



# City of Madison

## Proposed Conditional Use

Location  
810-854 East Washington Avenue

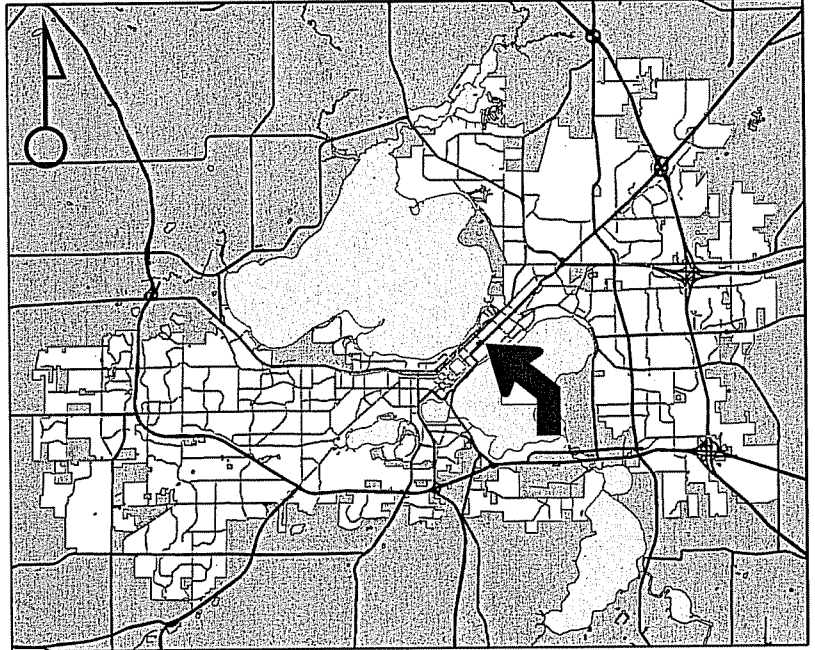
Project Name  
Galaxie Phase II

Applicant  
Otto Gebhardt III-Gebhardt Development/  
Christopher Gosch-bark design

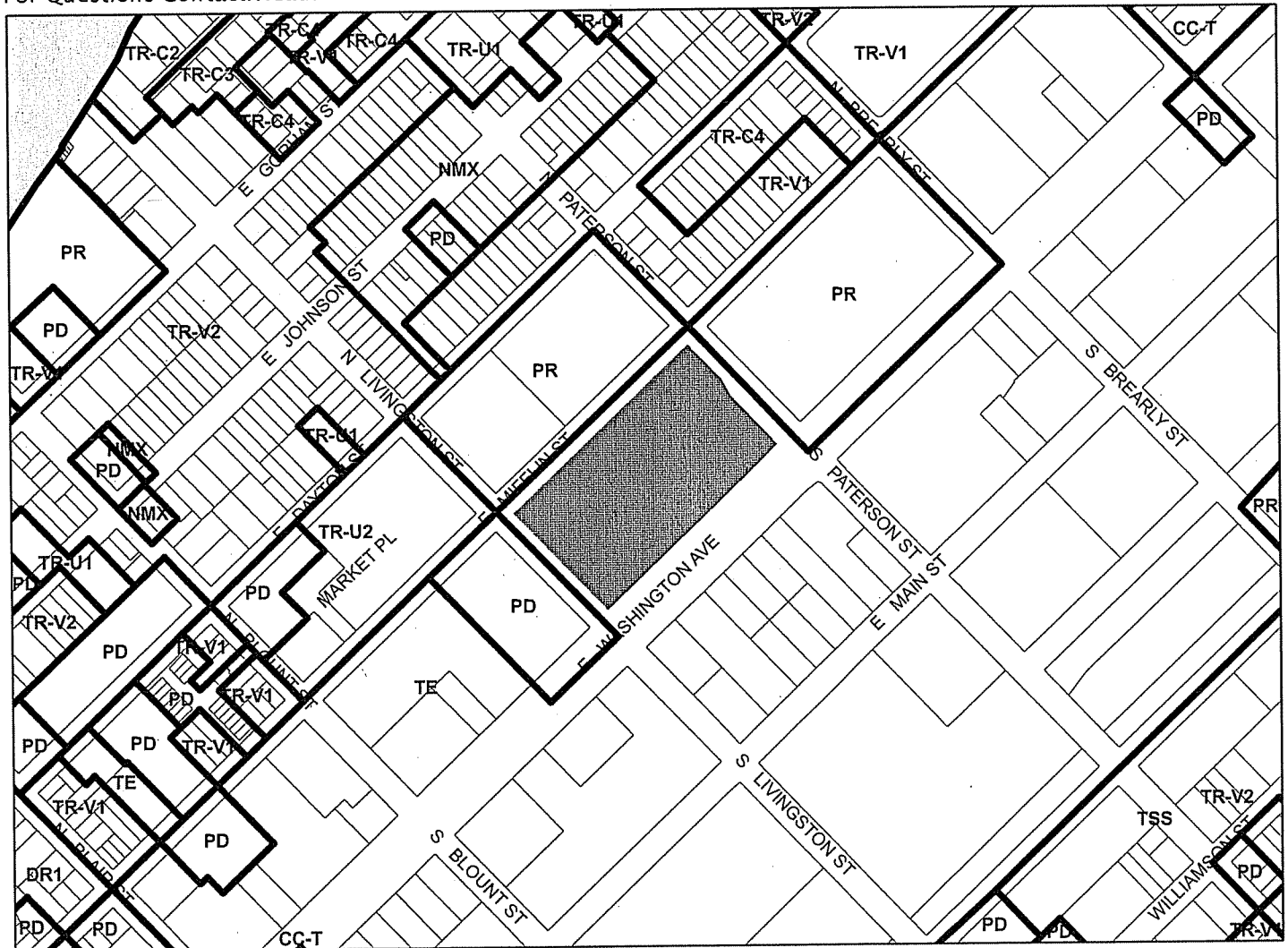
Existing Use  
Mixed-use development

Proposed Use  
Construct four-story addition to existing  
mixed-use development containing 48  
additional apartment units

Public Hearing Date  
Plan Commission  
19 October 2015



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 October 2015





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By: _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 800 N Block E. Washington Avenue (Block 143) 802, 854 East Washington Ave  
**Project Title (if any):** Galaxie Phase II- Alteration to approved conditional use

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

**Applicant Name:** Otto Gebhardt III      **Company:** Gebhardt Development  
**Street Address:** 222 North Street      **City/State:** Madison/WI      **Zip:** 53714  
**Telephone:** (608) 245-0753      **Fax:** ( ) \_\_\_\_\_      **Email:** gebhardtdevelopment@tds.net

**Project Contact Person:** Christopher Gosch, AIA      **Company:** bark design  
**Street Address:** 10 N Livingston      **City/State:** Madison/WI      **Zip:** 53703  
**Telephone:** (601) 333.1926      **Fax:** ( ) \_\_\_\_\_      **Email:** studio@bark-design.com

**Property Owner (if not applicant):** City of Madison  
**Street Address:** 210 Martin Luther King Jr. Blvc      **City/State:** Madison/WI      **Zip:** 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Mixed use infill Development  
 Request is for a modification to previously approved conditional for additional housing units.  
**Development Schedule:** Commencement 10.15      Completion 07.16

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations


**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Ongoing discussions for 2 years

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 08.13.15 Zoning Staff: Matt Tucker Date: 08.13.15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Otto Gebhardt Relationship to Property: Owner  
Authorizing Signature of Property Owner  Date 08.19.15 12



CITY OF MADISON

OCT 14 2015  
2:25

Planning & Community  
& Economic Development

GEBHARDT DEVELOPMENT  
222 NORTH STREET  
MADISON, WI 53704  
608.245.0753  
GEBHARDTDEVELOPMENT@TDS.NET

08.19.15  
Revised 10.12.15

### Letter of Intent for Proposed Major Alteration to Previously Approved Conditional Use

800 North Block East Washington Avenue (Block 143)  
802, 854 East Washington Avenue

Project name: The Galaxie Phase II

Katherine Cornwell  
Planning Division Director  
Madison Municipal Building, LL 100  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Ms. Cornwell:

Please consider this our formal letter of intent for a major alteration to a previously approved conditional use for the 800N East Washington site, hereafter referred to as the "Galaxie".

#### Project Summary:

The previously approved Project involves construction of a new mixed use development on a City owned portion of the former Don Miller properties.

The 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.

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.

This request for an alteration to the previously approved Conditional Use involves the addition of approximately 48 residential units on the east (Paterson), a rooftop deck/garden, and modifications to the Paterson commercial elevations.



10/20/10 11:00

**History:**

The Don Miller properties have been identified by the City of Madison as an important gateway to the Downtown District and planning initiatives have been implemented for the Capitol Gateway Corridor, including the BUILD plan, the Tenney-Lapham Neighborhood Plan, and Urban Design District 8.

**Overall Project Objectives:**

- 1: A 24 hour destination and district centerpiece providing uses and services necessary for the continued reinvigoration of the neighborhood and District.
- 2: Provide a long term sustainable and livable development designed for multimodal transportation options
- 3: Provide additional employment opportunities for the City
- 4: Set precedents for future development along the corridor and City.
- 5: Contribute to the reinvigoration of Breese Stevens Field
- 6: Provide construction employment and long term professional employment in the corridor
- 7: **Benefits to Neighborhood**
  - Additional Housing options
  - Additional walkable commerce options

**ZONING:**

Site is currently zoned TE (Traditional Employment)

Conditional Use requests were previously made and approved for the following uses in the TE District:

(28.065)

-Height above 5 stories/68 feet

(Per Table 28-F1)

**-Food and Related Goods sales**

Proposed Use: *55,000 s.f. full service Festival Foods Grocery Store*

**-Outdoor display**

Proposed Use: *Approx. 1300 s.f. of Seasonal Display of perishable products as an accessory to the Grocery Store along East Washington and Livingston*

**-Outdoor eating area associated with food & beverage establishment**

Proposed Use: *Approx. 1000 s.f. of 2nd floor rooftop seating area at the intersection of Livingston and East Washington*

**-Market garden**

Proposed Use: *3rd floor Rooftop Farm. See attached Management Plan*

**-General Retail**

Proposed Use: *Ground Floor locations on East Washington (2200 s.f.) and Paterson (1000 s.f.)*

**-Vehicle access sales and services windows**

Proposed Use: *To serve one of the General Retail spaces*

**-Dwelling Units in Mixed-Use Buildings**

Proposed Use: *Rental Apartment and Owner-Occupied units*

**-Live-Work Units**

Proposed Use: *At corner of Mifflin and Livingston*



-Parking facility, private

Proposed Use: *Internal parking structure for use by Customers, residents, employees, guests and limited special event functions.*

-Development within 200 feet of a City-owned park (Breese Stevens Field and Reynolds Field)

Proposed Use: *Mixed-use development*

#### ADHERENCE TO ADOPTED PLANS AND GUIDELINES

The use and massing of the proposed alteration are consistent with adopted planning guidelines (UDD 8, TLNA plan and Capitol Gateway Corridor plan).

Compliance with other provisions of UDD 8, TE zoning District, and TLNA Plan are illustrated in the attached submittal set.

The apartment tenant market for the proposed alteration are individuals who would be attracted to the proximity to the Downtown District, the Tenney-Lapham neighborhood collective and ease of access to the Dane County Regional Airport and other multi-modal transportation options. Also included in the demographic are empty nesters who wish to remain in a centrally located area in their City.

A request for Tax Incremental Financing will be made by the developer for this Phase of the project concurrent with the Conditional Use alteration submittal.

#### Project Program:

The component of the alteration is as follows:

- 48 additional apartment units at East Paterson Street.
- Outdoor balconies at all units.
- Rooftop Terrace overlooking Breese Stevens field for residents and the public on a reservation basis.
- Access to the units will be from Paterson Street and from the interior of the parking structure.
- Materials will be consistent with the approved Conditional use for Phase I of the Galaxie.

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 Parking

Parking for the units will be provided by using the previously approved parking structure stalls and reconfiguring use times and stalls designated for the commercial tenants and providing additional community car locations.

#### Parking Ratios:

Net leasable s.f.

Ground Floor Retail/Restaurant: 10,021

Office: 54,400

Grocery: 55,000 s.f.



**Units**

Tower-189  
Paterson- 48  
Condos-25  
Live/Work-20  
Total Units: 282

Apartments: (1/Unit/24 hr)= 282 stalls  
Grocery: (3.3/1000/24 hr)= 183 stalls  
Retail/Restaurant: (4/1000/24 hr)= 40 stalls  
Office: 54,400 (2.88/1000/8a-6p) = 156 stalls  
Residential flex stalls: (0.55/unit/6p-8a) = 156 stalls

*Note: Breese Stevens special event parking will be taken from the Residential flex stalls and incorporated in these parking leases*

We have found that evening/overnight shared parking between the commercial and residential uses has been successful at the Constellation.

**Roof Garden:**

A roof garden will be incorporated into the project, with expansion capabilities to the East.

**Viewshed:**

The proposed project complies with adopted Planning documents with respect to height and setbacks. Because of this, views of the Capitol from Reynolds Park will be unobstructed by this project.

**Pedestrian Access:**

Paths at the perimeter of the site 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, and a work station. 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.

Previous correspondence with B-Cycle representatives had indicated a preference for a B-Cycle location at Breese Stevens Field, however it does not appear as though that location is feasible, so we are working with B-Cycle to locate on the 800N block.

**Sustainability:**

- High density Brownfield developments served by existing infrastructure and public transit routes are the best solution to use existing resources and slow urban sprawl. This project will benefit the community and region by sparking additional development and business opportunities in an underutilized Corridor.
- The site is accessible by multiple bus, car and bicycle paths and is adjacent to the E. Mifflin bike boulevard.
  - Public Transportation Access- Existing and Proposed**
  - Current Bus Routes that serve the area:**
  - East Washington:**
    - Routes 6, 14, 15, 25, 29, 27, 56, 57.
  - Johnson/Gorham:**
    - Routes 2, 5, 9, 10, 27, 28.
  - Jenifer/Williamson Street:**
    - Routes 3, 4, 10, 38.
- A BRT stop is proposed near the intersection of East Washington and N. Paterson Street.
- A B-Cycle stop will be located in the project at a location to be determined.
- High efficiency toilets and faucets installed throughout
- Construction waste managed carefully for recycling
- Low-VOC products used for flooring, paint, adhesives
- Green roof features at courtyard and roof-top patio
- On site parking for Community Car and solar powered electric car charging stations are being pursued.
- Location scores high in walkability index much of the downtown and most of the east isthmus is accessible with a 15 minute walk.
- Green roofs and usable outdoor space
- LEED Silver Equivalency or greater level to determined through approval processes
- Minimal construction waste
- Minimal land disturbance
- Green roof installations
- Accessible bike parking and access
- Covered bike parking
- Energy Star appliances
- Provide private and semi private outdoor space for all tenants
- Utilization of materials that have post-consumer content and are easily recycled/repurposed
- Water source heat pump central system
- Ability to repurpose parking structure at a future date
- Low or no maintenance exterior cladding



**LEED:**

Silver equivalency or greater will be achieved. This is a function of best building practices as well as an avenue to earn bonus stories per UDD 8.

**APARTMENT UNITS:**

Apartment units will consist of a combination of 1 bedroom-3 bedroom units.

*Features of the Units are as follows:*

- 9'-8" clear ceiling height
- Floor to ceiling windows providing natural light and passive solar gains
- Shared and private outdoor space
- Efficient heating and cooling systems and high performing building envelope
- Stainless appliances
- Granite countertops
- Solid core wood doors
- Sustainable Flooring options
- Laundry facilities will be provided in each unit.

**SCHEDULE:**

**Proposed Project Schedule:**

11.01.14- Galaxie Phase I commences construction

11.15.15- Galaxie Phase II commences construction

Phase I and Phase II Project completion and occupancy: 07.31.16

**Project Team:**

**Owner/Developer:**

Gebhardt Development

222 North Street

Madison, WI 53704

608.245.0753

Attn.: Otto Gebhardt III

[gebhardtdevelopment@gmail.com](mailto:gebhardtdevelopment@gmail.com)

**Architect/Project Manager:**

Bark Design

222 North Street

Madison, WI 53704

608.333.1926

[studio@bark-design.com](mailto:studio@bark-design.com)

**Structural Engineer:**

Fink Associates, Madison, 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](mailto:Rjohnson@pe-wi.com)

**Landscape Architect:**  
Design Studio, etc.  
608.286.9474  
Attn.: Garret Perry, ASLA, LEED AP  
[gperry@designstudioetc.com](mailto:gperry@designstudioetc.com)

**General Contractor:**  
Tri-North

**Aldermanic District 2:**  
Ledell Zellers

**Tenney-Lapham Neighborhood Association**  
Patty Prime, President  
Patrick Heck, Chair of Development Committee  
**Project Breakdown:**  
Structured Parking- Approx. 703 stalls  
Retail/Commercial space- Approx. 115,000 s.f.  
Full Service Grocery Store- Approx. 55,000 s.f.  
Rental Apartments- Approx. 192,024 s.f.

**Land Use Summary:**

The subject site is not located in a mapped environmental corridor.  
**Public Utilities and Services:** This property is served by a range of urban services, including Metro Routes Routes 6, 14, 15, 25, 29, 27, 56, 57. with a stop near the intersection of N. Paterson and East Washington. The existing bus stop will remain in use throughout the duration of construction. A bench or other seating area will be provided for bus riders as part of the Landscape amenity package.  
Additionally, a BRT stop is proposed for the site, with additional infrastructure associated with those improvements to be designed and funded separately from this proposed development.

**Amenities:**

- Private and public outdoor space- private balconies, rooftop terraces
- Public Rooftop Terrace on 10th floor. 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



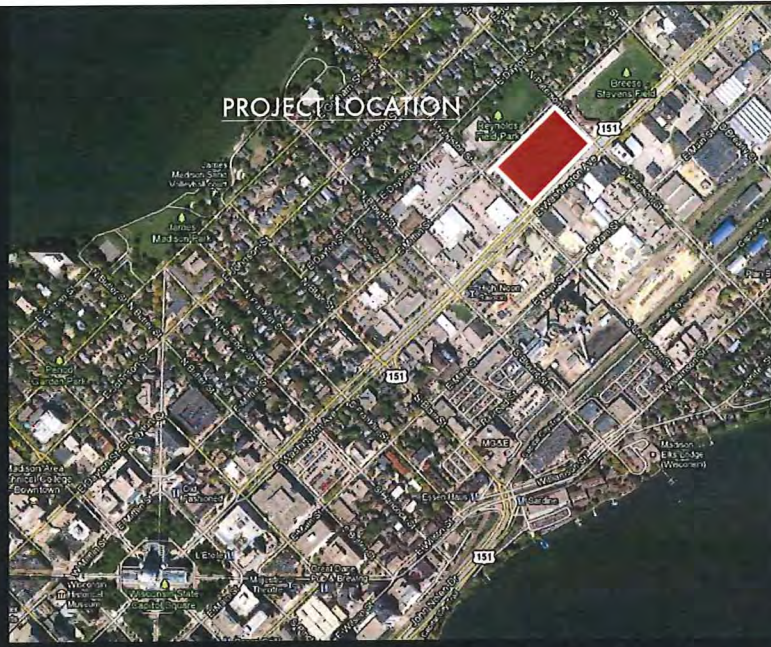
UNIT MATRIX												
NUMBER	UNIT TYPE	UNIT TYPE PARAMETER	AREA	LEVEL	INFO	# BEDROOMS	# BATHS	BALCONY	LAUNDRY	ENCL. REF.	KITCHEN	
401	IA	A	1,355.2 SF	4TH FLOOR RESIDENTIAL	3 BR / 2 BATH	3	2	1	1	AX,XX	IB	
402	IB	B	695.9 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1	AX,XX	IA	
403	ID	D	695.9 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IC	
404	IB	B	695.9 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
405	IB	B	695.9 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
406	IB	B	695.9 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
407	ID	D	721.4 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
408	IC - TYPE A	IC - A	798.2 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
409	ID - TYPE A	ID - A	1,310.0 SF	4TH FLOOR RESIDENTIAL	3 BR / 2 BATH	3	2	1	1		ID	
410	IC	IC	711.2 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
411	F - TYPE A	F - A	705.8 SF	4TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
412	ID	D	1,397.3 SF	4TH FLOOR RESIDENTIAL	3 BR / 2 BATH	3	2	1	1		IA	
4TH FLOOR RESIDENTIAL: 12			10,478.9 SF			10	15	12	12			
501	IA	A	1,373.6 SF	5TH FLOOR RESIDENTIAL	3 BR / 2 BATH	3	2	1	1	AX,XX	IB	
502	IB	B	695.9 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1	AX,XX	IA	
503	ID	D	695.9 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
504	IB	B	695.9 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
505	IB	B	695.9 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
506	IB	B	695.9 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
507	IB	B	721.4 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
508	IC	IC	798.2 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
509	ID	D	1,310.0 SF	5TH FLOOR RESIDENTIAL	3 BR / 2 BATH	3	2	1	1		ID	
510	IC	IC	711.2 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
511	IF	IF	705.8 SF	5TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
512	ID	D	1,397.3 SF	5TH FLOOR RESIDENTIAL	3 BR / 2 BATH	3	2	1	1		IA	
5TH FLOOR RESIDENTIAL: 12			10,497.3 SF			10	15	12	12			
601	IH	IH	960.8 SF	6TH FLOOR RESIDENTIAL	2 BR / 1 BATH	2	1	1	1	AX,XX	IB	
602	IB	B	695.9 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1	AX,XX	IA	
603	ID	D	695.9 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
604	IB	B	695.9 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
605	ID	D	695.9 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
606	ID	D	695.9 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
607	IB	B	721.4 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
608	IC	IC	798.3 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
609	IJ	IJ	830.3 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
610	IC	IC	711.2 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
611	IF	IF	705.8 SF	6TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
612	IJ	IJ	1,248.6 SF	6TH FLOOR RESIDENTIAL	2 BR / 1 BATH	2	1	1	1		IB	
6TH FLOOR RESIDENTIAL: 12			9,455.9 SF			14	12	12	12			
701	IH	IH	960.8 SF	7TH FLOOR RESIDENTIAL	2 BR / 1 BATH	2	1	1	1	AX,XX	IB	
702	IB	B	695.9 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1	AX,XX	IA	
703	ID	D	695.9 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
704	IB	B	695.9 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
705	ID	D	695.9 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
706	ID	D	695.9 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
707	IB	B	721.4 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IA	
708	IC	IC	798.3 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
709	IJ	IJ	830.3 SF	7TH FLOOR RESIDENTIAL	2 BR / 1 BATH	2	1	1	1		IB	
710	IC	IC	711.2 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
711	IF	IF	705.8 SF	7TH FLOOR RESIDENTIAL	1 BR / 1 BATH	1	1	1	1		IB	
712	IJ	IJ	1,248.6 SF	7TH FLOOR RESIDENTIAL	2 BR / 2 BATH	2	1	1	1		IB	
7TH FLOOR RESIDENTIAL: 12			9,455.9 SF			14	12	12	12			
GRAND TOTAL: 48			39,888.0 SF			64	54	48	48			

END

Respectfully Submitted,

Otto Gebhardt III

Gebhardt Development



### LOCATION MAP

**PARCEL ADDRESSES:**  
802 & 804 EAST WASHINGTON AVENUE  
MADISON, WI 53703

**ALDERMANIC DISTRICT 2:**  
KEEL ZELLERS

**URBAN DESIGN DISTRICT 8**

**CURRENT OWNER:**  
CITY OF MADISON

**CURRENT USE:**  
VACANT LOT

**CURRENT ZONING:**  
TE (TRADITIONAL EMPLOYMENT)

**PREVIOUS USE:**  
AUTO DEALERSHIP AND REPAIR CENTER

### PROJECT TEAM

**OWNER/DEVELOPER:**  
GEBHARDT DEVELOPMENT  
222 NORTH STREET  
MADISON, WI 53704  
ATTN: OTTO GEBHARDT III  
608.245.0753

**GENERAL CONTRACTOR:**  
TRI NORTH BUILDERS

**ARCHITECT:**  
BARK DESIGN  
229 NORTH STREET  
MADISON, WI 53704  
ATTN: CHRISTOPHER GOSCH  
608.333.1926

**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:**  
FINX ASSOCIATES

**SIGNAGE CONSULTANT:**  
RYAN SIGNS  
3007 PERRY STREET  
MADISON, WI 53713  
ATTN: MARY BETH GROWNEY  
608.271.7979

### SHEET INDEX

- LS-1- ROOFTOP FARM AND DECK
- A100- PREVIOUSLY APPROVED SITE PLAN
- A104- OVERALL FOURTH FLOOR PLAN
- A1.4.5- FOURTH FLOOR PLAN
- A1.5.5- FIFTH FLOOR PLAN
- A1.6- SIXTH FLOOR PLAN
- A1.7- SEVENTH FLOOR PLAN
- A1.8- ROOF DECK PLAN
- A2.4 ENLARGED UNITS
- A2.5 ENLARGED UNITS
- A2.6 ENLARGED UNITS
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A4.3 BUILDING ELEVATIONS
- RENDERINGS

## PROJECT INFORMATION-

## ALTERATION TO APPROVED CONDITIONAL USE

**PROPOSED USE/OCCUPANCY:** MIXED USE: OFFICE/COMMERCIAL/RETAIL/RESIDENTIAL APARTMENTS/PARKING

**CURRENT ZONING:** TE- TRADITIONAL EMPLOYMENT

**TOTAL SITE AREA:** APPROXIMATELY 193,475 SQ. FT. OR 4.5 ACRES

**TOTAL USABLE OPEN SPACE:** REQUIRED: 410 UNITS x 20 S.F./UNIT = 8200 S.F.; 25% AT GRADE = 2050 S.F. REQUIRED

**USABLE OPEN SPACE (AT GRADE):** APPROX. 3,130 S.F.

**BALCONIES AND TERRACES (ABOVE GRADE):** APPROX. 20,654 S.F.

REFER TO SHEET C101-Z FOR LOT COVERAGE CALCULATIONS

**BUILDING AREA BREAKDOWN:**  
TOTAL S.F.: 670,000 S.F.

**BREAKDOWN BY COMPONENT:**  
GROCERY: 55,000 S.F.  
PARKING: 292,600 S.F.  
COMMERCIAL/RETAIL/OFFICE: 77,500  
RENTAL RESIDENTIAL: 230,100  
OWNER OCCUPIED RESIDENTIAL: 27,500

FLOOR	RESIDENTIAL UNITS	G.S.F.
1ST FLOOR (GROUND)	158,800 G.S.F.	8TH FLOOR (RESIDENTIAL UNITS): 23,900 G.S.F. (41 EFFICIENCIES (111 BEDROOMS (112 BEDROOMS (113 BEDROOMS
2ND FLOOR	102,500 G.S.F.	9TH FLOOR (RESIDENTIAL UNITS): 23,900 G.S.F. (41 EFFICIENCIES (111 BEDROOMS (112 BEDROOMS (113 BEDROOMS
3RD FLOOR	104,335 G.S.F.	10TH FLOOR (RESIDENTIAL UNITS): 23,900 G.S.F. (41 EFFICIENCIES (111 BEDROOMS (112 BEDROOMS (113 BEDROOMS
4TH FLOOR (PARKING LEVEL)	57,200 G.S.F.	11TH FLOOR (RESIDENTIAL UNITS): 13,100 G.S.F.
5TH FLOOR (PARKING LEVEL)	57,200 G.S.F.	12TH FLOOR (RESIDENTIAL UNITS): 13,100 G.S.F.
4TH FLOOR (RESIDENTIAL UNITS)	23,900 G.S.F.	13TH FLOOR (RESIDENTIAL UNITS): 10,452 G.S.F.
5TH FLOOR (RESIDENTIAL UNITS)	23,900 G.S.F.	14TH FLOOR (RESIDENTIAL UNITS): 10,452 G.S.F.
6TH FLOOR (RESIDENTIAL UNITS)	23,900 G.S.F.	
7TH FLOOR (RESIDENTIAL UNITS)	23,900 G.S.F.	

**PREVIOUSLY APPROVED  
CONDITIONAL USE SUBMITTAL-  
SEE SHEET A0 FOR  
ALTERATION REQUEST**

### UNIT INFORMATION

#### UNIT BREAKDOWN (Tower):

EFFICIENCY	FLOOR										TOTAL	
	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	UNITS	BEDROOMS
1 BR/1 BATH	7	7	7	7	7	7	7	7	7	7	70	70
1 BR/1 BATH/1 DEN												
2 BR/1 BATH	8	8	8	8	8	8	8	8	8	8	80	160
2 BR/2 BATH												
3 BR/2 BATH	3	3	3	3	3	3	3	3	3	3	30	60
4 BR/2 BATH												
<b>TOTAL</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>201</b>	<b>318</b>

#### UNIT BREAKDOWN (CONDOS):

LOFT:	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
1 BR/1 BATH	1	1	1	1	4	4
2 BR/1 BATH	2	2	2	2	8	8
2 BR/2 BATH	1	1	1	1	4	4
3 BR/2 BATH	3	3	3	3	12	12
<b>TOTAL</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>28</b>	<b>28</b>

#### UNIT BREAKDOWN (LIVE/WORK):

LOFT:	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDROOMS
1 BR/1 BATH	9			9	9
2 BR/1 BATH			11	11	11
2 BR/2 BATH					
3 BR/2 BATH					
<b>TOTAL</b>	<b>9</b>	<b>11</b>	<b>11</b>	<b>31</b>	<b>31</b>

#### AUTO PARKING STALLS:

**1ST FLOOR:**  
DEDICATED GROCERY: 138  
HC: 10  
(VAN ACCESSIBLE: 2)

**2ND FLOOR:**  
DEDICATED GROCERY: 45  
RETAIL: 79  
TOTAL STALLS : 124

**3RD FLOOR:**  
TOTAL STALLS (COMMERCIAL) : 131

**4TH FLOOR:**  
RESIDENTIAL: 132

**5TH FLOOR:**  
RESIDENTIAL: 136

TOTAL PARKING STALLS (GROCERY) : 183  
TOTAL PARKING STALLS (RETAIL) : 79  
TOTAL PARKING STALLS (COMMERCIAL) : 131  
TOTAL PARKING STALLS (RESIDENTIAL) : 268  
TOTAL PARKING STALLS : 661

#### BIKE PARKING STALLS:

**GROUND LEVEL:**  
OUTSIDE PARKING STRUCTURE:  
GROUND LEVEL (MADRAX): 124  
INSIDE PARKING STRUCTURE:  
1ST FLOOR PARKING (MADRAX): 41

**2ND FLOOR:**  
INSIDE PARKING STRUCTURE:  
1ST FLOOR PARKING (MADRAX): 51

**3RD FLOOR:**  
INSIDE PARKING STRUCTURE:  
1ST FLOOR PARKING (MADRAX): 51

**4TH FLOOR:**  
INSIDE PARKING STRUCTURE:  
1ST FLOOR PARKING (MADRAX): 51

**5TH FLOOR:**  
INSIDE PARKING STRUCTURE:  
1ST FLOOR PARKING (MADRAX): 42

TOTAL BIKE PARKING STALLS : 360

### 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
- USGBC  
-GREEN BUILDING RATING SYSTEM FOR NEW CONSTRUCTION  
& MAJOR RENOVATIONS  
(LEED-NC) VERSION 2.1  
2009

### PHASE II CONDITIONAL USE ALTERATION

**bark DESIGN** | **GEBHARDT DEVELOPMENT**

WWW.BARK-DESIGN.COM  
STUDIO@BARK-DESIGN.COM  
608.333.1926

DATE: 08.19.15  
REV: 10.11.15

**galaxie**  
800N BLOCK EAST WASHINGTON AVENUE  
MADISON, WI



























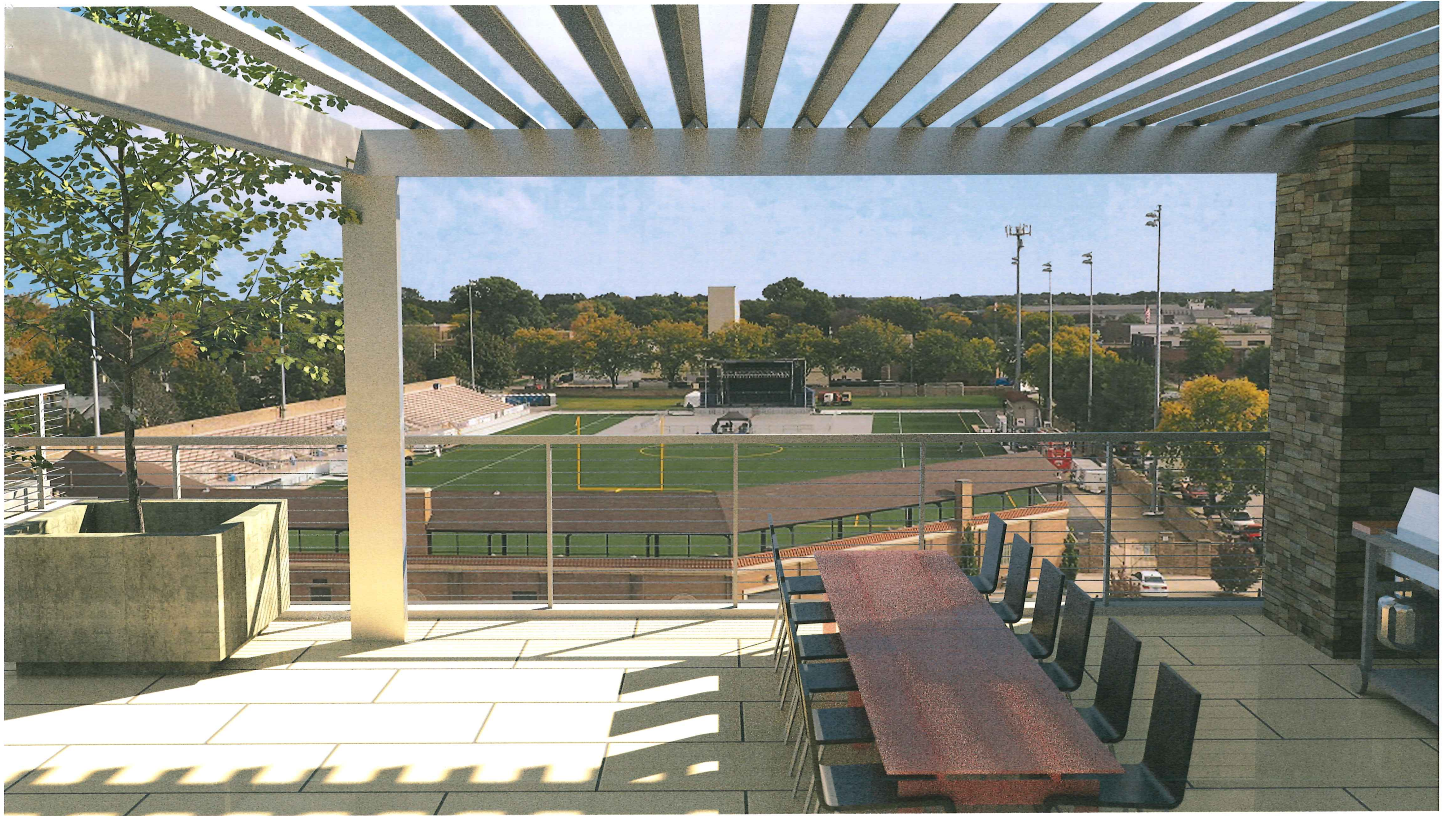














GARDEN