



October 12, 2016

*Via Email and Hand Delivery*

Plan Commission and Urban Design Commission  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
Madison, WI 53703

**Re: Letter of Intent for Proposed Development  
The Cosmos Project – 801 East Washington Avenue**

Dear Commission Members:

Gebhardt Development, LLC is pleased to present the enclosed materials as part of a Land Use and Design Review submittal to the Plan Commission and the Urban Design Commission for the third project in Gebhardt's redevelopment of the former Don Miller car dealership parcels on East Washington Avenue, including The Constellation on the 700 North Block and The Galaxie on the 800 North Block.

The Cosmos Project is being developed by Gebhardt simultaneously with The Spark at 819 East Washington Avenue, to be constructed and owned by American Family Insurance. Land Use and Design Review applications for The Spark are being submitted concurrently with this submittal.

***Project Summary***

The Cosmos Project includes 4 stories / approximately 43,400 square feet of retail and office space at the corner of East Washington Avenue and South Livingston Street, 2 stories (with a total height of approximately 32 feet) / approximately 9,500 square feet of retail and office space at the corner of East Main Street and South Livingston Street, and 2 stories / approximately 40,025 square feet for an entertainment venue on South Livingston Street. Additionally, the project could be expanded to include an additional 4 stories / approximately 40,000-60,000 square feet of office space above the entertainment venue on South Livingston Street.

The entertainment venue will be owned and operated by Frank Productions and will include a capacity of up to 2,500 people for live music and other types of entertainment. The Cosmos and The Spark will share a landscaped mid-block plaza, and The Cosmos will also include rooftop outdoor landscaped areas for use by tenants and guests. Gebhardt is seeking conditional use

approval for general retail, food and related goods sales, restaurant, tavern, outdoor eating/drinking areas, concert hall, and height exceeding district standards for The Cosmos.

### ***Existing Site Conditions***

This site currently includes 2.01 acres of vacant surface parking area bounded by East Washington Avenue, South Livingston Street and East Main Street extending 264.74 feet to the northeast. The internal site boundaries will be reorganized via a certified survey map (CSM) to divide the site into two parcels, one owned by Gebhardt Development and one owned by American Family Insurance. On the East Washington Capitol Gateway Corridor Plan, the site is shown as part of Block 12, sub blocks A and B. This site is currently zoned TE Traditional Employment. With conditional use approval under this zoning designation, The Cosmos will comply with current zoning.

Access to the site is provided by East Washington Avenue, South Livingston Street and East Main Street. The site is also served by Madison Metro routes 6, 14, 15, 25, 27, 29, 37, 56 and 57.

### ***Project Layout***

The project is located within Urban Design District No. 8 along the East Washington Capitol Gateway Corridor in Sub Blocks 12a & b. The project as currently designed meets established requirements or permissible variations for building height, façade height, minimum/maximum setback, and minimum setback.

The South Livingston Street setback varies between 5 and 15 feet (the District standard is 0-10 feet, but the Commission can allow for a greater setback to allow for the articulation of long building facades or the development of additional usable open public spaces). The Livingston Street setbacks are proposed to allow for articulation of the long building façade, allow for the development of additional usable open space and accommodate an existing utility easement.

The building is two stories along East Main Street (3-5 stories are required unless greater floor heights are provided). The proposed minimum 18' ground floor and minimum 14' second floor height exceed average required story heights and have an overall height meeting the three-story height requirements.

Proposed trash areas are enclosed or screened and bike parking is shown dispersed through the site within proposed setbacks. Selections related to exterior materials, landscaping, lighting and other elements are intended to comply with design district guidelines. The project design is intended to be consistent with design district guidelines, as provided below.

### ***Project Objectives and Benefits***

The Project will benefit the City of Madison in the following ways:

- Revitalizing the western half of the 800 South Block of East Washington Avenue and providing a catalyst for further redevelopment on the south side of the street.

- Providing additional employment opportunities to the area by activating unused commercial property and adding substantial amounts of office, retail and other commercial space to the employment corridor.
- Improving pedestrian access to and circulation around the site by upgrading existing sidewalks and adding landscaping areas.
- Substantially increasing the property tax base on the block by placing currently exempt property on the tax rolls and constructing substantial improvements on the property.

***Project Data***

<u>Location:</u>	801 East Washington Avenue
<u>Building Sq. Ft.:</u>	Approximately 96,925 sq. ft.
<u>Start Construction:</u>	Approximately January 2017
<u>Complete Construction:</u>	Approximately January 2018
<u>Type of Building:</u>	Commercial (retail, restaurant, office and concert venue)
<u>Land Area:</u>	Approximately 1.17 acres (51,123 sq. ft.)
<u>Vehicle Parking:</u>	Approximately 175 vehicle parking spaces to be provided in the parking ramp to be constructed by the City pursuant to a Development Agreement between the City, Gebhardt and American Family.
<u>Bicycle Parking:</u>	Approximately 83 bicycle spaces on site, with an additional 50 shared parking spaces provided by The Spark project. The bicycle parking requirement is further reduced by the availability of public bicycle parking in the new parking ramp, the proximity of the site to a primary transit corridor, and different times of peak use for the concert venue.
<u>Site Access:</u>	East Washington Ave., South Livingston St., East Main St.
<u>Lot Coverage:</u>	48,874 sq. ft. (95.6%)
<u>Usable Open Space:</u>	2,249 sq. ft. (4.4%)
<u>Hours of Operation:</u>	Approximately 10:00 a.m.-10:00 p.m. Monday through Sunday (retail/restaurant) / approximately 7:00 a.m.-6:00 p.m. Monday through Friday (office) / approximately 5:00

p.m.-Midnight (concert venue), subject to variations based on tenant requirements or venue requirements.

***Project Financial Information***

Value of Land: The land is currently assessed as commercial exempt property.

Estimated Project Cost: Approximately \$12 million

Number of Construction & Full-time Equivalent Jobs on Site: Approximately 200 construction jobs and 200 full-time equivalent office, retail and restaurant jobs.

Public Subsidy Requested: None.

***Urban Design District Standards***

**1. Building Height**

- a. The proposed street level facade height of 4 stories/60 feet complies with the District requirements along East Washington Avenue of a minimum/maximum height of 3-5 stories/29-63 feet.
- b. The proposed street level facade height of 2 stories/32 feet complies with the District requirements along East Main Street of a minimum/maximum height of 3-5 stories/29-63 feet.
- c. The proposed building height of 4 stories/60 feet (with a potential future expansion of up to 8 stories/116 feet) complies with the maximum building height of 12 stories/147 feet along East Washington Avenue and 8 stories/99 feet along East Main Street (with the potential for 2 bonus stories for a total of 10 stories/123 feet).

**2. Building Location and Orientation**

- a. The Project addresses East Washington Avenue, East Main Street and South Livingston Street with commercial entrances facing these primary streets.
- b. Project entrances adequately connect to public sidewalks.
- c. The primary building entrances will be visually enhanced with features to increase pedestrian interaction with the project.

**3. Setback and Stepback**

- a. Proposed setbacks of 15 feet along East Washington Avenue and East Main Street are in compliance with District requirements. The proposed setback along South Livingston Street varies between 5-15 feet (the District standard is 0-10 feet, but the Commission can allow for a greater setback to allow for the articulation of long building facades or the development of additional usable open public spaces).
- b. Proposed building setbacks on East Washington Avenue, East Main Street and South Livingston Street exceed the District minimum requirement of 15 feet.

#### **4. Parking and Service Areas; Circulation**

- a. Off-street parking for the project will be provided through an agreement with the City for the new city ramp to be constructed directly across from the project on East Main Street and South Livingston Street.
- b. Service entries such as the loading docks for the concert venue are primarily located at the back of the project along East Main Street and will not be visible from the primary building facades along East Washington Avenue, South Livingston Street and the southwest corner of East Main Street.
- c. The entry drive is perpendicular to the respective connecting street.
- d. A loading zone is being provided off-street at the East Main Street driveway. This loading zone does not impede pedestrian movement along East Main Street and will allow trucks to completely park on the project site and not encroach on the sidewalk or terrace.

#### **5. Landscaping and Open Space**

- a. Landscaping along East Washington Avenue, East Main Street and South Livingston Street will contain canopy trees and plantings appropriate for an urban project. Street furniture such as benches, bike racks and trash receptacles will be provided.
- b. The shared plaza with The Spark building will be extensively landscaped to provide a unique experience for occupants and visitors of the two projects.
- c. Rooftop features will be partially landscaped to provide a comfortable and attractive rooftop setting for building occupants.

#### **6. Site Lighting and Furnishings**

- a. The Project will have adequate but not excessive pedestrian-level lighting and accent lighting where appropriate, designed to complement the character of the building. Building signage will include appropriate lighting to provide proper direction to building users.
- b. Full cut-off light fixtures will be used to illuminate the site.

#### **7. Building Massing and Articulation**

- a. The building mass respects and compliments views identified on the Views and Vista Map in the Downtown Plan.
- b. The Project will have unique, primary design elements on the first floor facing East Washington Avenue, South Livingston Street and East Main Street. Secondary design elements from levels two through four will define the office and concert venue portions of the project. A potential future office tower above the fourth floor will include compatible yet distinct design features.
- c. The ground level of the commercial areas facing East Washington Avenue, South Livingston Street and East Main Street will have increased visual interest by way of storefront glazing, canopies, signage and landscape features.
- d. Rooftop equipment will be screened with parapet walls or vegetation, or located inside the building below the potential tower element.

**8. Materials and Colors**

- a. High-quality, durable, low-maintenance exterior building materials will be used including brick, cementitious siding, metal wall panel and/or storefront glazing.
- b. Colors and building textures will be consistent with surrounding properties and are typical for urban projects.

**9. Windows and Entrances**

- a. No clear existing window and door pattern exists around the Project. The rhythm shown in the commercial and residential uses will be typical and appropriate for an urban project.
- b. At least 40-60% of the ground floor exterior of the commercial spaces will be dedicated to windows. All windows on the ground floor of the Project will be transparent and unobstructed.
- c. The commercial entrances will be uniquely defined and clearly discernible to the public from the street.

**10. Signage**

Signage will be integrated with the Project’s architecture. Colors and low-level lighting will be selected to coordinate with the building façade and enhance the character of the Project.

***Project Team***

Developer: Gebhardt Development, LLC  
222 North Street  
Madison, WI 53704  
Project Representative: Lee Christensen  
Phone: (608) 209-7568  
Email: [lee@gebhardtdevelopment.com](mailto:lee@gebhardtdevelopment.com)

Architect: Strang, Inc.  
6411 Mineral Point Road  
Madison, WI 53705  
Project Representative: Rick Gilbertsen  
Phone: (608) 276-9201  
Email: [rgilbertsen@strang-inc.com](mailto:rgilbertsen@strang-inc.com)

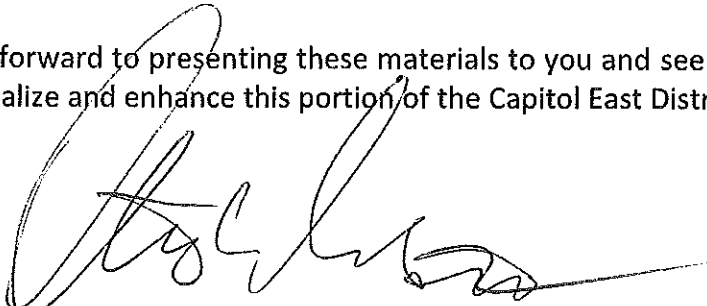
Civil: Professional Engineering  
818 North Meadowbrook Lane  
Waunakee, WI 53597  
Project Representative: Roxanne Johnson  
Phone : (608) 849-9378  
Email: [rjohnson@pe-wi.com](mailto:rjohnson@pe-wi.com)

Landscape: VierbicherAssociates  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
Project Representative: Suzanne Vincent  
Phone : (608) 826-0532  
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Land Use: Husch Blackwell LLP  
33 East Main Street, Suite 300  
Madison, WI 53703  
Project Representative: Angela Black  
Phone : (608) 255-4440  
Email: [angela.black@huschblackwell.com](mailto:angela.black@huschblackwell.com)

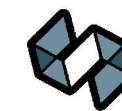
We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this portion of the Capitol East District corridor.

Sincerely,



Otto C. Gebhardt, III

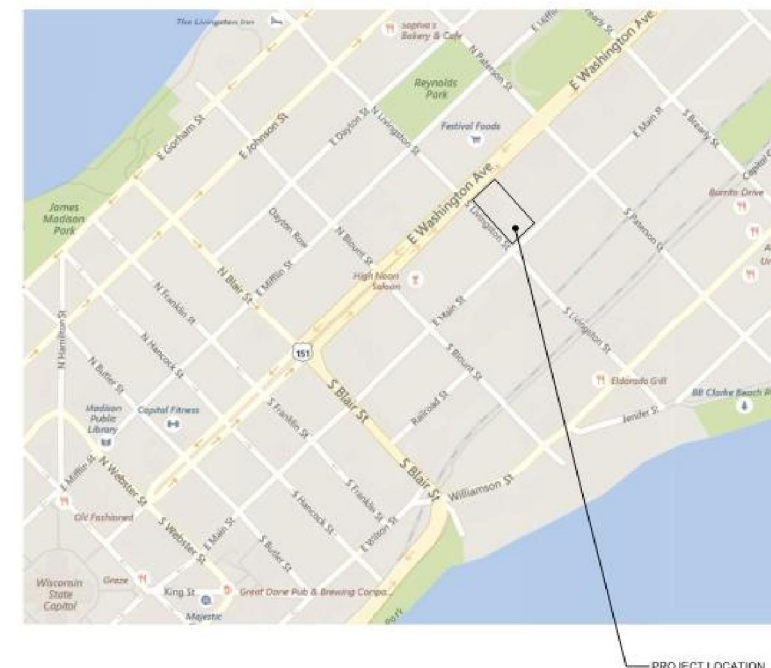
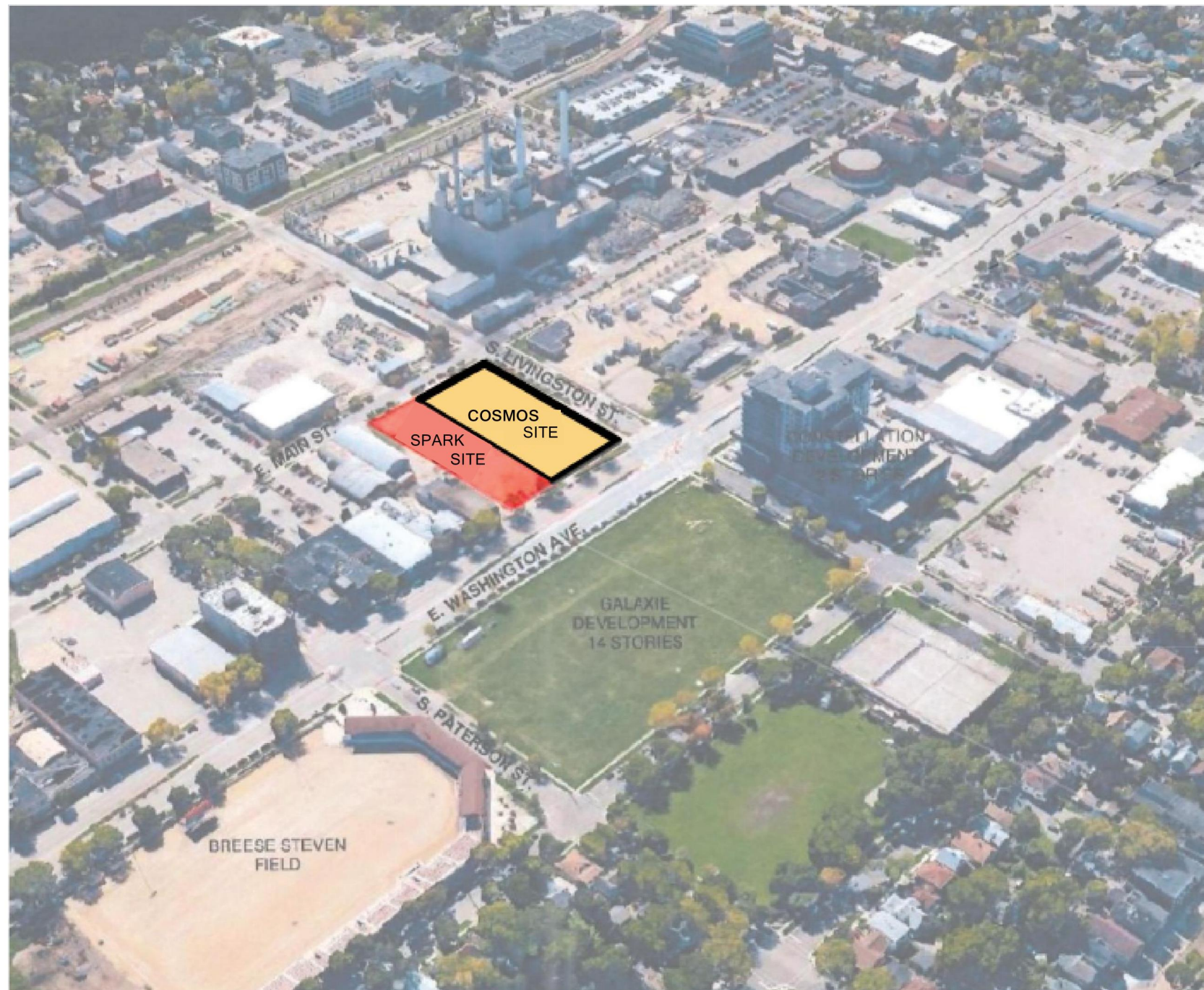
cc: (all via email)  
Marsha Rummel, District 6 Alderperson  
Natalie Erdman, Director of Planning, Community and Economic Development  
Heather Stouder, Planning Division Director  
Tim Parks, Planning Division  
Al Martin, Planning Division  
Matt Tucker, Zoning Administrator



**STRANG**

**ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN**

STRANG, INC.  
6411 MINERAL POINT ROAD  
MADISON, WI 53705-4395



# THE COSMOS PROJECT

## SITE LOCATOR

SCALE: NTS



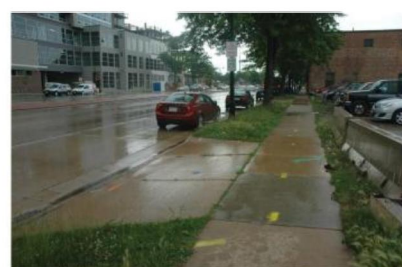
**SCHEMATIC  
DESIGN**

**NOT FOR  
CONSTRUCTION**

COPYRIGHT STRANG, INC.	2016
DRAWING SET	SD
DRAWN	JZ
CHECKED	RG
DATE	10-12-2016
PROJECT NO.	2016090
PROJECT TITLE	

GEBHARDT  
DEVELOPMENT -  
THE COSMOS  
PROJECT

E. WASHINGTON AVENUE  
MADISON, WISCONSIN 53703



VIEW FROM E. WASHINGTON AVE LOOKING NORTHEAST



VIEW FROM E. WASHINGTON AVE LOOKING SOUTHWEST



ALLEY AT ADJOINING PROPERTY LINE



VIEW FROM E. MAIN ST. LOOKING NORTHWEST



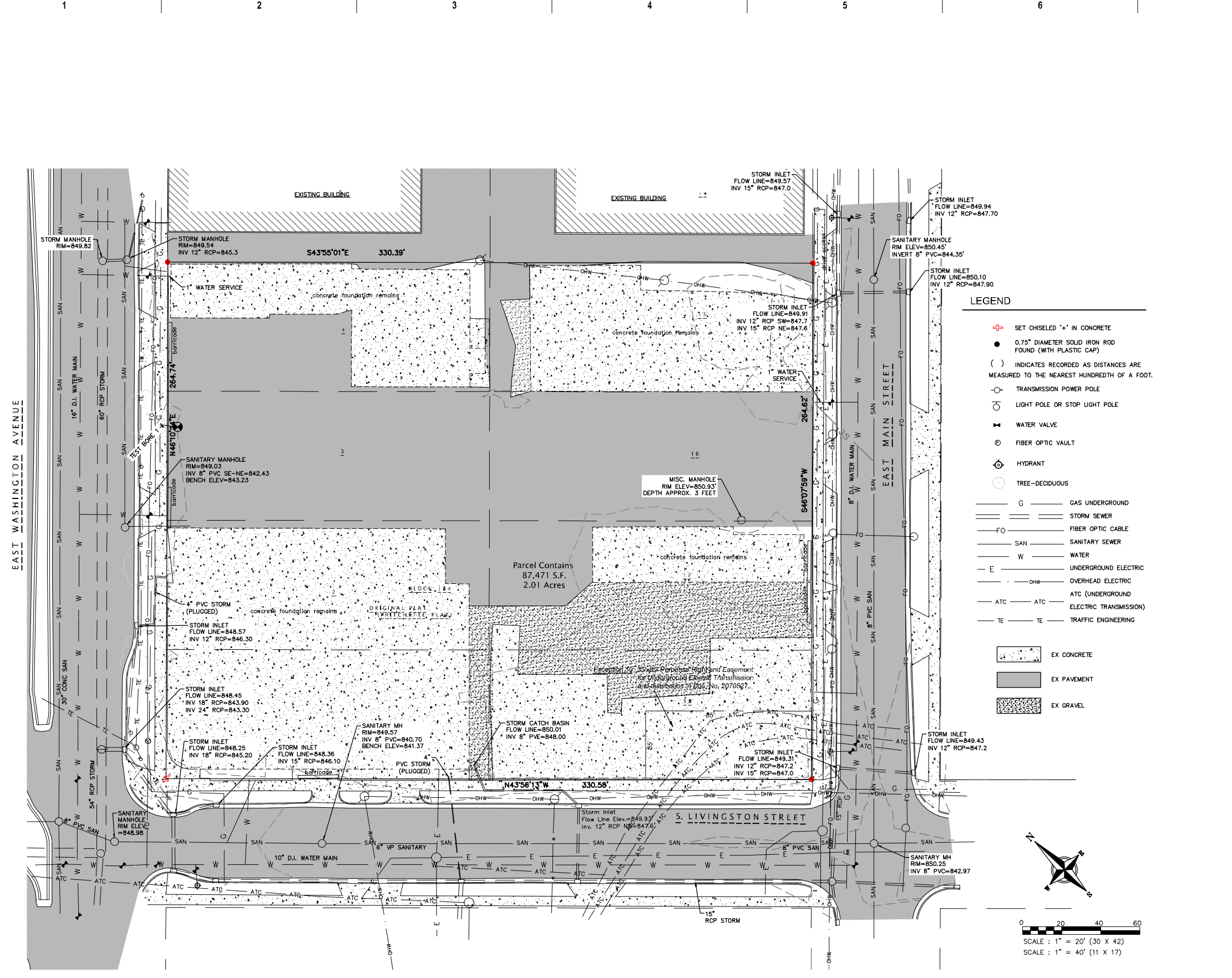
VIEW FROM E. MAIN ST. LOOKING NORTHEAST



VIEW FROM E. MAIN ST. LOOKING NORTH

## SITE PHOTOS





**LEGEND**

- SET CHISELED "+" IN CONCRETE
- 
- INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- TRANSMISSION POWER POLE
- LIGHT POLE OR STOP LIGHT POLE
- WATER VALVE
- FIBER OPTIC VAULT
- HYDRANT
- TREE-DECIDUOUS
- G GAS UNDERGROUND
- STORM SEWER
- FO FIBER OPTIC CABLE
- SAN SANITARY SEWER
- W WATER
- E UNDERGROUND ELECTRIC
- OHW OVERHEAD ELECTRIC
- ATC ATC (UNDERGROUND ELECTRIC TRANSMISSION)
- TE TE TRAFFIC ENGINEERING
- EX CONCRETE
- EX PAVEMENT
- EX GRAVEL



0 20 40 60  
 SCALE : 1" = 20' (30 X 42)  
 SCALE : 1" = 40' (11 X 17)



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**PROFESSIONAL ENGINEERING**  
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 Wauwatosa, WI 53597  
 (608) 849-9375

**PROJECT INFORMATION**

**COSMOS - THE SPARK PROJECTS**

800 E WASHINGTON AVE  
 MADISON, WI



**ISSUANCE AND REVISIONS**

UDC Submittal

#	DATE	DESCRIPTION

**SHEET INFORMATION**

**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER RJ  
 PROJECT NUMBER 1249  
 DATE 10-12-16

EXISTING CONDITIONS

**C100**

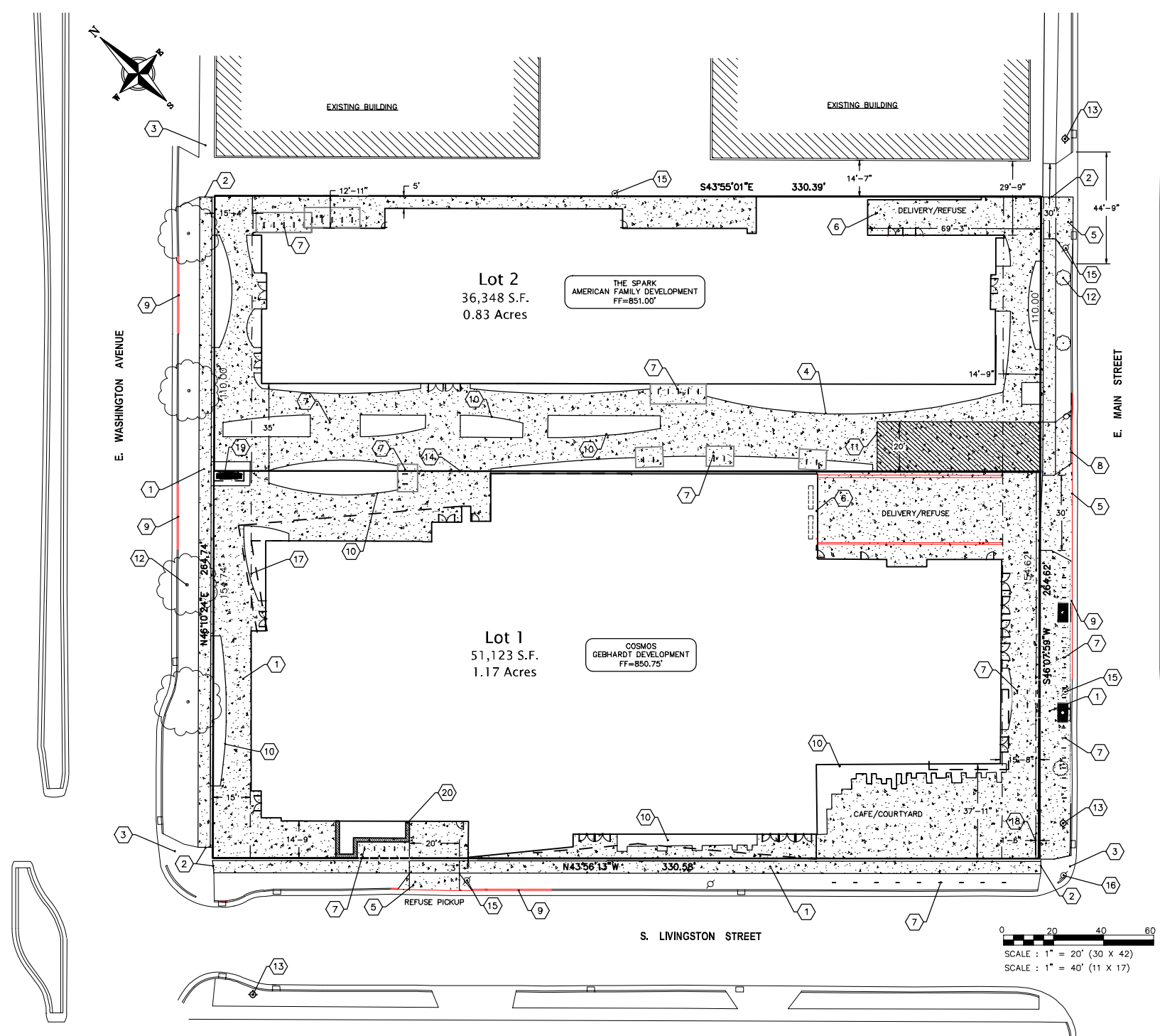
E

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B

A



**PLAN KEY**

- 1 CONCRETE SIDEWALK, TYP.
- 2 MATCH EXISTING SIDEWALK, TYP.
- 3 EXISTING SIDEWALK TO REMAIN, TYP.
- 4 SIDEWALK TO BE 7" THICK IN FIRELANE SECTION
- 5 NEW DRIVEWAY APPROACH SHALL BE IN ACCORDANCE WITH CITY STANDARDS
- 6 LOADING DOCK
- 7 BICYCLE RACK, TYP.
- 8 ROLL CURB TO BE PROVIDED FOR FIRE LANE ENTRANCE
- 9 EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
- 10 LANDSCAPE AREA, TYP. SEE LANDSCAPE PLANS
- 11 FIRE LANE
- 12 EX TREE, TYP.
- 13 EXISTING FIRE HYDRANT
- 14 PROPOSED LOT LINE
- 15 EXISTING POWER POLE TO BE REMOVED, TYP.
- 16 EXISTING STREET LIGHT ON POWER POLE TO BE REMOVED
- 17 15' BUILDING SETBACK
- 18 PROPOSED 1'-6" WIDE PUBLIC SIDEWALK EASEMENT
- 19 MONUMENT SIGN
- 20 LANDSCAPE PLANTER, SEE LANDSCAPE PLAN

**PAVEMENT KEY**

- CONCRETE
- FIRE LANE

**SITE INFORMATION**

SITE ADDRESS: 800 EAST WASHINGTON AVENUE

SITE ACREAGE TOTAL:  
 LOT 1: 51,123 SQ. FT. (1.17 ACRES)  
 LOT 2: 36,348 SQ. FT. (0.83 ACRES)

LOT COVERAGE:  
 LOT 1: 48,874 SQ. FT. (96% IMPERVIOUS)  
 LOT 2: 32,205 SQ. FT. (89% IMPERVIOUS)

NUMBER OF BIKE PARKING STALLS:  
 LOT 1: 83 STALLS  
 LOT 2: 42 STALLS



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330 West Lakeside Street  
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818 N Meadowbrook Ln  
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**PROJECT INFORMATION**

**COSMOS - THE SPARK PROJECTS**  
 800 E WASHINGTON AVE  
 MADISON, WI



**ISSUANCE AND REVISIONS**

UDC Submittal

#	DATE	DESCRIPTION

**SHEET INFORMATION**

**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**  
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PROJECT MANAGER RJ  
 PROJECT NUMBER 1249  
 DATE 10-12-16

**SITE PLAN**

**C200**



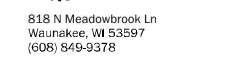
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PROJECT INFORMATION

**COSMOS - THE SPARK PROJECTS**

800 E WASHINGTON AVE  
 MADISON, WI



ISSUANCE AND REVISIONS

UDC Submittal

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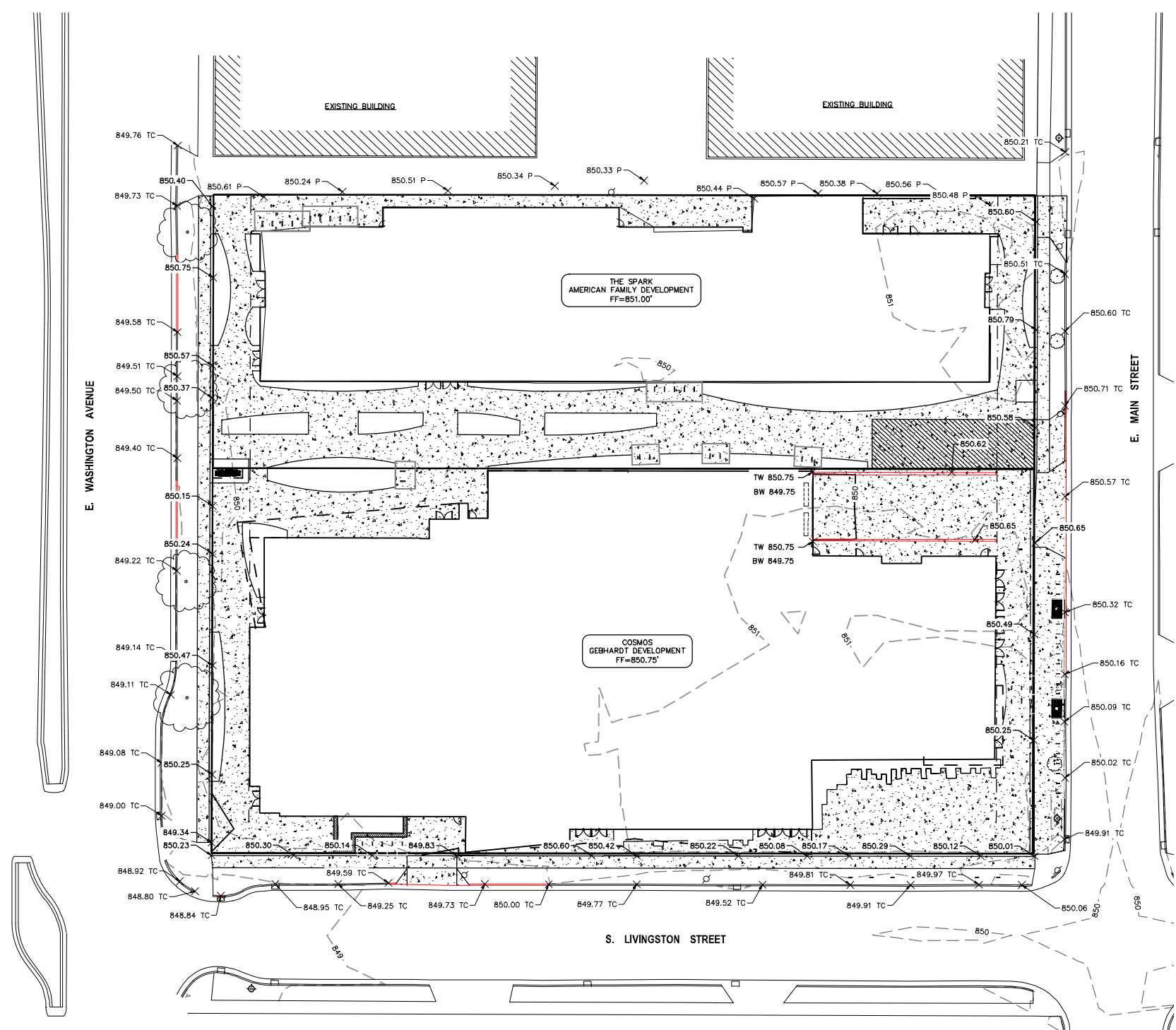
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PROJECT MANAGER RJ  
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GRADING PLAN

**C300**

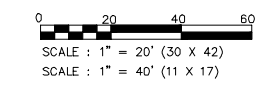


GRADING NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ISSUED PLANS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
4. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
5. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
6. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- X 800.00 TC TOP OF CURB ELEVATION
- X 800.00 TW TOP OF RETAINING WALL ELEVATION
- X 800.00 BW BOTTOM OF RETAINING WALL ELEVATION
- X 800.00 SPOT ELEVATION



E

D

C

B

A



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**COSMOS - THE SPARK PROJECTS**  
 800 E WASHINGTON AVE  
 MADISON, WI



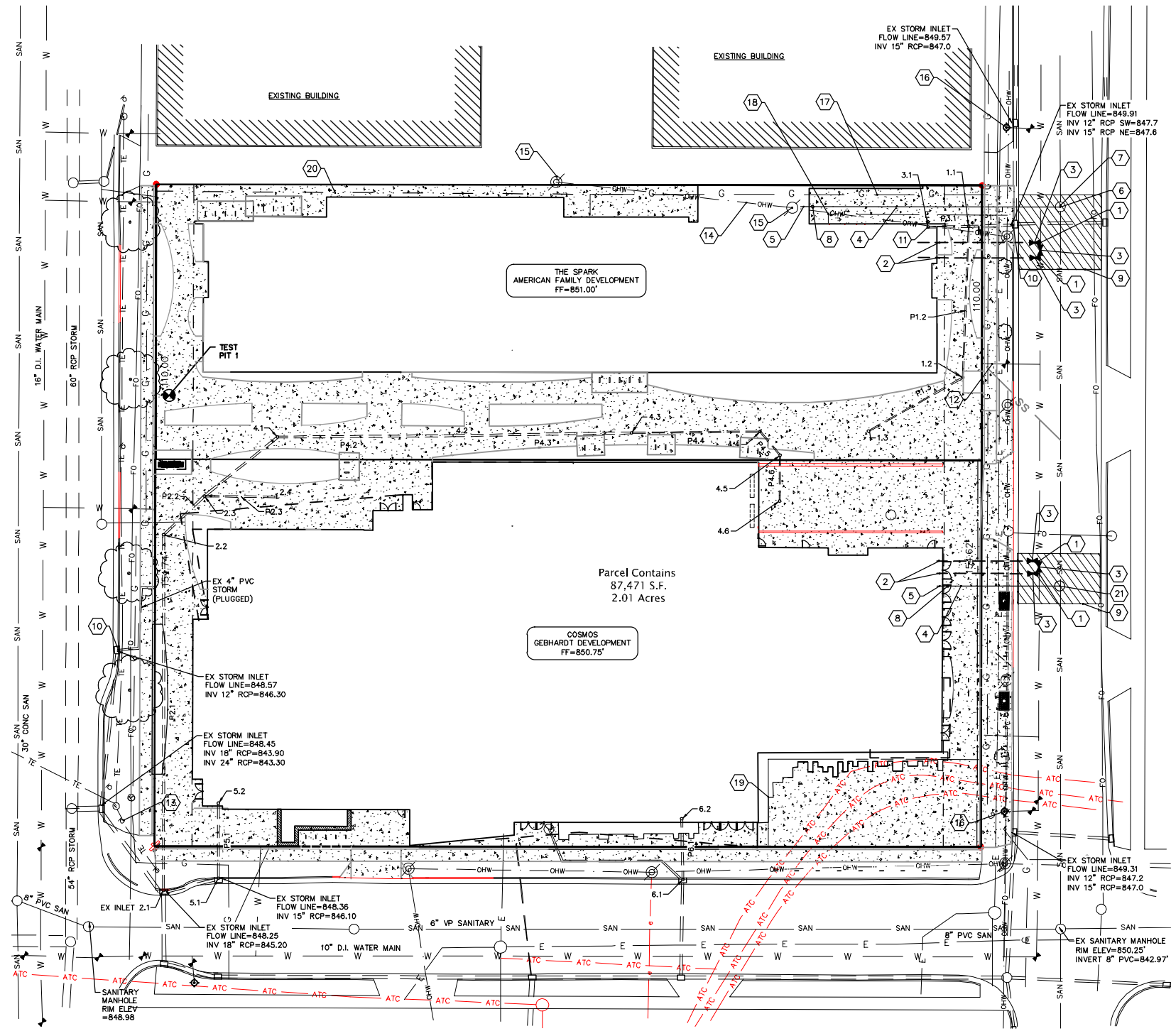
**ISSUANCE AND REVISIONS**  
 UDC Submittal

#	DATE	DESCRIPTION

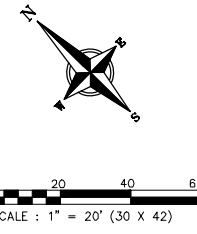
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 PROJECT MANAGER RJ  
 PROJECT NUMBER 1249  
 DATE 10-12-16

**UTILITY PLAN**  
**C400**

E  
D  
C  
B  
A



- PLAN KEY**
- 1 CONNECT TO EXISTING WATER MAIN WITH 8"x8"x8" CUT-IN TEE. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
  - 2 8" WATER SERVICE
  - 3 8" VALVE
  - 4 8" SANITARY LATERAL @ 0.52% MIN. SLOPE
  - 5 8" SANITARY INV=845.00'. EXTEND 5 FEET INTO BUILDING
  - 6 EX SANITARY MANHOLE RIM=850.45 INVERT=844.35
  - 7 FIELD CORE CONNECTION TO EXISTING MANHOLE & USE CORE-N-SEAL BOOT PER CITY STANDARDS
  - 8 SEE PLUMBING PLANS FOR CLEAN OUT LOCATION
  - 9 UTILITY PATCH PER CITY REQUIREMENTS
  - 10 CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS
  - 11 CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.
  - 12 EXISTING 1" WATER SERVICE TO BE ABANDONED
  - 13 EXISTING LIGHT POLE
  - 14 EXISTING OVERHEAD ELECTRICAL TO BE RELOCATED
  - 15 EXISTING POWER POLE TO BE REMOVED
  - 16 EXISTING HYDRANT
  - 17 GAS SERVICE, COORDINATE LOCATION WITH MG&E
  - 18 ELECTRIC SERVICE, COORDINATE LOCATION WITH MG&E
  - 19 EXCEPTION 10: 35'x85' PERPETUAL RIGHT AND EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION IN DOC. NO. 2070527.
  - 20 4" FIBER/COPPER CONDUIT SERVICE, COORDINATE LOCATION WITH AT&T
  - 21 SANITARY MANHOLE RIM=850.53 INVERT=843.63





ARCHITECTURE  
 ENGINEERING  
 INTERIOR DESIGN

STRANG, INC.  
 6411 MINERAL POINT ROAD  
 MADISON, WI 53705-4395

**SCHEMATIC  
 DESIGN**

**NOT FOR  
 CONSTRUCTION**

COPYRIGHT STRANG, INC.	2016
DRAWING SET	SD
DRAWN	SV
CHECKED	RG
DATE	10-12-2016
PROJECT NO.	2016090

GEBHARDT  
 DEVELOPMENT -  
 THE COSMOS  
 PROJECT

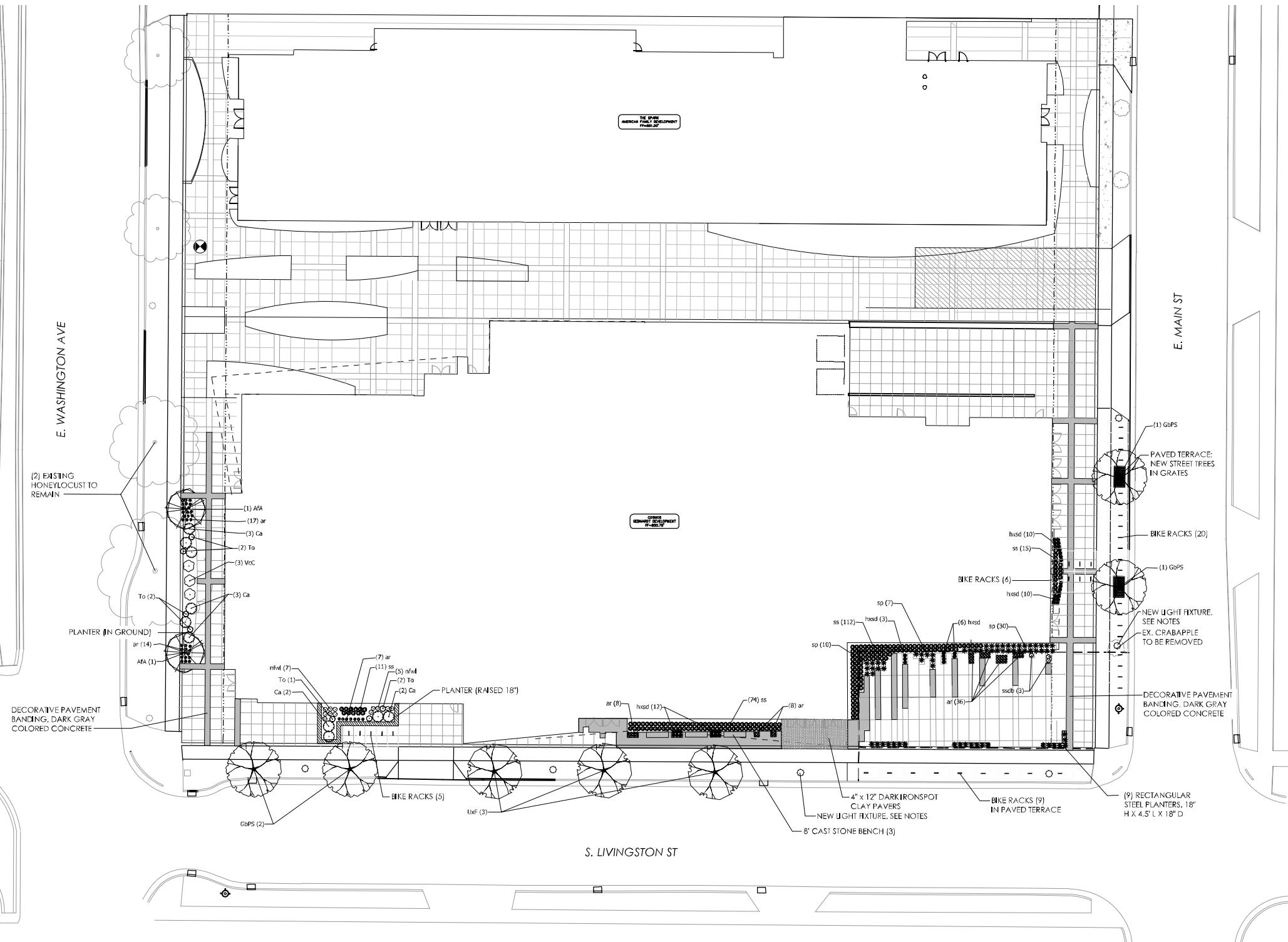
E. WASHINGTON AVENUE  
 MADISON, WISCONSIN 53703

SHEET NAME  
**LANDSCAPE PLAN**

SHEET NO.



**L01**



**PLANT SCHEDULE**

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	QTY
AFA	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	8" R.B.	2.5" Cal	2
GoPS	Quercus lobata 'Pinckney Sentry' / Pinckney Sentry Oak	8" R.B.	2.5" Cal	4
UxP	Ulmus x 'Frontier' / American Elm	8" R.B.	2.5" Cal	3

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	QTY
ar	Algeria reptans 'Bronze Beauty' / Bronze Beauty Rudbeckia	4" pot		90
hvsd	Hemerocallis x 'Shila de Oro' / Shila de Oro Day Lily	4" pot		41
nfl	Nepeta x fassenii 'Walkers Low' / Walkers Low Catmint	4" pot		12
ss	Schizanthum scaberrimum / White Bluestem Grass	1 gal		212
ssdb	Setum spatum 'Dragon's Blood' / Two Row Stone Crop	4" pot		3
sp	Sporobolus helioides / Prairie Dropseed	4" pot		68

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	QTY
Ca	Cornusseria sanguinolenta / Cranberry Cornus	3 gal		10
VcC	Maunum carolinianum 'Compactum' / Korean Spice Maunum	3 gal		3

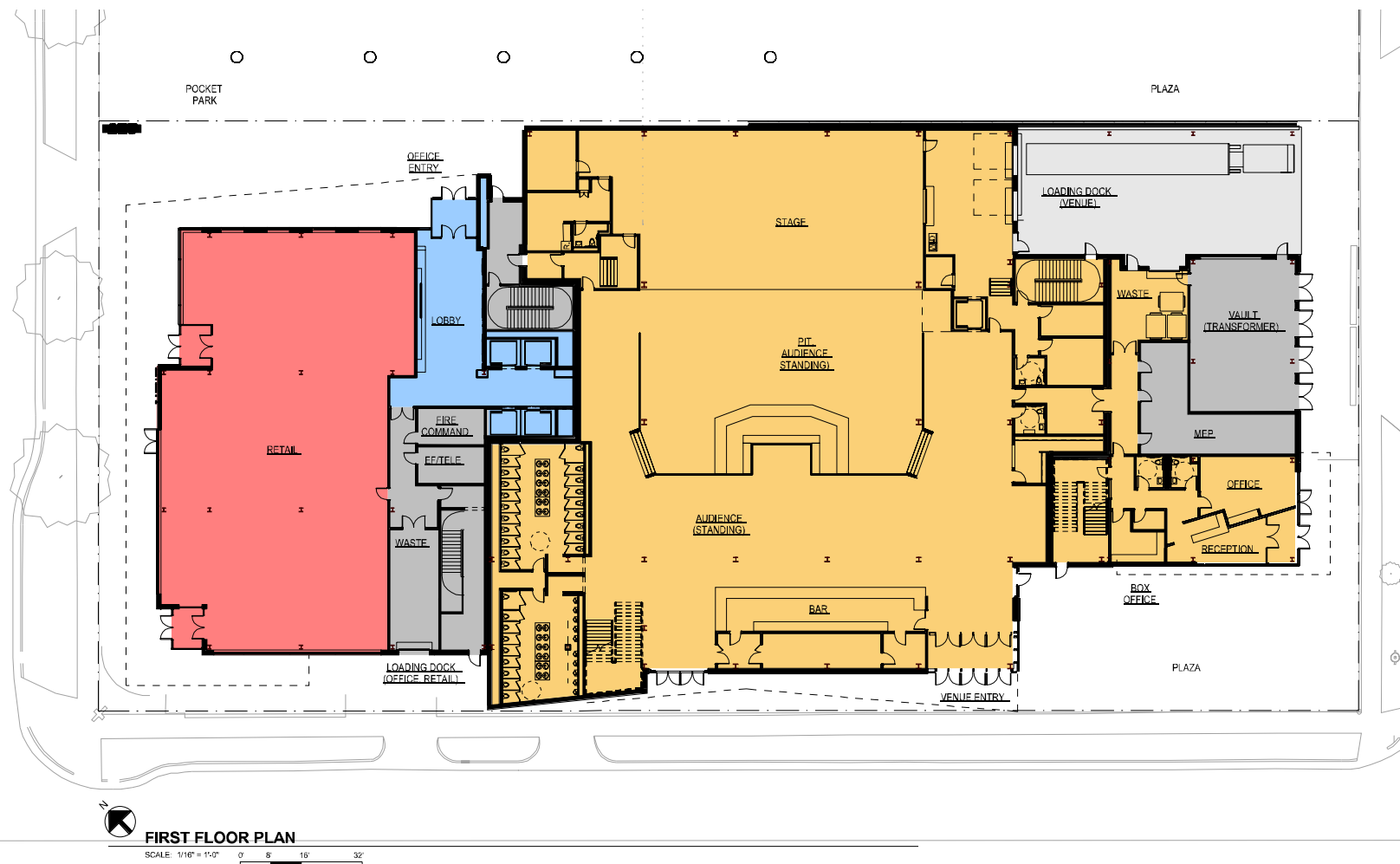
  

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	QTY
To	Thuja occidentalis 'Danica' TM / Danica Globe Cedar	5 gal		7

**GENERAL NOTES:**

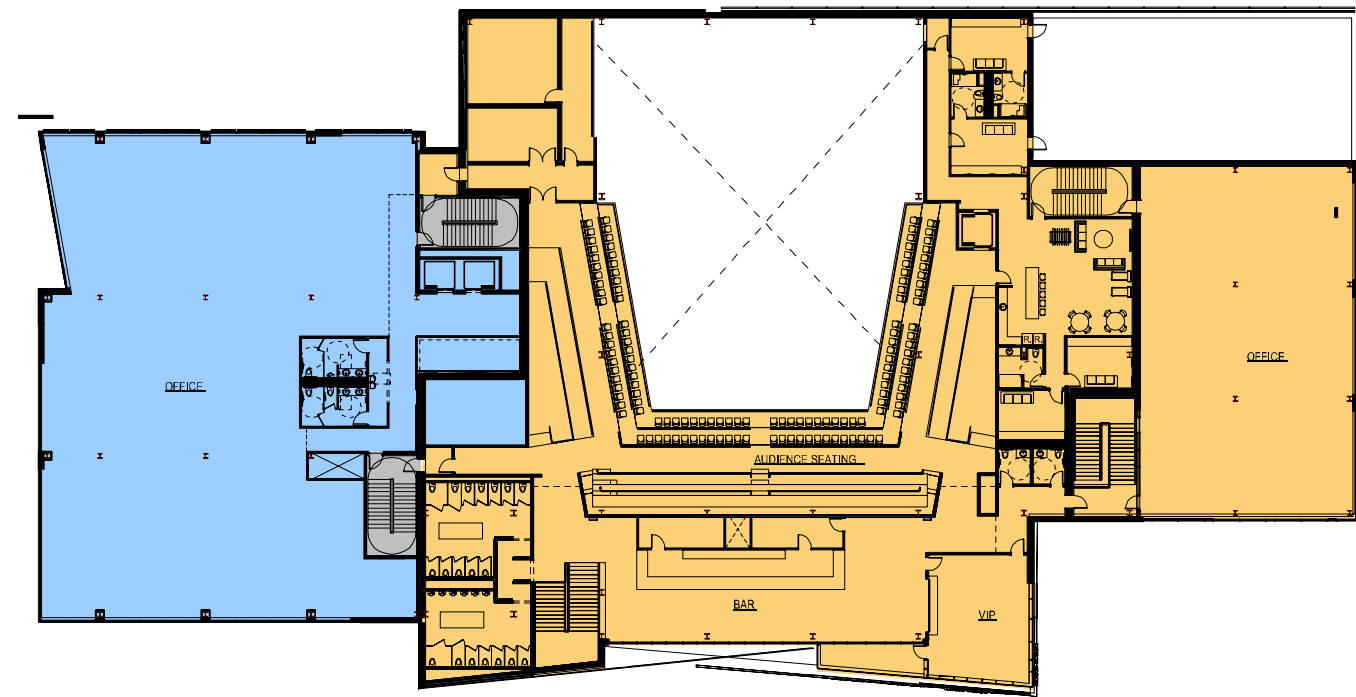
- FINAL STREET TREE SPECIES SELECTION AND PLACEMENT TO BE DETERMINED IN COORDINATION WITH CITY FORESTER.
- NEW STREET LIGHTING TO MATCH ESTABLISHED CITY DESIGN. FINAL LIGHT QUANTITIES AND PLACEMENT TO BE DETERMINED BY CITY PUBLIC WORKS STAFF.
- SITE PAVING TO BE STANDARD COLOR, BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED.

1



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2



**LEGEND**

- COSMOS CORE/SHELL
- FRANK PRODUCTIONS CORE/SHELL
- SHARED SPACES  
(EXIT STAIRS, MECHANICAL SPACE)

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**NOT FOR CONSTRUCTION**

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DRAWING SET	SD
DRAWN	JZ
CHECKED	RG
DATE	10-12-2016
PROJECT NO.	2016090

PROJECT TITLE  
**GEBHARDT DEVELOPMENT - THE COSMOS PROJECT**

801 E. WASHINGTON AVENUE  
MADISON, WISCONSIN 53703

SHEET NAME  
**FLOOR PLANS**

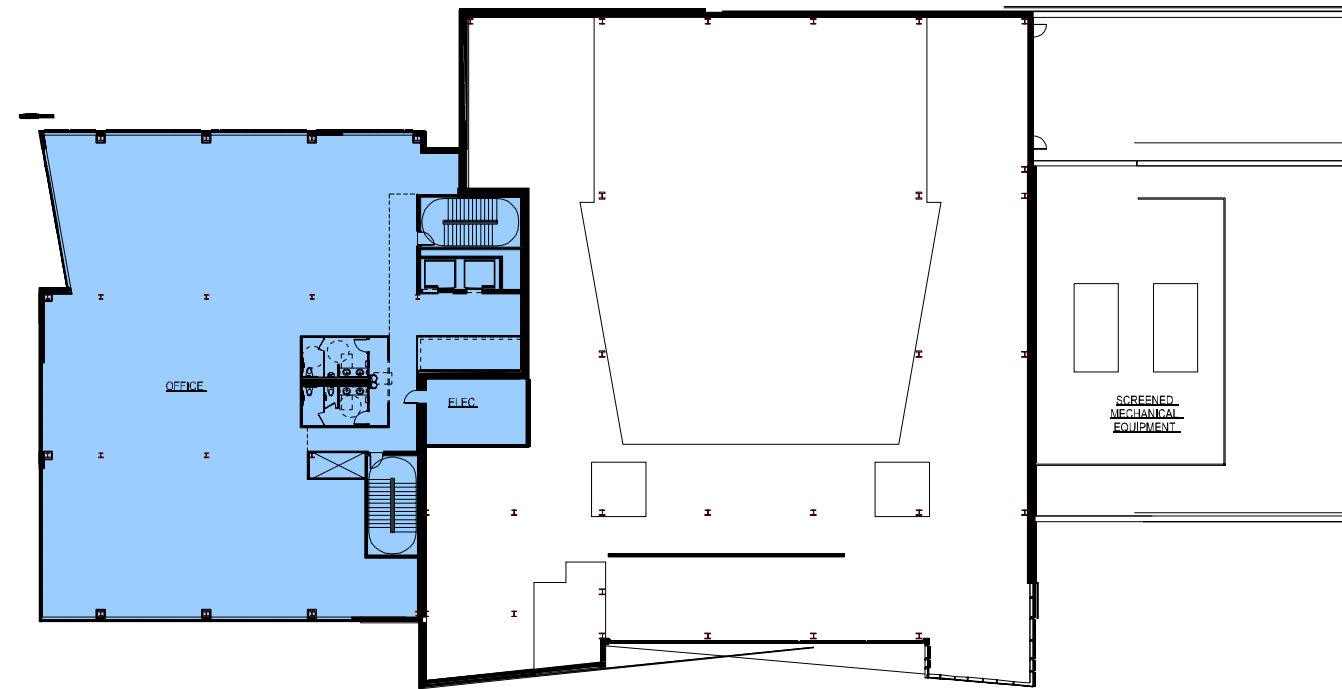
SHEET NO.  
**A201**



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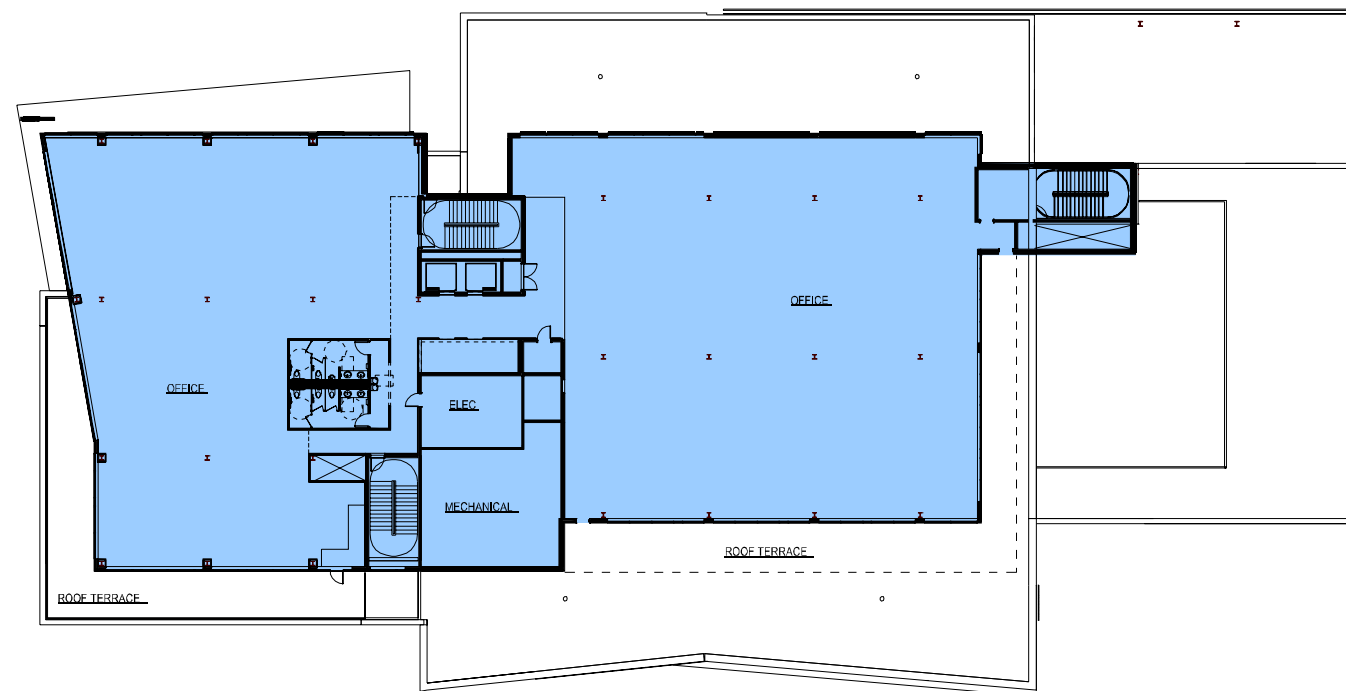


3



**THIRD FLOOR PLAN**

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'



4



**FOURTH FLOOR PLAN**

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'

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**GEBHARDT  
DEVELOPMENT -  
THE COSMOS  
PROJECT**

801 E. WASHINGTON AVENUE  
MADISON, WISCONSIN 53703

SHEET NAME  
**FLOOR PLANS**

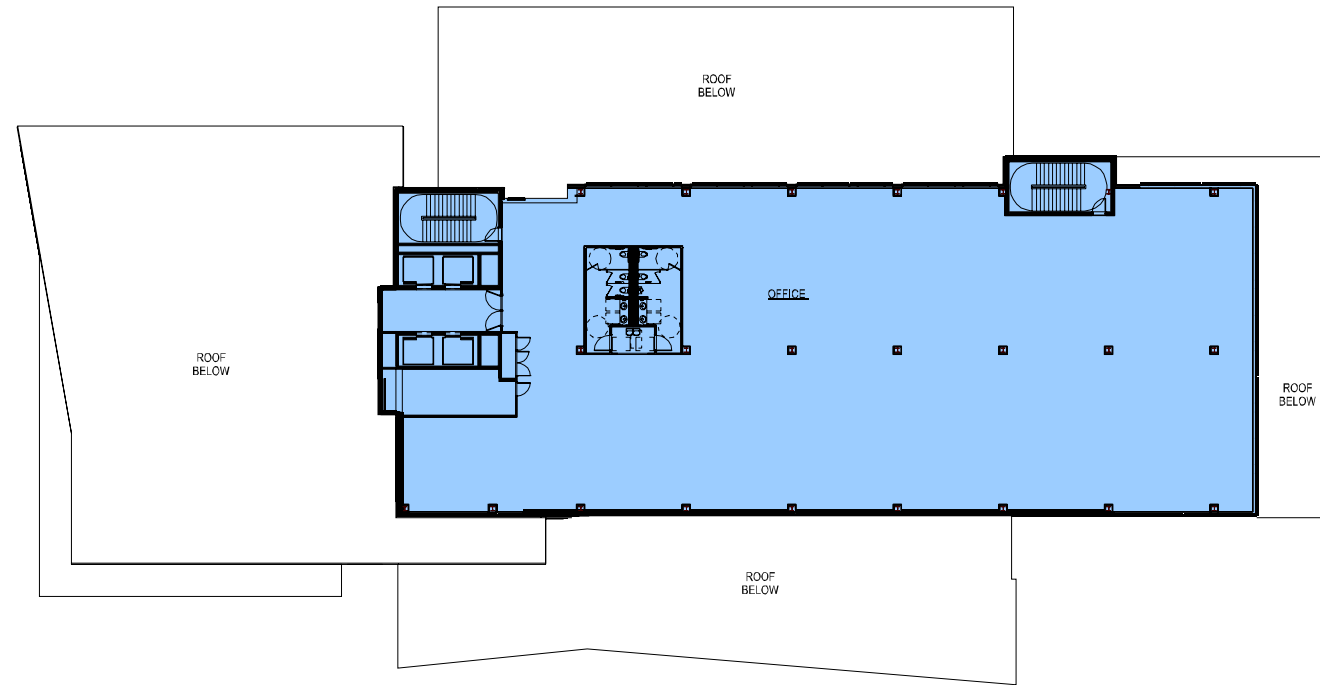
SHEET NO.

**A202**

**LEGEND**

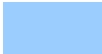


-  COSMOS CORE/SHELL
-  FRANK PRODUCTIONS CORE/SHELL
-  SHARED SPACES  
(EXIT STAIRS, MECHANICAL SPACE)

5 - 8



(TOWER ALTERNATE) TYPICAL FLOOR PLANS 5, 6, 7, 8  
 SCALE: 1/16" = 1'-0"  
 0' 8' 16' 32'

**LEGEND**

	COSMOS CORE/SHELL
	FRANK PRODUCTIONS CORE/SHELL
	SHARED SPACES (EXIT STAIRS, MECHANICAL SPACE)



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SHEET NAME  
**FLOOR PLANS**

SHEET NO.  
**A203**





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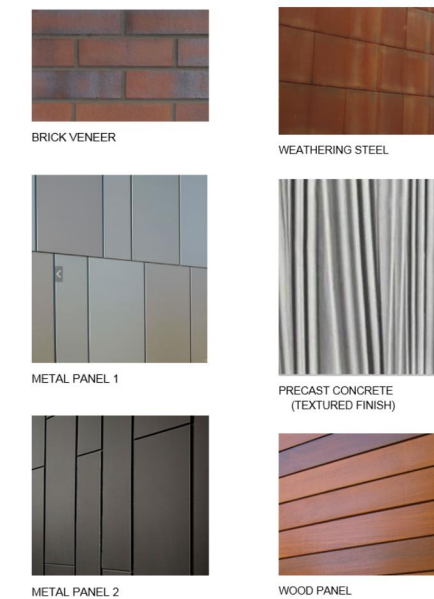
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**1 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

**LEGEND**



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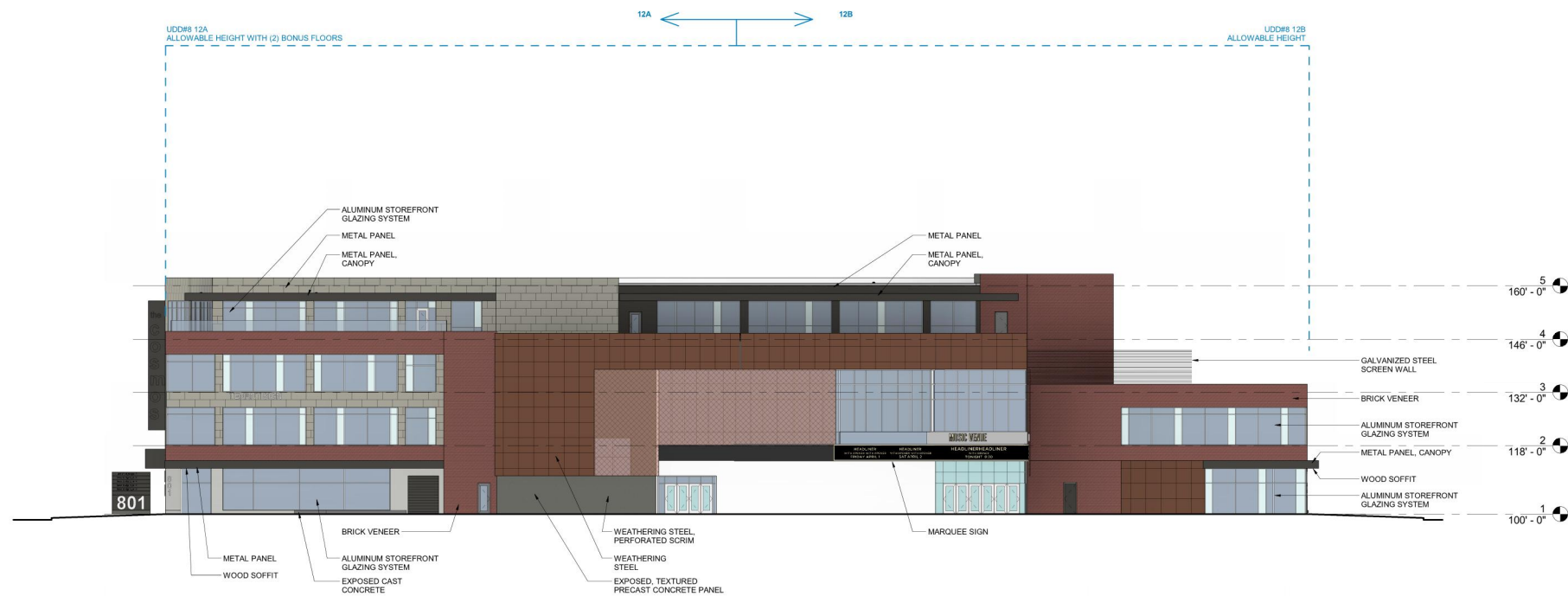
PROJECT TITLE  
**GEHARDT  
DEVELOPMENT -  
THE COSMOS  
PROJECT**

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MADISON, WISCONSIN 53703

SHEET NAME  
**EXTERIOR  
ELEVATIONS**

SHEET NO.

**A401**



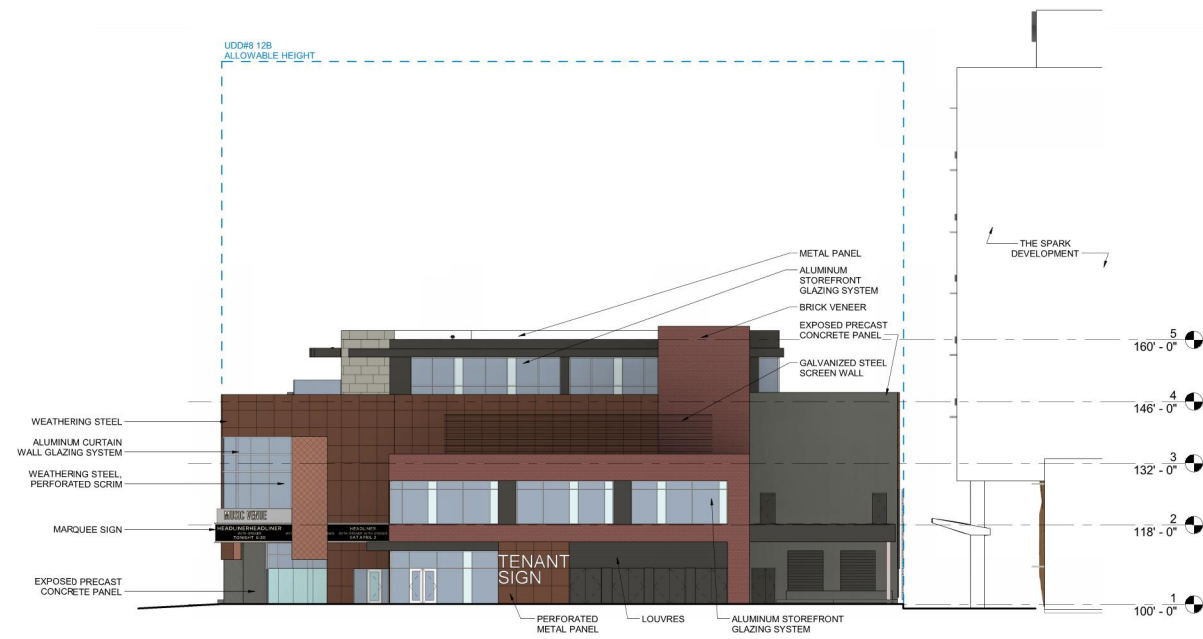
**2 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



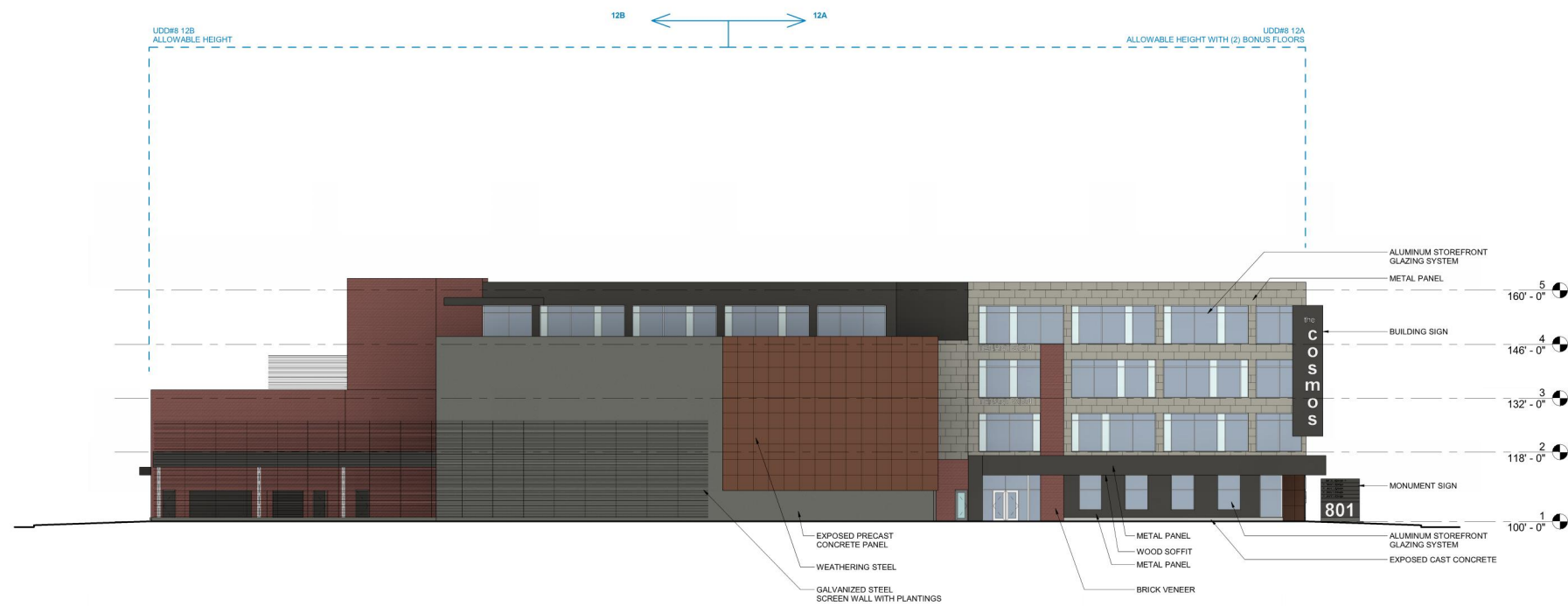
**STRANG**

**ARCHITECTURE  
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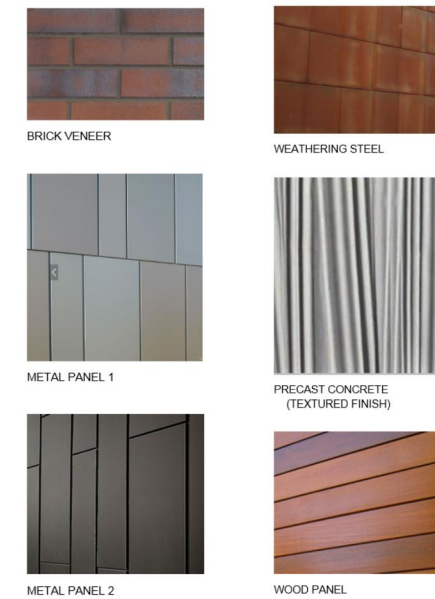


**1 SOUTH ELEVATION (4TH FLOOR ALTERNATE)**  
SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION (4TH FLOOR ALTERNATE)**  
SCALE: 1/16" = 1'-0"

**LEGEND**



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DEVELOPMENT -  
THE COSMOS  
PROJECT**

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SHEET NAME  
**EXTERIOR  
ELEVATIONS**

SHEET NO.

**A402**



**STRANG**

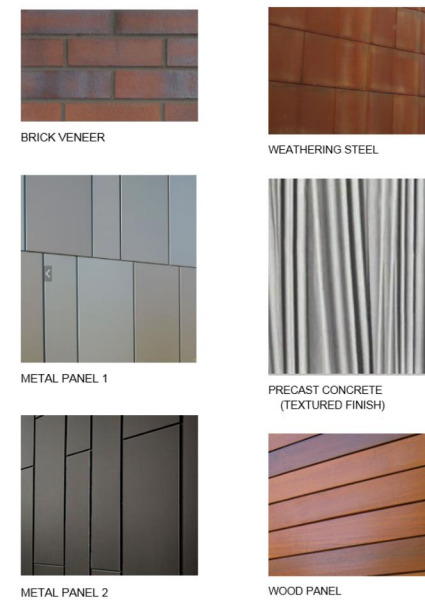
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INTERIOR DESIGN**

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MADISON, WI 53705-4395



**1 NORTH ELEVATION (TOWER ALTERNATE)**  
SCALE: 1/16" = 1'-0"

**LEGEND**



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PROJECT TITLE

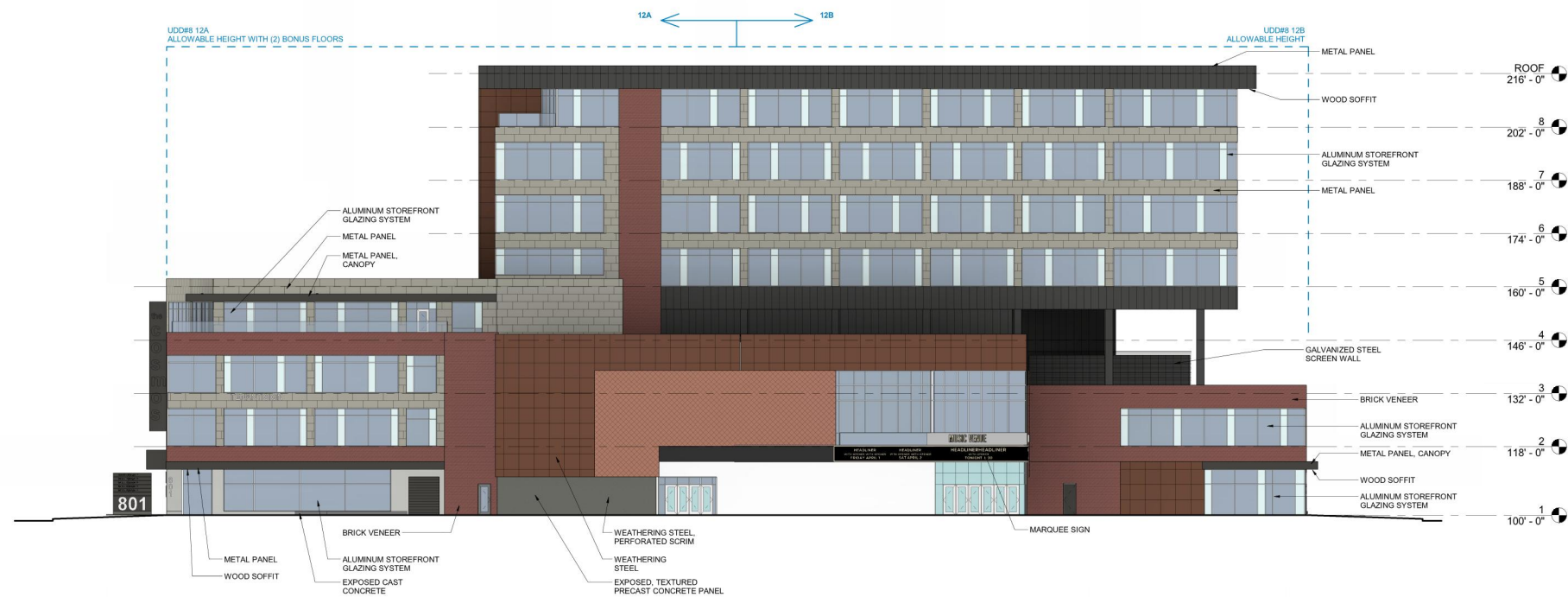
**GBHARDT  
DEVELOPMENT -  
THE COSMOS  
PROJECT**

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SHEET NAME  
**EXTERIOR  
ELEVATIONS  
(TOWER  
ALTERNATE)**

SHEET NO.

**A401(T)**



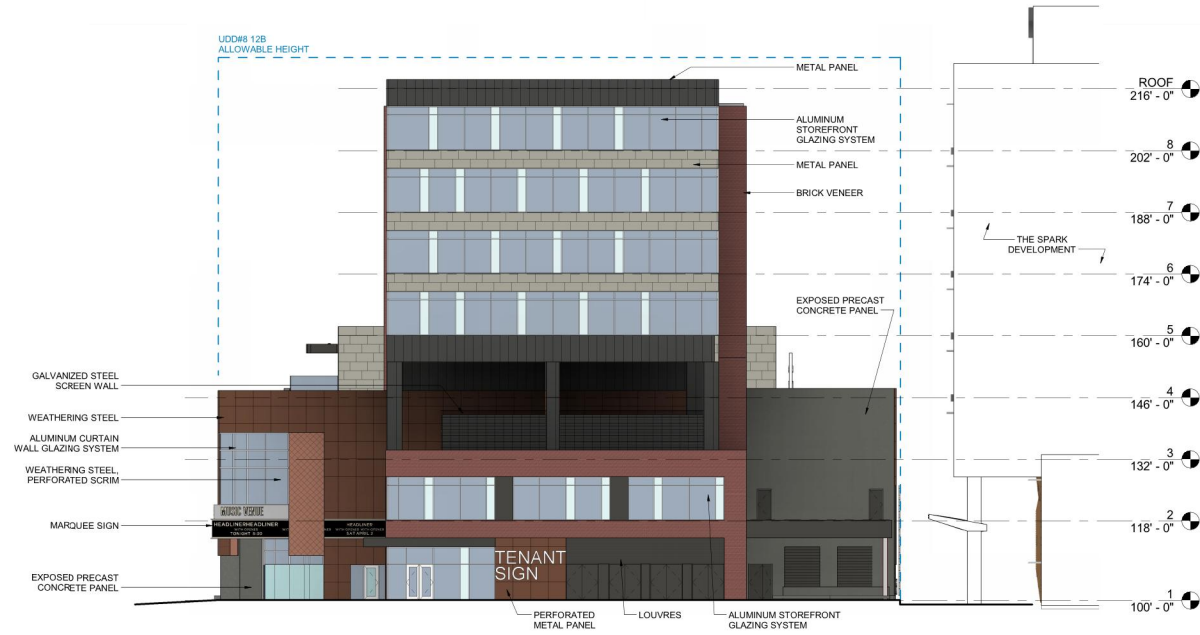
**2 WEST ELEVATION (TOWER ALTERNATE)**  
SCALE: 1/16" = 1'-0"



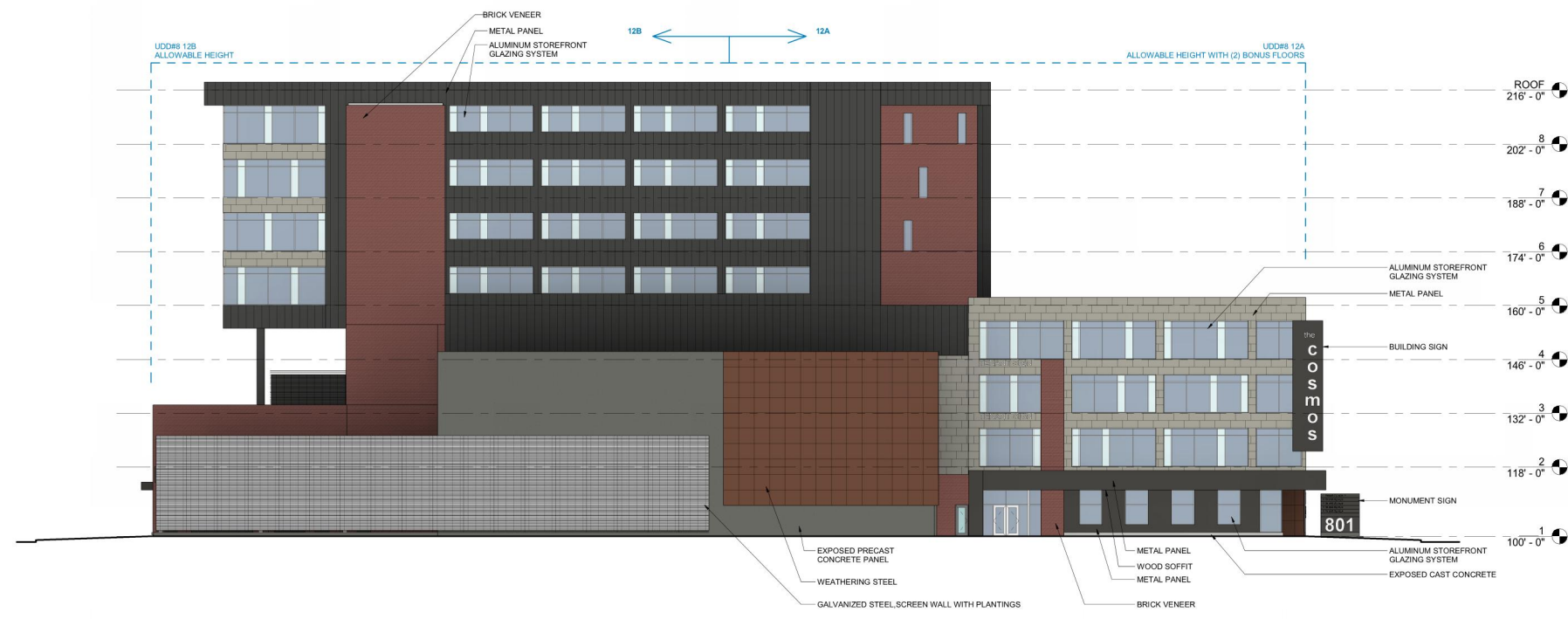
**STRANG**

**ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN**

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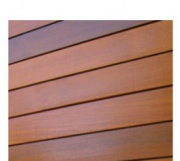


**1 SOUTH ELEVATION (TOWER ALTERNATE)**  
SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION (TOWER ALTERNATE)**  
SCALE: 1/16" = 1'-0"

**LEGEND**

 BRICK VENEER	 WEATHERING STEEL
 METAL PANEL 1	 PRECAST CONCRETE (TEXTURED FINISH)
 METAL PANEL 2	 WOOD PANEL

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PROJECT NO.	2016090

PROJECT TITLE  
**GEBHARDT  
DEVELOPMENT -  
THE COSMOS  
PROJECT**

801 E. WASHINGTON AVENUE  
MADISON, WISCONSIN 53703

SHEET NAME  
**EXTERIOR  
ELEVATIONS  
(TOWER  
ALTERNATE)**

SHEET NO.

**A402(T)**



VIEW FROM E. WASHINGTON (LOOKING SW)



VIEW FROM E. WASHINGTON (LOOKING SE)



VIEW FROM S. LIVINSTON (LOOKING NE)



VIEW FROM E. MAIN (LOOKING NW)



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ENGINEERING  
INTERIOR DESIGN

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PROJECT TITLE

GEBHARDT  
DEVELOPMENT -  
COSMOS PROJECT

SHEET NAME

EXTERIOR  
VIEWS



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ENGINEERING  
INTERIOR DESIGN

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MADISON, WI 53705-4395



VIEW FROM E. WASHINGTON (LOOKING SE)



VIEW FROM S. LIVINSTON (LOOKING NE)

PROJECT TITLE

GEBHARDT  
DEVELOPMENT -  
COSMOS PROJECT

SHEET NAME

EXTERIOR VIEWS  
(NO TOWER OPTION)

DAYTIME



VIEW FROM NORTHWEST

EVENING



VIEW FROM NORTHWEST



VIEW FROM SOUTH



VIEW FROM SOUTH



VIEW FROM NORTH



VIEW FROM NORTH



VIEW FROM PLAZA



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INTERIOR DESIGN

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PROJECT TITLE

GEBHARDT  
DEVELOPMENT -  
COSMOS PROJECT

SHEET NAME

VENUE  
ENIRONMENTAL  
GRAPHICS