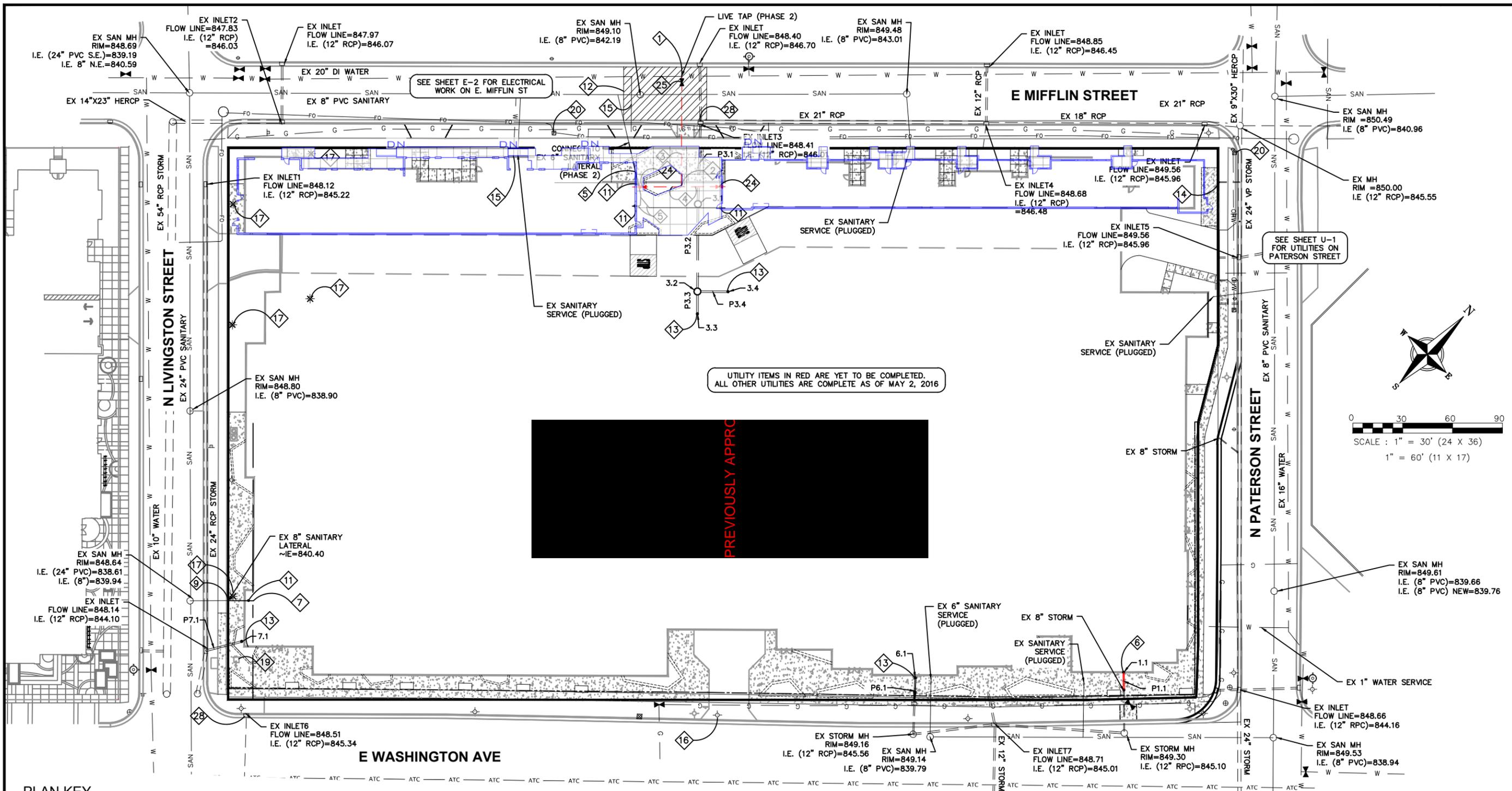
LIVE/WORK & CONDOMINIUM ELEVATIONS

INFO@MIDWESTMODERN.COM
 608.445.7869

DATE
 08.17.16

A2.0

SCALE



PLAN KEY

- | | | |
|---|--|-----------------------------|
| ① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY | ⑪ SEE PLUMBING PLANS FOR CLEAN OUT LOCATION | ⑲ EXISTING TRANSFORMER |
| ② 6"x6"x8" TEE (PHASE 2) | ⑫ UTILITY PATCH PER CITY REQUIREMENTS | ⑳ EXISTING UTILITY PEDESTAL |
| ③ 8" WATER SERVICE | ⑬ CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR. | |
| ④ 6" WATER SERVICE (PHASE 2) | ⑭ PLUG EXISTING STORM SEWER | |
| ⑤ 6" SANITARY LATERAL @ 1% MIN. SLOPE (PHASE 2) | ⑮ EXISTING WATER SERVICE TO BE ABANDONED | |
| ⑥ CAPPED CONNECTION FOR FUTURE PHASE | ⑯ EXISTING LIGHT POLE TO BE RELOCATED | |
| ⑦ 8" SANITARY INV=840.60. EXTEND 5 FEET INTO BUILDING | ⑰ EXISTING LIGHT POLE TO BE REMOVED | |
| ⑧ 8" SANITARY INV=840.05. EXTEND 5 FEET INTO BUILDING | ⑱ ADJUST MG&E MANHOLE RIM ELEVATION, SEE CITY PLANS | |
| ⑨ CONNECT TO EXISTING 8" SANITARY SEWER | ⑳ EXISTING UTILITY PEDESTAL | |
| ⑩ FIELD CORE CONNECTION TO EXISTING MANHOLE & USE CORE-N-SEAL BOOT PER CITY STANDARDS | | |
| | ⑳ ADJUST STORM SEWER STRUCTURE AND REPLACE CASTING, SEE CITY PLANS | |
| | ㉑ NEW STORM SEWER INLET, SEE CITY PLANS | |
| | ㉒ REPLACE STORM SEWER CASTING WITH NEENAH MODEL R-3290A | |
| | ㉓ 6" VALVE (PHASE 2) | |
| | ㉔ 8" VALVE | |
| | ㉕ 16" VALVE | |
| | ㉖ CONNECT TO EXISTING STORM SEWER | |
| | ㉗ CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS | |

UTILITY NOTES

- ALL WORK IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ISSUED PLANS, CITY PROJECT NUMBER 53B2371.
- 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.

ISSUANCE/REVISION: 05-03-16
 CITY APPROVAL SET

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

THE GALAXIE UTILITY PLAN
 810 E WASHINGTON AVE
 MADISON, WISCONSIN

C300