APPLICATION FOR URBAN DESIGN COMMISSION REVIEW AND APPROVAL

AGENDA	ITEM#	
Project #		

DATE SUBMITTED: 02.12.14 UDC MEETING DATE: 02.19.14	Action Requested X Informational Presentation Initial Approval and/or Recommendation Final Approval and/or Recommendation
	ashington Avenue (802, 854; Block 143)
ALDERMANIC DISTRICT: District 2/ Ledell Zellers	
OWNER/DEVELOPER (Partners and/or Principals) Gebhardt Development/ Otto Gebhardt III	ARCHITECT/DESIGNER/OR AGENT: _bark design/Christopher Gosch, AIA, NCARB
222 North Street	222 North Street
_ Madison, WI 53704	Madison, WI 53704
CONTACT PERSON: Christopher Gosch, AIA, NCAR	В
Address: 222 North Street	
Madison, WI 53704	
Phone: 608.333.1926	<u> </u>
Fax: 608.245.0770	<u> </u>
E-mail address: <u>studio@bark-design.com</u>	
well as a fee) School, Public Building or Space (Fee may be re	Urban Design District * (A public hearing is required as equired) g of a Retail, Hotel or Motel Building Exceeding 40,000
(See Section B for:) New Construction or Exterior Remodeling in C4	District (Fee required)
(See Section C for:) R.P.S.M. Parking Variance (Fee required)	
(See Section D for:) Comprehensive Design Review* (Fee required) Street Graphics Variance* (Fee required)	
Other	
*Public Hearing Required (Submission Deadline 3 Weel	ks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

SHEET INDEX

OWNER/DEVELOPER: GEBHARDT DEVELOPMENT

222 NORTH STREET MADISON, WI 53704 ATTN:: OTTO GEBHARDT III 608.245.0753

GENERAL CONTRACTOR: KBS CONSTRUCTION 3841 KIPP STREET MADISON, WI 53718 ATTN.: DEREK RINABARGER 608.838.6100

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

LANDSCAPE ARCHITECT: DESIGN STUDIO, ETC. ATTN.: GARRET PERRY GPERRY@DESIGNSTUDIOETC.COM 608.358.6344

STRUCTURAL ENGINEER PIERCE ENGINEERS 10 WEST MIFFLIN SUITE 205 **MADISON**, WI 53703 ATTN. CARL FINK 608.256.7304

UNITINFORMATION

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

ALTA SURVEY

C100 EXISTING CONDITIONS C101 DEMOLITION PLAN C102 CIVIL SITE PLAN C200 GRADING C300 UTILITY PLAN

L100 STREETSCAPE AND LANDSCAPE PLAN L101 PLANTING PLAN L102 PLANTING PLAN L103 TERRACE TREE LOCATION PLAN L104 TERRACE TREE LOCATION PLAN L200 LANDSCAPE DETAILS L201 SITE AMENITIES

C-Z100 BUILDING SETBACK ANALYSIS C-Z200 CONDITIONAL USE REQUESTS

F100 FIRE ACCESS PLAN

A101-C FIRST FLOOR/SITE PLAN A102-C SECOND FLOOR PLAN A103-C THIRD FLOOR PLAN A104-R FOURTH-TENTH TOWER PLAN A111-R ELEVENTH TOWER PLAN A114-R FOURTEENTH TOWER PLAN

A4.1 BUILDING ELEVATIONS A4.2 BUILDING ELEVATIONS A4.3 BUILDING ELEVATIONS A4.4 BUILDING ELEVATIONS A4.5 BUILDING SECTIONS A4.6 BUILDING SECTIONS

CITY OF MADISON

-URBAN DESIGN DISTRICT 8

NOVEMBER 11, 2009

FEBRUARY 5, 2008

FEBRUARY 5, 2008

-MADISON SUSTAINABILITY PLAN

JANUARY 2, 2013

JUNE 2011

& POLICYMAKERS

JUNE 2005

-TENNEY-LAPHAM NEIGHBORHOOD PLAN

-EAST WASHINGTON AVENUE CAPITOL GATEWAY CORRIDOR PLAN

-BEST PRACTICES GUIDE FOR DEVELOPERS, NEIGHBORHOODS

PROJECT INFORMATION

PROPOSED USE/OCCUPANCY:

MIXED USE: OFFICE/COMMERCIAL/RETAIL/RESIDENTIAL APARTMENTS/PARKING

CURRENT ZONING:

TE- TRADITIONAL EMPLOYMENT

TOTAL SITE AREA:

LANDSCAPED AREA: TOTAL USABLE OPEN SPACE:

BUILDING GROSS

SQUARE FOOTAGE:

APPROX. 12,200 S.F. (20% OF SITE AT GRADE)

USABLE OPEN SPACE (AT GRADE):

BALCONIES AND TERRACES (ABOVE GRADE):

BUILDING AREA BREAKDOWN: TOTAL S.F.: 655,000 S.F.

PARKING: 292,600 S.F. COMMERCIAL/RETAIL/OFFICE: 65.500 RENTAL RESIDENTIAL: 220,100

1ST (GROUND) FLOOR: 7,000 S.F. COMMERCIAL/RETAIL 3,000 S.F. LOBBIES, CIRCULATION 50.000 S.F.GROCERY STORE 8,000 S.F. LIVE/WORK HOUSING

5TH FLOOR (4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM

(RESIDENTIAL UNITS): 23,900 GSF (4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM

REQUIRED: 333x20 S.F. = 6660 S.F.; 25% AT GRADE = 1665 S.F.

138,800 GSF

8TH FLOOR

(4) EFFICIENCIES

(9) 1 BEDROOM

(6) 2 BEDROOM

(2) 3 BEDROOM

(4) EFFICIENCIES (9) 1 BEDROOM

(6) 2 BEDROOM

(2) 3 BEDROOM

10TH FLOOR

(4) EFFICIENCIES

(9) 1 BEDROOM

(6) 2 BEDROOM

(2) 3 BEDROOM

11TH FLOOR

12TH FLOOR

13TH FLOOR

9TH FLOOR

(RESIDENTIAL UNITS): 23,900 GSF

(RESIDENTIAL UNITS): 23,900 GSF

(RESIDENTIAL UNITS): 23,900 GSF

(RESIDENTIAL UNITS): 13,100 GSF

(RESIDENTIAL UNITS): 13,100 GSF

(RESIDENTIAL UNITS): 10,452 GSF

(RESIDENTIAL UNITS): 10,452 GSF

APPROX. 22,000 S.F.

BREAKDOWN BY COMPONENT:

4TH FLOOR (PARKING LEVEL):

4TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF (4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM

6TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF (4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM (2) 3 BEDROOM

APPROXIMATELY 193,475 SQ. FT. OR 4.5 ACRES

APPROX. 3,130 S.F.

GROCERY: 50,000 S.F

OWNER OCCUPIED RESIDENTIAL: 27,100

BREAKDOWN BY FLOOR:

63,800 S.F. PARKING, MECH., STORAGE 7.000 S.F. OWNER OCCUPIED HOUSING

27,500 S.F. COMMERCIAL/OFFICE 57.200 S.F. PARKING 7,000 S.F. OWNER OCCUPIED HOUSING 8,000 S.F. LIVE/WORK HOUSING

31,000 S.F. COMMERCIAL/RETAIL 2,800 S.F. LOBBIES, CIRCULATION 57,200 S.F. PARKING, MECH., STORAGE 6,100 S.F. OWNER OCCUPIED HOUSING 7,225 S.F. LIVE/WORK HOUSING

57,200 GSF 57,200 GSF PARKING, MECH., AND STORAGE (PARKING LEVEL): 57,200 GSF 57,200 GSF PARKING, MECH., AND STORAGE

(2) 3 BEDROOM

(RESIDENTIAL UNITS): 23,900 GSF (2) 3 BEDROOM

7TH FLOOR (2) 3 BEDROOM UNIT BREAKDOWN (Tower):

	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	TOTAL UNITS	TOTAL BEDROOMS
STUDIO:	4	4	4	4	4	4	4	4				32	51
1 BR/1 BATH:	9	9	9	9	9	9	9	9	5	5	5	87	87
2 BR/1 BATH:	3	3	3	3	3	3	3	3	1	1	1	27	54
2 BR/2 BATH:	3	3	3	3	3	3	3	3	3	3	3	33	66
BR/2 BATH:	2	2	2	2	2	2	2	2	3	3	3	25	75
UNITS PER FLOOR	21	21	21	21	21	21	21	21	12	12	12	204	333

UNIT BREAKDOWN (CONDOS):

	1STFLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	3	3	3	2	11	11
1 BR/1 BATH:		1	1	1	3	3
2 BR/1 BATH:						
2 BR/2 BATH:	3	2	2	1	8	16
3 BR/2 BATH:	1	2	2	3	8	24
UNITS PER FLOOR	7	8	8	7	30	54

UNIT BREAKDOWN (LIVE/WORK):

	1STFLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	6	7	7	20	20
1 BR/1 BATH:					
2 BR/1 BATH:					
2 BR/2 BATH:					
3 BR/2 BATH:					
UNITS PER FLOOR	6	7	7	20	20

TOTAL UNITS: 254 TOTAL BEDROOMS: 407

BIKE PARKING STALLS:

OUTSIDE PARKING STRUCTURE:

INSIDE PARKING STRUCTURE:

INSIDE PARKING STRUCTURE:

INSIDE PARKING STRUCTURE:

TOTAL BIKE PARKING STALLS: 244

GROUND LEVEL (MADRAX): 109

1ST FLOOR PARKING (MADRAX): 27

1ST FLOOR PARKING (MADRAX): 54

1ST FLOOR PARKING (MADRAX): 18

GROUND LEVEL

2ND FLOOR

3RD-5TH FLOORS

AUTO PARKING STALLS:

1ST FLOOR: DEDICATED GROCERY: 116 COMMERCIAL: 37 TOTAL STALLS: 153

> 2ND FLOOR: DEDICATED GROCERY: 80 COMMERCIAL: 67 TOTAL STALLS: 147

3RD FLOOR COMMERCIAL: 143 TOTAL STALLS: 143

4TH FLOOR **RESIDENTIAL: 61** COMMERCIAL: 32 TOTAL STALLS: 143

5TH FLOOR RESIDENTIAL: 143 TOTAL STALLS: 143

TOTAL PARKING STALLS (GROCERY): 196 TOTAL PARKING STALLS (COMMERCIAL): 279 TOTAL PARKING STALLS (RESIDENTIAL): 254 TOTAL PARKING STALLS: 729

	1STFLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	6	7	7	20	20
1 BR/1 BATH:					
2 BR/1 BATH:					
2 BR/2 BATH:					
3 BR/2 BATH:					
UNITS PER FLOOR	6	7	7	20	20

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

-MADISON GENERAL ORDINANCE CHAPTERS 28, 31

PLAN COMMISSION SUBMITTAL





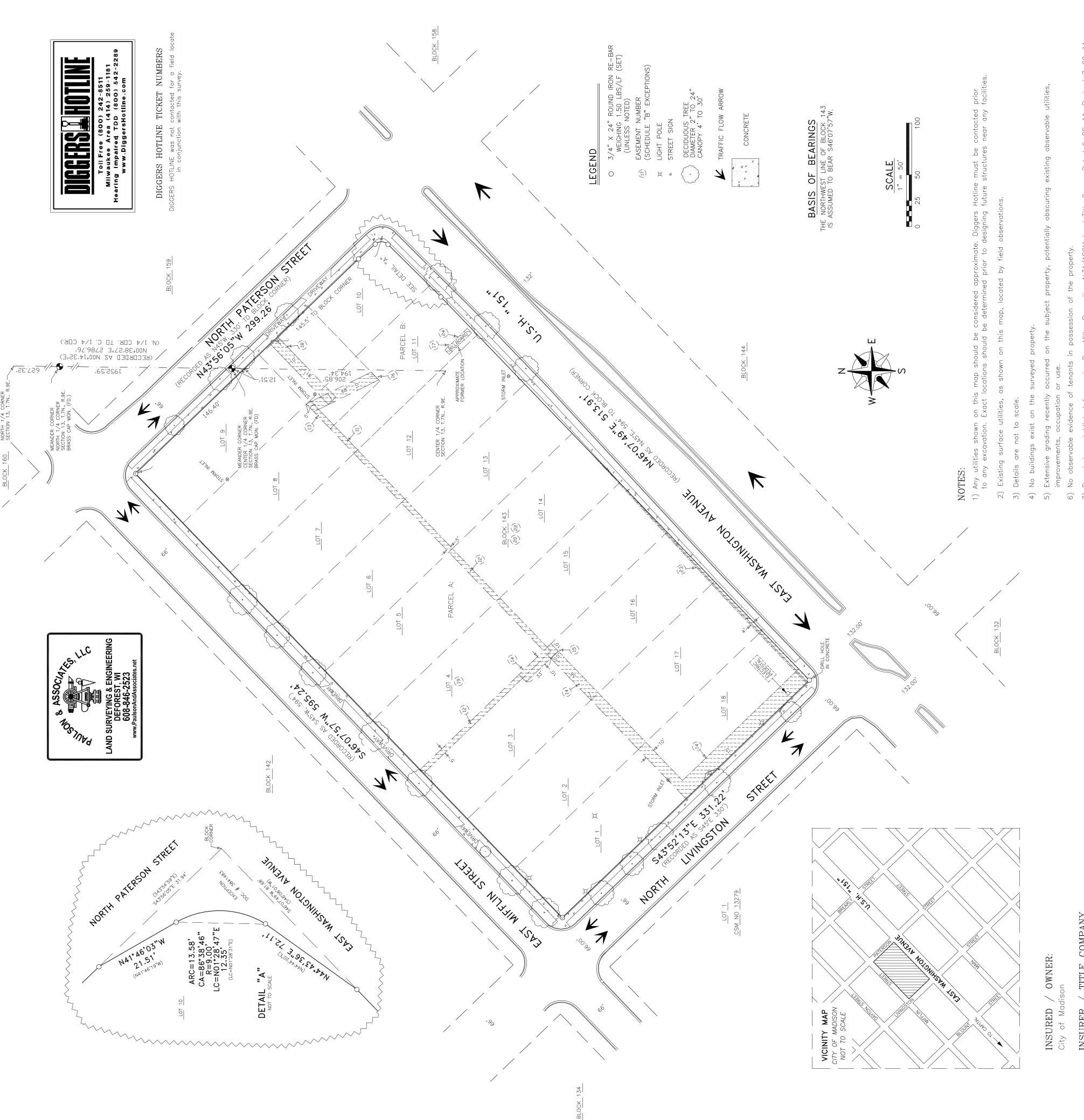
WWW.BARK-DESIGN.CON

STUDIO@BARK-DESIGN.COM

02.12.14

the galaxie MADISON. W

800N BLOCK EAST WASHINGTON AVENU



TITLE COMPANY n Title Company Co

INSURER / First American

SCHEDULE B, SECTION TWO EXCEPTIONS SEE MAP FOR EASEMENT LOCATIONS AS INDICATED BY (11. Right-of-way Grant to Wisconsin Bell, Inc. record

- ., Inc. recorded December 19 1985076. me 9811 of Records, r Facilities easem

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- 9.

- DOCUMENTS PROVIDED BY THE CITY OF MADISON

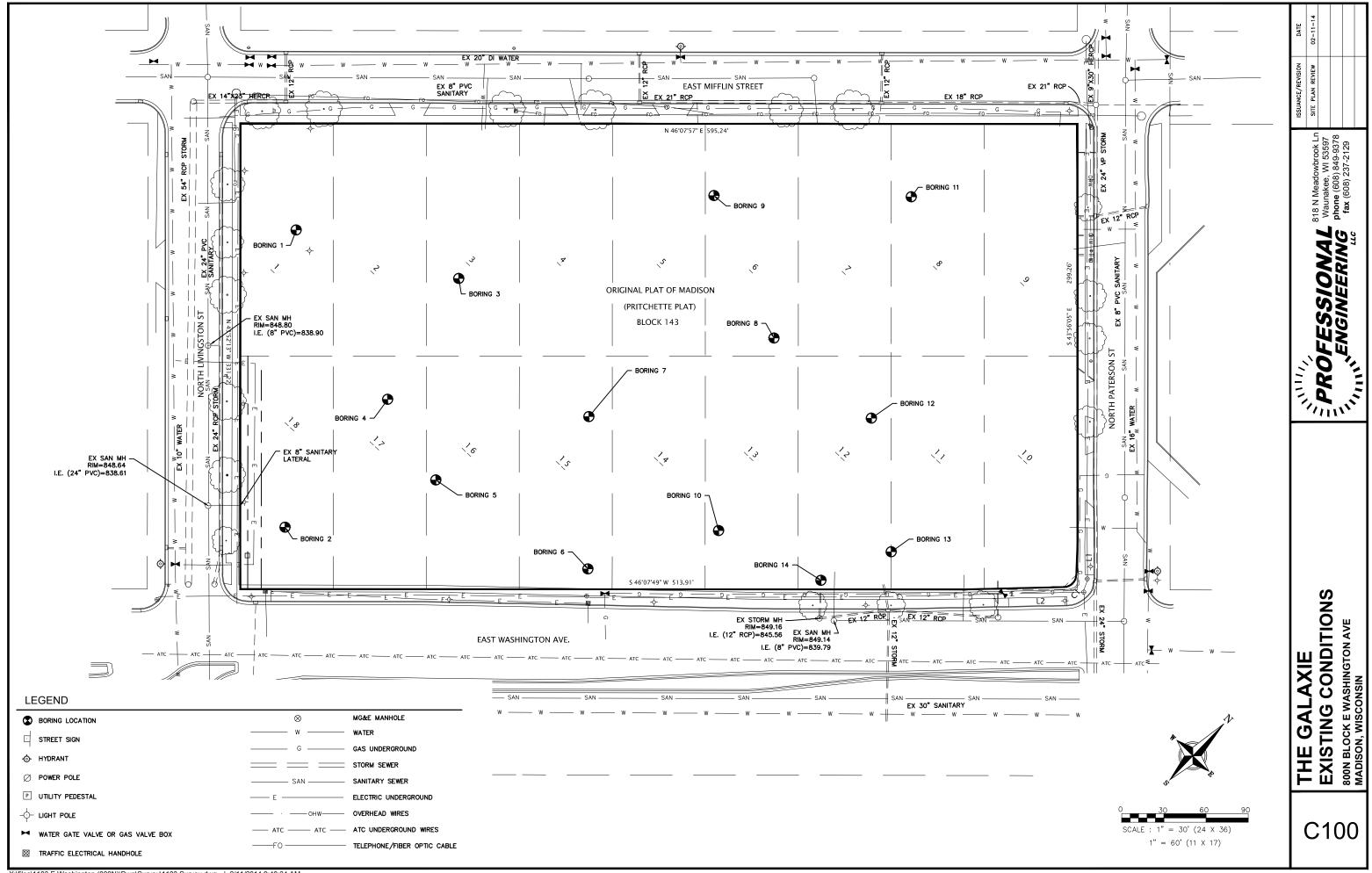
 23. Public sidewalk easement recorded on September 16, 2013 as Docur

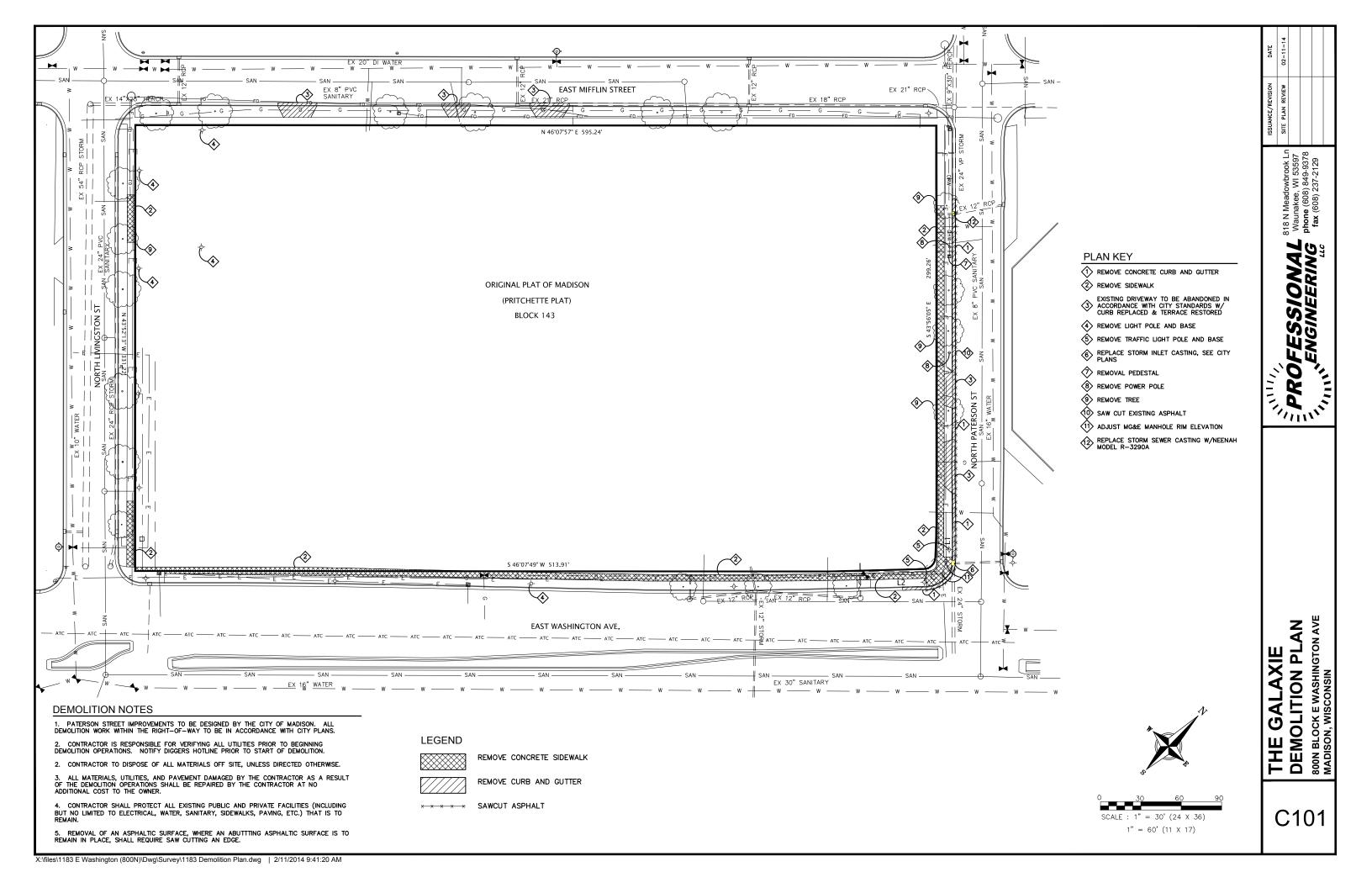
 (Easement width varies (4' max) on Lots 14 through 18, Block
- (SW 1/2 of Lot of Lot 10, Bloc

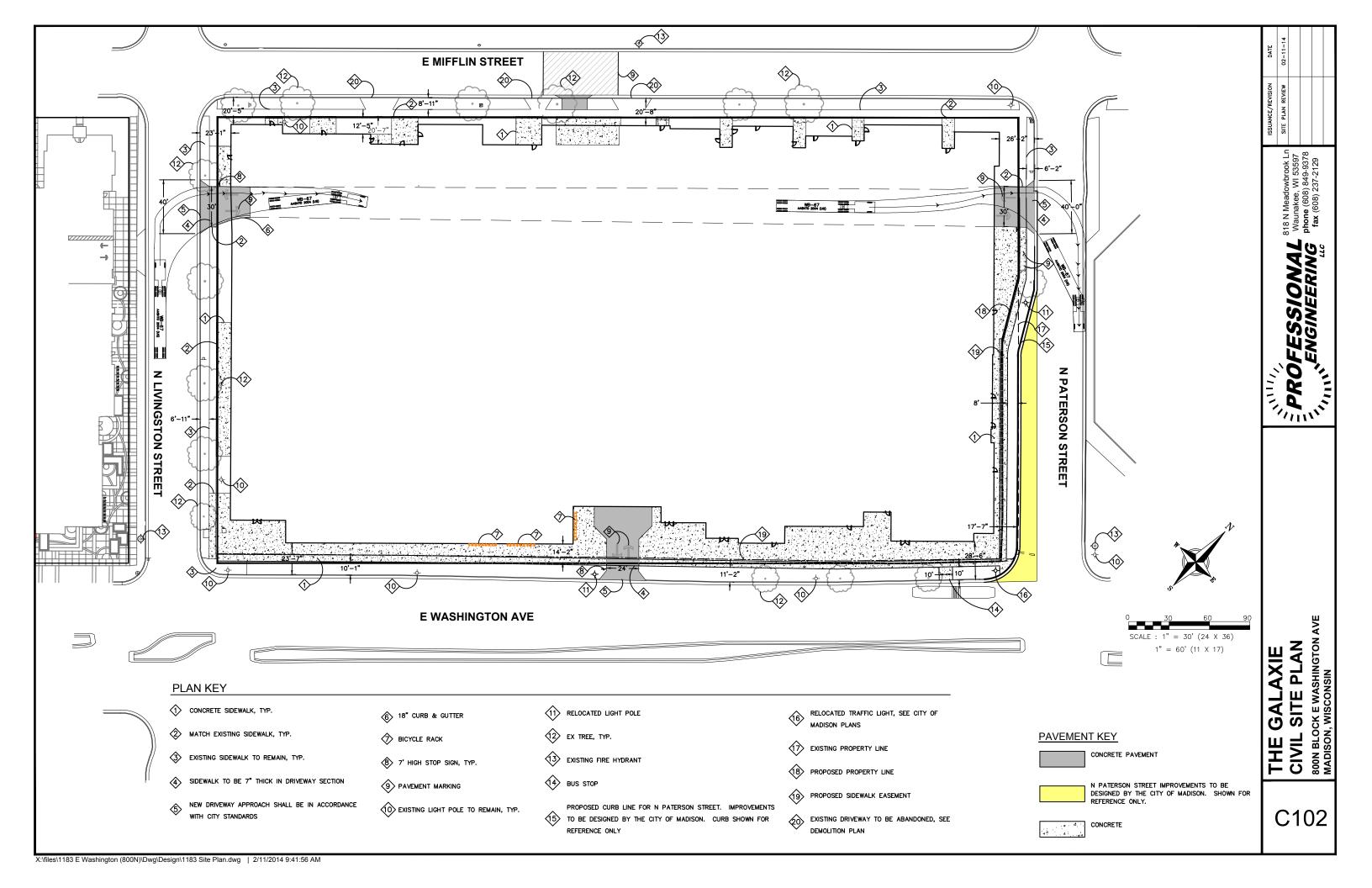
SURVEYOR'S CERTIFICATE

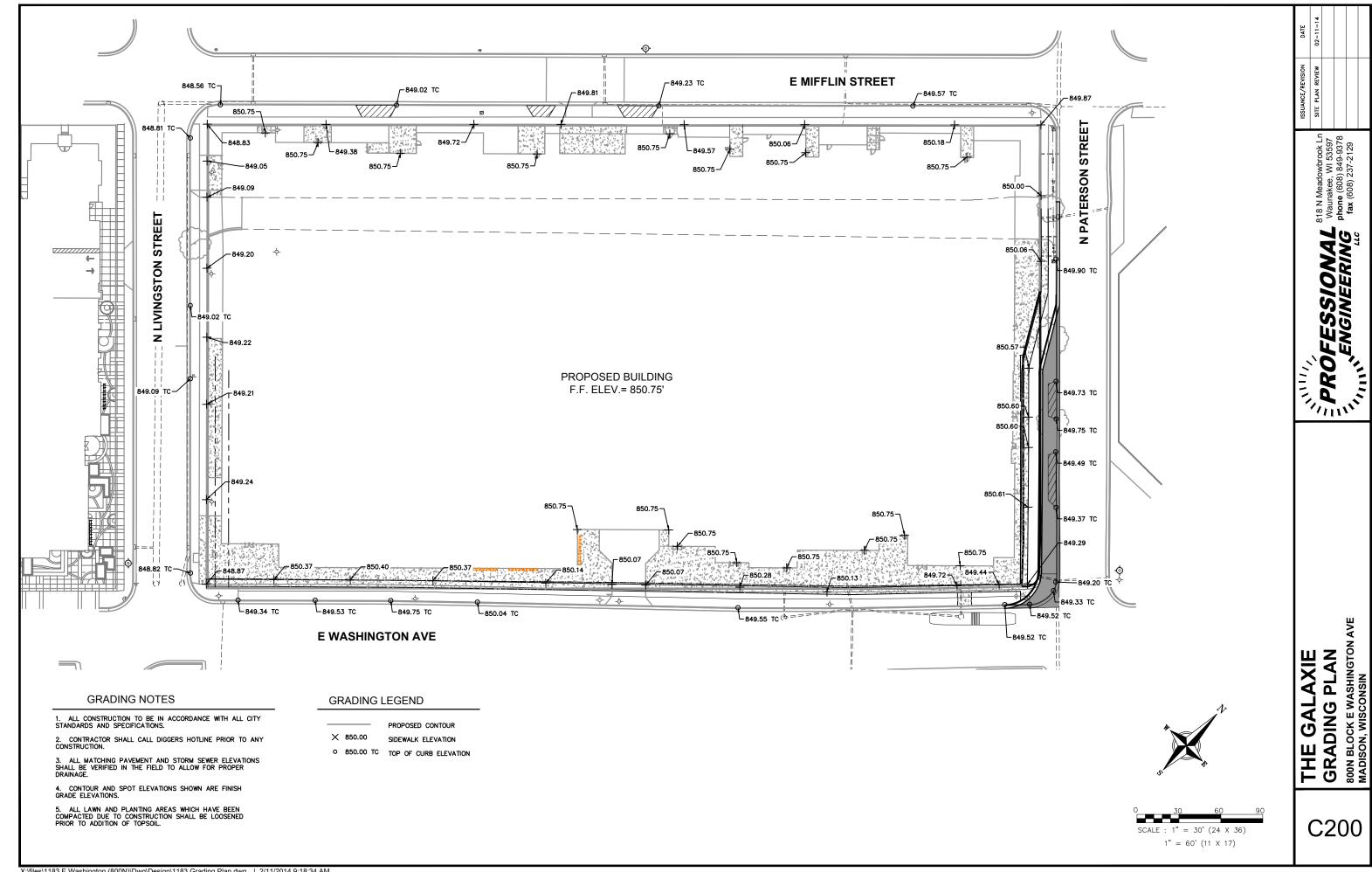
Dani Dani 136 W DeFore

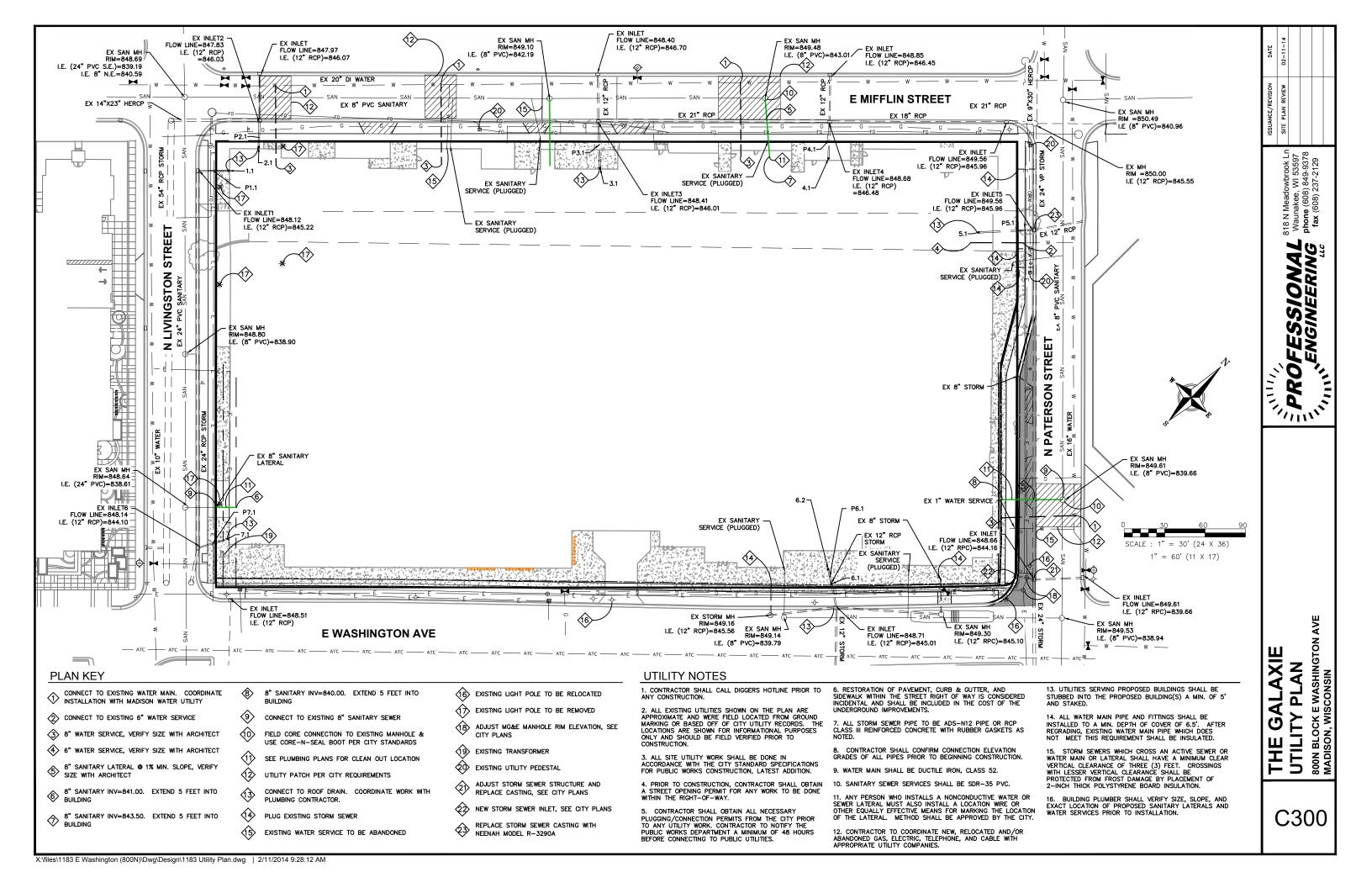
ASSOCIATES, EFOREST, WI 53532 (60 PAULSON

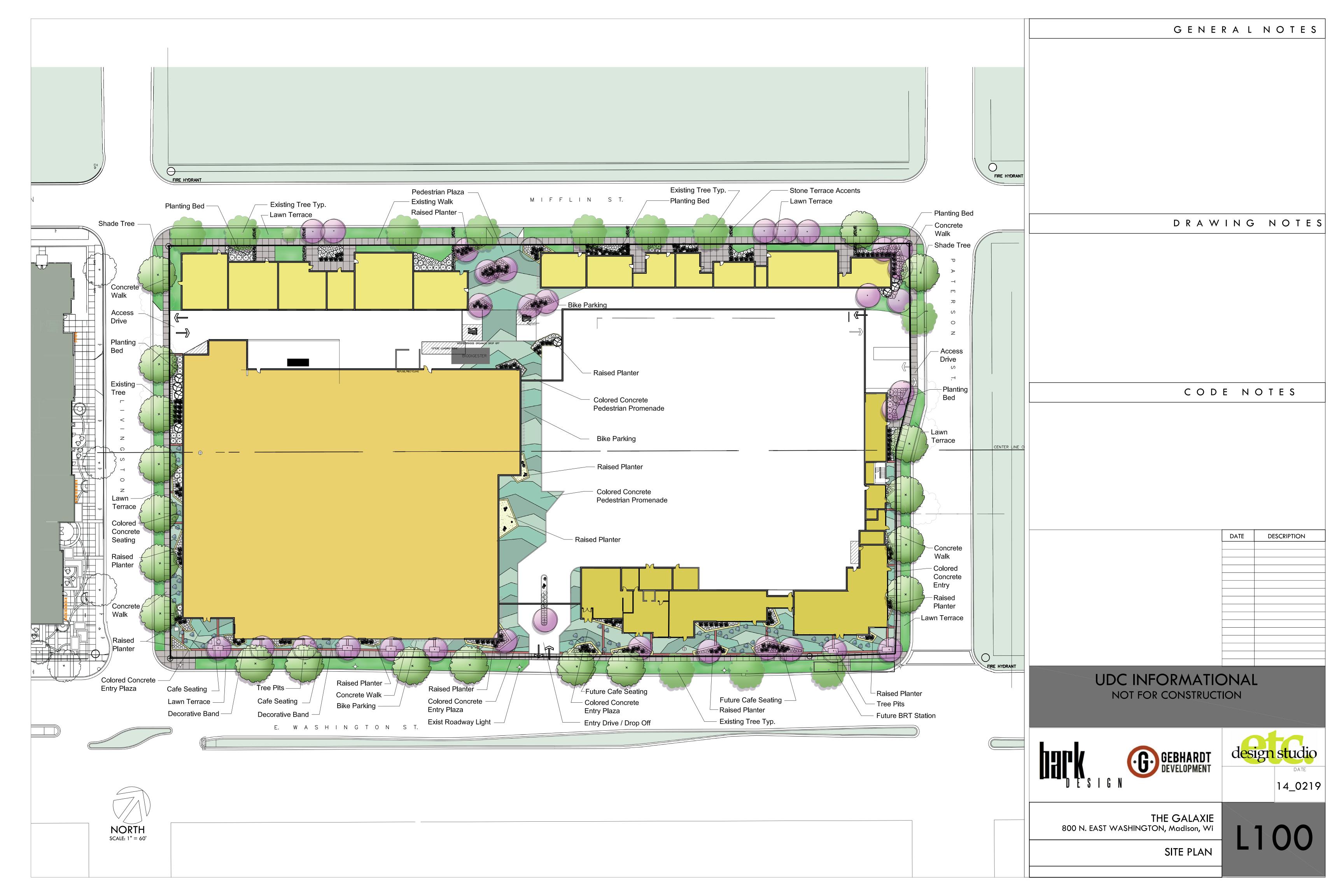


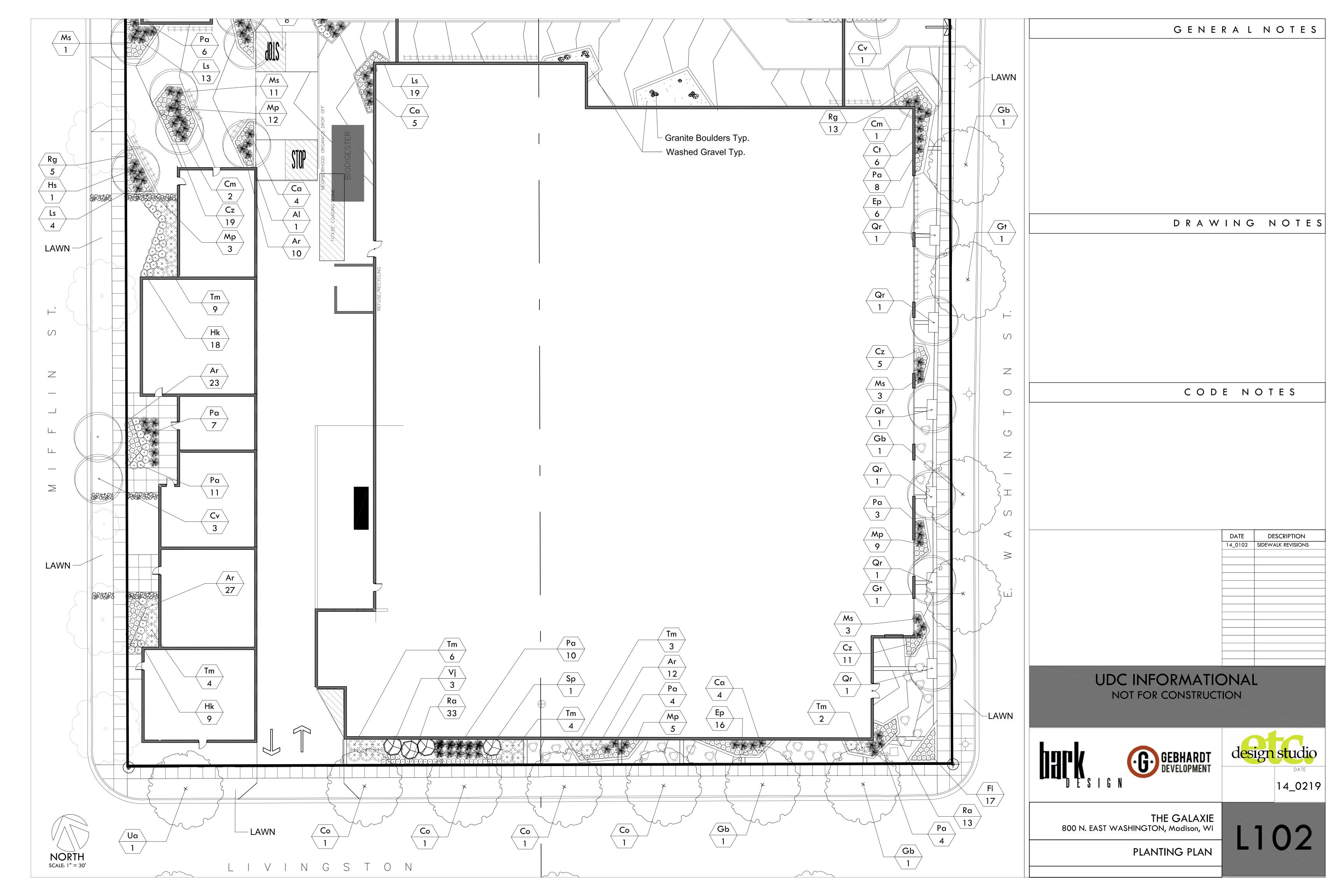


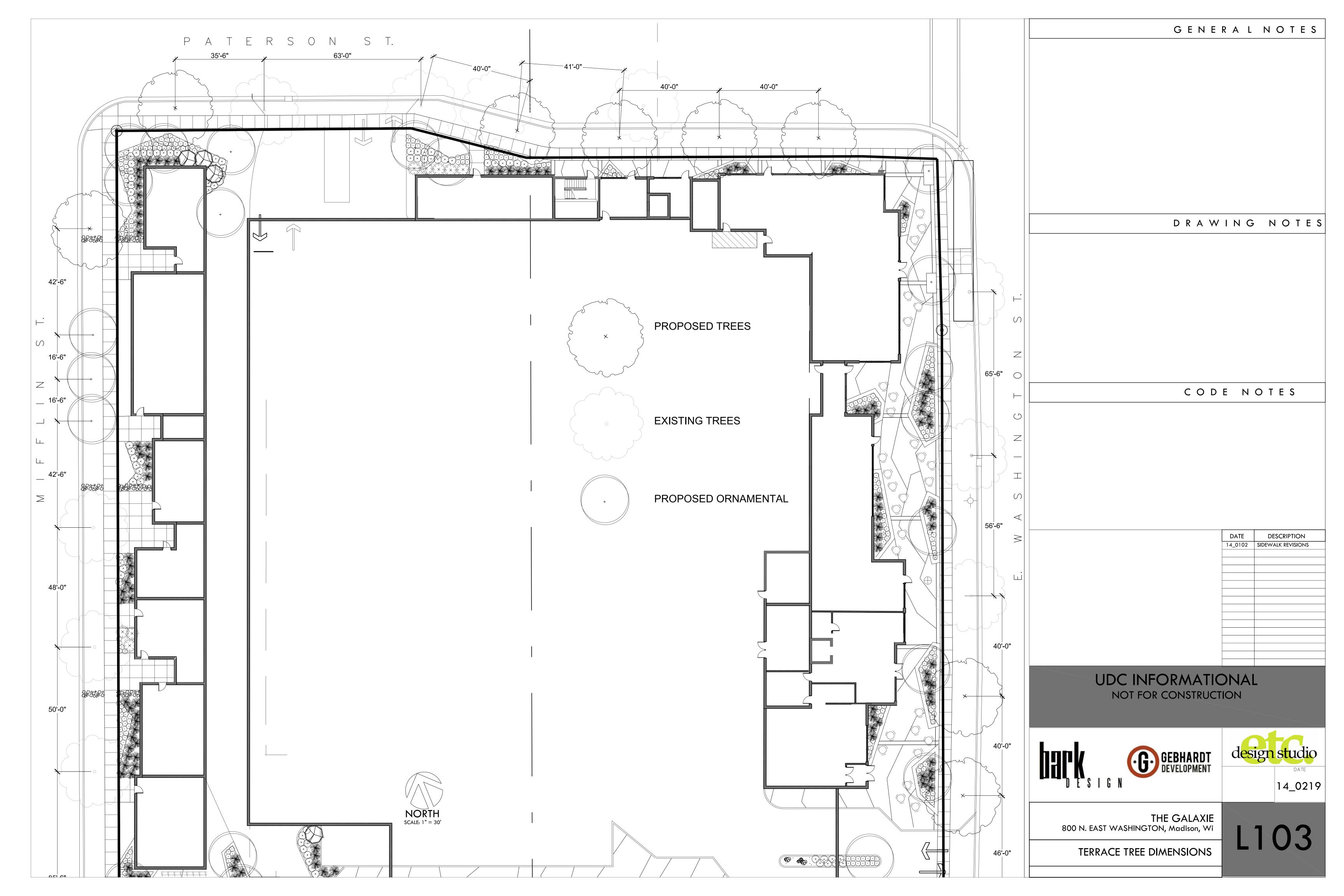


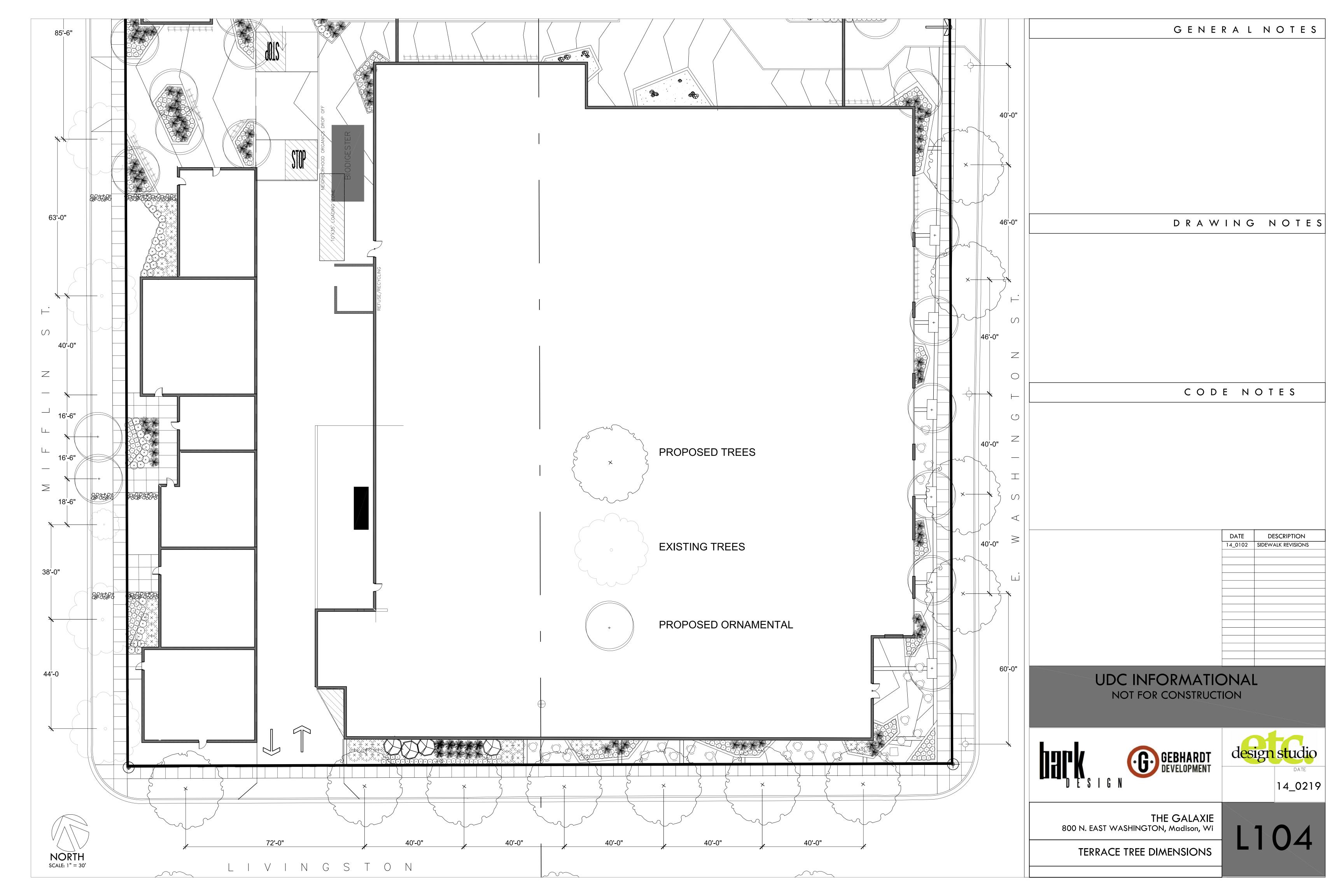


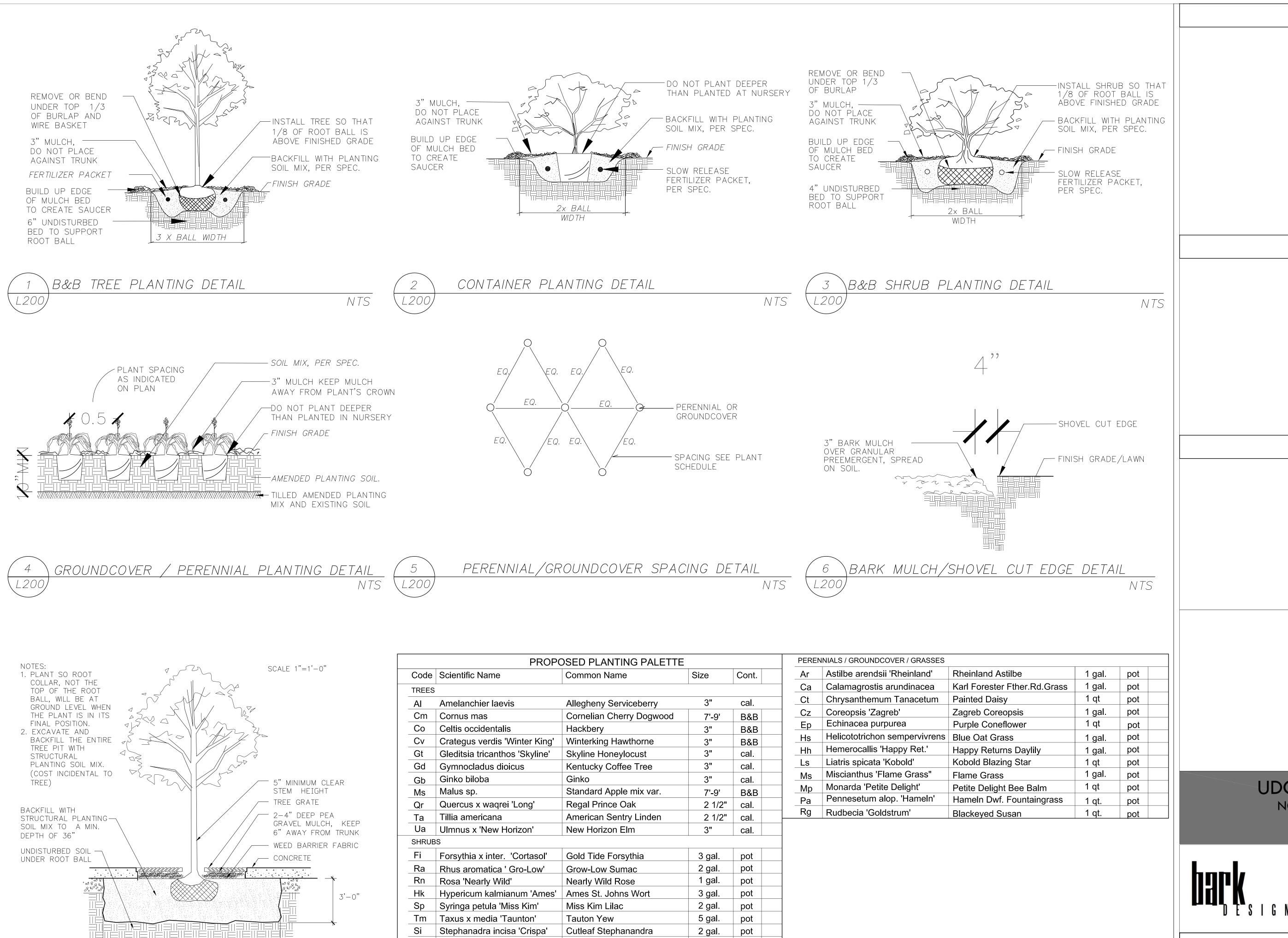












Viburnum x juddii

NTS

TREE GRATE PLANTING DETAIL

Juddii Viburnum

5 gal.

pot

GENERAL NOTES DRAWING NOTES CODE NOTES DATE DESCRIPTION UDC INFORMATIONAL NOT FOR CONSTRUCTION





THE GALAXIE 800 N. EAST WASHINGTON, Madison, Wi

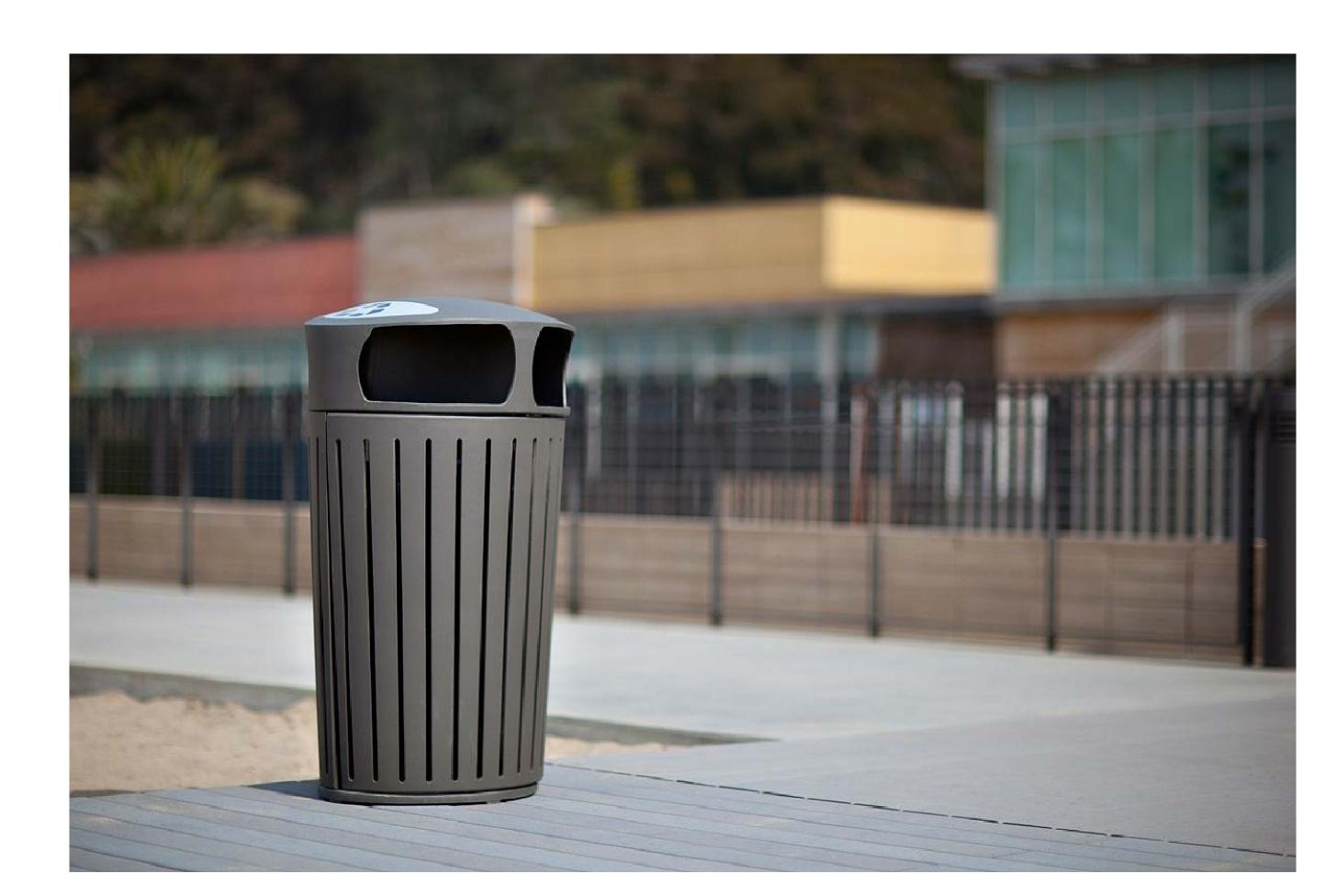
STREETSCAPE AND LANDSCAPE PLAN

L200



Bollard Light

Bench

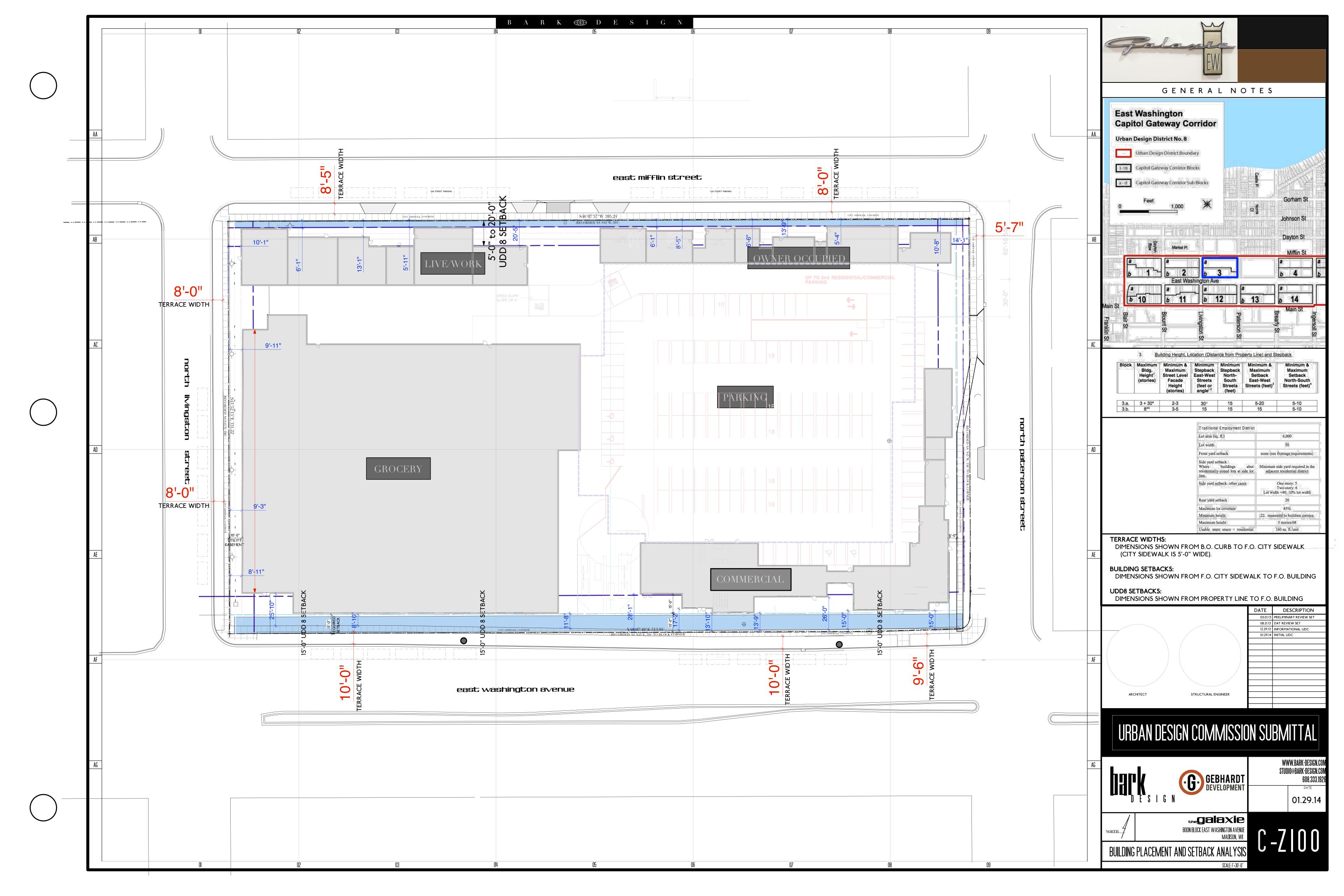


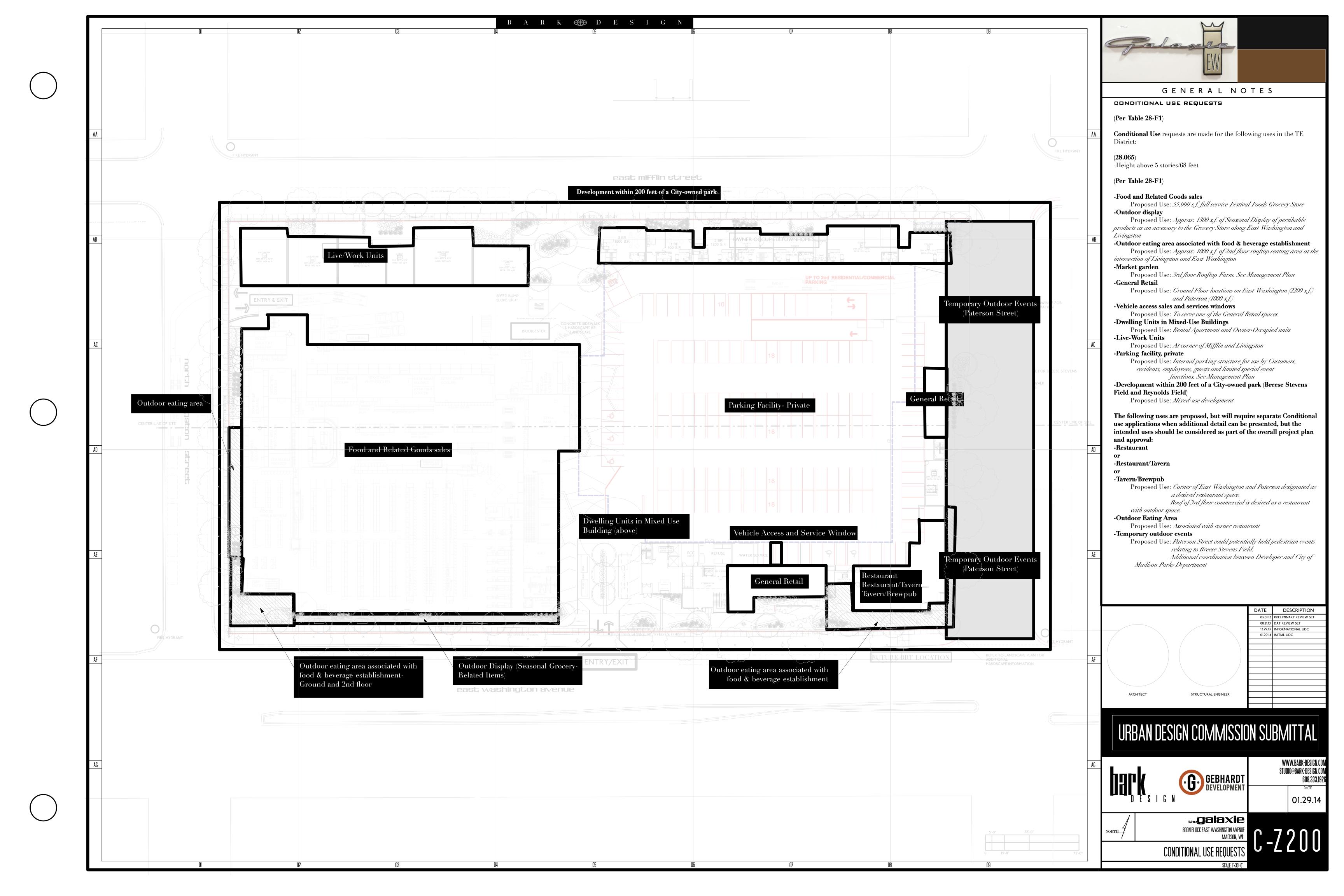
Trash Receptacle

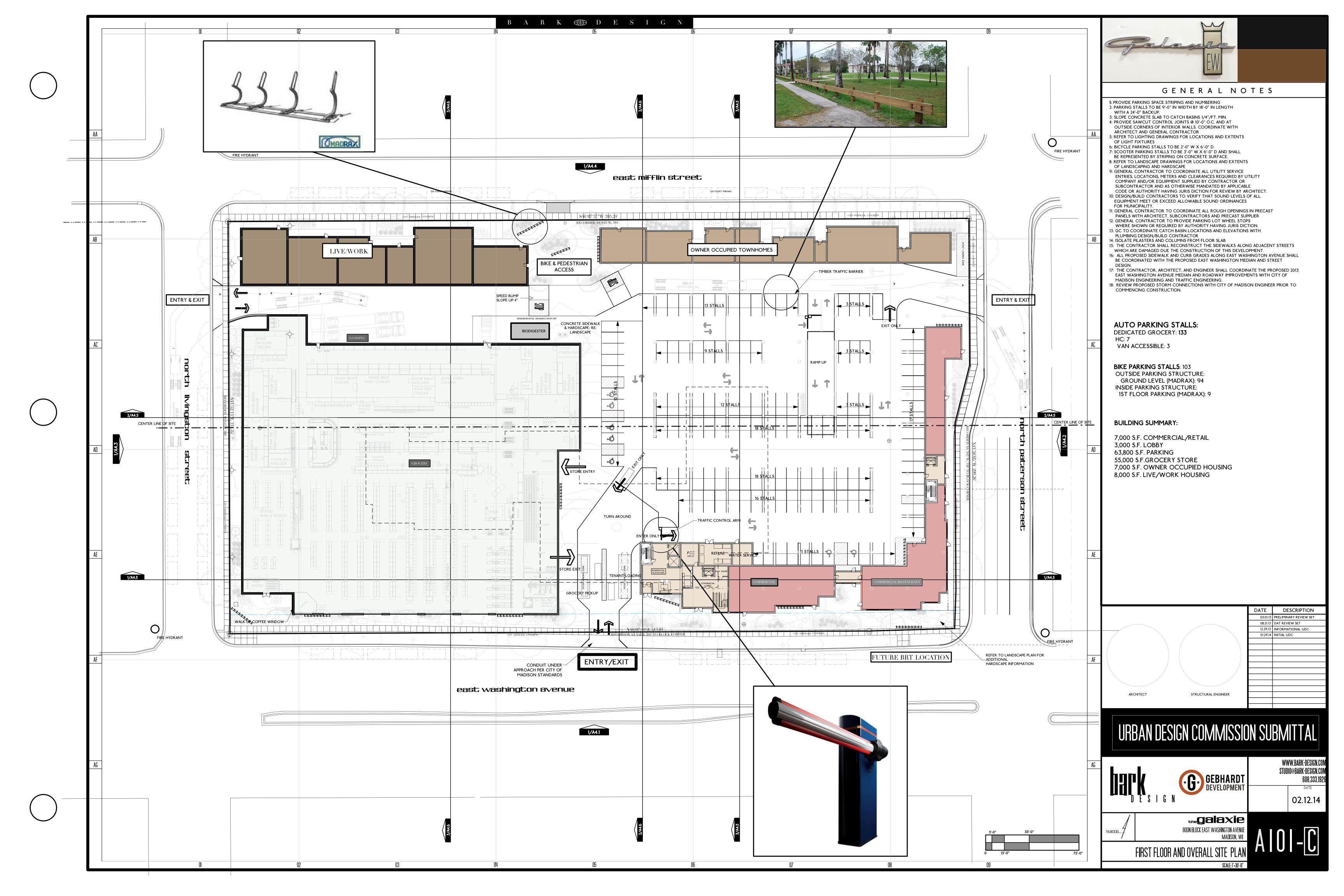


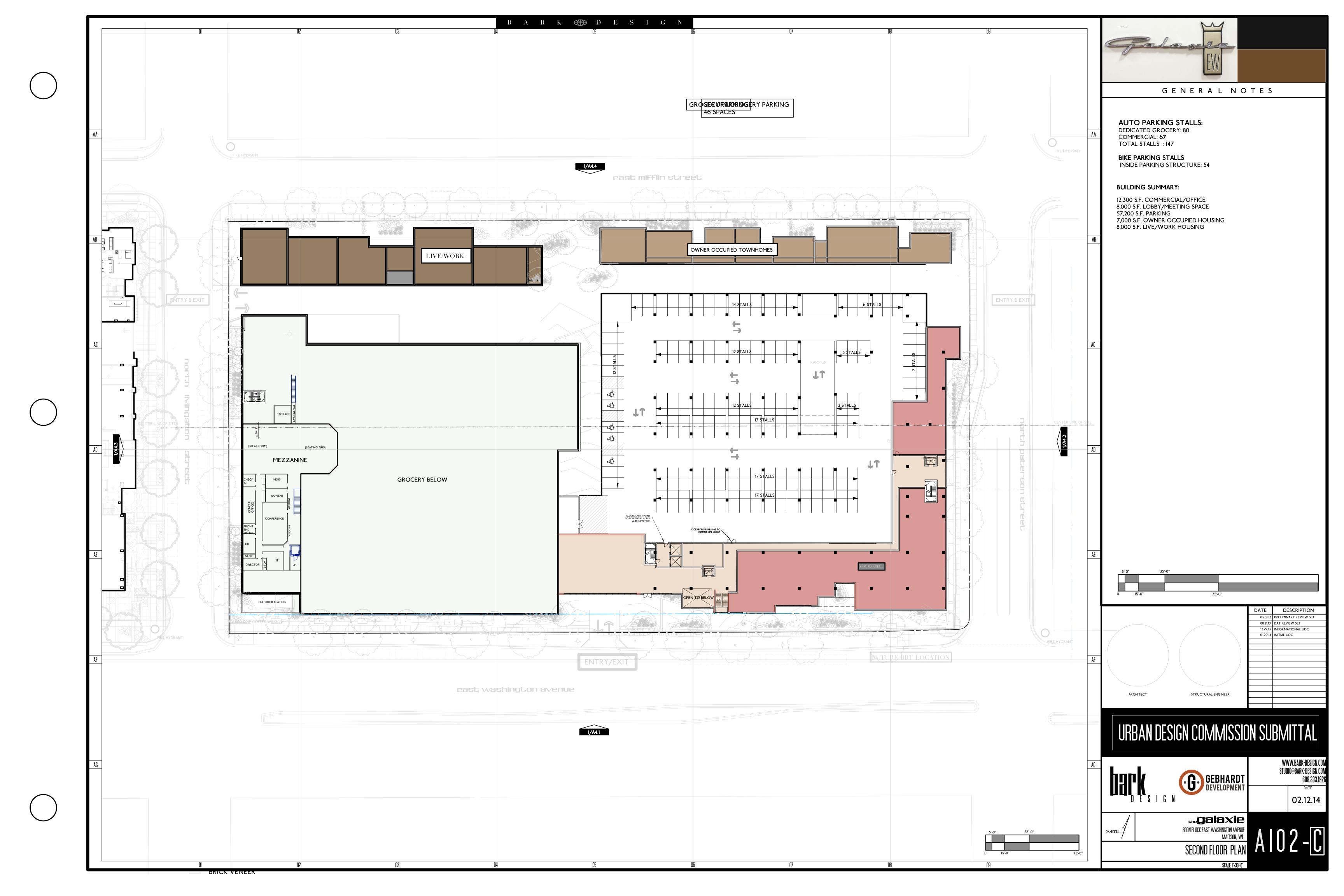
Post Light

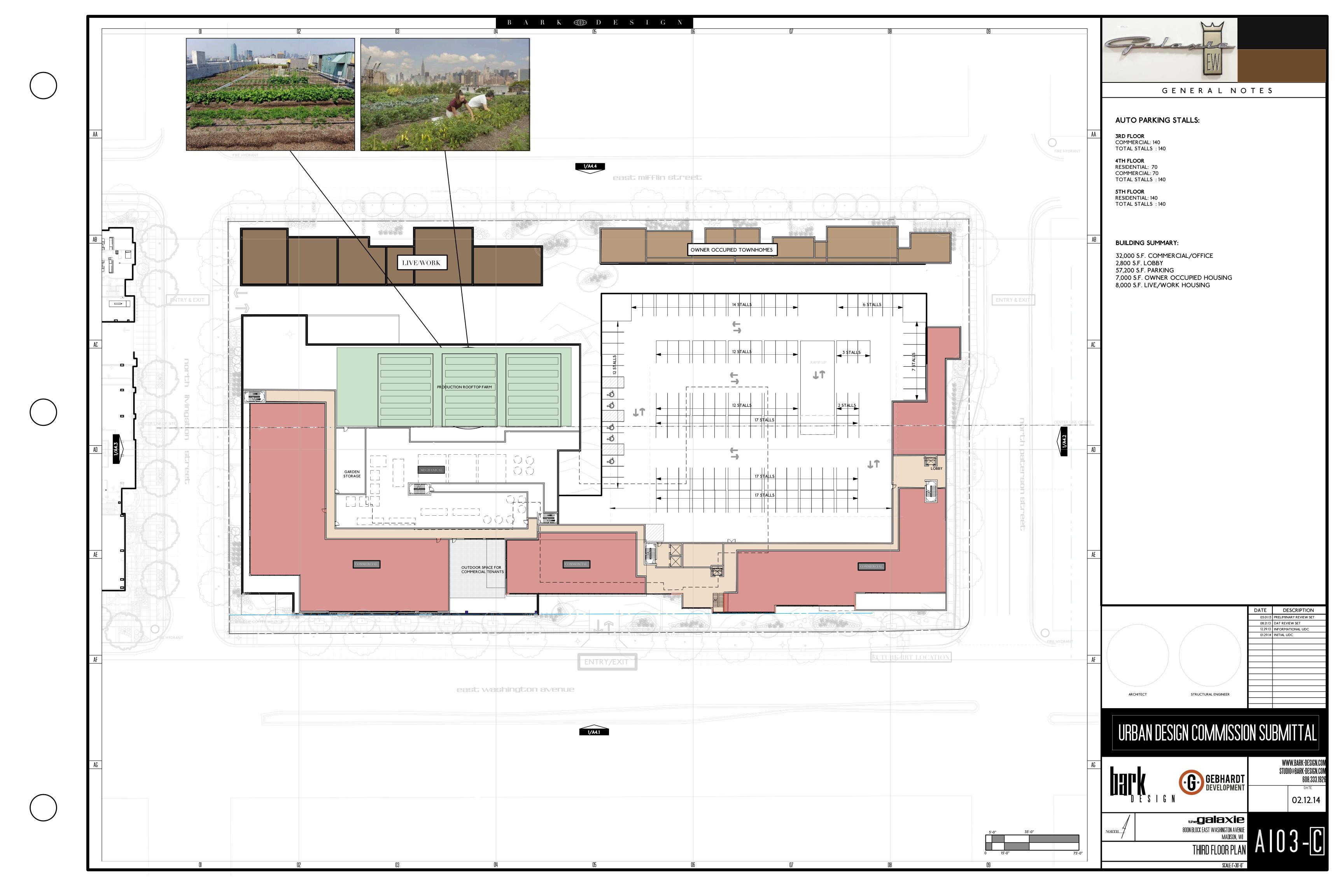
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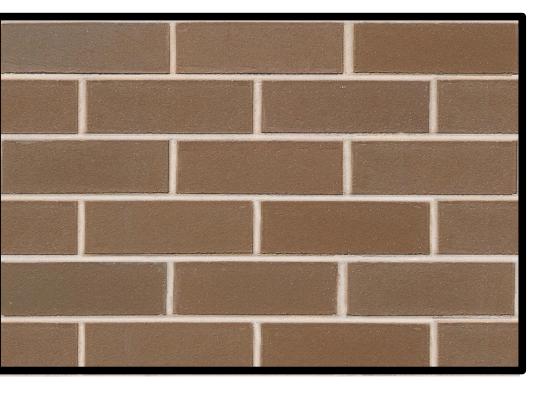
















LIMESTONE PANEL

BRICK

COMMERCIAL AND RESIDENTIAL METAL PANEL

STOREFRONT AND WINDOW FRAMES



GENERAL NOTES



EAST WASHINGTON V.1



EAST WASHINGTON V.2



BUILDING ELEVATIONS

SCALE: 1/32"=1'-0









LIVE/WORK UNITS



EAST MIFFLIN STREETSCAPE



GENERAL NOTES

DRAWING NOTES







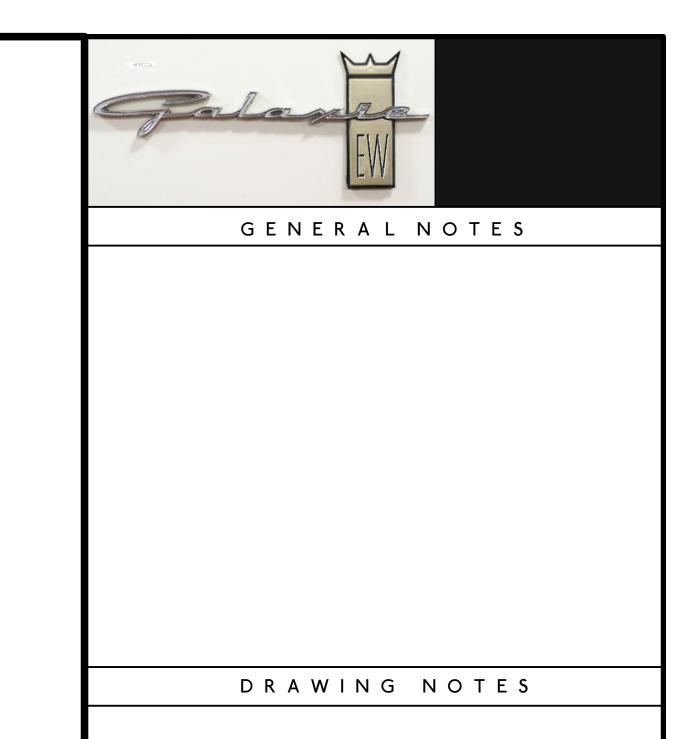


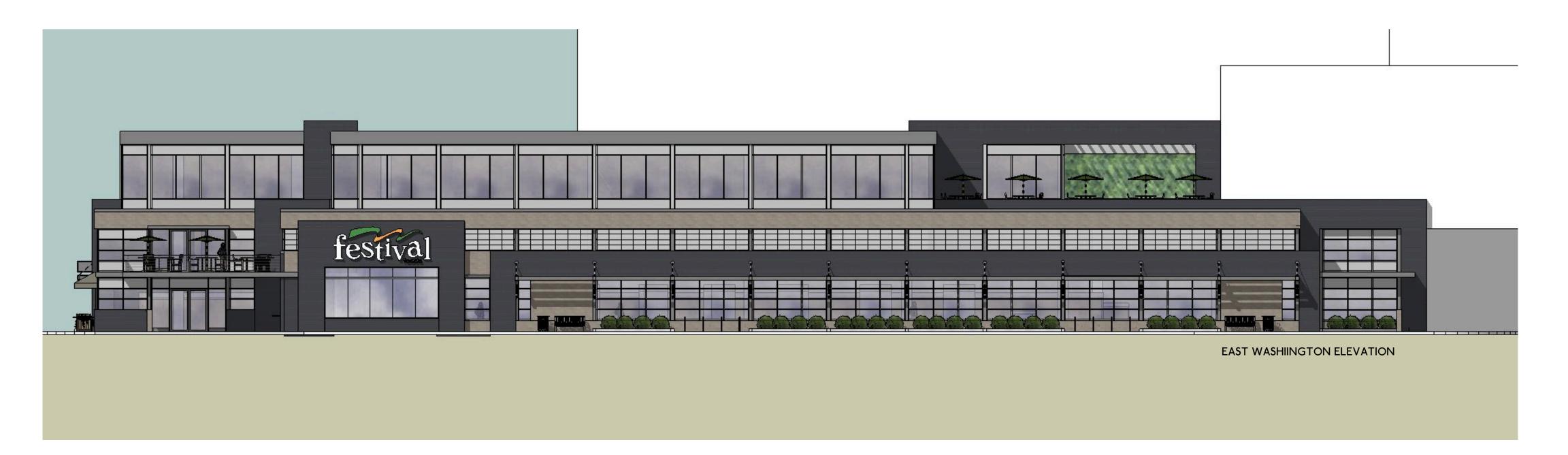
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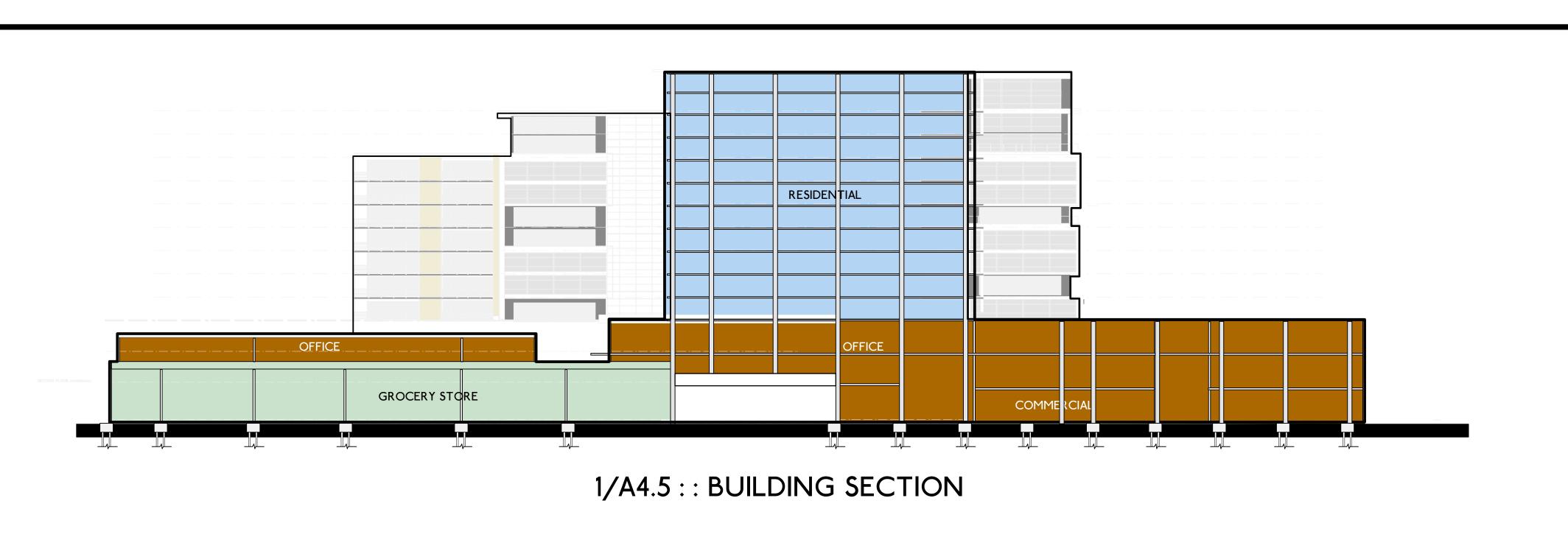


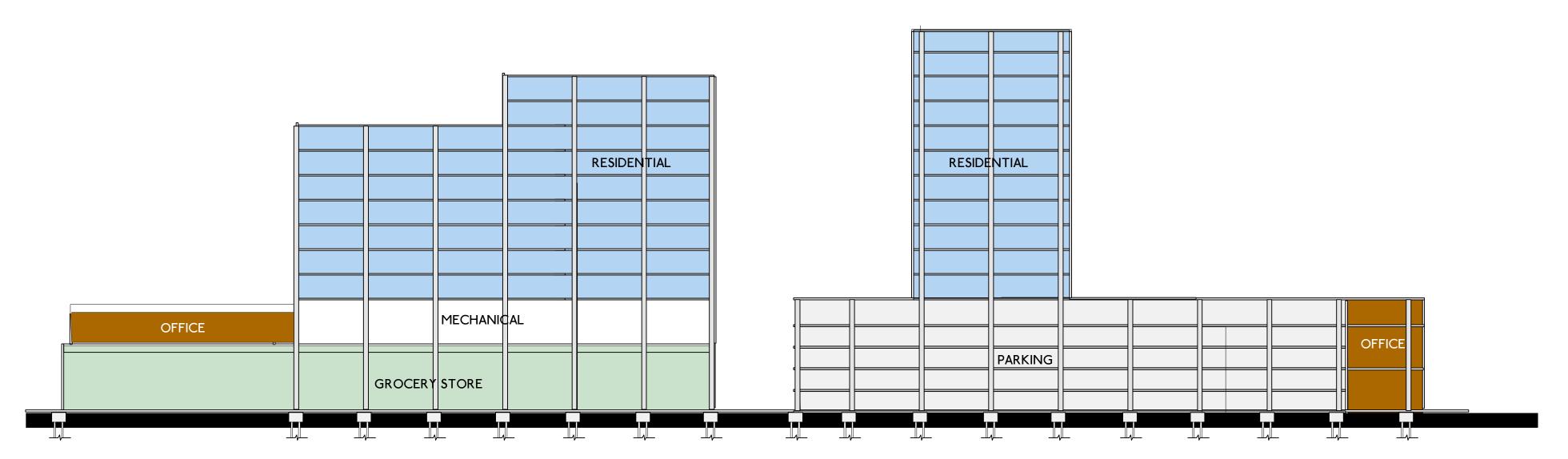












2/A4.5:: BUILDING SECTION



3/A4.5:: BUILDING SECTION

