



# Metro Transit System

1245 East Washington Avenue  
Suite 201  
Madison, Wisconsin, 53703  
Administrative Office: 608 266 4904  
Fax: 608 267 8778 [www.mymetrobus.com](http://www.mymetrobus.com)



January 23, 2014

TO: City of Madison Plan Commission  
FROM: Timothy Sobota, Transit Planner, Metro Transit  
SUBJECT: 802 East Washington Avenue – Conditional Use – “The Galaxie”

Metro Transit has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. In coordination with public works improvements, the applicant shall maintain or replace the concrete passenger boarding pad at the existing Metro bus stop on the north side of East Washington Avenue, west of Paterson Street (#1660). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb. A continuous concrete terrace would also be suitable.
2. The applicant shall install and maintain a bench or other seating amenity in the adjacent property landscape plan, ideally taking advantage of any building overhang or canopy to provide the seating amenity some shelter from the elements.
3. The applicant shall maintain and protect access to the existing bus stop zone for both pedestrians and transit vehicles at all times during project construction.
4. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

5. Metro Transit operates daily transit service along East Washington Avenue through the North Paterson Street intersection. Bus stop ID #1660 is adjacent the proposed project site along the north side of East Washington Avenue, with the bus stop zone encompassing the area from the existing bus stop sign pole and concrete boarding pad surface east back to the intersection at North Paterson Street.
6. Conceptual Bus Rapid Transit (BRT) design studies have identified the existing bus stop zone area as a potential BRT station location. Sample BRT station design guidelines indicate at least 12 feet of available right-of-way being typical for the dimension measured from the face of curb across the station platform to the back of a public sidewalk. A minimum of eight feet is shown for just the BRT station infrastructure, measured from the face of curb to the rear point of a passenger shelter structure. City Engineering staff may coordinate right-of-way alignments in this area to accommodate any potential future need for BRT infrastructure.

Please contact Tim Sobota by phone at 608-261-4289, or via email address <[tsobota@cityofmadison.com](mailto:tsobota@cityofmadison.com)>, should you have questions regarding the above items.

Date: 2014.01.23  
14:31:51 -06'00'

CC: Project contact person, Christopher Gosch: <[studio@bark-design.com](mailto:studio@bark-design.com)>

Attached: Notated copy of Site plan, showing transit information,  
Draft Station Plan View, from Madison Transit Corridor Study Document.

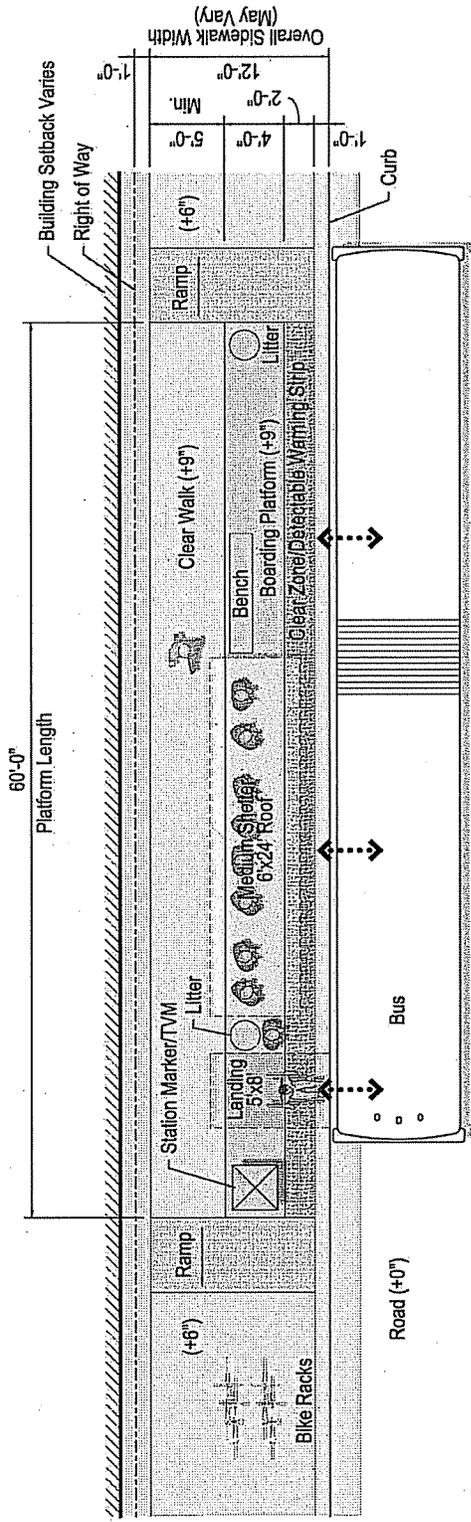


**Program**  
 (Assumes Level of Service C per APTA guidelines -  
 7 to 10 sq ft/person)

**Medium Shelter - 10 People**  
**Waiting Area - 4'X22' = 88 sq ft**

Item	Medium
Shelter	X
Security Camera	
Static Information Signage	X
Dynamic Information Signage	X
Station Marker	X
Ticket Vending Machine	X
Smart Card Reader	X
Bicycle Shelter	
Bicycle Racks	X(4)
Bicycle Lockers	
Landscaping	P
Street Trees	
Bench	P
Seat Wall/Retaining Wall	P
Leaning Rail	X
Litter Receptacles	X(2)
Newspaper Box Corral	
Lighting	X
Advertising	P
Heating	P

X = Included  
 P = Potential



Note: Shelter location and all furnishing locations shall be finalized based on actual field conditions and constraints.

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## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** March 5, 2014

TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2<sup>nd</sup> Ald. Dist. (32089)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

DATED: March 5, 2014      **ID NUMBER:**

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Tom DeChant, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Richard Slayton.

### **SUMMARY:**

At its meeting of March 5, 2014, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a mixed-use development located at 802, 854 East Washington Avenue (800 North Block) in UDD No. 8. Appearing on behalf of the project were Christopher Gosch, Garret Perry and Otto Gebhardt, all representing Gebhardt Development. The landscape plan is now a bit more aggregated and less symmetrical to address the Commission’s previous comments. The walkway coming off of Mifflin Street has a better flow now with a more narrow driveway. The planters throughout the site will be varying heights to create a more dynamic element against the building. Two projecting elements on Paterson Street and East Washington Avenue have been made more pronounced which helps to break up that elevation. On the Mifflin Street side they have added additional limestone panel with bump-outs to keep the façade from appearing too flat. They are still in the process of working with the grocery store, so they cannot show the articulation on the Livingston Street side at this time; they will work to define the Livingston Street side.

Comments and questions from the Commission were as follows:

- Is it possible that your planters will still allow space for outdoor displays for the market?
  - Yes, there is a definite opportunity to add physical elements.
- Intriguing pavement.
- Check out what’s been done at Yarmouth Crossing, how 10 or 15 years later, how that looks. Make sure you run that through with your details to give us a quality design that’s going to last.
  - The joint detail. We’ll come up with a detail that’s very durable. Even with that detail they’ll try to patch it, and the patch will never match. If using a stain would be as successful and be more consistent, just consider that.
- Clearly Livingston is still a work in progress. The ground floor level of the Livingston Street façade is not sufficiently detailed or articulated.
- Where are they at with getting the ordinances changed?

- We can't put it back on the agenda until March 19<sup>th</sup> (staff). The schedule will have to be adjusted to get to the Council. The amendments are amendments to the district so we have to make a recommendation. It can still go forward with initial. We can express support for the two ordinances that would be compatible with this development. One is the amount of bulk and mass at the setback, it gives us greater flexibility, and one deals with height.
- How much of the glass shown on the grocery is translucent? How much is vision glass?
  - It's all vision glass.
- Based on what we're being shown, we don't see articulation on Livingston.
  - Correct, I'm still working on that.
- Why the fabric awnings?
  - I would have no issues removing them.
- Whose seating is that along Livingston?
  - That's for the grocery store for their prepared food, the walk-up coffee window and there was some discussion of doing, in the summertime, they would have a grill out there and prepare foods on-site.

**ACTION:**

On a motion by Huggins, seconded by Harrington, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for support for the changes in the companion ordinances required to support this development, in addition to looking at alternatives to canvas awnings, more detail and address of staff comments regarding articulation of the Livingston Street façade, along with other street level façades.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 800 North Block East Washington Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	8	-	-	-	-	-	8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 19, 2014
TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2 <sup>nd</sup> Ald. Dist. (32089)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 19, 2014	ID NUMBER:

Members present were: Richard Wagner, Chair; John Harrington, Lauren Cnare, Dawn O’Kroley, Cliff Goodhart, Tom DeChant and Melissa Huggins.

**SUMMARY:**

At its meeting of February 19, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a mixed-use development with commercial, office and residential components located at 802, 854 East Washington Avenue (800 North Block) in UDD No. 8. Appearing on behalf of the project was Ted Petith, representing Gebhardt Development and bark design. Heather Stouder of the Planning Division noted that in the ordinance, for block-long developments there might not be enough flexibility in regards to both the building setback and also with the minimum height requirement (3-stories on East Washington at the 15-foot setback). That might end up resulting in a 3-story wall with little articulation in terms of setback and vertical articulation. In design progressions with this project, Planning Division staff recommend two slight changes to the ordinance that Aids. Zellers and Rummel weighed in on. First, with regard to the minimum height requirement, allow the Urban Design Commission flexibility in deciding that requirement could be lower, or up to 20% of any building length. Secondly, setback flexibility should be added to allow for articulation of long building façades. The Urban Design Commission would be allowed to grant greater setbacks to allow for the articulation of long building façades or for the development of additional public open spaces. These ordinance changes will come before the Urban Design Commission on March 5, 2014.

Plans call for the planting of new trees and varying sizes of planters to be used. The trees on Mifflin Street will remain and where they are missing they will try to add a different variety of tree. The public space is slightly restricted due to Traffic Engineering’s request for an 8-foot terrace, even though the standard is 6-feet. The grocery store will emphasize the corner with a walk-up coffee window and outdoor seating. The commercial area extends back around to Livingston Street with proposed seating on that street as well.

Comments and questions from the Commission were as follows:

- Livingston, let’s do it with articulation. In the length of the grocery store on The Constellation, the elevations you have presented now are very rigid. In the same length you have 4-5 different reads, I would look at the articulation of the grocery and seating areas. Break it down.

- The orientation of outdoor seating spaces on the East Washington corner, I have the same feeling on the Livingston/Paterson side. I don't know that East Washington will ever be a nice place to sit, I'd almost orient those the long way so while you may be entering a space from East Washington, that feels almost like a barrier. Maybe your landscaping on the Livingston side can mirror and create a "canopy" with The Constellation's landscaping, that might help.
  - It'll be a similar palette of plants but there are less trees on Livingston because of code. We're not trying to create private space but congregation spaces.
- On Paterson Street, trying to create connectivity between blocks and embracing people as they dart across East Washington, I believe there are Gingkoes in the park. I would encourage you look at more hardscape at the area of transition rather than landscape.
- Mid-block it seems like your sidewalk patterns are too repetitious. I like the premise but it gets to be so uniform; what happens if you start playing a little bit?
- I like the direction this is going. Keep going but give yourself a stopping point.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 800 North Block East Washington Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	7	-	-	-	-	-	7

**General Comments:**

- Nice urban development, will enliven East Washington Avenue a lot.
- Nice description. Keep the playfulness.

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** January 8, 2014

**TITLE:** North 800 Block East Washington Avenue  
(Block 143) – New Construction in UDD  
No. 5. 2<sup>nd</sup> Ald. Dist. (32712)      **REFERRED:**  
**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

**DATED:** January 8, 2014      **ID NUMBER:**

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Dawn O’Kroley, Melissa Huggins, Richard Slayton and Lauren Cnare.

### SUMMARY:

At its meeting of January 8, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction in UDD No. 5 located in the North 800 Block of East Washington Avenue. Appearing on behalf of the project was Christopher Gosch, representing Gebhardt Development. Gosch presented changes to the overall composition of the project. They had previously proposed to build to the Capitol Height Limit; subsequent meetings with the County and the Airport have not been fruitful, so they are scaling the building down to the County height limit. They are still requesting additional height (13-14%). It will be equivalent to The Constellation next door. They need approximately 12-14-feet on Paterson Street to provide some additional turn lanes, which compacted their commercial space a bit along East Washington Avenue. They are providing a smaller retail space along Paterson Street. There were concerns that the façade along East Washington Avenue was too linear and needed breaking up. As they started working through they identified ways to break up the elevation and bring some vertical elements down to the street level, while providing variation in the retail spaces. They are in the final renderings to have the grocery store aspect wrapped up. The materials are limited to four: limestone panel accent, brick and then two kinds of insulated metal panel. They are looking at a ceramic metal panel for portions of the commercial and the bulk of the residential. A rooftop terrace is proposed on the Paterson Street side with a view of Breese Stevens Field. They are adding one retail element above the grocery store that would front The Constellation on Livingston Street.

Staff requested that when the team returns for approvals that they present a site plan view of the base of the building against the tower elements and identify the setbacks and reliefs from the different façades.

Comments and questions from the Commission were as follows:

- Is there a phasing in terms of the condominiums or is everything going all at once?
  - We will have the grocery store, this portion of parking and the tower and then we’ll be working our way around.

- My only concern is on Livingston. The energy the project will bring is fantastic. Losing that symmetry of having retail across from each other hurts both this side of the block and The Constellation's side (street level). The upper level will help now that you have some life up there. Something to activate that.
  - The grocery store is amenable to looking at maybe having their bakery over here with a separate entrance, or a separate flower shop area, something to break that up.
- I think the composition from East Washington Avenue looks much better than it did before.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

**AGENDA # 9**

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 13, 2013
<b>TITLE:</b> 802, 854 East Washington Avenue (800 Block North) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2 <sup>nd</sup> Ald. Dist. (32089)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> November 13, 2013	<b>ID NUMBER:</b>

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Lauren Cnare, Melissa Huggins, Cliff Goodhart and Tom DeChant.

**SUMMARY:**

At its meeting of November 13, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a mixed-use development located at 802, 854 East Washington Avenue in UDD No. 8. Appearing on behalf of the project were Christopher Gosch and Ted Petith, both representing Gebhardt Development. The grocery store component will now be accessed from Livingston Street; they are currently in negotiations with a possible grocer. The massing has changed slightly with the residential tower pushed forward and up. The general program has remained the same in terms of sustainable elements. There is an opportunity for additional commercial space that would be directly related to the grocery store; in the absence of that there is interested in a commercial tenant that would not relate to the grocery store. They anticipate having these finalized by the end of the month. Heather Stouder of the Planning Division noted the input they are seeking from the UDC which includes the need to change the ordinance to allow for additional height for the tower in the middle (13 functional stories), which is similar to what happened next door at The Constellation. If the additional commercial space over the grocery store component doesn’t come to fruition, the UDC could consider waiving the 3-story minimum along East Washington Avenue. Related to the design this is very much a work in progress. The architect has pulled elements of the tower back involving some significant setbacks. Staff still believes the two tower solution might actually be preferred while understanding the dramatic difference in the program and cost that this would cause. It would also provide a lot more quality views in those towers. Finally staff really believes this needs to be differentiated from The Constellation; we would like to see far less use of metal on this building and encourage the use of masonry.

- I anticipated the tower being closer to Livingston and your design was that entire street front. Could you comment on the tower being farther east and why it’s setback from the Constellation.
  - We did not want to share any vertical circulation. That gave us practical location limitations. This is setback because of the UDD guidelines. We wanted to keep the tallest portion closest to East Washington Avenue.

The shift away from Livingston isn’t in relation to the form of the building, it’s more programmatic? Sure.

I just anticipated more program that way, towards Livingston. And Breese Stevens will be there so you have a sleepy neighbor on that side, a sleepy park on the other side and a highway on the other side. I would anticipate the activity on Livingston.

- I'm a little less excited about the height increasing as we go along East Washington Avenue, especially because of that drop with Breese Stevens, unless it were closer to the Constellation.
- What is your inspiration on this project, what you're trying to accomplish?
  - We're trying to maximize views and glass, and then the elevations become an exercise in framing views and balconies. I wish it were more.
- In regards to Planning's comments about less metal, that would give it a heavier feel than the Constellation.
  - We really like these panels because of the installation, energy efficiency and durability.
- Somehow the vertical and horizontal elements aren't working for me.
- Architecturally you could make two towers pin-wheeling on the central core, it could feel like two buildings without necessarily segmenting them. If there are buildings with significant mass even with 20-40 feet between them, we're still going to have a wall along East Washington.
- The merits on additional height are based on what the finished product is.
- The Commission favors stories above the grocery store element.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

**BODY – LEGISTAR 32844**

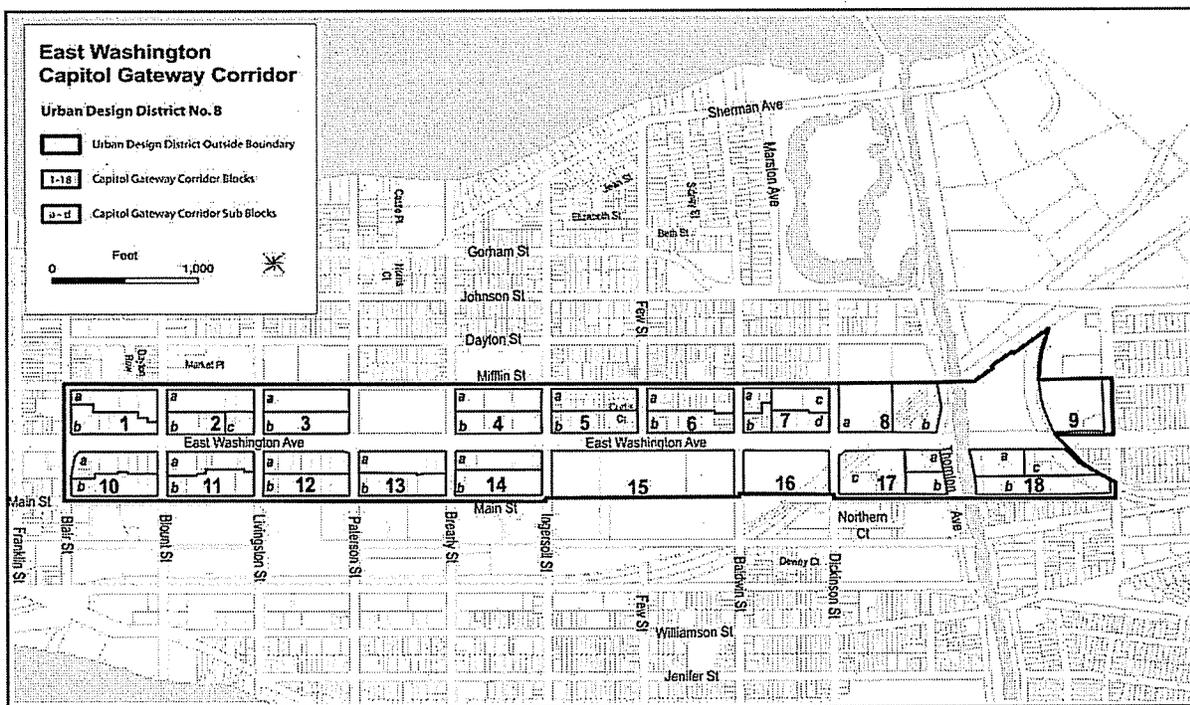
**DRAFTER'S ANALYSIS:** This ordinance amends the regulations in Urban Design District 8 to increase the maximum building height from 8 to 10 stories, and to allow up to 4 bonus stories on up to 15% of the area of Block 3b, which is on the north side of the 800 block of East Washington Ave. It also updates the map of the Urban Design District to correspond to new property lines in Block 3.

This amendment would accommodate a development proposal for the block which includes a 50,000 square foot full-service grocery store, over 65,000 square feet of additional commercial space, 254 residential units, and 729 structured parking stalls.

\*\*\*\*\*

The Common Council of the City of Madison do hereby ordain as follows:

1. Subdivision (c) entitled "Map of the District" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:



2. Paragraph 3. entitled "Building Height, Location (Distance from Property Line) and Stepback" of Subdivision (e) entitled "Basis for Design Review" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended by amending therein the following:

"Block	Maximum Bldg. Height <sup>1</sup> (stories)	Minimum & Maximum Street Level Facade Height (stories)	Minimum Stepback East-West Streets (feet or angle) <sup>2</sup>	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) <sup>3</sup>	Minimum & Maximum Setback North-South Streets (feet) <sup>4</sup>
3.b.	810**	3-5	15	15	15	5-10"

3. Subparagraph b. of Paragraph 12. entitled "Upper Level Development Standards" of Subdivision (e) entitled "Basis for Design Review" of Subsection (15) entitled "Urban Design District No. 8" of

Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:

- "b. Bonus stories may be allowed as follows:
  - i. Two (2) bonus stories on Blocks 2b, 2c, ~~3b~~, 4b, 12b, 13b, 14a, 14b, 15, 16, 17c, and 18c.
  - ii. Three (3) bonus stories on Blocks 10a, 10b, 11a, 11b, 12,a, and 13a.
  - iii. Four (4) bonus stories on up to fifteen percent (15%) of the area of Block 3b.

**BODY – LEGISTAR 33150**

DRAFTER'S ANALYSIS: These ordinance amendments allow for the Urban Design Commission to consider granting flexibility in the building setback and upper level building setback requirements in Urban Design District 8.

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The Common Council of the City of Madison do hereby ordain as follows:

1. Subsubparagraph i. of Subparagraph a. entitled "Requirements" of Paragraph 2. entitled "Building Location and Orientation" of Subdivision (e) entitled "Basis for Design Review" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:

"i. The setback for new buildings shall be as shown in 3. below. The Urban Design Commission, however, may allow greater setbacks to allow for the articulation of long building facades or for the development of additional usable public open spaces, such as pedestrian plazas, as long as design elements are included to maintain a uniform character in the District."

2. Paragraph 3. of Subdivision (e) entitled "Basis for Design Review" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:

**"3. Building Height, Location (Distance from Property Line) and Stepback.**

Block	Maximum Bldg. Height <sup>1</sup> (stories)	Minimum & Maximum Street Level Facade Height (stories) <sup>2</sup>	Minimum Stepback East-West Streets (feet or angle) <sup>23</sup>	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) <sup>34</sup>	Minimum & Maximum Setback North-South Streets (feet) <sup>45</sup>
1.a.	3 + 30*	2-3	30°	15	5-20	5-10
1.b.	8	3-5	15	15	15	5-10
2.a.	3 + 30*	2-3	30°	15	5-20	5-10
2.b.	8**	3-5	15	15	15	5-10
2.c.	10**	3-5	15	15	15	5-10
3.a.	3 + 30*	2-3	30°	15	5-20	5-10
3.b.	8**	3-5	15	15	15	5-10
4.a.	3 + 30*	2-3	30°	15	5-20	5-10
4.b.	8**	3-5	15	15	15	5-10
5.a.	3	2-3	-	-	5-20	5-10
5.b.	3	2-3	-	-	15	5-10
6.a.	3	2-3	-	-	5-20	5-10
6.b.	3	2-3	-	-	15	5-10
7.a.	3	2-3	-	-	5-20	5-10
7.b.	8	3-5	15	15	15	5-10
7.c.	3	2-3	-	-	5-20	5-10
7.d.	8	3-5	15	15	15	5-10
8.a.	8	3-5	45°	15	15	5-10
8.b.	4	2-3	15	15	15	5-10
9	8	3-5	15	15	15	5-10
10.a.	12**	3-5	15	15	15	0-10
10.b.	12**	3-5	15	15	15	0-10
11.a.	12**	3-5	15	15	15	0-10
11.b.	12**	3-5	15	15	15	0-10
12.a.	12**	3-5	15	15	15	0-10
12.b.	8**	3-5	15	15	15	0-10
13.a.	12**	3-5	15	15	15	0-10
13.b.	8**	3-5	15	15	15	0-10

Block	Maximum Bldg. Height <sup>1</sup> (stories)	Minimum & Maximum Street Level Facade Height (stories) <sup>2</sup>	Minimum Stepback East-West Streets (feet or angle) <sup>23</sup>	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) <sup>34</sup>	Minimum & Maximum Setback North-South Streets (feet) <sup>45</sup>
14.a.	8**	3-5	15	15	15	0-10
14.b.	6**	3-5	15	15	15	0-10
15	8**	3-5	15	15	15	0-10
16	8**	3-5	15	15	15	0-10
17.a.	4	3-4	-	-	15	0-10
17.b.	4	2-4	-	-	15	0-10
17.c.	6**	3-5	15	15	15	0-10
18.a.	4	2-4			15	0-10
18.b.	4	2-3			15	0-10
18.c.	6**	3-5	15	-	15	0-10

<sup>1</sup> Height is based on an average story height of 9-12' (11-15' for the ground floor). Buildings with greater floor heights shall have fewer stories accordingly.

\*\* - represents the required stepback angle

\*\*\* - represents the maximum height in stories allowed without any bonus stories. Bonus stories require the provision of elements in (e)12.

<sup>2</sup> In cases of exceptional design, the Urban Design Commission may waive the minimum street level facade height requirement for elements comprising up to twenty percent (20%) of a building's length along a street.

<sup>23</sup> The angle is measured at a point at the top of the face of the street level facade wall between a horizontal line (0°) and a line (stepback height line) that is extended until the maximum permitted building height on the block is reached. Between the street level facade wall and the point at which the maximum building height is reached, buildings may be built up to the stepback height of the 30° line but may not exceed it.

<sup>34</sup> Fifteen (15) feet on East Washington Ave.; Between five (5) and twenty (20) feet on other frontages.

<sup>45</sup> Includes the eastern and western boundaries of the Yahara River Parkway and Burr Jones Field."