



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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

Date Submitted: <u>October 12, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>October 26, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>November 7, 2016</u>	<input checked="" type="checkbox"/> Final Approval

1. **Project Address:** 800N Block of East Washington/ 800 S Block East Mifflin
Project Title (if any): (Galaxie Phase III) - The Starliner Condominiums

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

New Development **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

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

B. Signage:

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

C. Other:

Please specify: _____

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

Applicant Name: Kyle Dumbleton
Street Address: 510 W. Edgewater St.
Telephone: (608)445-7869 **Fax:** ()

Company: Midwest Modern, LLC
City/State: Portage, WI **Zip:** 53901
Email: kyled@midwestmodern.com

Project Contact Person: same as above
Street Address: _____
Telephone: () **Fax:** ()

Company: _____
City/State: _____ **Zip:** _____
Email: _____

Project Owner (if not applicant): Otto Gebhardt III
Street Address: 222 North Street
Telephone: (608)577-7480 **Fax:** ()

City/State: Madison, WI **Zip:** 53704
Email: gebhardtdevelopment@tds.net

4. **Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin & Heather Stouder on 6-24-2016.
(name of staff person) (date of meeting)

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

Name of Applicant Kyle Dumbleton

Relationship to Property Project Architect

Authorized Signature

Date 7-13-2016



THE STARLINER CONDOMINIUMS & LOFTS

PROJECT TEAM

OWNER/DEVELOPER: GEBHARDT DEVELOPMENT 222 NORTH STREET MADISON, WI 53704 ATTN.: OTTO GEBHARDT III 608.245.0753	GENERAL CONTRACTOR: HARMONY CONSTRUCTION MANAGEMENT, INC 906 JONATHAN DR MADISON, WI 53713 ATTN: PAUL REED 608.224.3310	ARCHITECT: MIDWEST MODERN, LLC 510 WEST EDGEWATER STREET PORTAGE, WI 53901 ATTN: KYLE DUMBLETON 608-445-7869	SOILS TESTING: CGC, INC. 2921 PERRY STREET MADISON, WI 53713 ATTN.: DAVID STAAB, P.E., LEED AP 608.288.4100
CIVIL ENGINEER: PROFESSIONAL ENGINEERING, LLC 818 N. MEADOWBROOK LANE WAUNAKEE, WI 53597 ATTN.: ROXANNE JOHNSON, P.E., LEED AP 608.849.9378	LANDSCAPE ARCHITECT: DESIGN STUDIO, ETC. ATTN.: GARRET PERRY GPERRY@DESIGNSTUDIOETC.COM 608.358.6344	STRUCTURAL ENGINEER: FINK HOREJSH, LLC 141 NORTH MAIN STREET MONTICELLO, WI 53570 608-658-1257	



PROJECT LOCATION

PROJECT LOCATION INFORMATION

PARCEL ADDRESS:
800 BLOCK EAST MIFFLIN STREET
MADISON, WI 53703
ALDERMANIC DISTRICT 2:
LEDELL ZELLERS
URBAN DESIGN DISTRICT 8
CURRENT ZONING:
TE (TRADITIONAL EMPLOYMENT)

ALTERATION TO APPROVED CONDITIONAL USE

PROJECT DESIGN SOURCE GUIDELINES

- CITY OF MADISON
- URBAN DESIGN DISTRICT 8
NOVEMBER 11, 2009
- TENNEY-LAPHAM NEIGHBORHOOD PLAN
FEBRUARY 5, 2008
- EAST WASHINGTON AVENUE CAPITOL GATEWAY CORRIDOR PLAN
FEBRUARY 5, 2008
- MADISON GENERAL ORDINANCE CHAPTERS 28, 31
JANUARY 2, 2013
- MADISON SUSTAINABILITY PLAN
JUNE 2011
- BEST PRACTICES GUIDE FOR DEVELOPERS, NEIGHBORHOODS
& POLICYMAKERS
JUNE 2005



PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.

NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
827	931 SF	1ST FLOOR	1	1	
831	1,080 SF	1ST FLOOR	1	1	1
1: 2	2,011 SF		2	2	
837	1,426 SF	1ST FLOOR	2	2	
835	1,332 SF	1ST FLOOR	2	2	
829	1,079 SF	1ST FLOOR	2	2	
833	1,194 SF	1ST FLOOR	2	2	
2: 4	5,031 SF		8	8	
1ST FLOOR: 6	7,042 SF		10	10	
204	919 SF	2ND FLOOR	1	1	1
206	919 SF	2ND FLOOR	1	1	1
1: 2	1,837 SF		2	2	
202	1,302 SF	2ND FLOOR	2	2	
208	1,003 SF	2ND FLOOR	2	2	
210	1,126 SF	2ND FLOOR	2	2	
212	1,331 SF	2ND FLOOR	2	2	1
2: 4	4,761 SF		8	8	
2ND FLOOR: 6	6,599 SF		10	10	
304	775 SF	3RD FLOOR	1	1	0
306	876 SF	3RD FLOOR	1	1	1
1: 2	1,652 SF		2	2	
302	1,302 SF	3RD FLOOR	2	2	
308	1,003 SF	3RD FLOOR	2	2	
310	1,021 SF	3RD FLOOR	2	2	
312	1,331 SF	3RD FLOOR	2	2	1
2: 4	4,656 SF		8	8	
3RD FLOOR: 6	6,308 SF		10	10	
404	811 SF	4TH FLOOR	1	1	
406	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
402	1,135 SF	4TH FLOOR	2	2	
408	977 SF	4TH FLOOR	2	2	
410	966 SF	4TH FLOOR	2	2	
412	1,198 SF	4TH FLOOR	2	2	
2: 4	4,275 SF		8	8	
4TH FLOOR: 6	5,906 SF		10	10	
GRAND TOTAL:	25,855 SF		40	40	
24					

24 OWNER OCCUPIED CONDOMINIUMS

PHASE III LIVE/WORK UNIT MATRIX.

NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
302.	1,158 SF	UNIT	LW/ 3RD FLOOR	2	2
302.: 1	1,158 SF			2	2
304.	1,310 SF	UNIT	LW/ 3RD FLOOR	2	2
304.: 1	1,310 SF			2	2
306.	683 SF	UNIT	LW/ 3RD FLOOR	1	0
306.: 1	683 SF			1	0
308.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
308.: 1	1,243 SF			2	2
310.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
310.: 1	1,243 SF			2	2
312.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
312.: 1	684 SF			1	1
314.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
314.: 1	684 SF			1	1
316.	894 SF	UNIT	LW/ 3RD FLOOR	2	1
316.: 1	894 SF			2	1
23	1,388 SF	LW UNIT		1	0
23: 2	1,388 SF			1	0
25	1,517 SF	LW UNIT		1	0
25: 2	1,517 SF			1	0
803	1,563 SF	LW UNIT		1	0
803: 2	1,563 SF			1	0
805	1,563 SF	LW UNIT		1	0
805: 2	1,563 SF			1	0
807	1,563 SF	LW UNIT		1	0
807: 2	1,563 SF			1	0
809	1,888 SF	LW UNIT		1	0
809: 2	1,888 SF			1	0
811	1,887 SF	LW UNIT		1	0
811: 2	1,887 SF			1	0
813	1,887 SF	LW UNIT		1	0
813: 2	1,887 SF			1	0
815	1,555 SF	LW UNIT		1	0
815: 2	1,555 SF			1	0
817	1,554 SF	LW UNIT		1	0
817: 2	1,554 SF			1	0
821	1,401 SF	LW UNIT		1	0
821: 2	1,401 SF			1	0
LW: 30	25,665 SF			24	11
	25,665 SF			24	11

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

SHEET INDEX

CS	COVER SHEET
A100	SITE AND FIRST FLOOR PLAN (PREVIOUSLY APPROVED FOR REFERENCE)
AS1.0	OVERALL SITE PLAN
A1.1-C	CONDOMINIUM OVERALL FLOOR PLANS
A1.1L	LIVE/WORK OVERALL PLANS
A1.3	LIVE/WORK & CONDOMINIUM ROOF PLANS
UDCP3.0	PREVIOUSLY APPROVED RENDERINGS (FOR REFERENCE)
UDCP3.1	OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS
A2.0	LIVE/WORK & CONDOMINIUM ELEVATIONS
A2.1	LIVE/WORK & CONDOMINIUM ELEVATIONS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
C102	OVERALL SITE PLAN
C103	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN

CODE INFORMATION

APPLICABLE CODES:
BUILDING CODE / STRUCTURAL CODE: IBC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 62)
PLUMBING CODE: WISCONSIN COMMERCIAL BUILDING CODE, CHAPTERS 81-84
MECHANICAL CODE: IMC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 64)
ELECTRICAL CODE: NEC 2008(WI COMMERCIAL BUILDING CODE, CHAPTER 16)
FIRE / LIFE SAFETY CODE: 2009 NFPA-1 (WI COMMERCIAL BUILDING CODE, CHAPTERS 14 & 30)
ACCESSIBILITY CODE: 2003 ICC/ANSI
ENERGY CODE: IECC 2009 (WI COMMERCIAL BUILDING CODE, CHAPTER 63)
ELEVATOR CODE: WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 18
GAS CODE: 2006 IFGC WITH STATE AMENDMENTS
BOILER CODE: WISCONSIN COMMERCIAL BUILDING CODE, CHAPTER 41

CONSTRUCTION TYPE: CONDOS: VA -- LIVE/WORK & LOFTS: VB
 SPRINKLERED: NFPA 13R
 NUMBER OF STORIES: CONDOMINIUMS: 4 -- LIVE/WORK & LOFTS: 3
 EXISTING S-2 PARKING SEPARATED BY 2-HR FIREWALL
 HIGHRISE BUILDING: NO
 OCCUPANCIES:
 R-2 RESIDENTIAL

HEIGHT: CONDOS 49'-0" LOFTS 38'-0"

AREAS: SEE BELOW

STARLINER CONDOS GROSS SF AREA

NAME	AREA	LEVEL
4TH FLOOR	8,097 SF	4TH FLOOR
3RD FLOOR	8,558 SF	3RD FLOOR
2ND FLOOR	8,811 SF	2ND FLOOR
1ST FLOOR	8,250 SF	1ST FLOOR
CONDOS: 4	33,717 SF	
GRAND TOTAL	33,717 SF	

STARLINER LOFTS GROSS SF AREA SCHEDULE

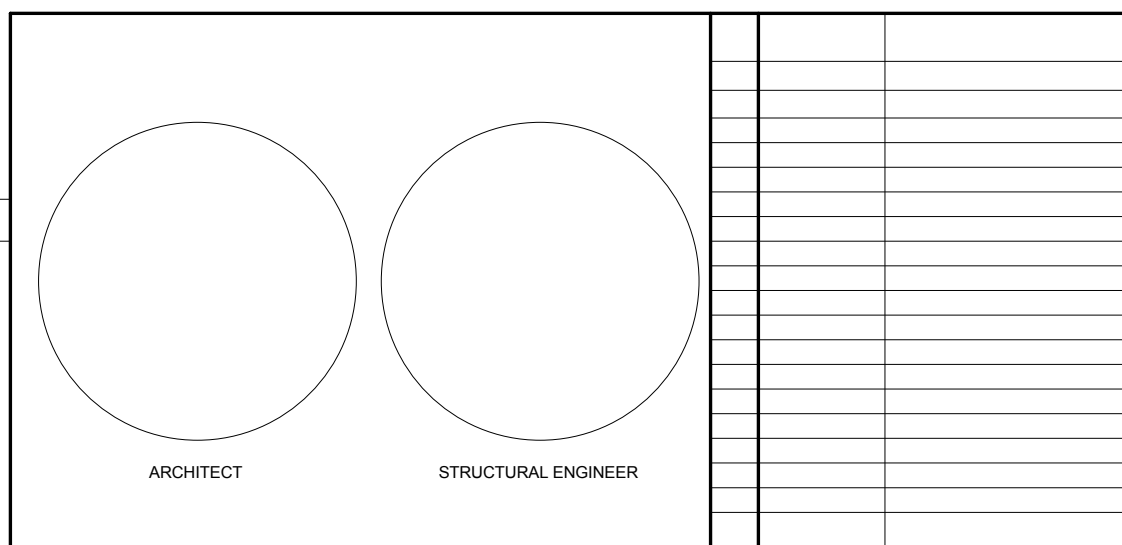
NAME	AREA	LEVEL
3RD FLOOR	9,818 SF	LW/ 3RD FLOOR
2ND FLOOR	10,191 SF	LW 2ND FLOOR
1ST FLOOR	10,252 SF	1ST FLOOR
LIVE-WORK: 3	30,262 SF	
GRAND TOTAL	30,262 SF	

UNIT BREAKDOWN (CONDOS):

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	1	1	3	4	8	8
1 BR/1 BATH:	2	2	2	2	8	8
2 BR/1 BATH:						
2 BR/2 BATH:	1	1	2	1	6	12
3 BR/2 BATH:	3				3	9
TOTAL:	7	4	7	7	25	52

UNIT BREAKDOWN (LIVE/WORK):

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



PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL

800 EAST MERLIN STREET
MADISON, WI

COVER SHEET

PREVIOUSLY SUBMITTED 8-17-2016

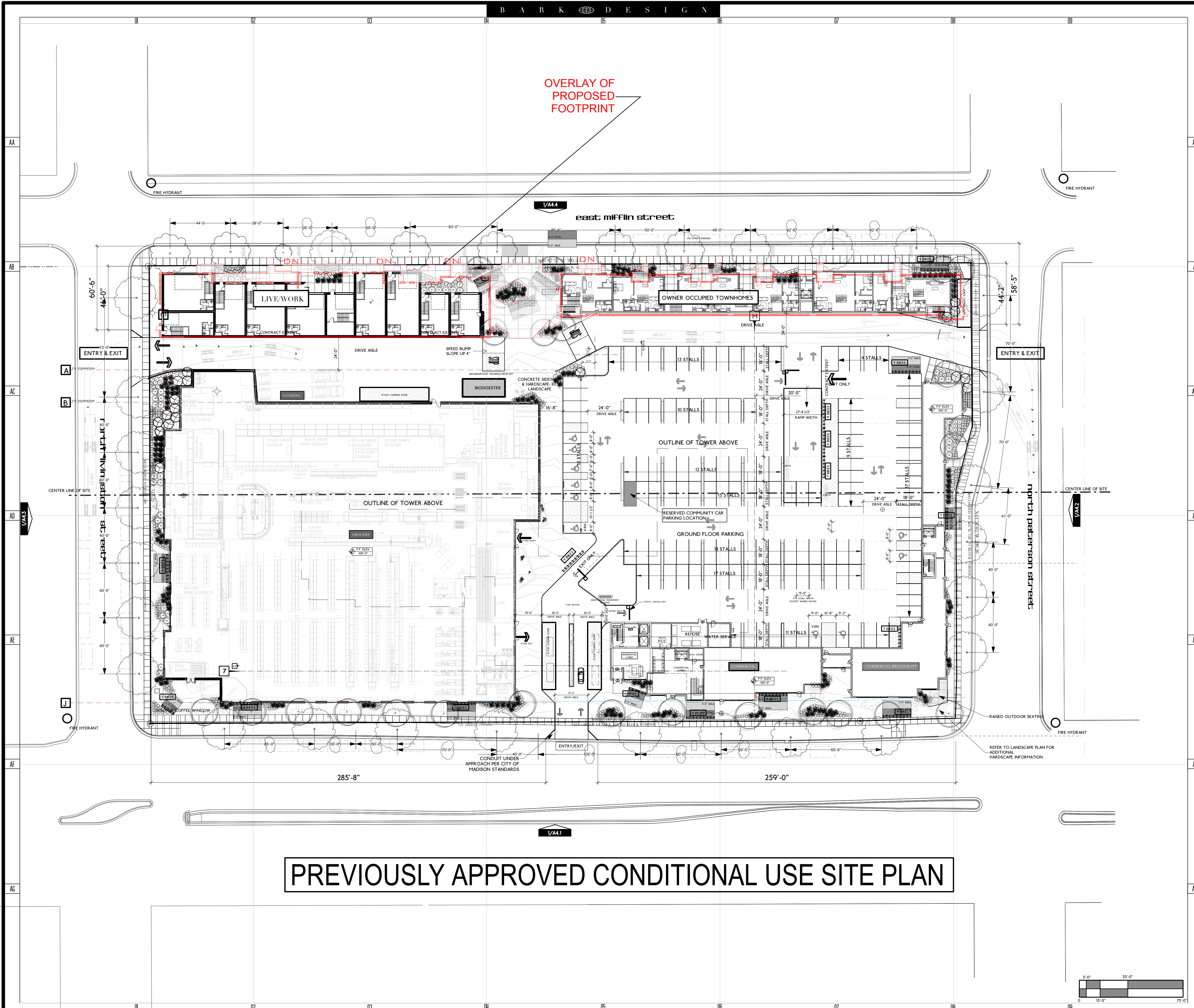
DATE 10.12.2016

CS



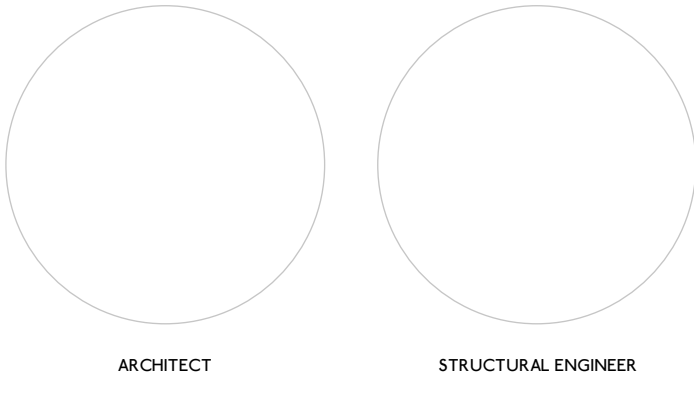
GENERAL NOTES

OVERLAY OF PROPOSED FOOTPRINT



PREVIOUSLY APPROVED CONDITIONAL USE SITE PLAN

DATE	DESCRIPTION
03.21.14	PROGRESS SET
03.28.14	PROGRESS SET
05.28.14	SUPPLEMENTAL INFORMATION

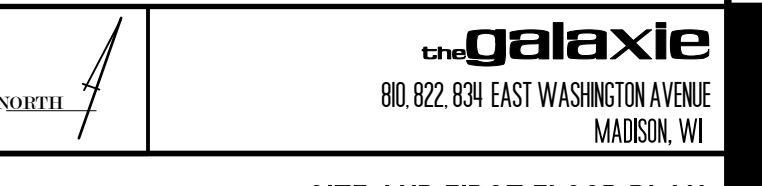


PHASE II CONDITIONAL USE ALTERATION



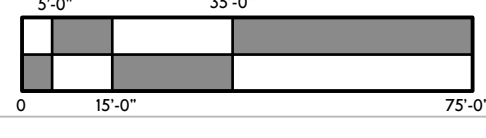
WWW.BARK-DESIGN.COM
STUDIO@BARK-DESIGN.COM
608.333.1929

DATE
08.19.15



SITE AND FIRST FLOOR PLAN

A100



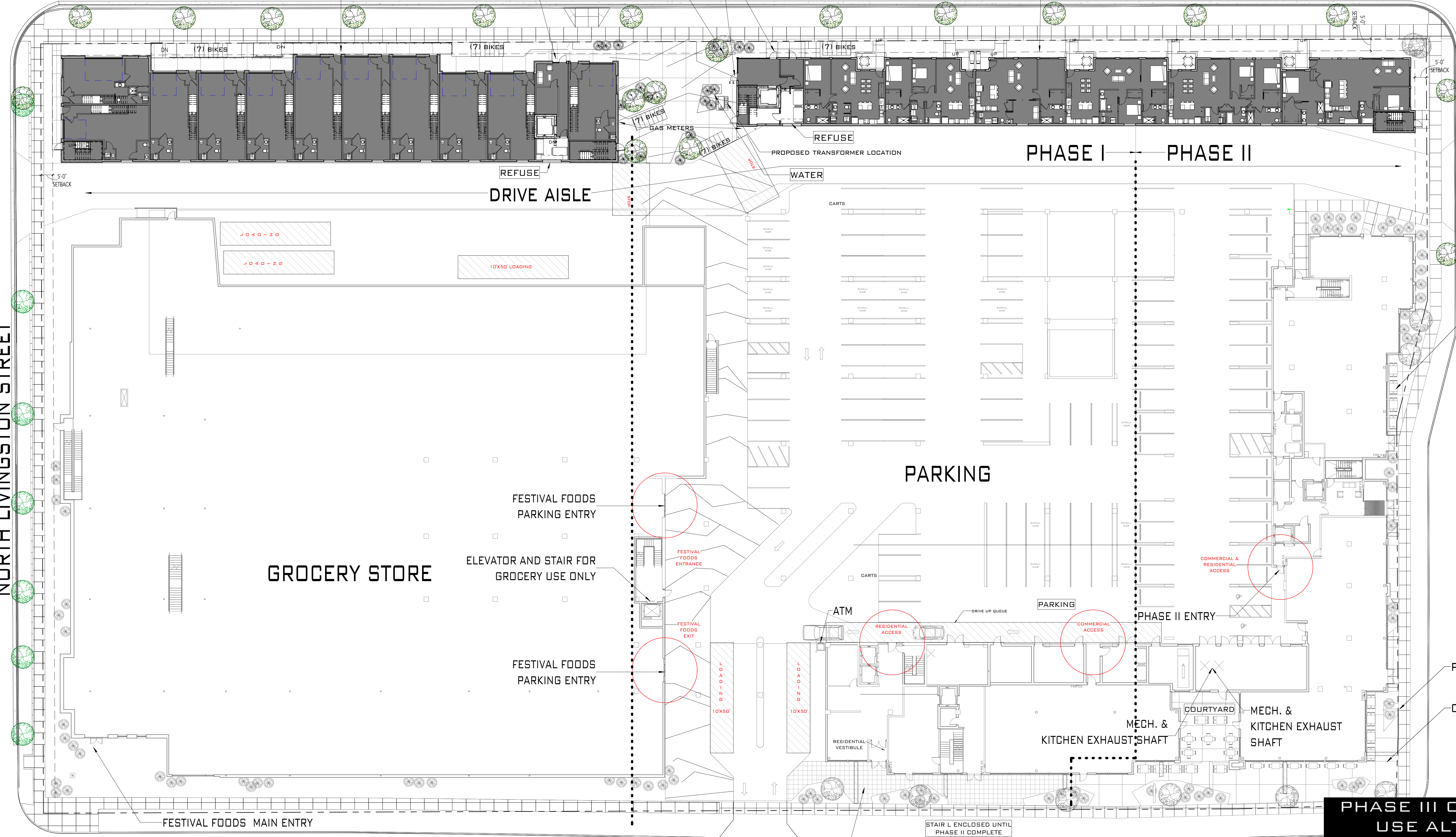
LIVE WORK UNITS & APARTMENTS

OWNER OCCUPIED CONDOMINIUMS

EAST MIFFLIN STREET

NORTH LIVINGSTON STREET

NORTH PATERSON STREET



GROCERY STORE

PARKING

PHASE I | PHASE II

EAST WASHINGTON AVENUE

DRIVE AISLE

REFUSE

WATER

FESTIVAL FOODS
PARKING ENTRY

ELEVATOR AND STAIR FOR
GROCERY USE ONLY

FESTIVAL FOODS
PARKING ENTRY

ATM

PARKING

PHASE II ENTRY

MECH. &
KITCHEN EXHAUST SHAFT

COURTYARD
MECH. &
KITCHEN EXHAUST
SHAFT

FESTIVAL FOODS MAIN ENTRY

STAIR L ENCLOSED UNTIL
PHASE II COMPLETE

1,360 SF OF SEATING AREA TO PHASE LINE

CANOPY
ABOVE

PLANTER TYPICAL

OVERHANG

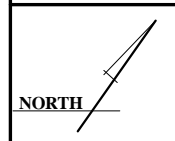
PHASE III CONDITIONAL
USE ALTERATION
RESUBMITTAL

G GEBHARDT
DEVELOPMENT

PREVIOUSLY SUBMITTED
8-17-2016

MIDWEST MODERN

DATE
10.12.2016



the starliner
810 EAST MIFFLIN STREET
MADISON, WI

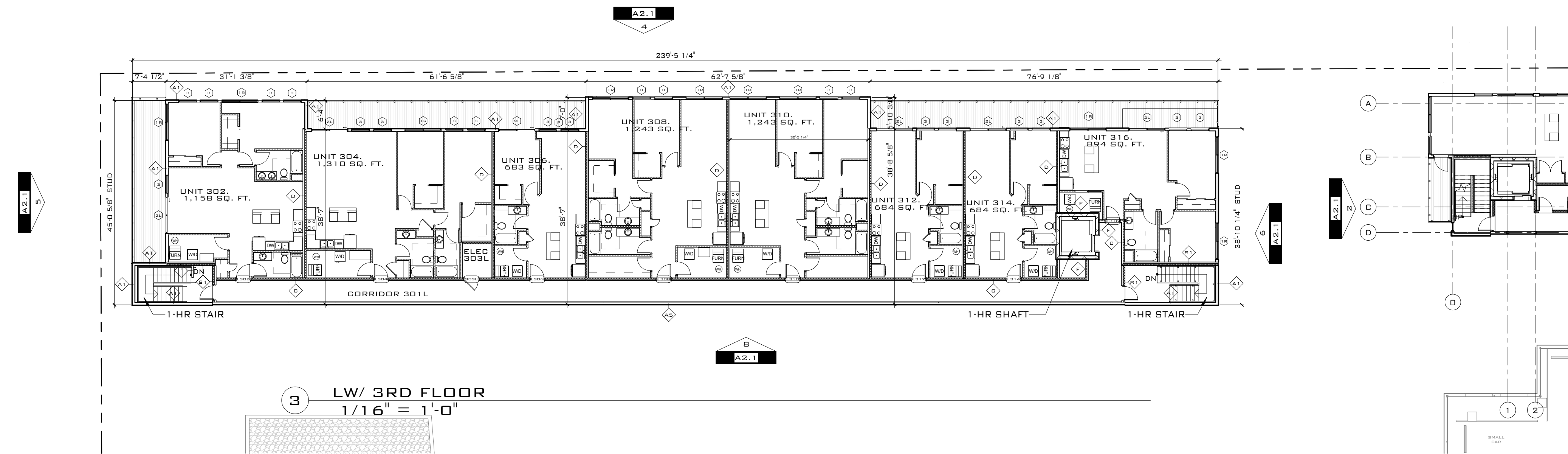
OVERALL SITE PLAN

ASI.O

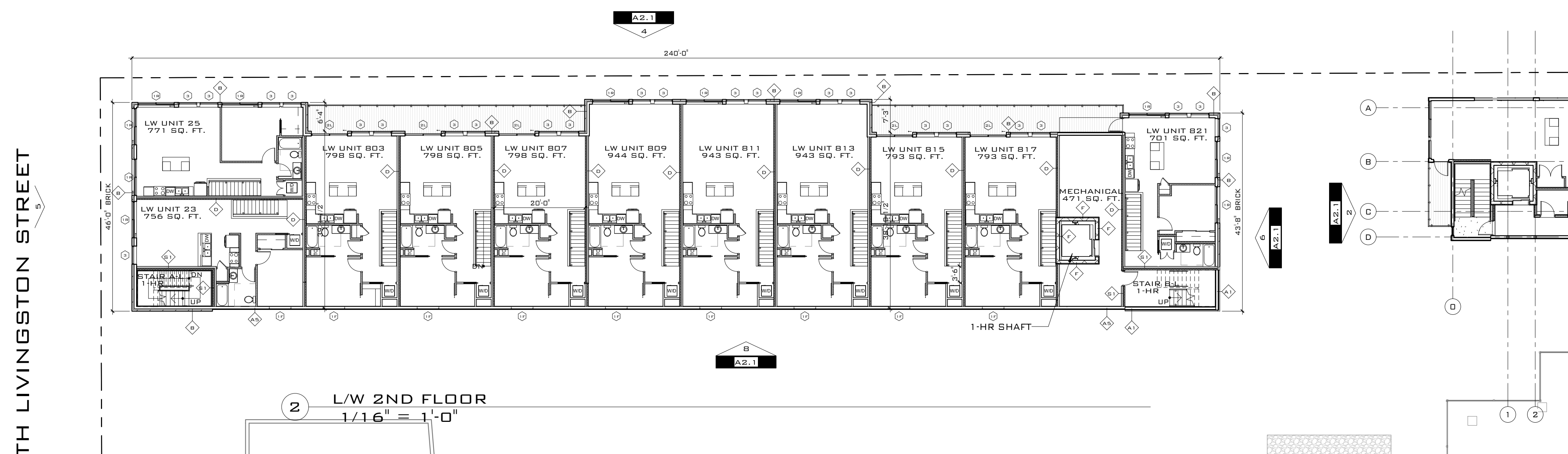
NOTE: LANDSCAPE ELEMENTS ARE APPROX. - SEE LANDSCAPE PLANS

SCALE: 1" = 20'-0"

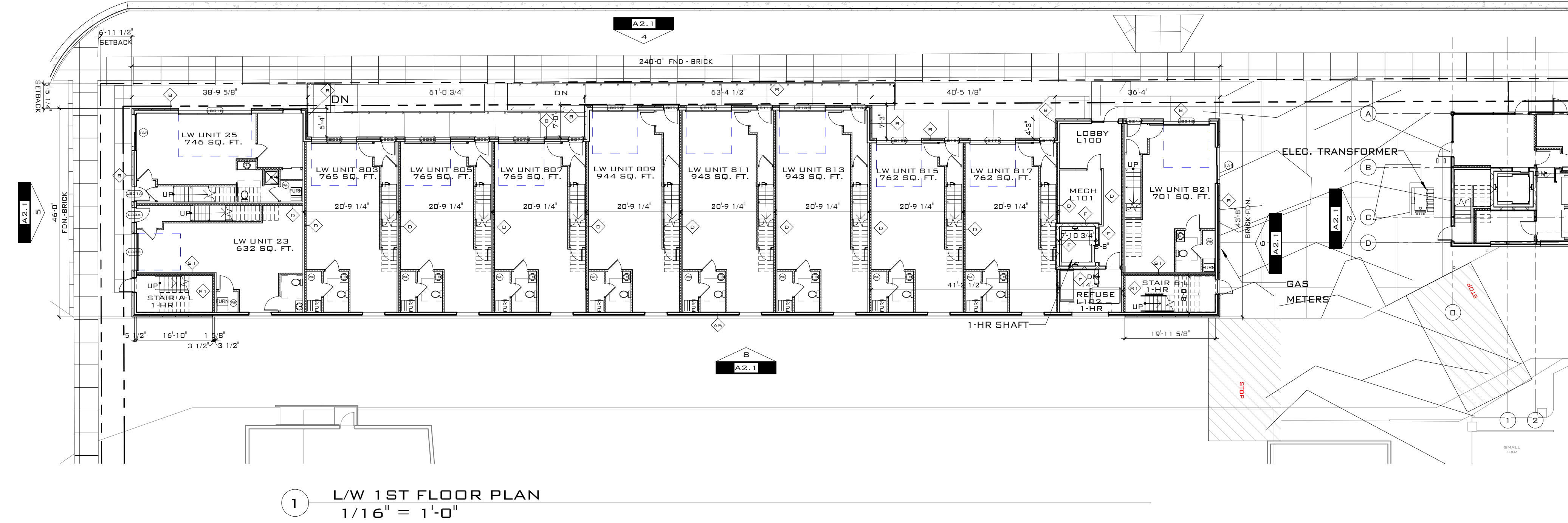
EAST MIFFLIN STREET



EAST MIFFLIN STREET



EAST MIFFLIN STREET



PHASE III LIVE/WORK UNIT MATRIX.					
NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
302.	1,158 SF	UNIT	LW/ 3RD FLOOR	2	2
302.: 1	1,158 SF			2	2
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306.: 1	683 SF			1	0
308.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
308.: 1	1,243 SF			2	2
310.	1,243 SF	UNIT	LW/ 3RD FLOOR	2	2
310.: 1	1,243 SF			2	2
312.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
312.: 1	684 SF			1	1
314.	684 SF	UNIT	LW/ 3RD FLOOR	1	1
314.: 1	684 SF			1	1
316.	894 SF	UNIT	LW/ 3RD FLOOR	2	1
316.: 1	894 SF			2	1
23	1,388 SF	LW UNIT		1	0
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813: 2	1,887 SF			1	0
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815: 2	1,555 SF			1	0
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821	1,401 SF	LW UNIT		1	0
821: 2	1,401 SF			1	0
LW: 30	25,665 SF			24	11
	25,665 SF			24	11

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

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

PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL

GEBHARDT DEVELOPMENT

PREVIOUSLY SUBMITTED 8-17-2016

DATE 10.12.2016

the starliner
810 EAST MIFFLIN STREET
MADISON, WI

LIVE/WORK & LOFT OVERALL PLANS

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

ATTN

NORTH LIVINGSTON STREET



starlinercondominiums.com

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

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM					
NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
827	931 SF	1ST FLOOR	1	1	
831	1,080 SF	1ST FLOOR	1	1	1
1: 2	2,011 SF		2	2	
837	1,426 SF	1ST FLOOR	2	2	
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833	1,194 SF	1ST FLOOR	2	2	
2: 4	5,031 SF		8	8	
1ST FLOOR: 6	7,042 SF		10	10	
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210	1,126 SF	2ND FLOOR	2	2	
212	1,331 SF	2ND FLOOR	2	2	1
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2ND FLOOR: 6	6,599 SF		10	10	
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310	1,021 SF	3RD FLOOR	2	2	
312	1,331 SF	3RD FLOOR	2	2	1
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3RD FLOOR: 6	6,308 SF		10	10	
306	683 SF	LW/ 3RD FLOOR	1		
312	684 SF	LW/ 3RD FLOOR	1		
314	684 SF	LW/ 3RD FLOOR	1		
1: 3	2,051 SF		3		
302	1,158 SF	LW/ 3RD FLOOR	2		
304	1,310 SF	LW/ 3RD FLOOR	2		
308	1,243 SF	LW/ 3RD FLOOR	2		
310	1,243 SF	LW/ 3RD FLOOR	2		
316	894 SF	LW/ 3RD FLOOR	2		
2: 5	5,848 SF		10		
LW/ 3RD FLOOR: 8	7,898 SF		13		
404	811 SF	4TH FLOOR	1		
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412	1,198 SF	4TH FLOOR	2		
2: 4	4,275 SF		8		
4TH FLOOR: 6	5,906 SF		10		
GRAND TOTAL: 32	33,754 SF		53		51

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

NORTH PATERSON STREET

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

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

07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT

ARCHITECT STRUCTURAL ENGINEER

PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL



MIDWEST MODERN

the starliner

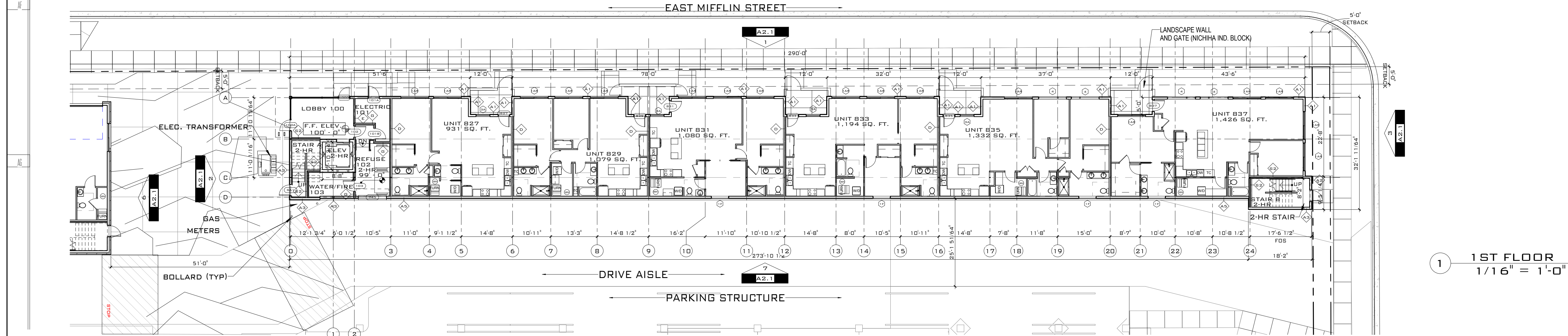
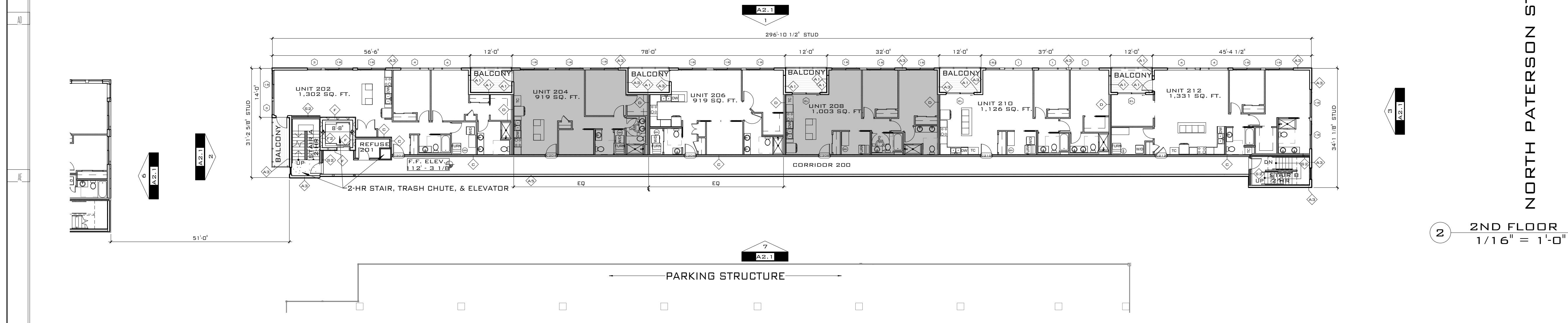
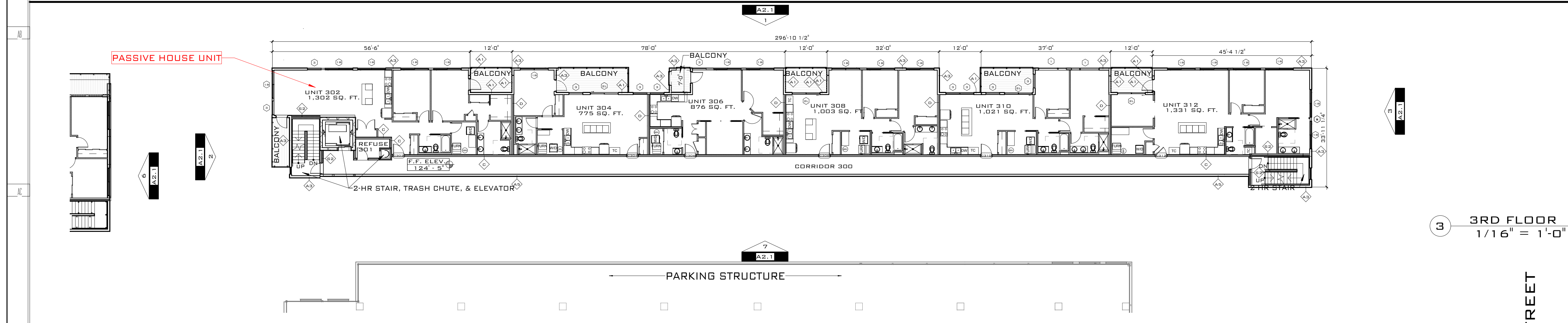
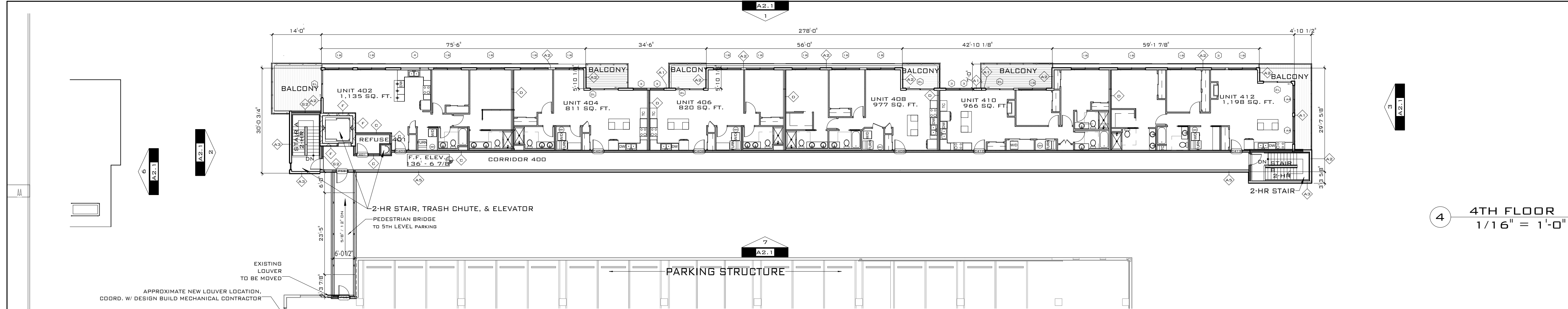
810 EAST WELSH STREET
MADISON, WI

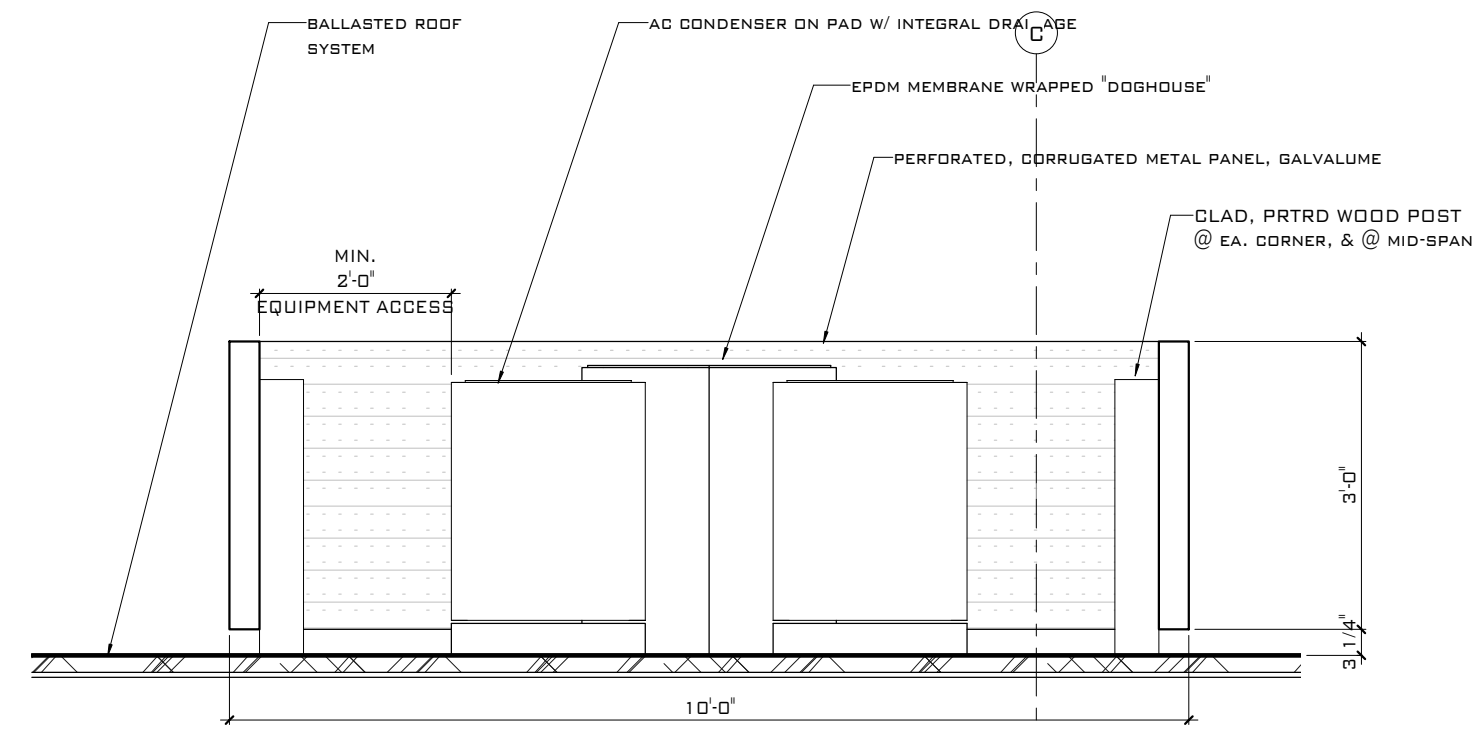
CONDOMINIUM OVERALL FLOOR PLANS

DATE
10.12.2016

A11-C

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

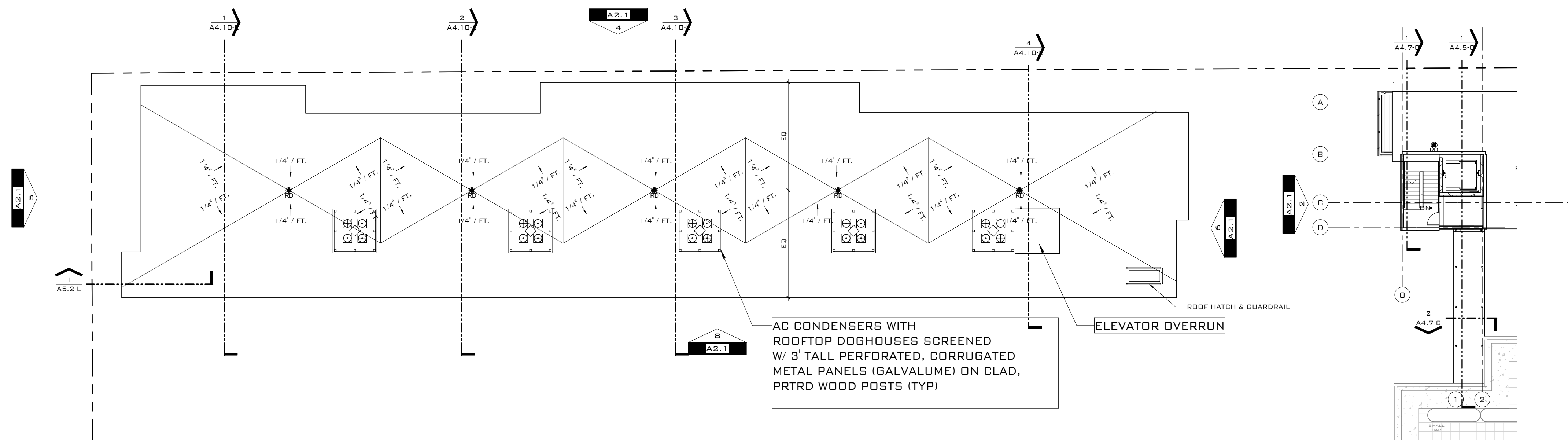




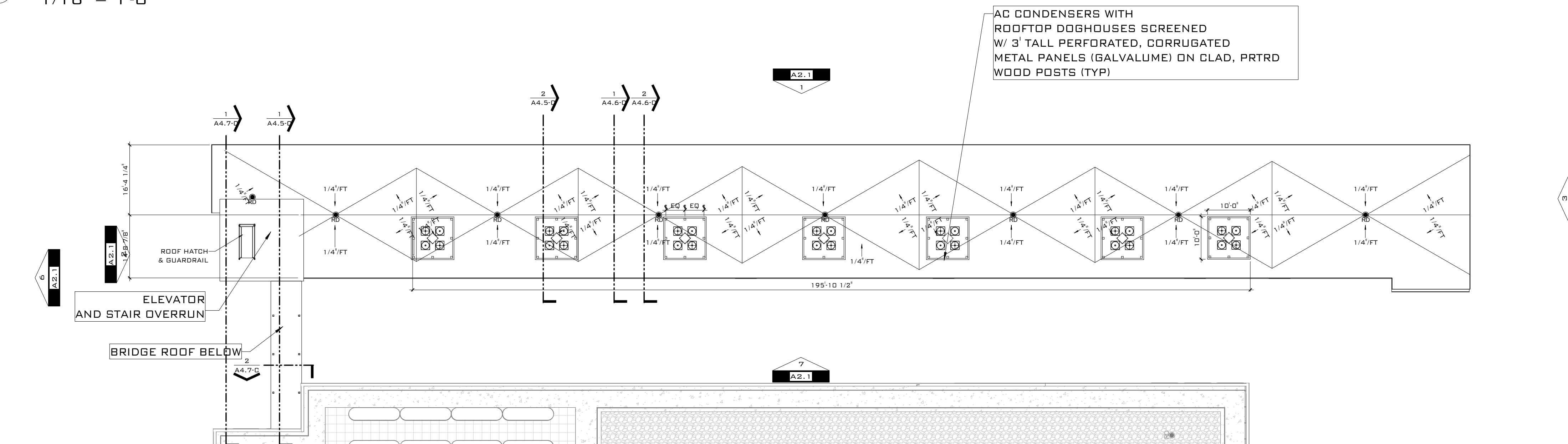
3 AC CONDENSER SCREEN DETAIL
1/2" = 1'-0"



3' TALL PERFORATED, CORRUGATED AC CONDENSER SCREENING PANEL, GALVALUME



2 LIVE/WORK ROOF PLAN
1/16" = 1'-0"



1 CONDOMINIUM ROOF PLAN
1/16" = 1'-0"

BALLASTED ROOF PITCHED TO ROOF DRAINS: COORDINATE W/ DESIGN /BUILD PLUMBING CONTRACTOR

<p>ARCHITECT</p>	<p>STRUCTURAL ENGINEER</p>
------------------	----------------------------

PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL



PREVIOUSLY SUBMITTED
8-17-2016

DATE
10.12.2016



LIVE/WORK & CONDOMINIUM ROOF PLANS

A13

SCALE: AS NOTED



PREVIOUSLY APPROVED OWNER OCCUPIED CONDOMINIUMS



PREVIOUSLY SUBMITTED OWNER OCCUPIED CONDOMINIUMS

DRAWING NOTES

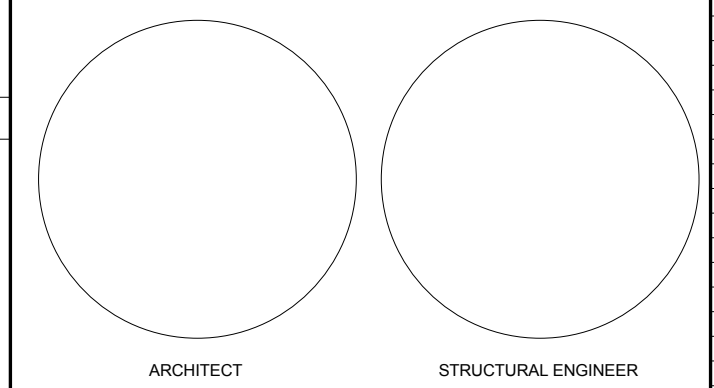
CODE NOTES



PREVIOUSLY SUBMITTED LIVE/WORK UNITS



PREVIOUSLY APPROVED LIVE/WORK UNITS



07.07.16	SD PRICING SET
09.28.16	DESIGN DEVELOPMENT

PHASE III CONDITIONAL
USE ALTERATION
RESUBMITTAL



PREVIOUSLY SUBMITTED
8-17-2016

DATE
10.12.2016

the starliner
810 EAST MERLIN STREET
MADISON, WI

PREVIOUSLY APPROVED RENDERINGS

UDCP3.0

SCALE



starlinercondominiums.com



OWNER OCCUPIED CONDOMINIUMS



LIVE WORK UNITS AND APARTMENTS

PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL



PREVIOUSLY SUBMITTED 8-17-2016

DATE 10.12.2016

OWNER OCCUPIED AND LIVE WORK MIFFLIN STREET VIEWS

UDCP3.1



OVERALL MIFFLIN ELEVATION



DRIVE AISLE ELEVATION



PATERSON ELEVATION



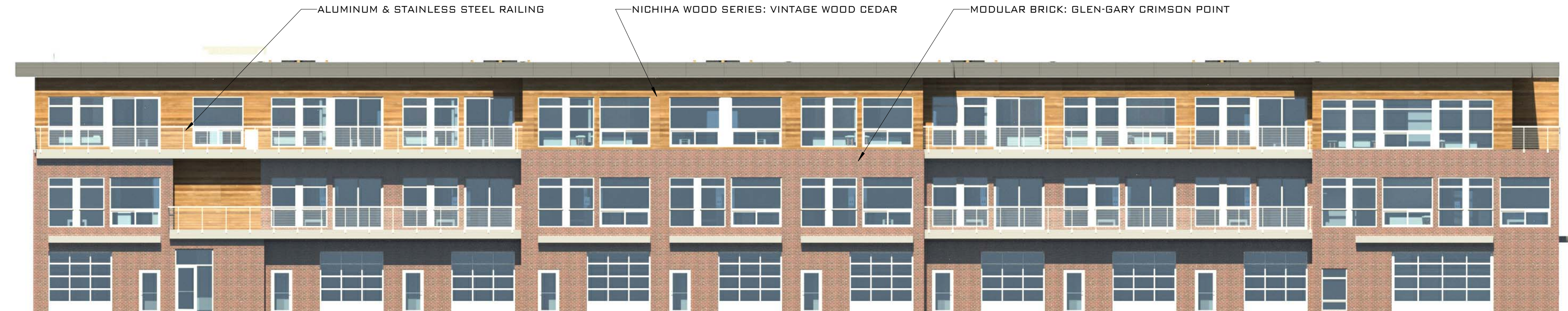
MIFFLIN ELEVATION



PLAZA ELEVATION



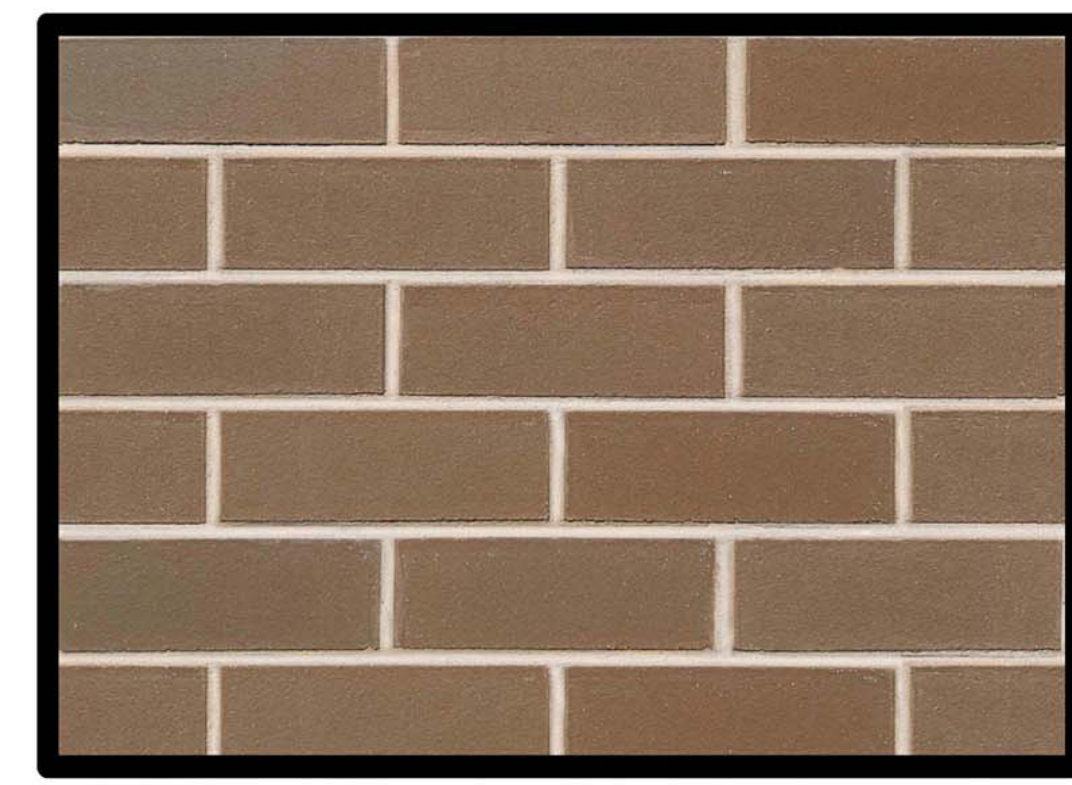
PLAZA ELEVATION



MIFFLIN ELEVATION



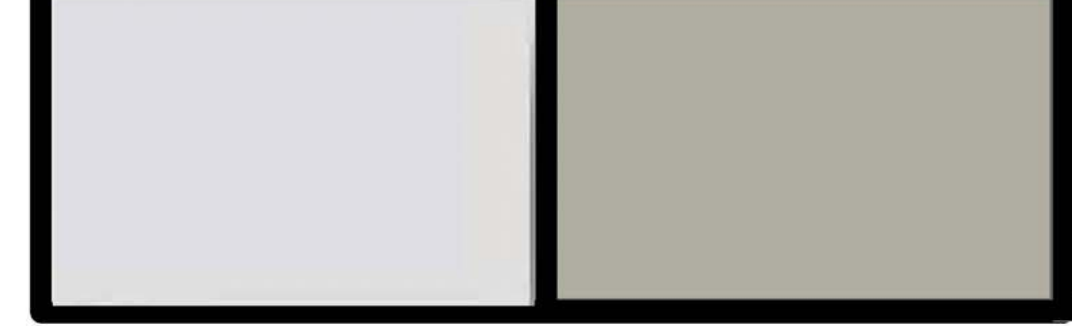
LIVINGSTON ELEVATION



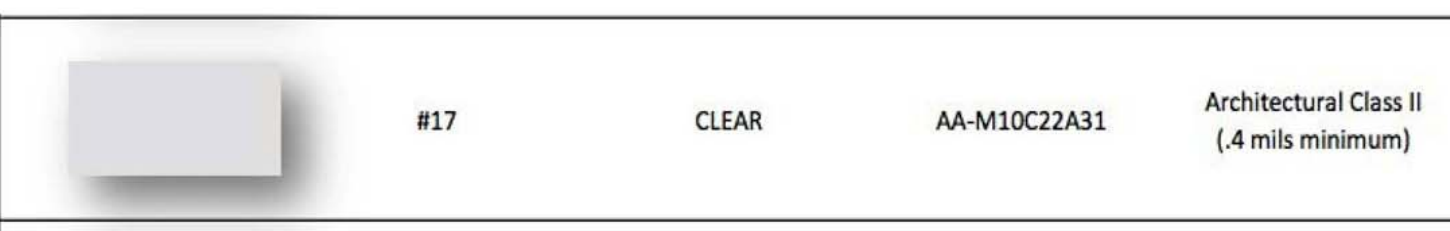
MODULAR BRICK: GLEN-GERY CRIMSON POINT



PREFINISHED COMPOSITE PANEL NICHIIA - WOOD SERIES: VINTAGE CEDAR
PREFINISHED COMPOSITE PANEL NICHIIA - INDUSTRIAL BLOCK



PREFINISHED COMPOSITE PANEL COLOR B NICHIIA - ARCHITECTURAL BLOCK-GRAY
PREFINISHED COMPOSITE PANEL COLOR A NICHIIA - ARCHITECTURAL BLOCK-CHARCOAL
PREFINISHED COMPOSITE PANEL COLOR C NICHIIA - ARCHITECTURAL BLOCK - MOTHER OF PEARL



#17 CLEAR AA-M10C22A31 Architectural Class II (4 mils minimum)
-ALUMINUM STOREFRONT: NATURAL ANODIZED ALUMINUM
-APARTMENT WINDOWS AND DOORS: NATURAL ANODIZED ALUMINUM
-ALUMINUM PANELS & BREAK METAL

STOREFRONT AND WINDOW FRAMES



ALUMINUM & STAINLESS STEEL RAILING

PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL



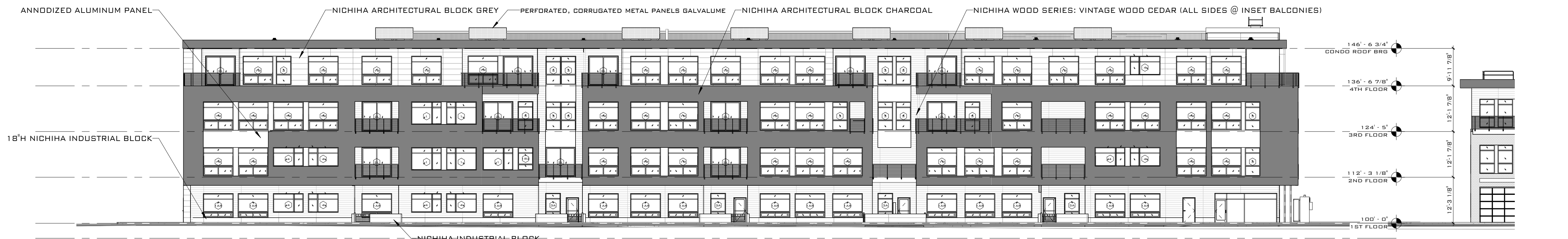

810 EAST MEFLIN STREET
MADISON, WI

LIVE/WORK & CONDOMINIUM ELEVATIONS

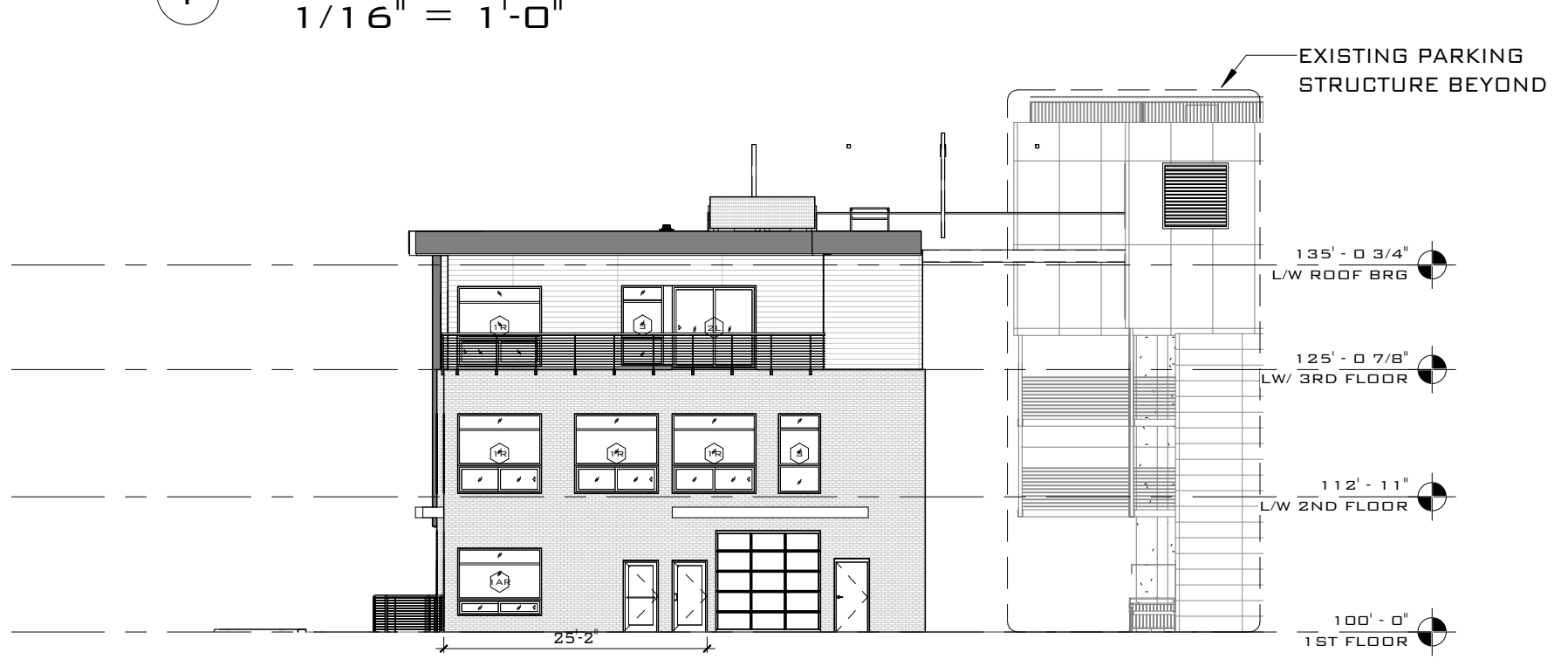
PREVIOUSLY SUBMITTED 8-17-2016

DATE 10.12.2016

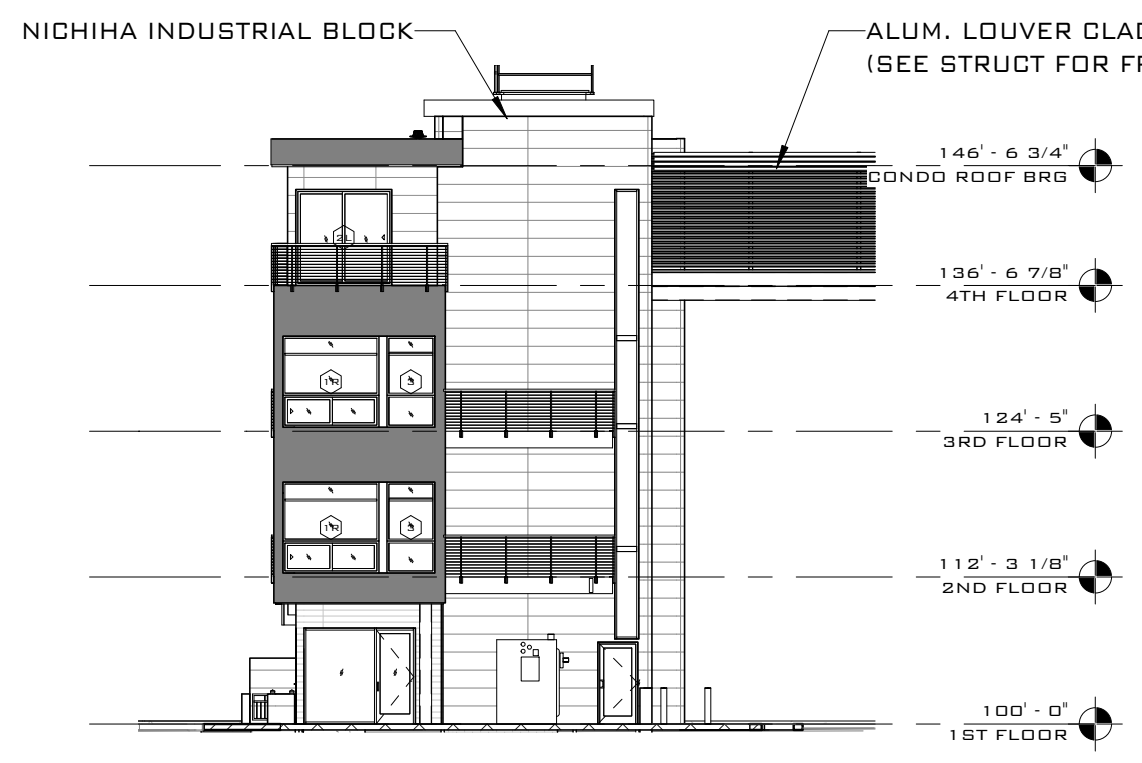
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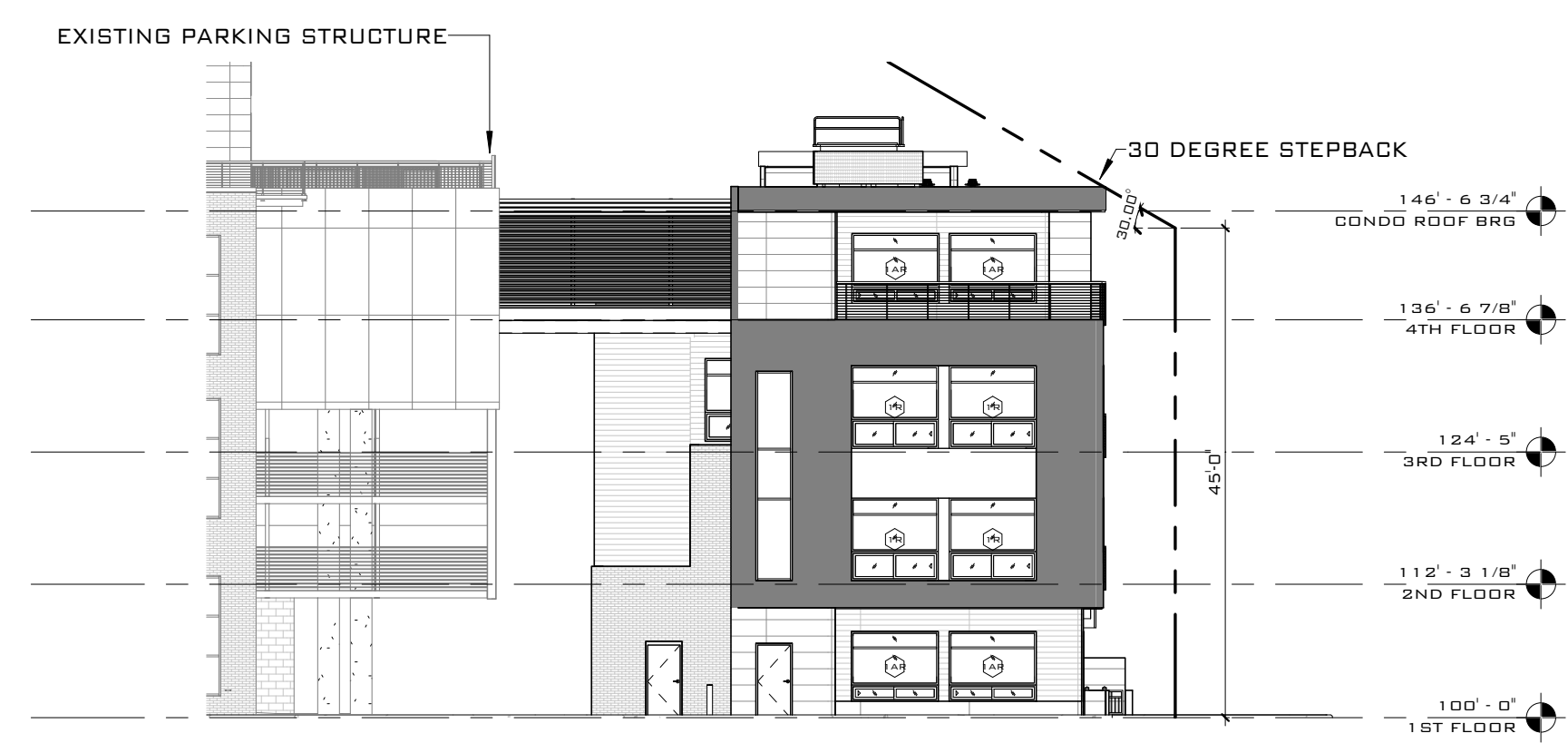
1 CONDOMINIUM MIFFLIN ELEVATION
1/16" = 1'-0"



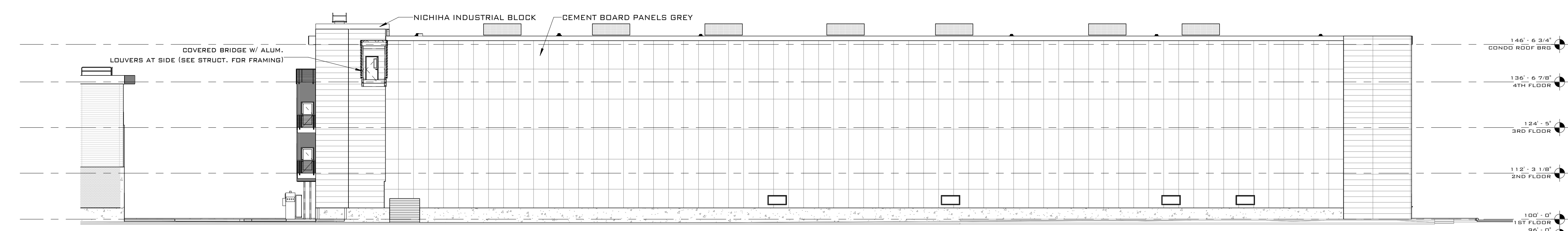
5 LIVE/WORK LIVINGSTON ELEVATION
1/16" = 1'-0"



2 CONDOMINIUM COURTYARD ELEVATION
1/16" = 1'-0"



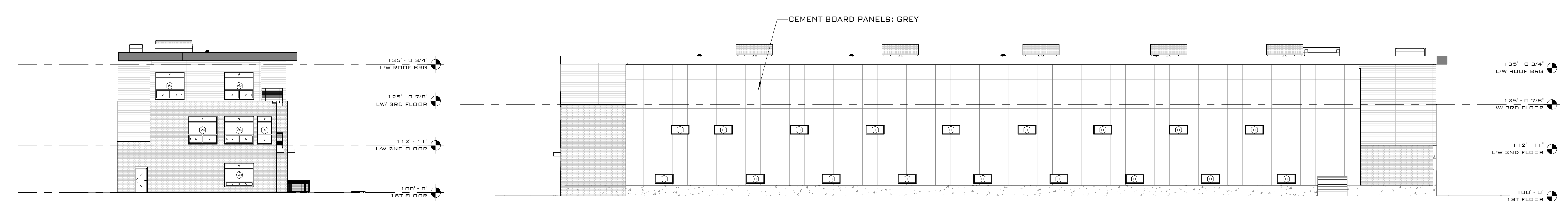
3 CONDOMINIUM PATERSON ELEVATION
1/16" = 1'-0"



7 CONDOMINIUM DRIVE AISLE ELEVATION
1/16" = 1'-0"



4 LIVE/WORK MIFFLIN ELEVATION
1/16" = 1'-0"



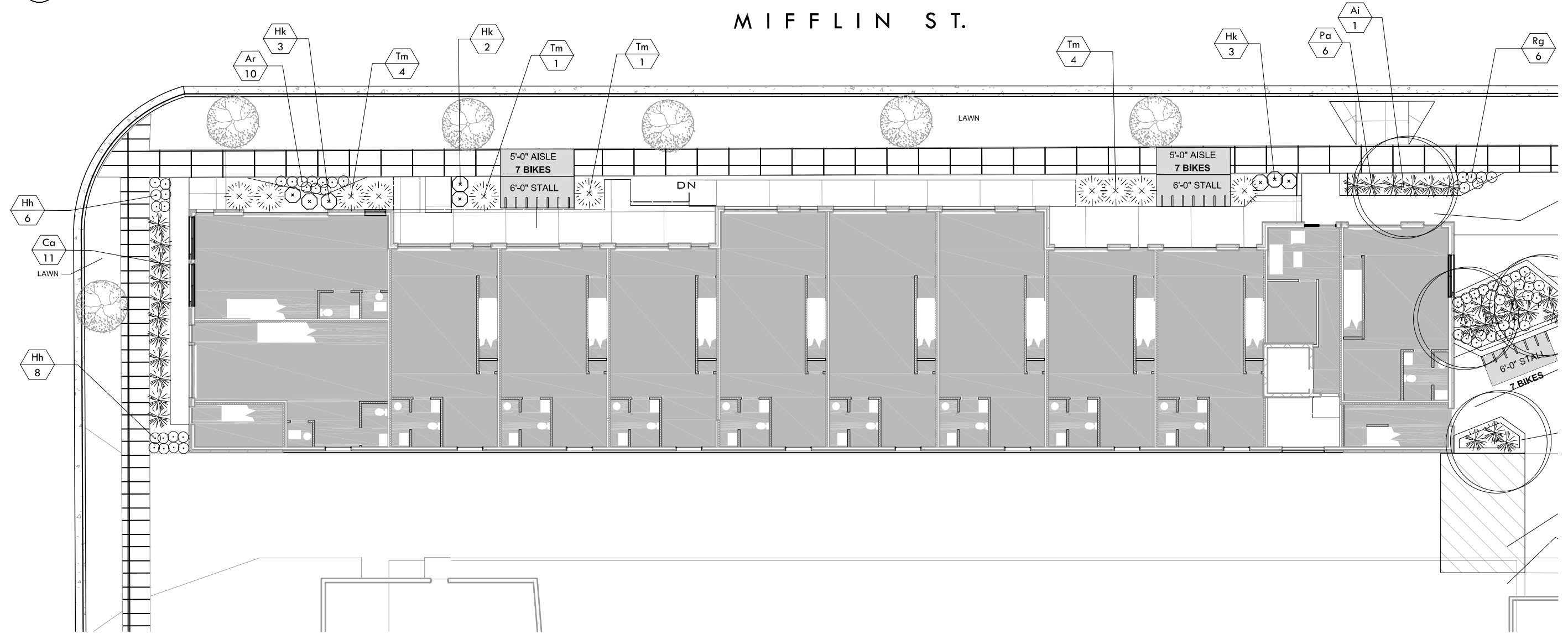
6 LIVE/WORK COURTYARD ELEVATION
1/16" = 1'-0"

8 LIVE/WORK DRIVE AISLE ELEVATION
1/16" = 1'-0"

<p>ARCHITECT STRUCTURAL ENGINEER</p>	
<p>PHASE III CONDITIONAL USE ALTERATION RESUBMITTAL</p>	
<p>GEBHARDT DEVELOPMENT</p>	<p>PREVIOUSLY SUBMITTED 8-17-2016</p>
<p>MIDWEST MODERN</p>	<p>DATE 10.12.2016</p>
<p>the starliner 810 EAST MERLIN STREET MADISON, WI</p>	<p>A21</p>
<p>LIVE/WORK & CONDOMINIUM ELEVATIONS</p>	
<p>SCALE: 1/16" = 1'-0"</p>	

1 LANDSCAPE PLAN- LIVE/WORK BUILDING
L100 SCALE: 1"=30'-0" ON 22" X 34" SHEET

M I F F L I N S T.



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPEC
Deciduous Trees					
Al	Amelanchier laevis	Allegheny Serviceberry	6	15'	clp
Cm	Cornus mas	Corneliancherry Dogwood	4	6'	B&B
Shrubs					
Hk	Hypericum kalmianum 'Ames'	Ames St. John's Wort	21	3 gal Pot	
Tm	Taxus x media 'Taunton'	Taunton Yew	25	5 gal Pot	
Perennials/Grasses/Groundcovers					
Ar	Astilbe x arenisii 'Rheinland'	Rheinland Astilbe	46	1 gal Pot	
Ca	Calamagrostis x. acutiflora 'Karl Foerster'	KF Feather Reed Grass	17	1 gal Pot	
Cz	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	29	1 gal Pot	
Hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	39	1 gal. Pot	
Ls	Liatris spicata 'Kobold'	Kobold Blazing Star	15	1 qt. Pot	
Ms	Miscanthus sinensis 'Purpureus'	Flame Grass	10	1 gal. Pot	
Mp	Monarda 'Petite Delight'	Petite Delight Bee Balm	10	1 qt. Pot	
Pa	Pennisetum alopecuroides 'Hameln'	Hameln Dwf. Fountain Grass	60	1 at. Pot	
Rg	Rudbeckia 'Goldsturm'	Black-eyed Susan	32	1 at. Pot	



REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 10.12.2016

DRAFTER: [blank]

CHECKED: [blank]

PROJECT NO.: 160338

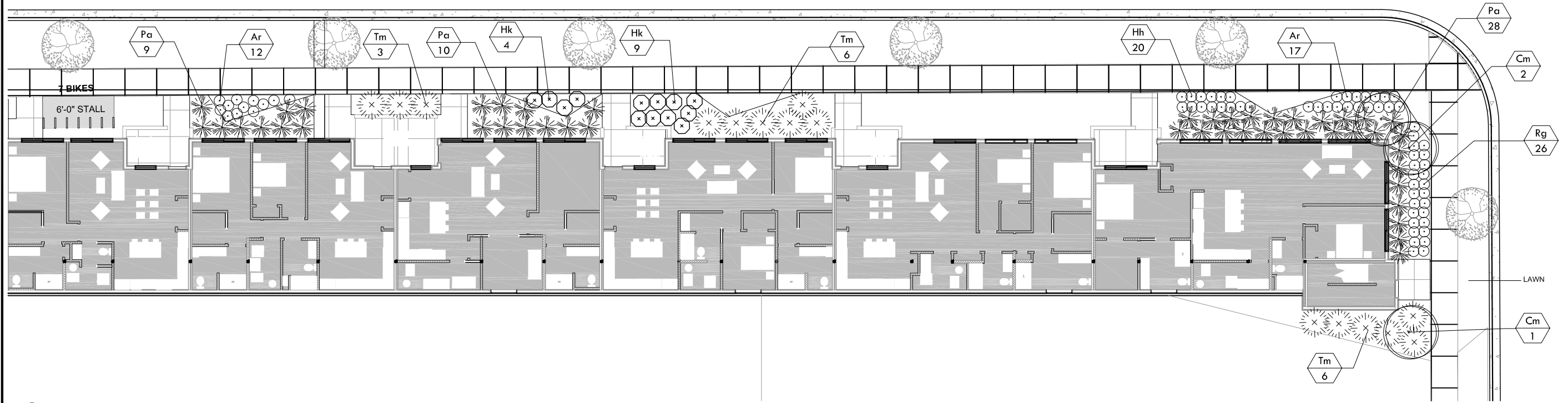
SHEET: 1 OF 2

DWG. NO.: L100

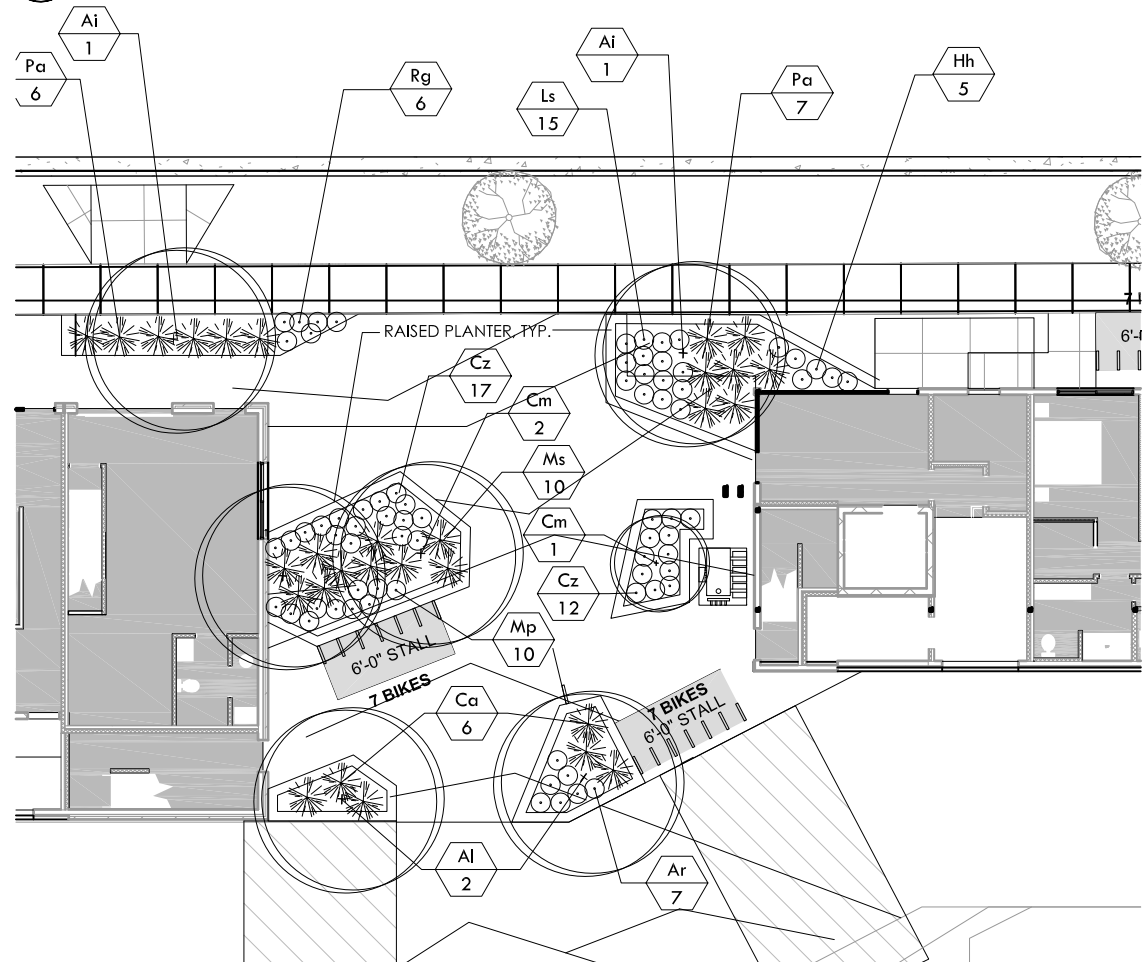
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1 LANDSCAPE PLAN- CONDO BUILDING
 L101 SCALE: 1"=30'-0" ON 22" X 34" SHEET

M I F F L I N S T.

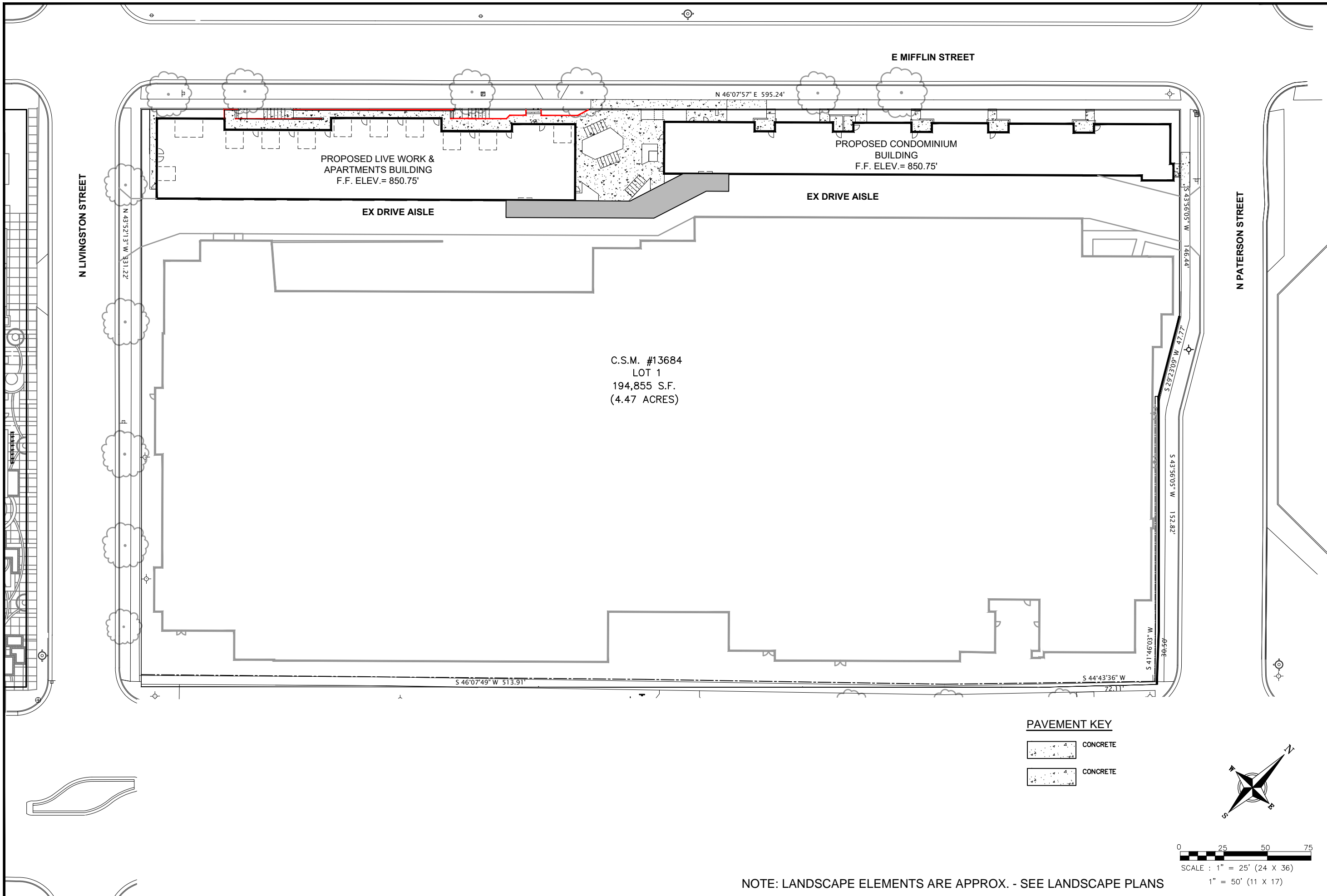


2 INSET: PLAZA PLAN
 L101 SCALE: 1"=30'-0" ON 22" X 34" SHEET



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN
 DATE: 10.12.2016
 DRAFTER: DRAFTER
 CHECKED: CHECKED
 PROJECT NO.: 160338
 SHEET: 2 OF 2
 DWG. NO.: L101



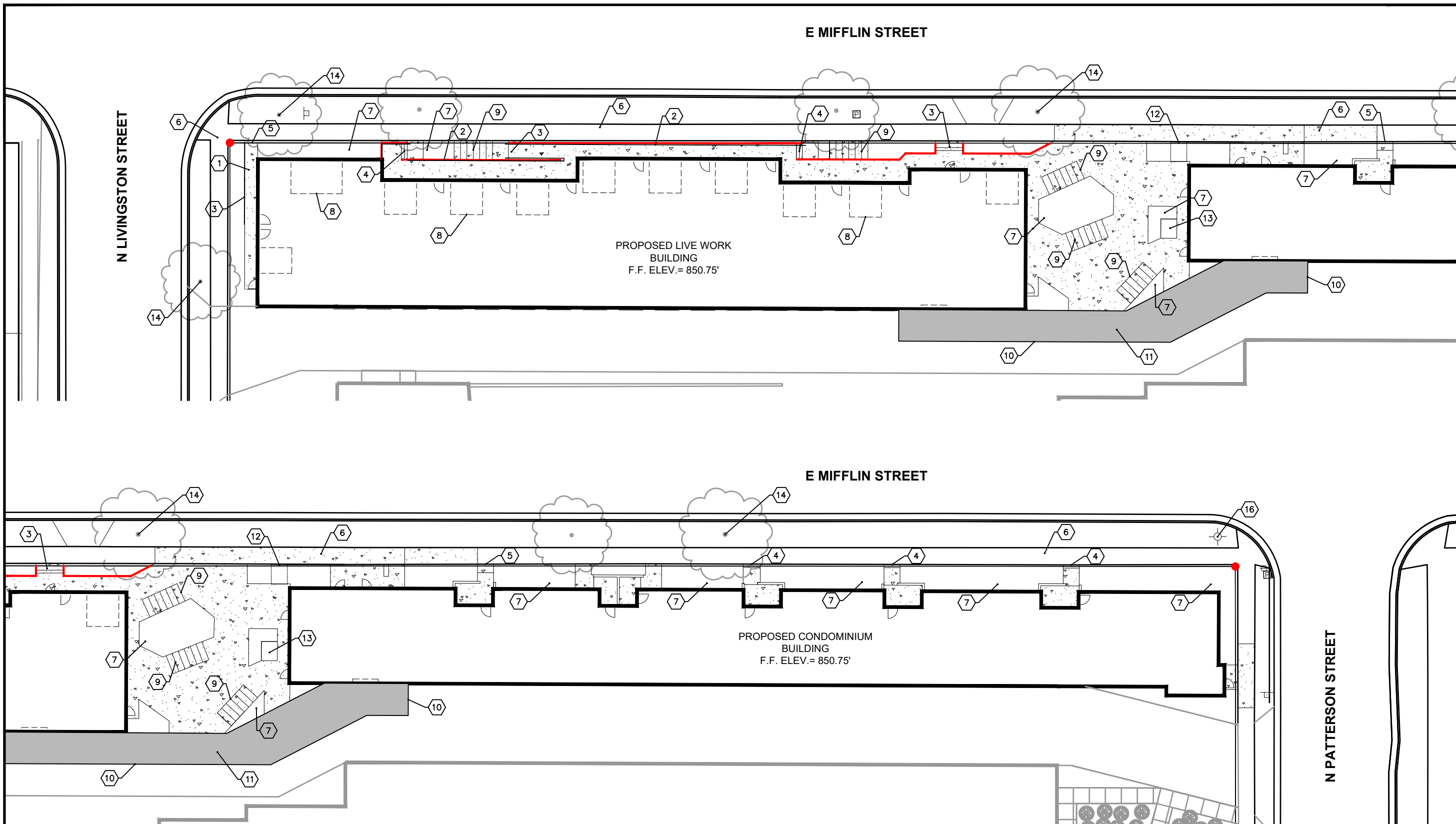
ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16

818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378

PROFESSIONAL ENGINEERING LLC

THE STARLINER
OVERALL SITE PLAN
819 E MIFFLIN STREET
MADISON, WISCONSIN

C102



ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16

818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378

PROFESSIONAL ENGINEERING LLC

**THE STARLINER
SITE PLAN**
819 E MIFFLIN STREET
MADISON, WISCONSIN

C103

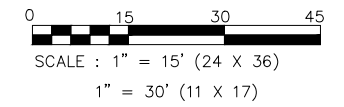
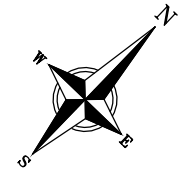
PLAN KEY

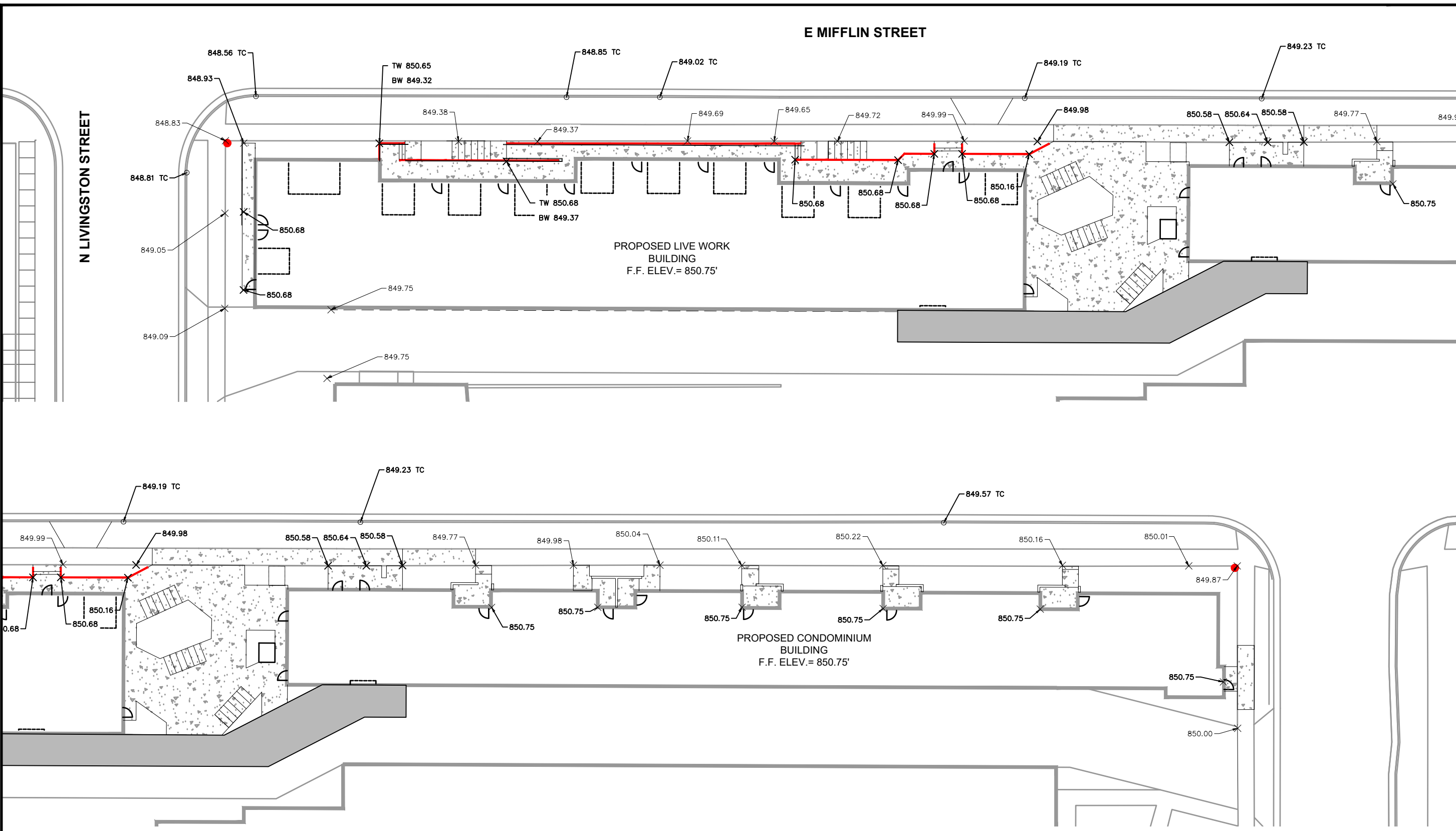
- | | | |
|---|--|--|
| 1 CONCRETE SIDEWALK, TYP. | 6 EXISTING SIDEWALK TO REMAIN, TYP. | 11 ASPHALT PAVEMENT |
| 2 THICKENED SLAB EDGE WITH GUARDRAIL, SEE ARCHITECTURAL PLANS | 7 LANDSCAPE AREA, TYP. SEE LANDSCAPE PLANS | 12 EX TRANSFORMER LOCATION - TO BE MOVED |
| 3 ACCESSIBLE RAMP & RAILING, SEE ARCHITECTURAL PLANS | 8 OVERHEAD DOOR, TYP. | 13 NEW TRANSFORMER LOCATION |
| 4 STAIRS, SEE ARCHITECTURAL PLANS | 9 BICYCLE RACK, TYP. | 14 EXISTING TREE, TYP. |
| 5 MATCH EXISTING SIDEWALK, TYP. | 10 SAWCUT EXISTING ASPHALT, IF REQUIRED | 15 EXISTING FIRE HYDRANT |
| | | 16 EXISTING STREET LIGHT |

NOTE: LANDSCAPE ELEMENTS ARE APPROX. - SEE LANDSCAPE PLANS

PAVEMENT KEY

- | | |
|--|-------------------|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |





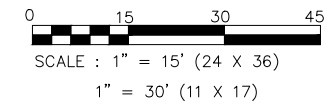
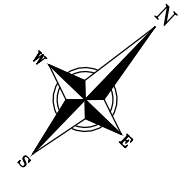
GRADING NOTES

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

GRADING LEGEND

- PROPOSED CONTOUR
- × 850.00 SPOT ELEVATION
- 850.00 TC TOP OF CURB ELEVATION
- × 850.00 TW TOP OF WALL/RAISED SIDEWALK
- × 850.00 BW BOTTOM OF WALL/RAISED SIDEWALK

NOTE: LANDSCAPE ELEMENTS ARE APPROX. - SEE LANDSCAPE PLANS



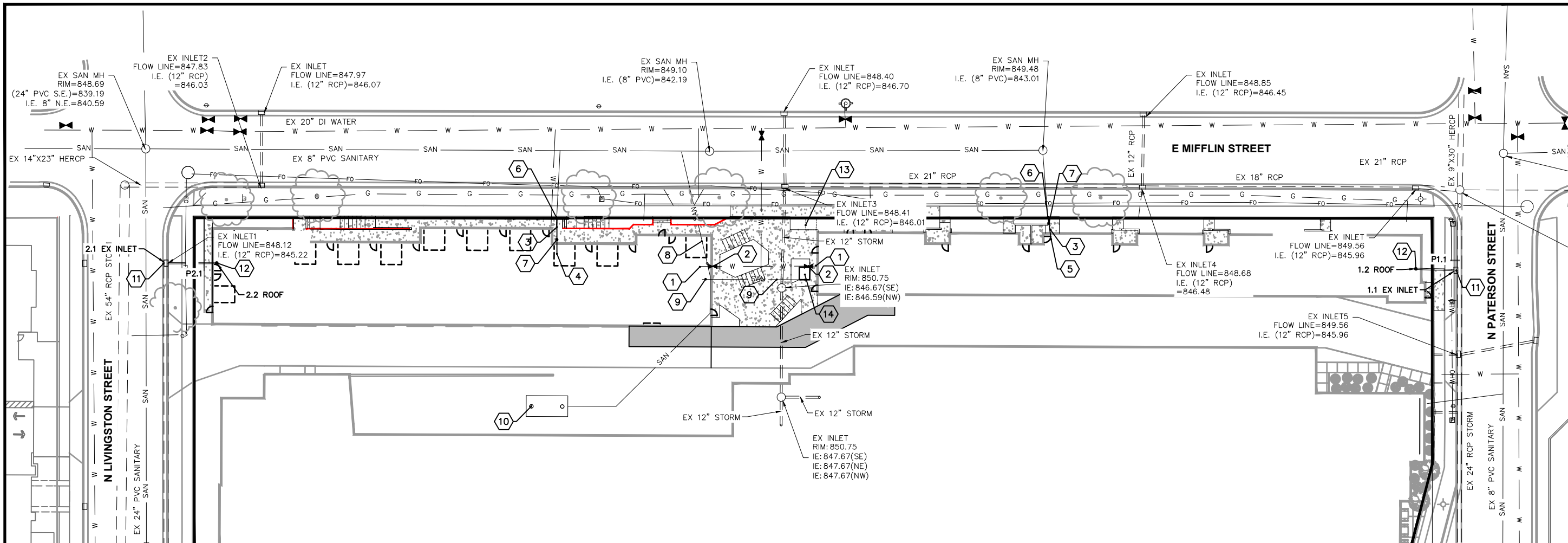
ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16

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Waukegan, WI 53597
phone (608) 849-9378

PROFESSIONAL ENGINEERING LLC

THE STARLINER
GRADING PLAN
819 E MIFFLIN STREET
MADISON, WISCONSIN

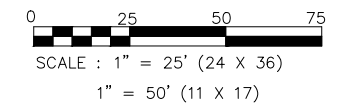
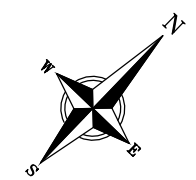
C200



ISSUANCE/REVISION	DATE
CONDITIONAL USE ALTERATION	10-12-16

818 N Meadowbrook Ln
Wauwatosa, WI 53597
phone (608) 849-9378

PROFESSIONAL ENGINEERING LLC



PLAN KEY

- | | |
|--|---|
| 1. CONNECT TO EXISTING 6" WATER SERVICE | 8. EXISTING SANITARY LATERAL TO BE RELOCATED |
| 2. EXISTING 6" GATE VALVE | 9. EXISTING 6" SANITARY LATERAL TO BE ABANDONED |
| 3. 6" SANITARY LATERAL @ 1% MIN. SLOPE | 10. EXISTING GREASE TRAP |
| 4. 6" SANITARY INV=842.00. EXTEND 5 FEET INTO BUILDING | 11. CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS |
| 5. 6" SANITARY INV=843.60. EXTEND 5 FEET INTO BUILDING | 12. CONNECT TO INTERNAL ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR. |
| 6. CONNECT TO EXISTING 6" SANITARY SEWER LATERAL | 13. RELOCATE EXISTING TRANSFORMER |
| 7. SANITARY CLEAN OUT | 14. NEW TRANSFORMER LOCATION |

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

NOTE: LANDSCAPE ELEMENTS ARE APPROX. - SEE LANDSCAPE PLANS

**THE STARLINER
UTILITY PLAN**
819 E MIFFLIN STREET
MADISON, WISCONSIN

C300