



URBAN DESIGN COMMISSION 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

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

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

Date Submitted: <u>9-3-2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>9-16-2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 1000 E Washington Ave
Project Title (if any): Stone House Mixed Use at the Madison Dairy site

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) UDD 8; Traditional Employment District
- 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)

Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jonathan Parker
Street Address: 309 W Johnson, Suite 202,
Telephone: (608) 442-5350 Fax: (____) _____

Company: Eppstein Uhen Architects
City/State: Madison, WI Zip: 53703
Email: jonathanp@eua.com

Project Contact Person: Paul Raisleger
Street Address: 309 W Johnson, Suite 202,
Telephone: (608) 442-5350 Fax: (____) _____

Company: Eppstein Uhen Architects
City/State: Madison, WI Zip: 53703
Email: paulr@eua.com

Project Owner (if not applicant) : Rich Arnesen
Street Address: 625 N Segoe Rd #107
Telephone: (608) 251-6000 Fax: (____) _____

Stone House Development
City/State: Madison, WI Zip: 53705
Email: rarnesen@stonehousedevelopment.com


A pre-application meeting with staff is required prior to filing any Urban Design Application. Please contact UDC staff at (608) 266-4635 to schedule a pre-application meeting.

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 on 9-3-2015.
(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 Jonathan Parker Relationship to Property Architect

Authorized Signature  Date 9-3-2015



EAST WASHINGTON AVENUE

9/3/15 714339-001

1



eppstein uhen : architects



VIEW FROM EAST WASHINGTON AND LIVINGSTON LOOKING EAST



VIEW FROM EAST WASHINGTON LOOKING EAST



VIEW FROM EAST WASHINGTON AND INGERSOLL LOOKING WEST



VIEW FROM MIFFLIN AND INGERSOLL LOOKING WEST



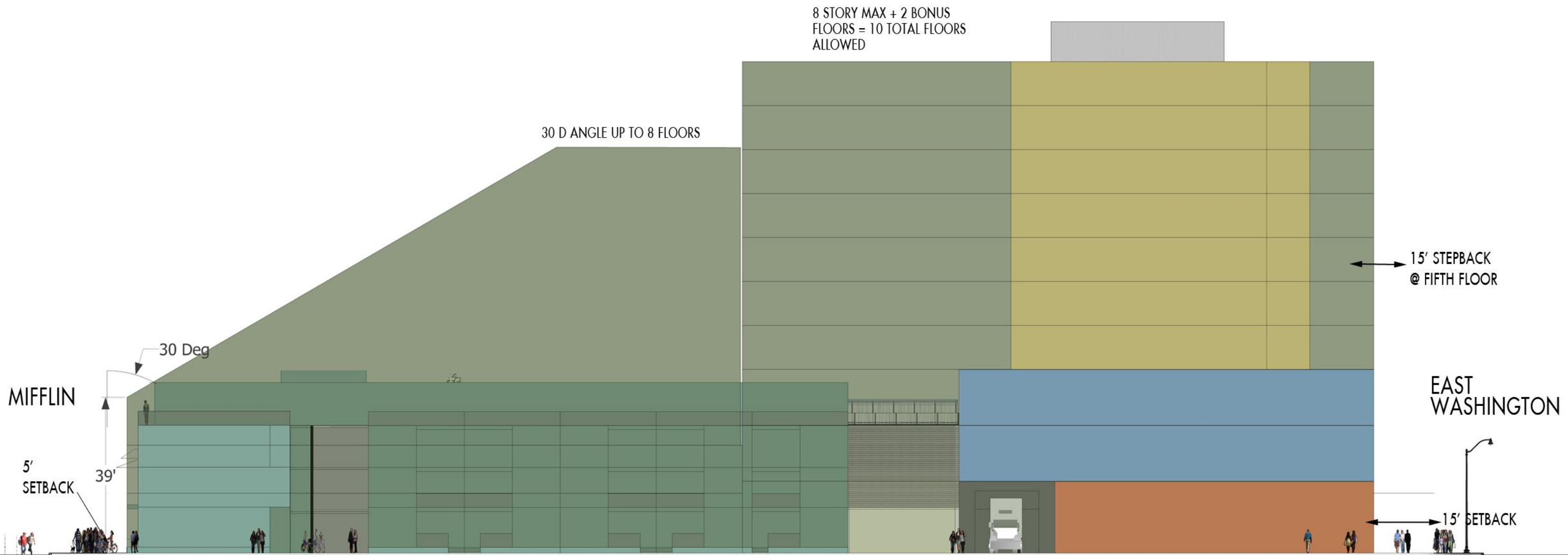
VIEW FROM MIFFLIN LOOKING WEST



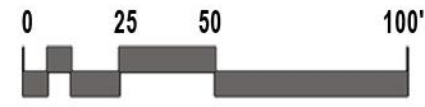
VIEW FROM MIFFLIN AND BREARLY LOOKING EAST

EAST WASHINGTON AVENUE

9/3/15 714339-001



ZONING MASS



CONSTELLATION 12 STORIES

GALAXIE 14 STORIES

BREESE STEVENS FIELD

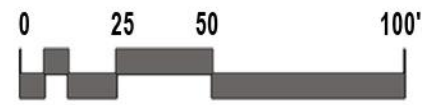
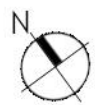
PROPOSED DEVELOPMENT 10 STORIES



DENSITY PROFILE

EAST WASHINGTON AVENUE

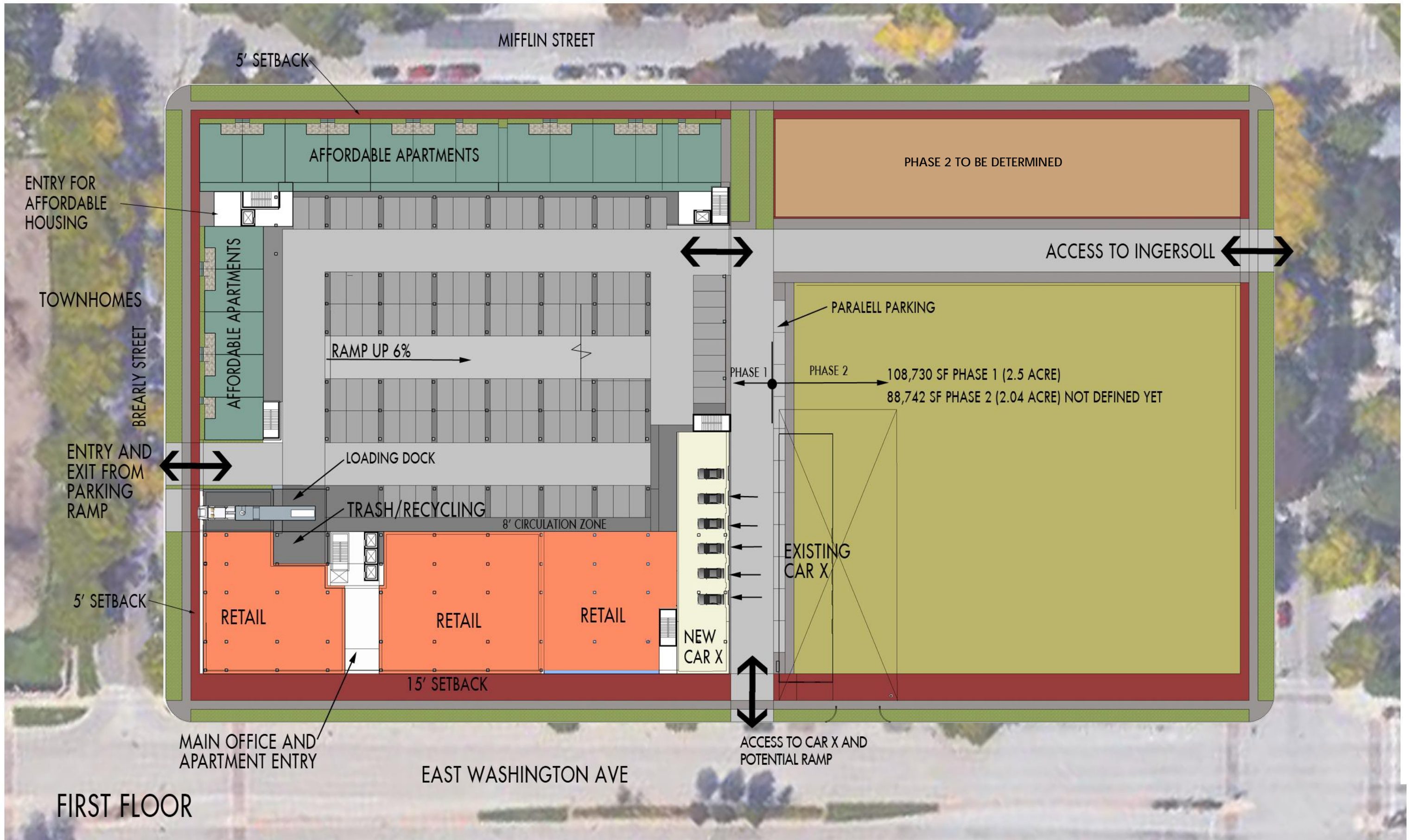
9/3/15 714339-001



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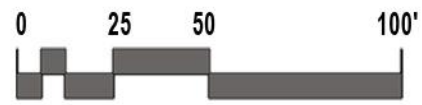
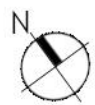


eppstein uhen : architects



EAST WASHINGTON AVENUE

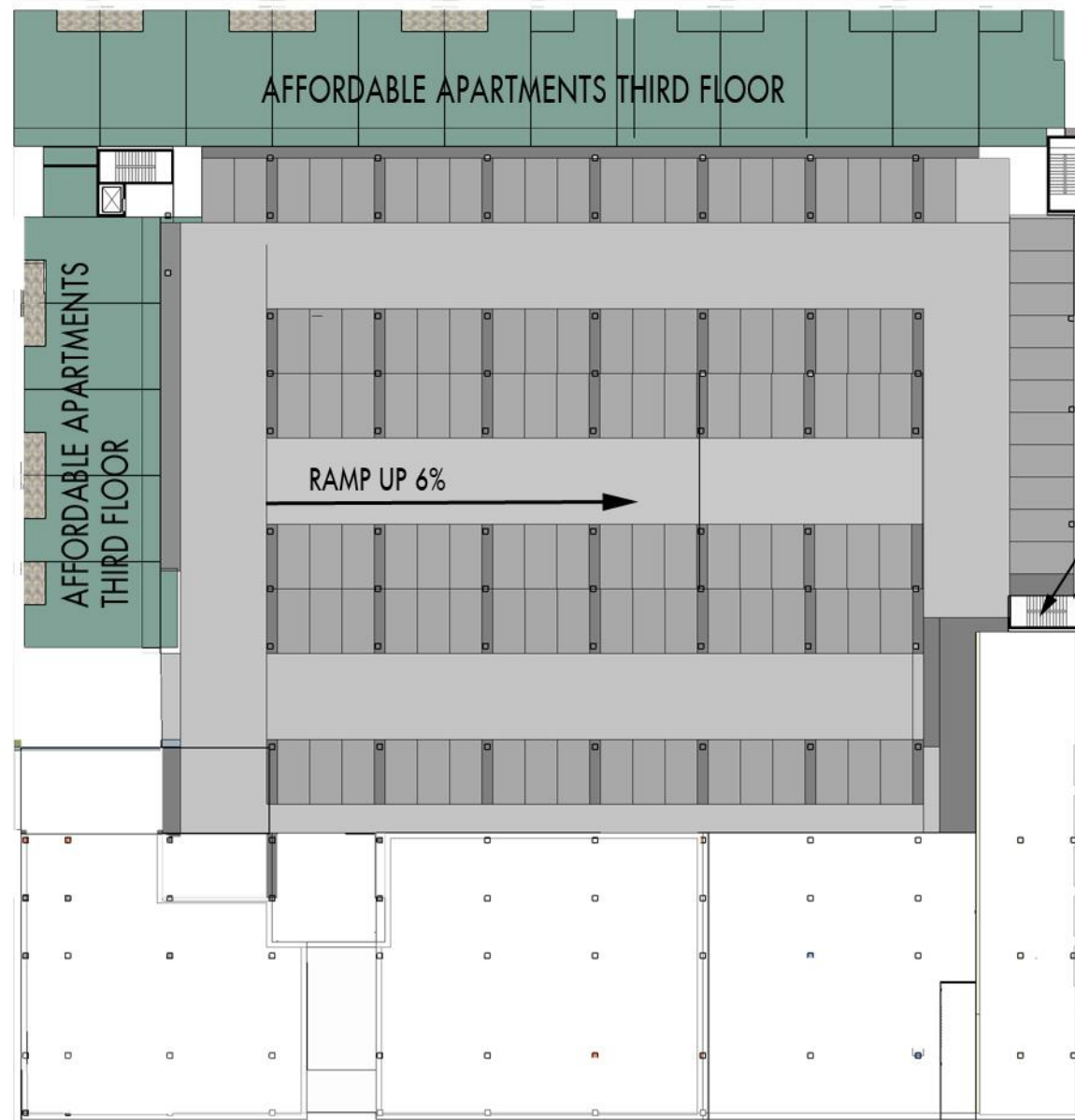
9/3/15 714339-001



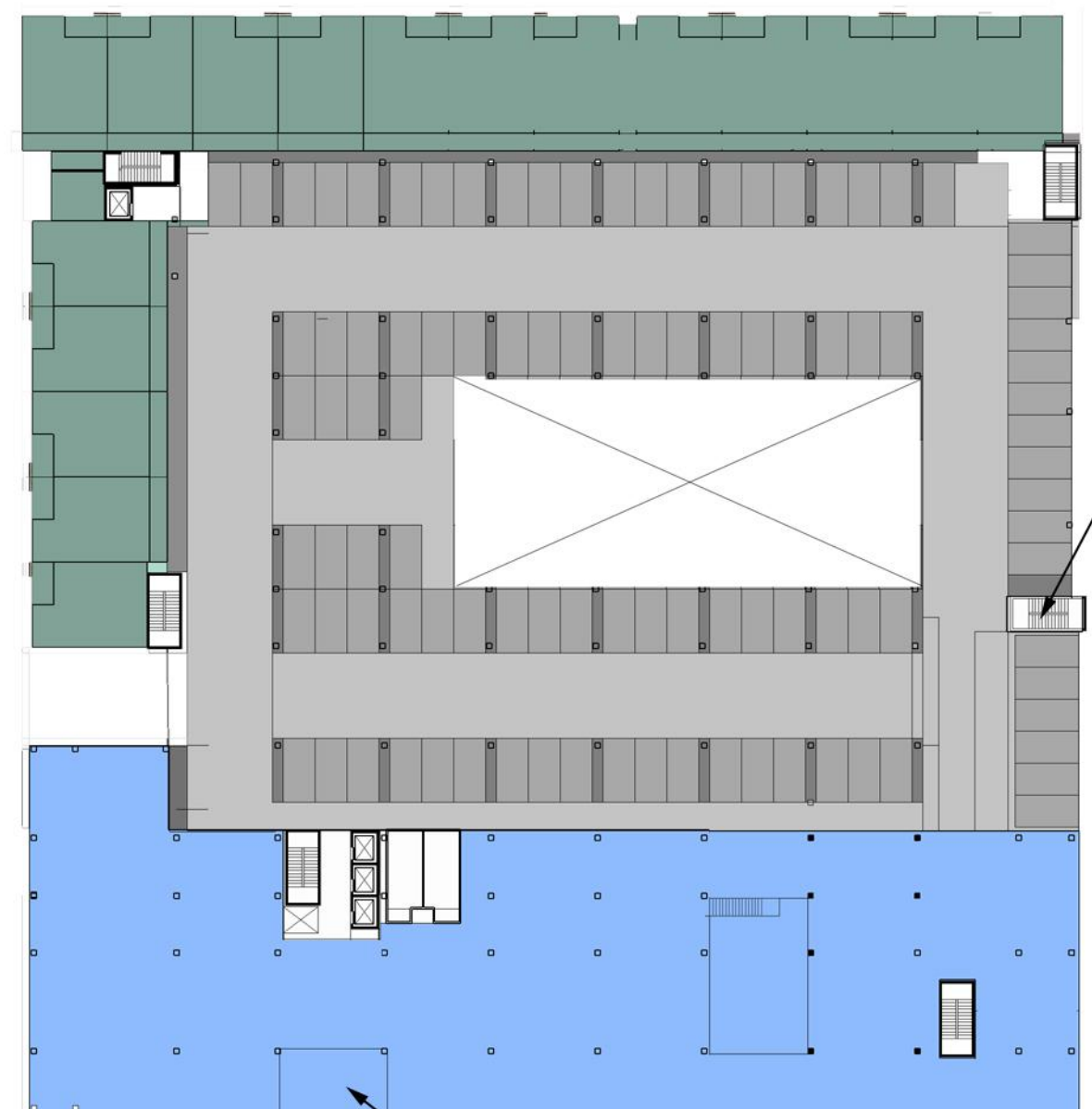
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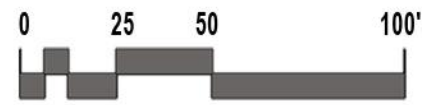
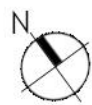
SECOND FLOOR



SECOND FLOOR OFFICE THIRD FLOOR PARKING/APARTMENTS

EAST WASHINGTON AVENUE

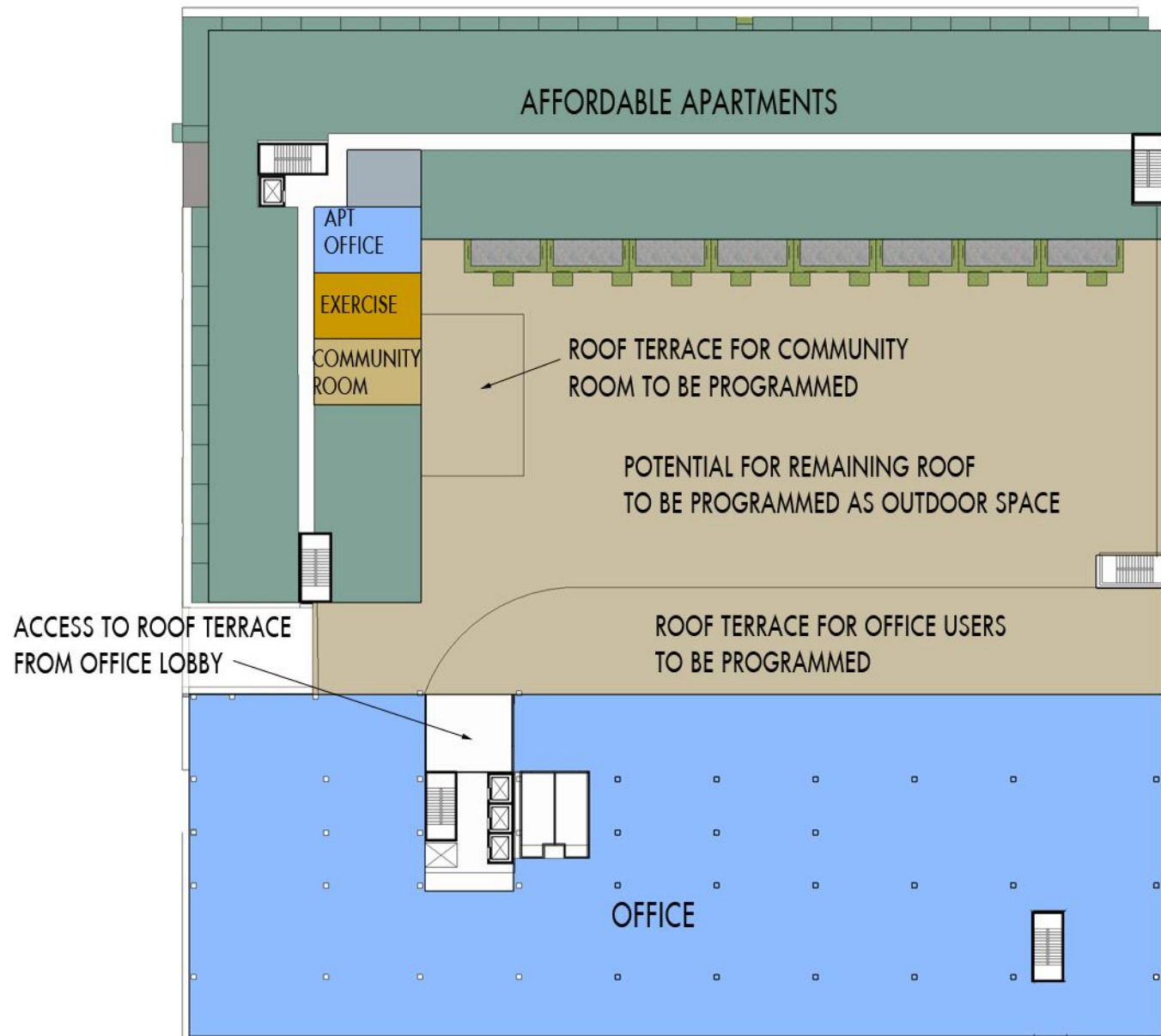
9/3/15 714339-001



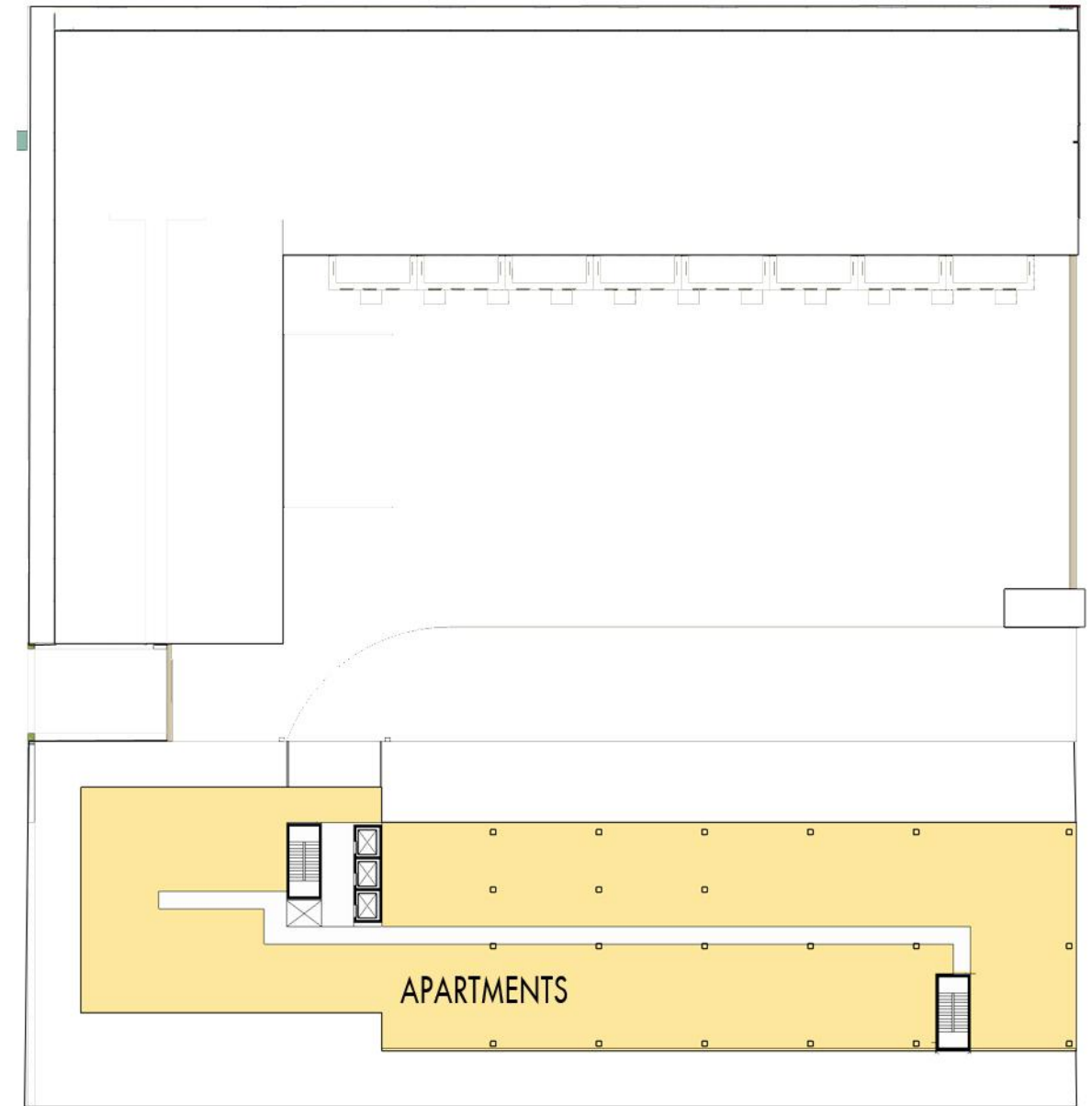
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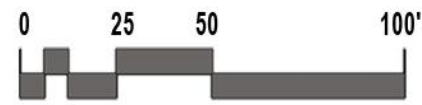
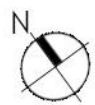
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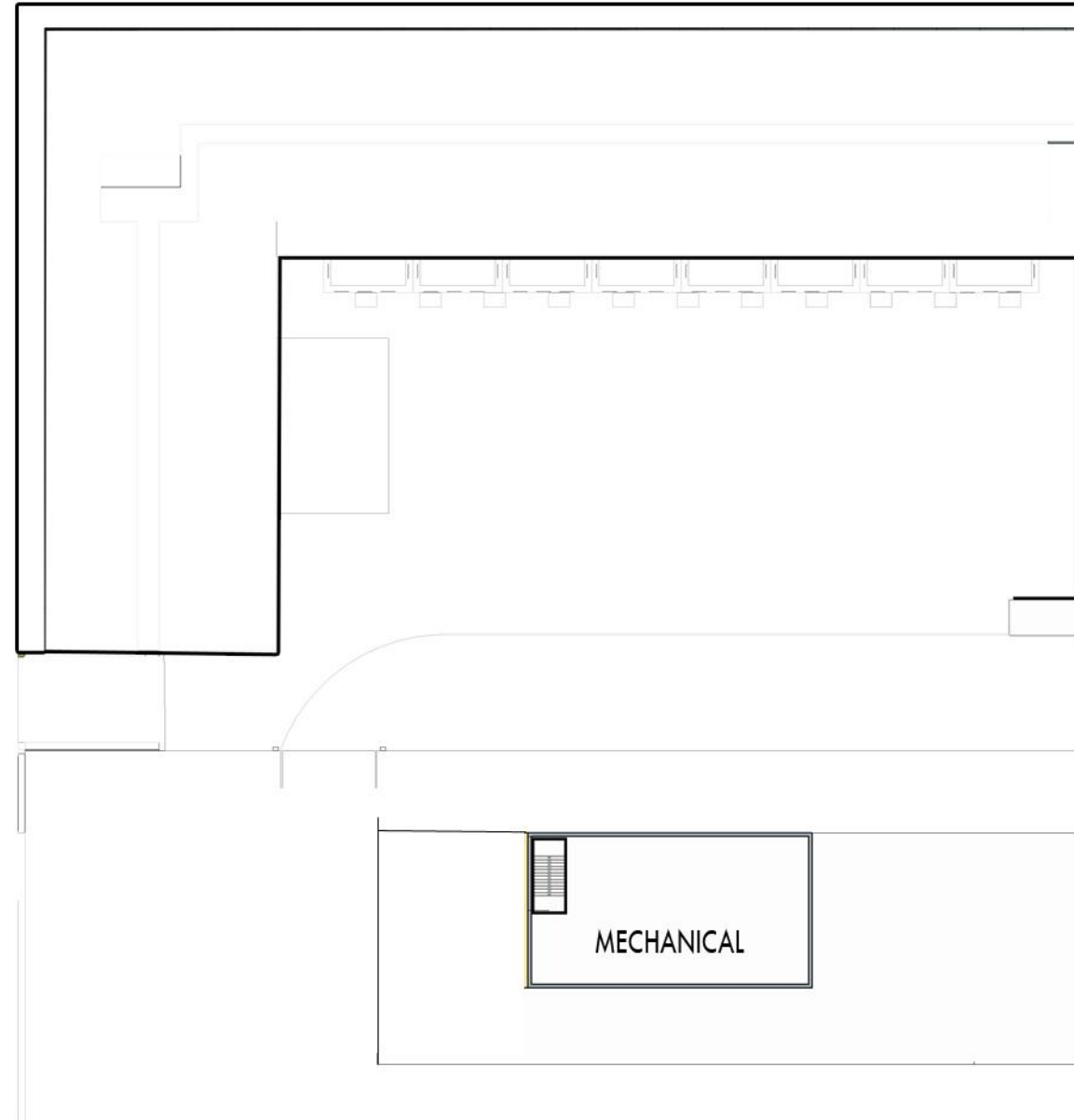


THIRD FLOOR

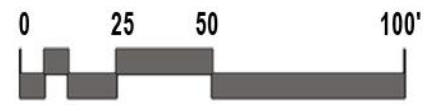
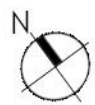


FOURTH - TENTH FLOOR





ELEVENTH FLOOR





PLAN CUT FIRST FLOOR

EAST WASHINGTON AVENUE

9/3/15 714339-001



PLAN CUT SECOND FLOOR NOT TO SCALE

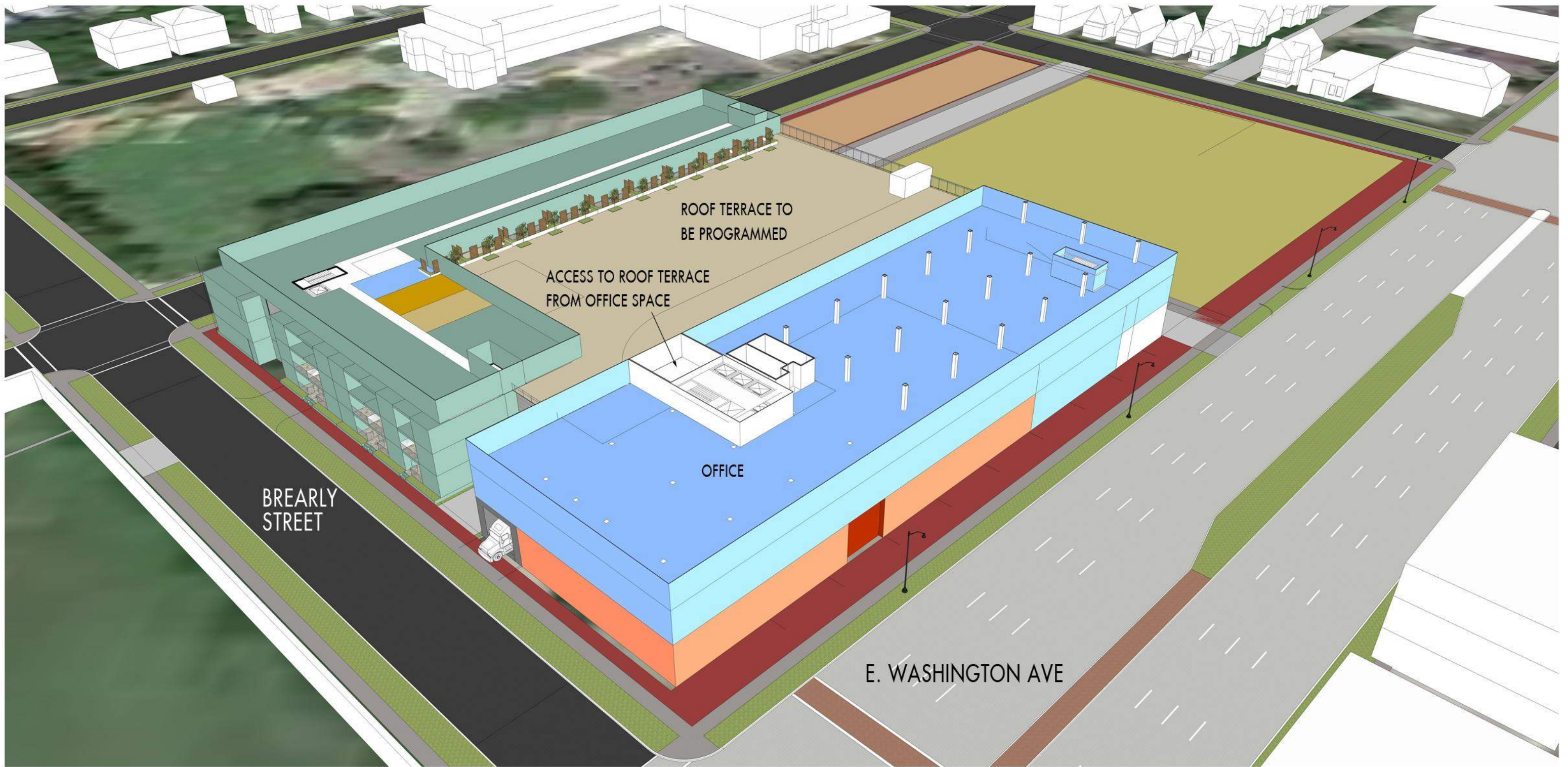
EAST WASHINGTON AVENUE

8/27/15 714339-001

10



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PLAN CUT THIRD FLOOR NOT TO SCALE

EAST WASHINGTON AVENUE

8/27/15 714339-001

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EAST WASHINGTON VIEW

EAST WASHINGTON AVENUE

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MIFFLIN VIEW

EAST WASHINGTON AVENUE

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MIFFLIN VIEW LOOKING WEST

EAST WASHINGTON AVENUE

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EAST WASHINGTON VIEW

EAST WASHINGTON AVENUE

9/3/15 714339-001

15



eppstein uhen : architects



MIFFLIN VIEW

EAST WASHINGTON AVENUE

9/3/15 714339-001

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appstein uhen : architects

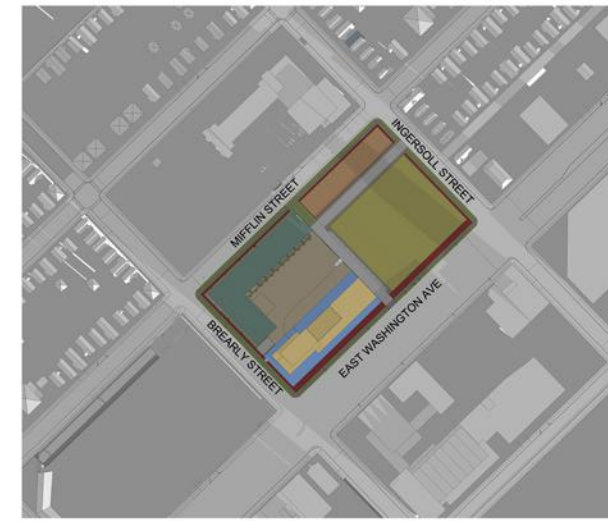
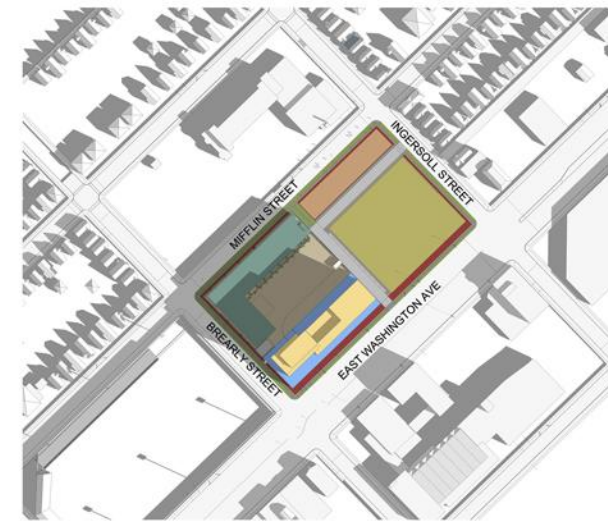
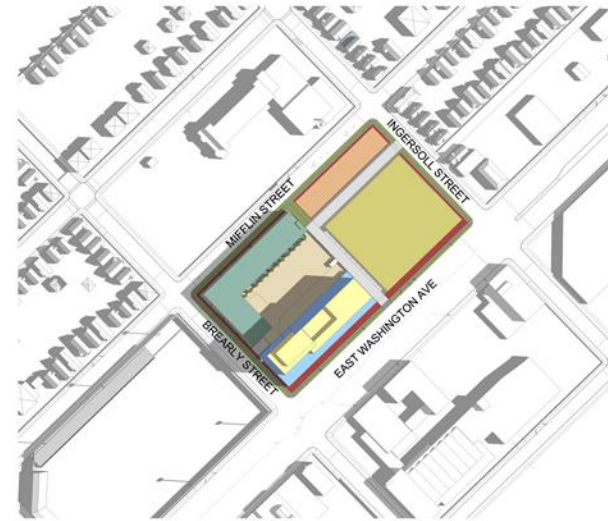
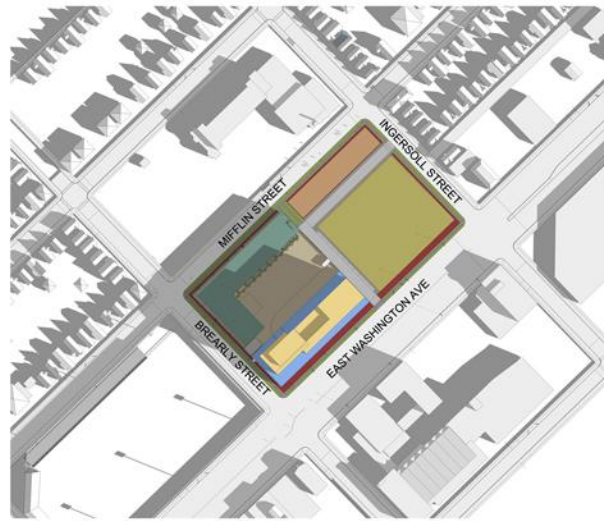
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JUNE 21

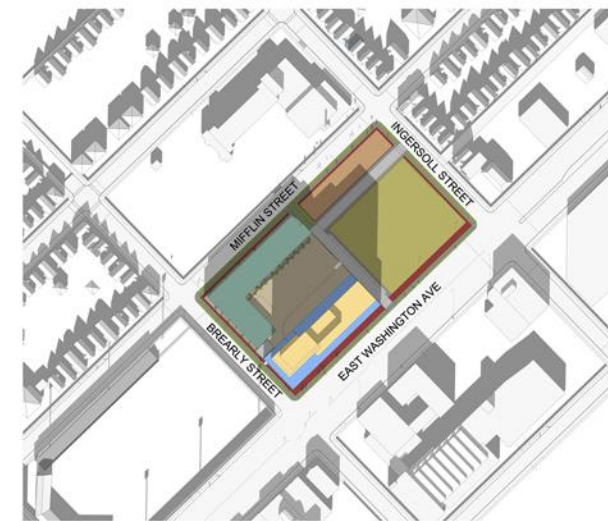
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DECEMBER 22

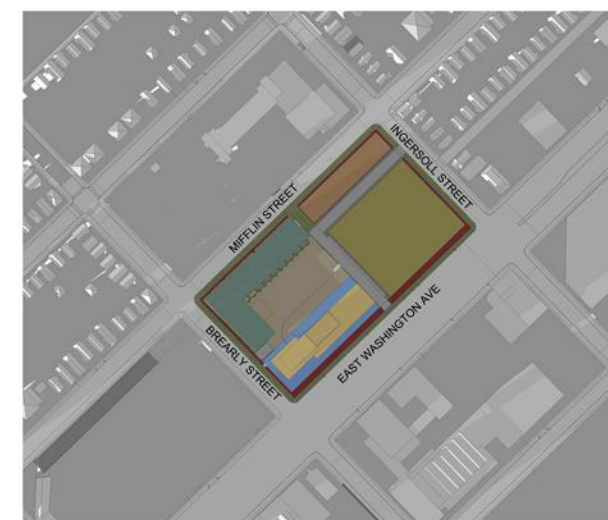
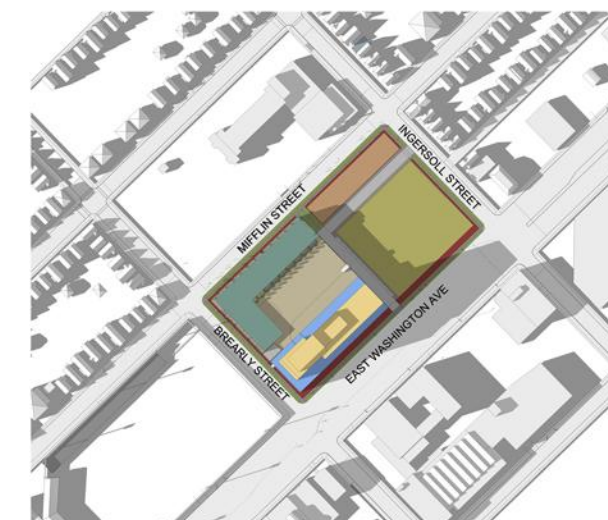
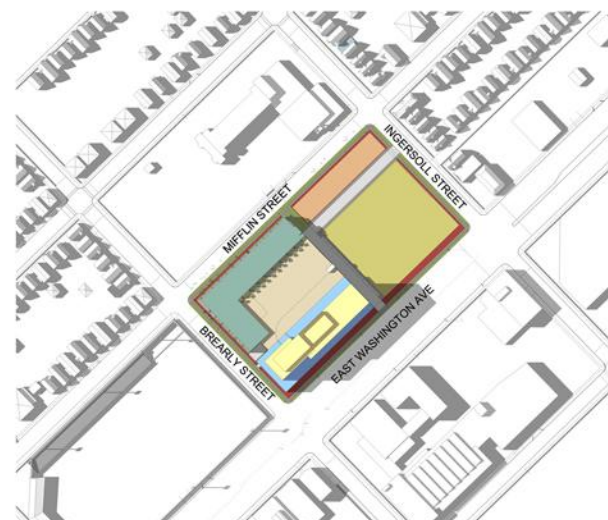
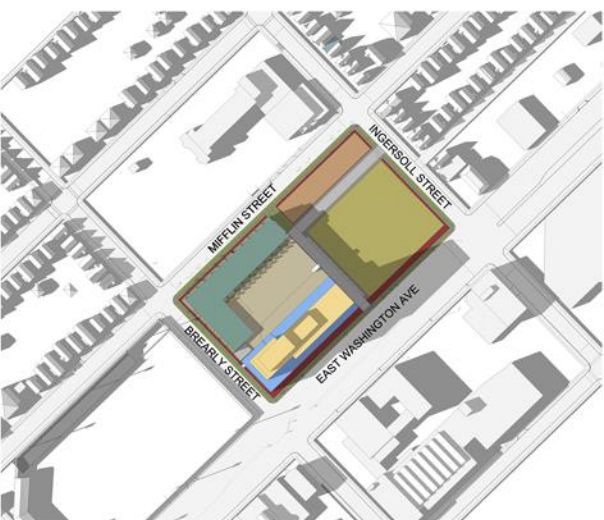
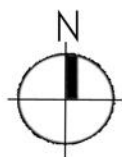
8AM



NOON



4PM



SUN STUDIES

EAST WASHINGTON AVENUE

9/3/15 714339-001

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appstein uhen : architects

Stone House Development, 1000 East Washington Site

31-Aug-15
714339-00

PHASE 1

	Office		Maker Space		Retail		Car X		Unassigned		Townhomes			Affordable @ 1st, 2nd, 3rd			Affordable @ 4th			Apartments			Roof Terrace	Roof Commons		Structured Parking			
	GSF	NSF			GSF	NSF	GSF	NSF			GSF	NSF	# OF UNITS	GSF	NSF	# OF UNITS	GSF	NSF	# OF UNITS	GSF	NSF	# OF UNITS	GSF	GSF	NSF	GSF	NSF	# Stalls	
Floor 1 north & south			5,600	5,320	12,719	12,083	3,967	3,769	576	527	6,480	5,508	9	6,480	5,508	7	1,000	871		806							45,344	44,458	134
Floor 2 north-res & pkg											6,480	5,508	2nd flr	7,040	5,984	8											45,344	44,458	122
Floor 3 north-res & pkg														14,280	12,138	16											45,344	37,538	99
Floor 4 north-res & pkg																	26,139	22,218	27										
Floor 2 south office	24,574	20,888																											
Floor 3 south office & north terrace	30,670	26,070																											
Floor 4 south-res																													
Floor 5 south-res																													
Floor 6 south-res																													
Floor 7 south-res																													
Floor 8 south-res																													
Floor 9 south-res																													
Floor 10 south-res																													
Floor 11 south-res																													
Total	55,244	46,957	5,600	5,320	12,719	12,083	3,967	3,769	576	527	12,960	11,016	9	27,800	23,630	31	27,139	23,089	27	129,039	104,972	133	33,627	7,201	6,204	136,032	126,454	355	
Req Pkg		104		NA		27		TBD					9			31			27										331
Site Area	108,730																												
Site Acreage	2.50																												

- NOTES:**
1. Assume 800sf per apartment
 2. Office parking assume 1/450
 3. Available street parking is not taken into account calculating parking.
 4. Townhomes are two story (1,358gsf ea, 1,162 asf ea) and entry for the units is off of Mifflin Street.
 5. GSF at First Floor for the Affordable Housing is the elevator and entry lobby.
 6. Use 800sf/unit for Affordable Housing
 7. Maker Space area is not calculated in the parking count. The users are calculated with the office space above.
 8. Affordable over Townhomes are affordable efficiency units 720 gsf each and 622 asf each.

Total number of affordable housing units	67
Total number of market rate housing units	133
Total number of housing units	200