APPLICATION FOR URBAN DESIGN COMMISSION REVIEW AND APPROVAL

AGENDA	ITEM#	
Project #		

DATE SUBMITTED: 02.26.14	Action Requested Informational Presentation X Initial Approval and/or Recommendation
UDC MEETING DATE: 03.05.14	X Initial Approval and/or RecommendationX Final Approval and/or Recommendation
PROJECT ADDRESS: 800 North Block, East W	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, NCAI	RB
Address: 222 North Street	
Madison, WI 53704	
Phone: 608.333.1926	<u></u>
Fax: 608.245.0770	<u> </u>
E-mail address: studio@bark-design.com	
well as a fee) School, Public Building or Space (Fee may be r	n Urban Design District * (A public hearing is required as required) g of a Retail, Hotel or Motel Building Exceeding 40,000
(See Section B for:) New Construction or Exterior Remodeling in C	4 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 Wed	eks 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.

L O C A T I O N M A P

PARCEL ADDRESSES:

MADISON, WI 53703

LEDELL ZELLERS

CITY OF MADISON

VACANTIOT

CURRENT ZONING:

PREVIOUS USE:

TE (TRADITIONAL EMPLOYMENT)

AUTO DEALERSHIP AND REPAIR CENTER

802 & 854 EAST WASHINGTON AVENUE

ALDERMANIC DISTRICT 2:

URBAN DESIGN DISTRICT 8

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

CIVIL ENGINEER:

PROFESSIONAL ENGINEERING, LLC

818 N. MEADOWBROOK LANE

WAUNAKEE, WI 53597

ATTN.: ROXANNE JOHNSON, P.E., LEED AP

608.849.9378

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

LANDSCAPE ARCHITECT:

DESIGN STUDIO, ETC.

ATTN.: GARRET PERRY

GPERRY@DESIGNSTUDIOETC.COM

608.358.6344

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

STRUCTURAL ENGINEER

PIERCE ENGINEERS

10 WEST MIFFLIN SUITE 205

MADISON, WI 53703

ATTN. CARL FINK

608.256.7304

SOILS TESTING: CGC, INC. 2921 PERRY STREET MADISON, WI 53713 ATTN.: DAVID STAAB, P.E., LEED AP 608.288.4100

SIGNAGE CONSULTANT:

RYAN SIGNS

3007 PERRY STREET

MADISON, WI 53713

ATTN.: MARY BETH GROWNEY

608.271.7979

L200 LANDSCAPE DETAILS L201 SITE AMENITIES C-100 Z BUILDING SETBACK ANALYSIS

C100 EXISTING CONDITIONS

C101 DEMOLITION PLAN

C102 CIVIL SITE PLAN

C300 UTILITY PLAN

L101 PLANTING PLAN

L102 PLANTING PLAN

C200 GRADING

ALTA SURVEY

C-200 Z CONDITIONAL USE REQUESTS C-300 Z "STREET WALL" ANALYSIS

L103 TERRACE TREE LOCATION PLAN L104 TERRACE TREE LOCATION PLAN

L100 STREETSCAPE AND LANDSCAPE PLAN

A101-C FIRST FLOOR/SITE PLAN A102-P SECOND FLOOR PARKING PLAN A102-C SECOND FLOOR PLAN/THIRD FLOOR PARKING PLAN A103-C THIRD FLOOR PLAN/FOURTH FLOOR PARKING PLAN A105-P FIFTH FLOOR PARKING PLAN A104-R FLOORS 4, 7 TOWER PLAN A105-R FLOOR 5 TOWER PLAN A106-R FLOORS 6, 9, 10 TOWER PLAN A108-R FLOOR 8 TOWER PLAN A111-R ELEVENTH TOWER PLAN A112-R TWELFTH TOWER PLAN A114-R FOURTEENTH TOWER PLAN A115-R FIFTEENTH TOWER PLAN

M1.1 MIFFLIN- LIVE WORK AND CONDO PRELIMINARY FIRST FLOOR PLAN M1.2 MIFFLIN- LIVE WORK AND CONDO PRELIMINARY SECOND FLOOR PLAN M1.3 MIFFLIN- LIVE WORK AND CONDO PRELIMINARY THIRD FLOOR PLAN M1.4 MIFFLIN- CONDO PRELIMINARY FOURTH FLOOR PLAN

A4.2 BUILDING ELEVATIONS A4.3 BUILDING ELEVATIONS A4.4 BUILDING ELEVATIONS A4.5 BUILDING SECTIONS A4.6 BUILDING SECTIONS A4.7 BUILDING RENDERINGS A4.8 BUILDING RENDERINGS A4.9 BUILDING RENDERINGS A4.10 BUILDING RENDERINGS **A4.11 BUILDING RENDERINGS**

A4.1 BUILDING ELEVATIONS

A5.1 WALL SECTIONS **A5.2 WALL SECTIONS**

G5.1 WALL SECTIONS (GROCERY)

A6.1 RAILING AND BALCONY DETAILS A6.1 WALL AND METAL PANEL DETAILS

A7.1 WINDOW TYPES AND SCHEDULE

UNITINFORMATION

UNIT BREAKDOWN (Tower):

										2 LEVEL	. UNITS		
	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	14th FLOOR	15th FLOOR	UNITS	BEDROON
EFFICIENCY:	5	5	5	5	5	5	5	0	0	0		35	35
1 BR/1 BATH:	7	7	7	7	7	7	7	5	5	5		64	64
1 BR/1 BATH/1 DEN:													
I BR/2 BATH/1 DEN:													
2 BR/1 BATH:													
2 BR/2 BATH:	8	8	8	8	8	8	8	4	4	4		68	136
BR/2 BATH/1 DEN:													
3 BR/2 BATH:	3	3	3	3	3	3	3	4	4	4		33	99
4 BR/2 BATH:										1		1	4
UNITS PER FLOOR	23	23	23	23	23	23	23	13	13	14		201	338

UNIT BREAKDOWN (CONDOS):

	1STFLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LO	FT: 1	1	3	4	8	8
1 BR/1 BA	ГН: 2	2	2	2	8	8
2 BR/1 BA7	ГН:					
2 BR/2 BA	ГН: 1	1	2	1	6	12
2 LEVEL UNITS 3 BR/2 BA	ГН: 3				3	9
ТОТ	AL: 7	4	7	7	25	52

UNIT BREAKDOWN (LIVE/WORK):

	2 LEVEL U	UNITS			
	1STFLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	TOTAL BEDROOMS
LOFT:	9		11	20	20
1 BR/1 BATH:					
2 BR/1 BATH:					
2 BR/2 BATH:					
3 BR/2 BATH:					
UNITS PER FLOOR	9		11	20	20
				·	

BUILDING GROSS SQUARE FOOTAGE:

PROPOSED USE/OCCUPANCY:

CURRENT ZONING:

TOTAL SITE AREA:

TOTAL USABLE OPEN SPACE:

USABLE OPEN SPACE (AT GRADE):

BALCONIES AND TERRACES (ABOVE GRADE):

LANDSCAPED AREA:

1ST (GROUND) FLOOR:
7,000 S.F. COMMERCIAL/RETAIL
3,000 S.F. LOBBIES, CIRCULATION
63,800 S.F. PARKING, MECH., STORAGE
50,000 S.F.GROCERY STORE
7,000 S.F. OWNER OCCUPIED HOUSING
8,000 S.F. LIVE/WORK HOUSING
2ND FLOOR:
27,500 S.F. COMMERCIAL/OFFICE
2,800 S.F. LOBBY

APPROX. 3,130 S.F.

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

BREAKDOWN BY COMPONENT:

RENTAL RESIDENTIAL: 220,100

BREAKDOWN BY FLOOR:

COMMERCIAL/RETAIL/OFFICE: 77,500

OWNER OCCUPIED RESIDENTIAL: 27,100

GROCERY: 55,000 S.F.

PARKING: 292,600 S.F.

APPROX. 22,000 S.F.

PROJECT INFORMATION

TE- TRADITIONAL EMPLOYMENT

APPROXIMATELY 193,475 SQ. FT. OR 4.5 ACRES

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

138,800 GSF

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

PROJECT LOCATION

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

4TH FLOOR

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

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

5TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF (4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM (2) 3 BEDROOM

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

7TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF (4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM (2) 3 BEDROOM

(6) 2 BEDROOM (2) 3 BEDROOM 9TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF (4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM (2) 3 BEDROOM 10TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF

(RESIDENTIAL UNITS): 23,900 GSF

8TH FLOOR

(4) EFFICIENCIES

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

(4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM (2) 3 BEDROOM 11TH FLOOR (RESIDENTIAL UNITS): 13,100 GSF 57,200 GSF

12TH FLOOR (RESIDENTIAL UNITS): 13,100 GSF 13TH FLOOR 57,200 GSF (RESIDENTIAL UNITS): 10,452 GSF (RESIDENTIAL UNITS): 10,452 GSF

> TOTAL STALLS (COMMERCIAL): 131 **4TH FLOOR RESIDENTIAL: 132**

> > **5TH FLOOR RESIDENTIAL: 136**

AUTO PARKING STALLS:

DEDICATED GROCERY: 138

DEDICATED GROCERY: 45

TOTAL STALLS: 124

(VAN ACCESSIBLE: 2)

1ST FLOOR:

2ND FLOOR:

RETAIL: **79**

3RD FLOOR

HC: 10

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:

3RD FLOOR

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

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

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

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

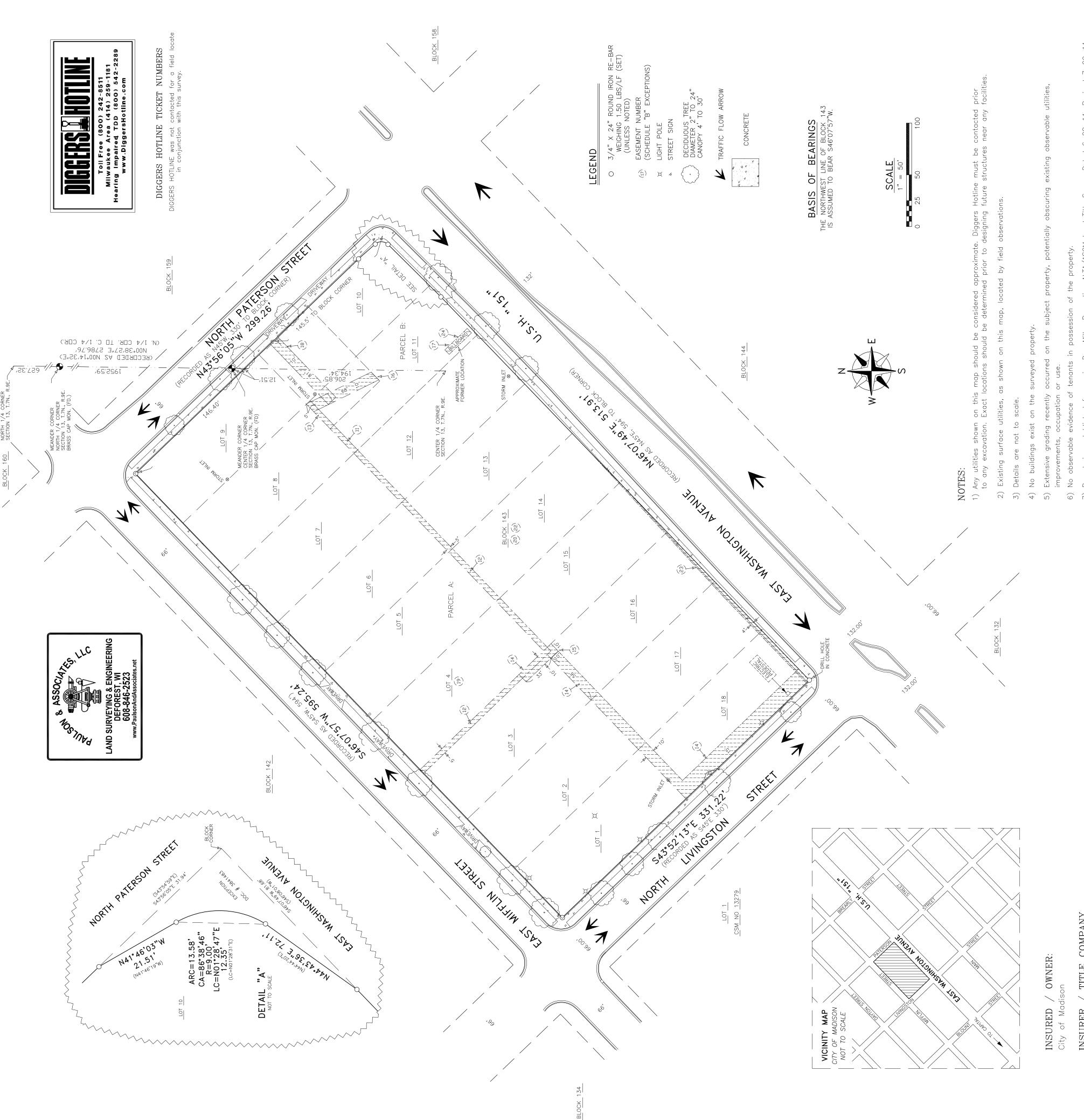
PLAN COMMISSION SUBMITTAL





WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM 02.20.14

the galaxie 800N BLOCK EAST WASHINGTON AVENU MADISON, W



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

SURVEYOR'S CERTIFICATE

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 ightarrow}{\circ}$
- 9.

- - DOCUMENTS PROVIDED BY THE CITY OF MADISON

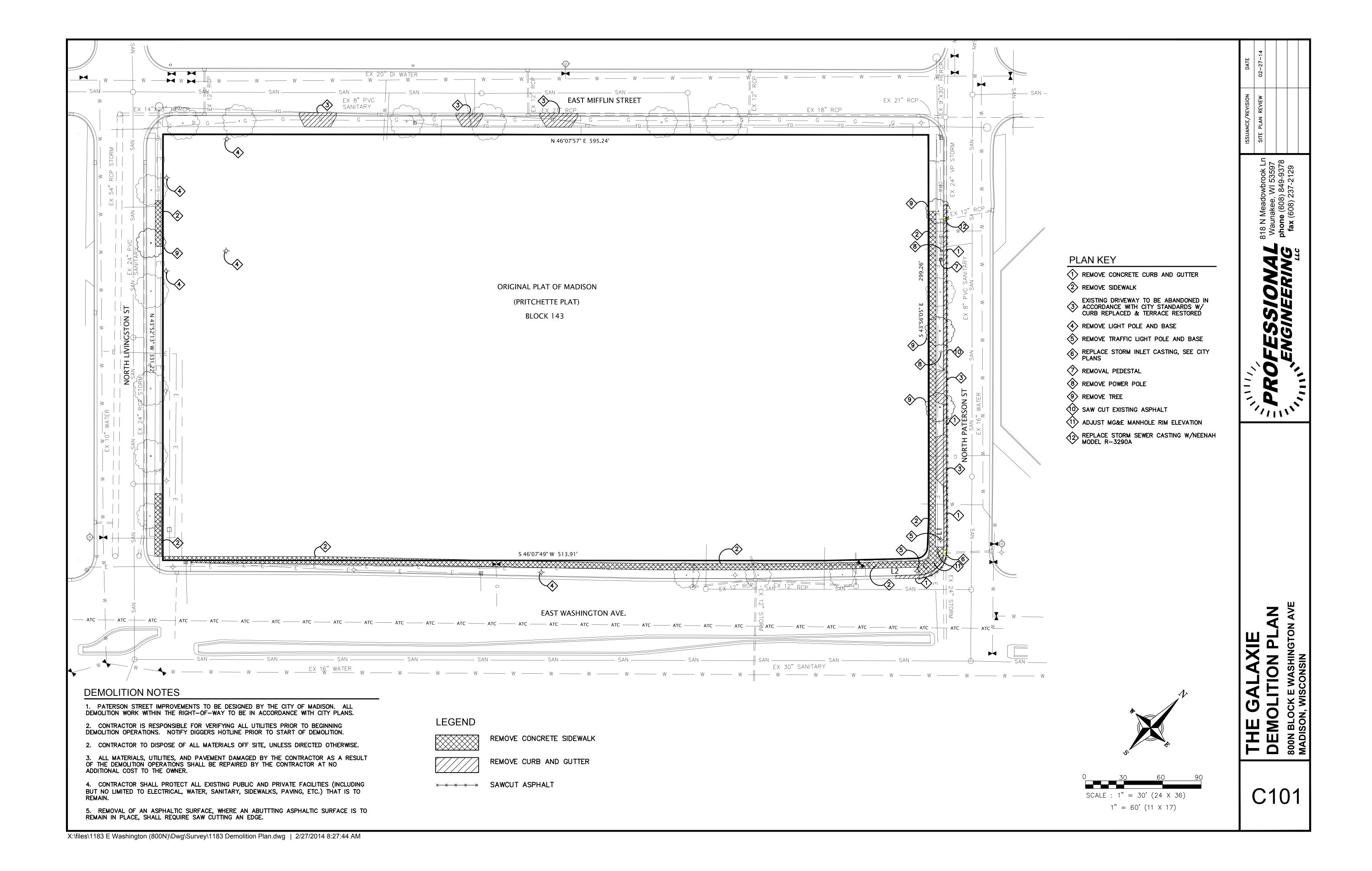
 23. Public sidewalk easement recorded on September 16, 2013 as Docur

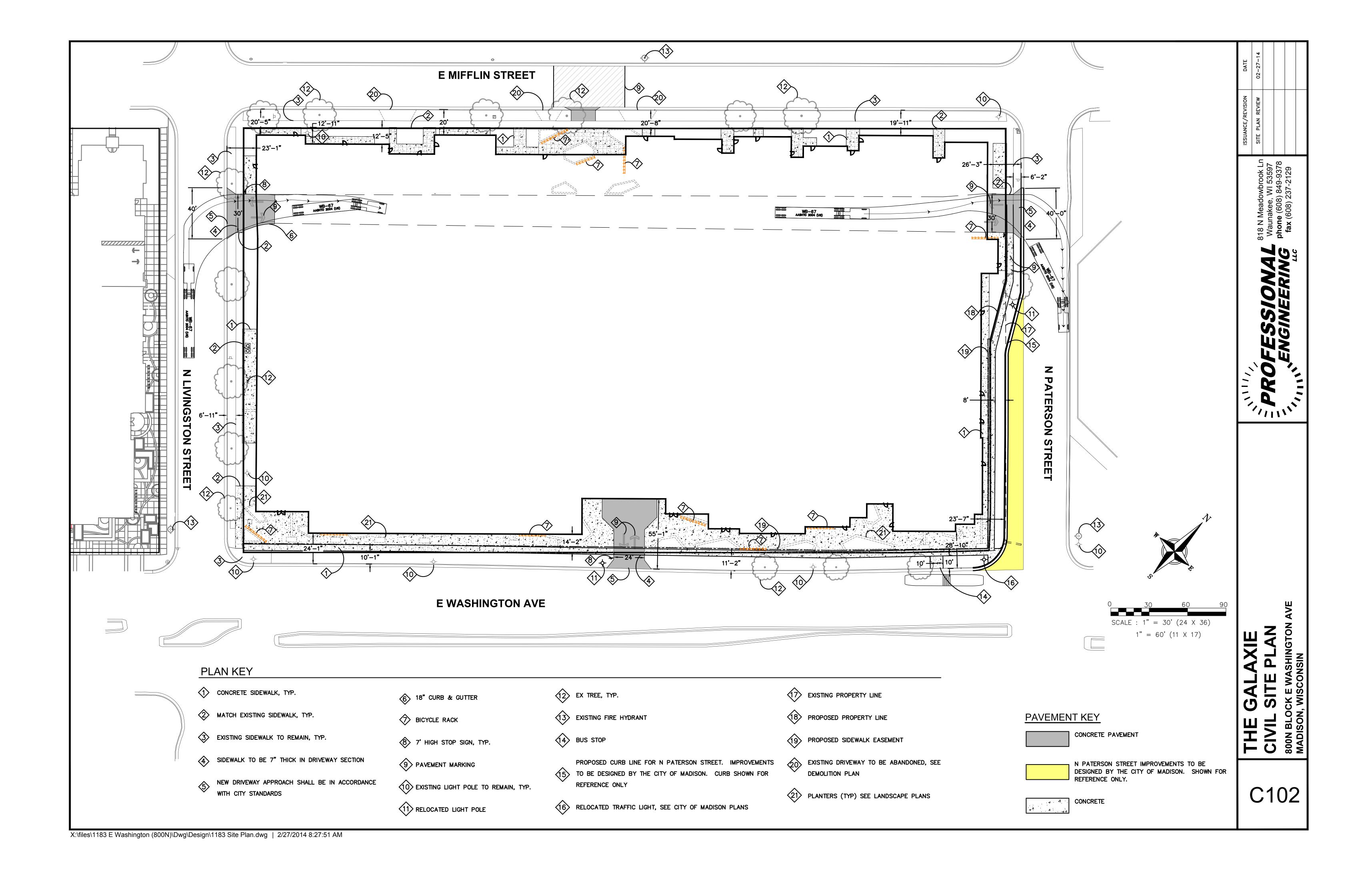
 (Easement width varies (4' max) on Lots 14 through 18, Block

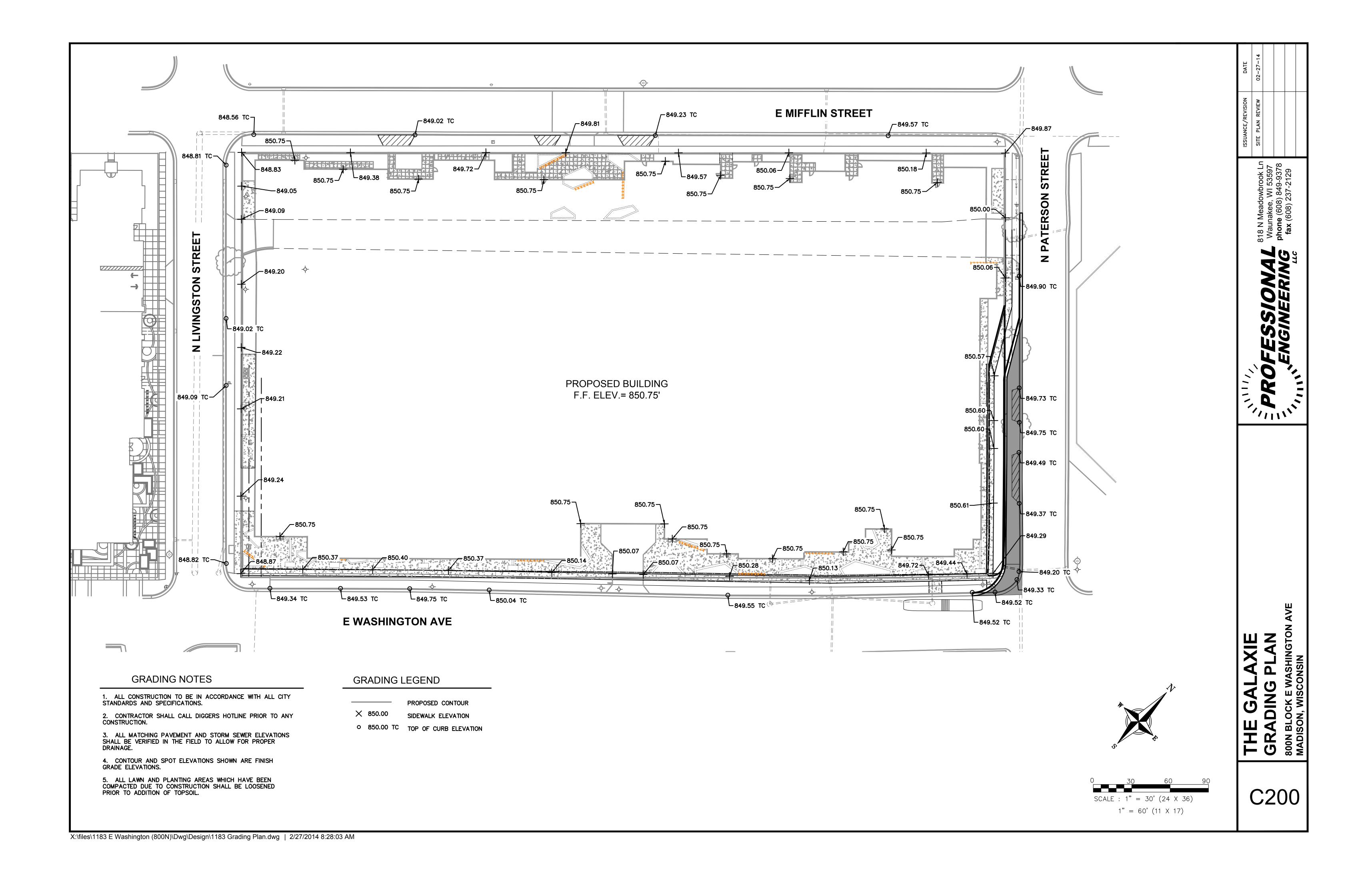
(SW 1/2 of Lot of Lot 10, Bloc

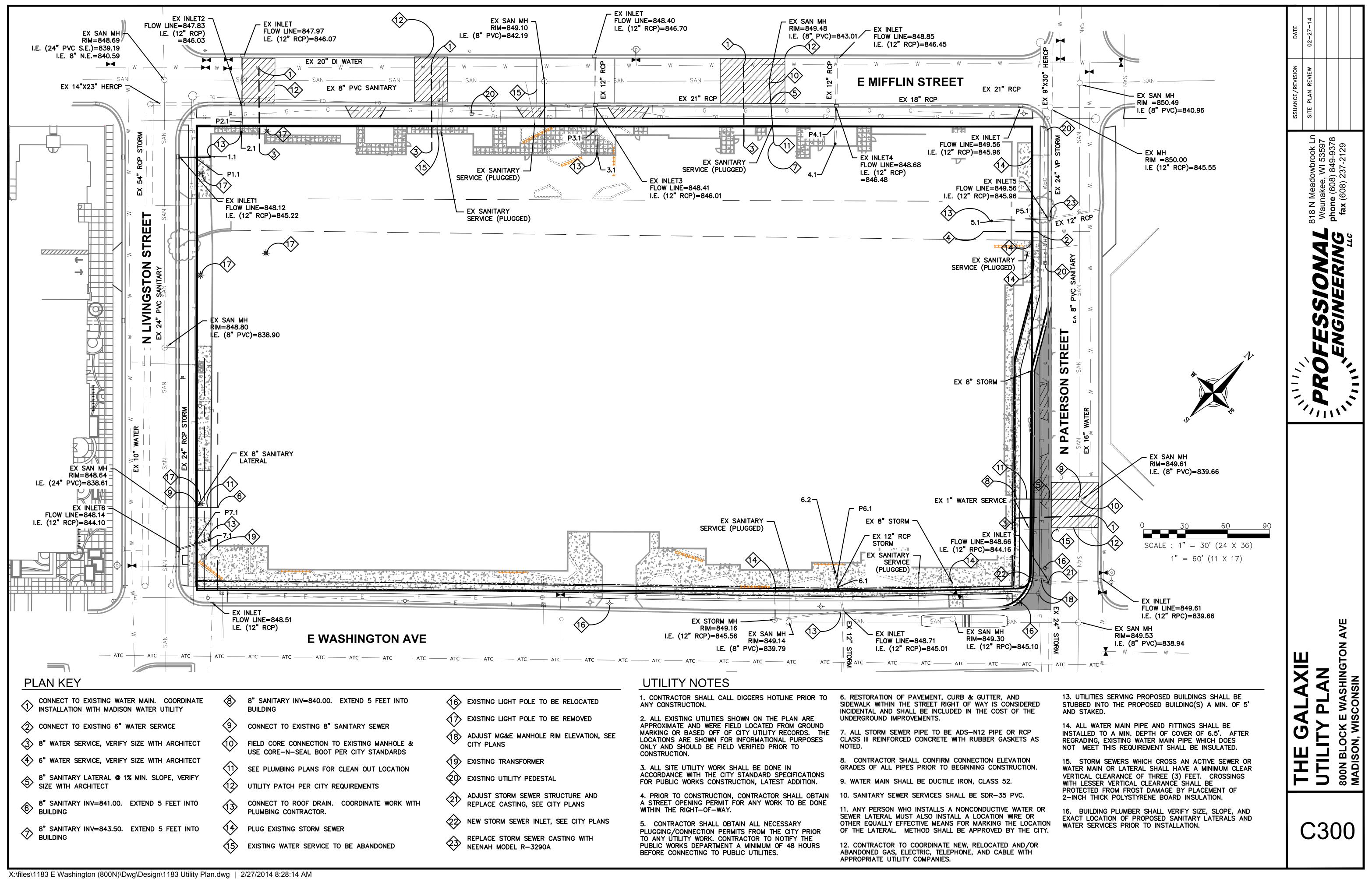
Dani Dani 136 W DeFore

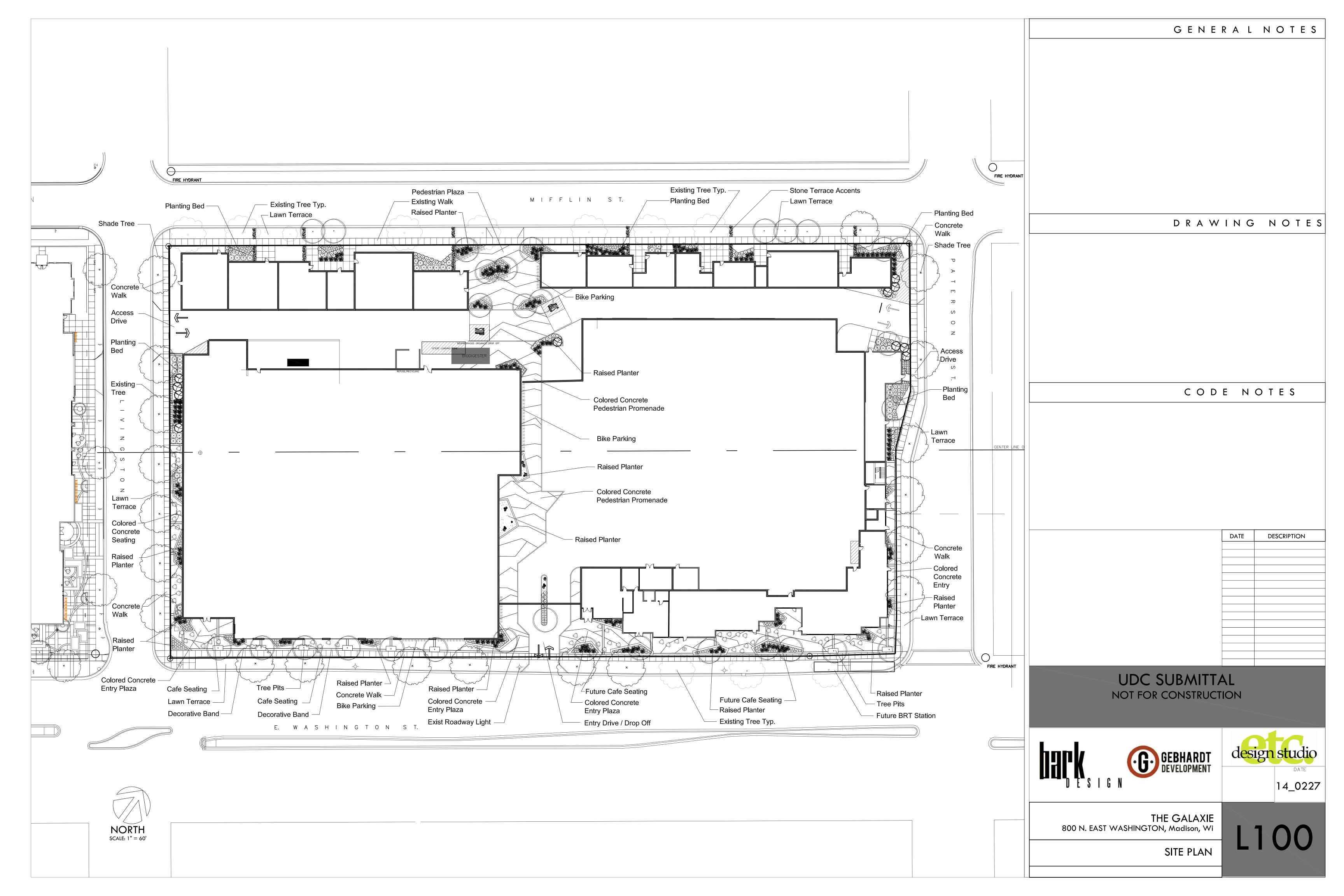
ASSOCIATES, EFOREST, WI 53532 (60 PAULSON

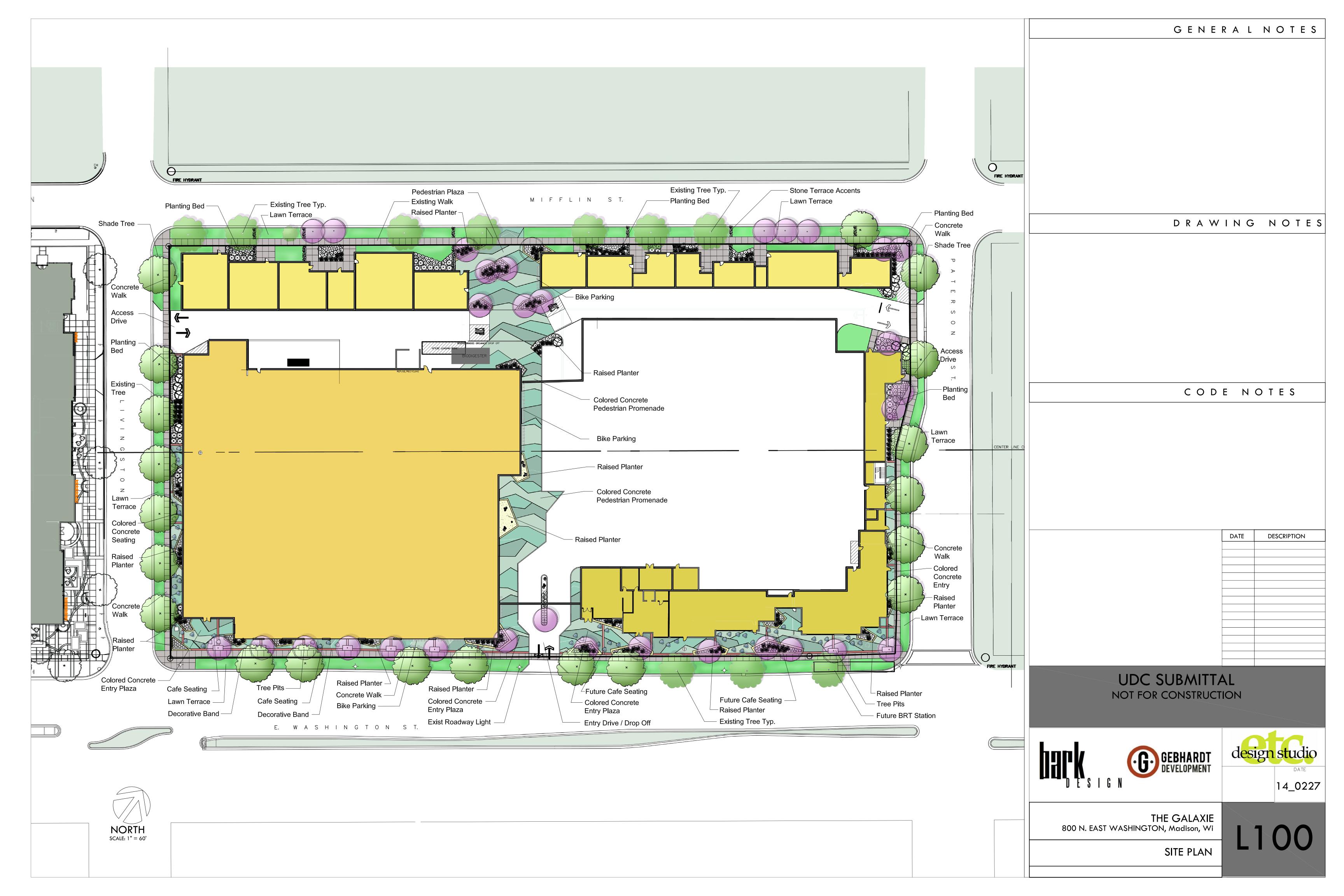


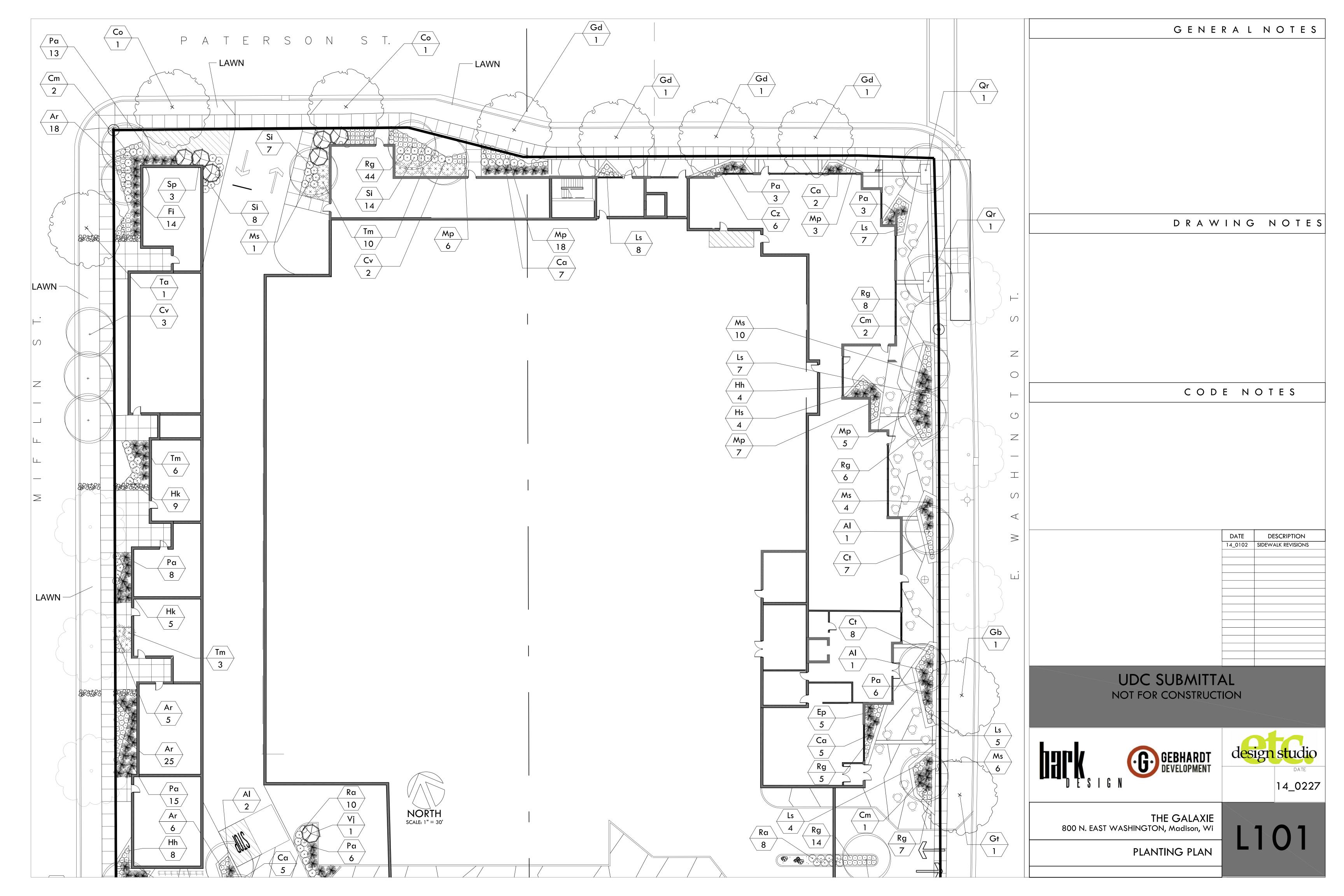


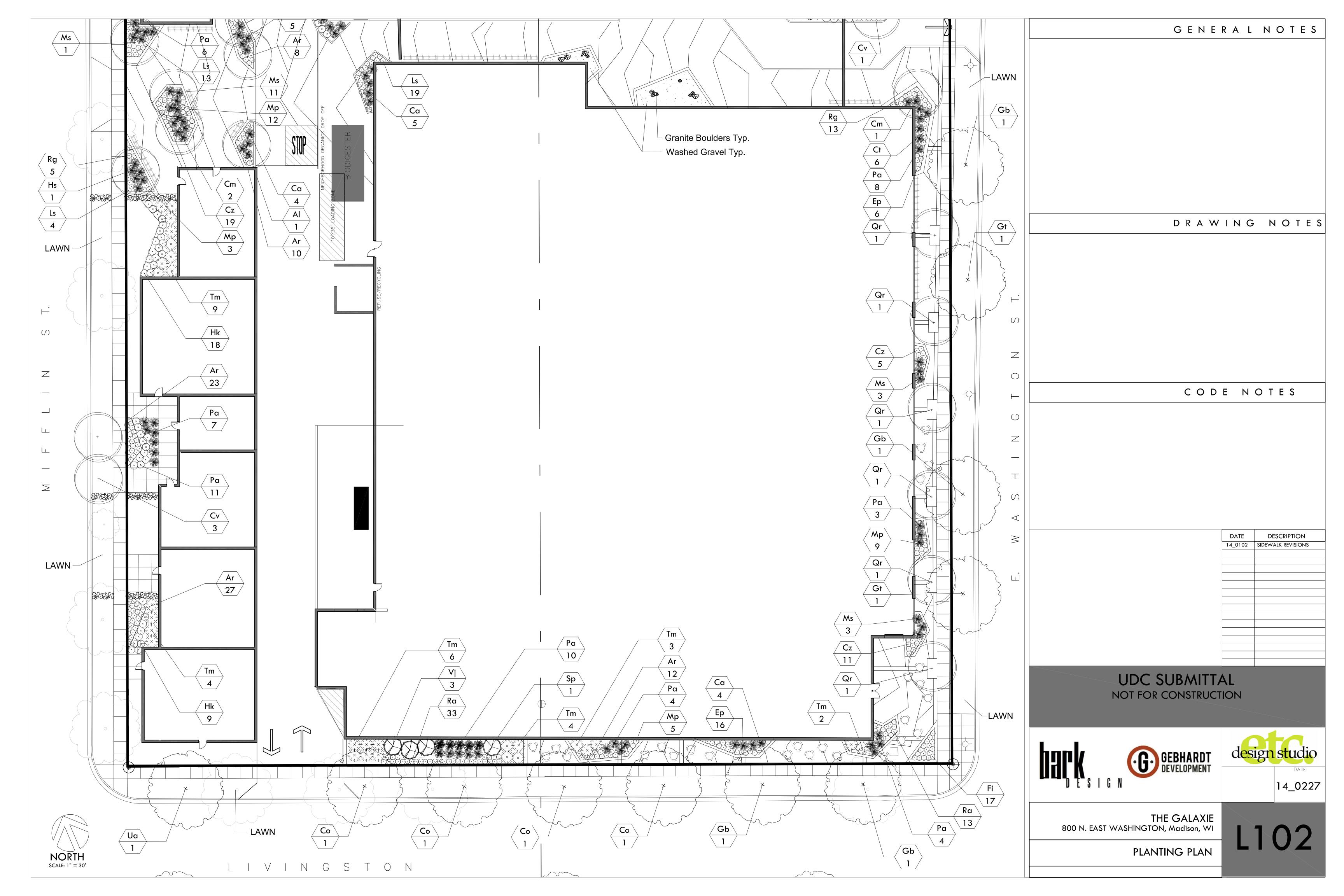


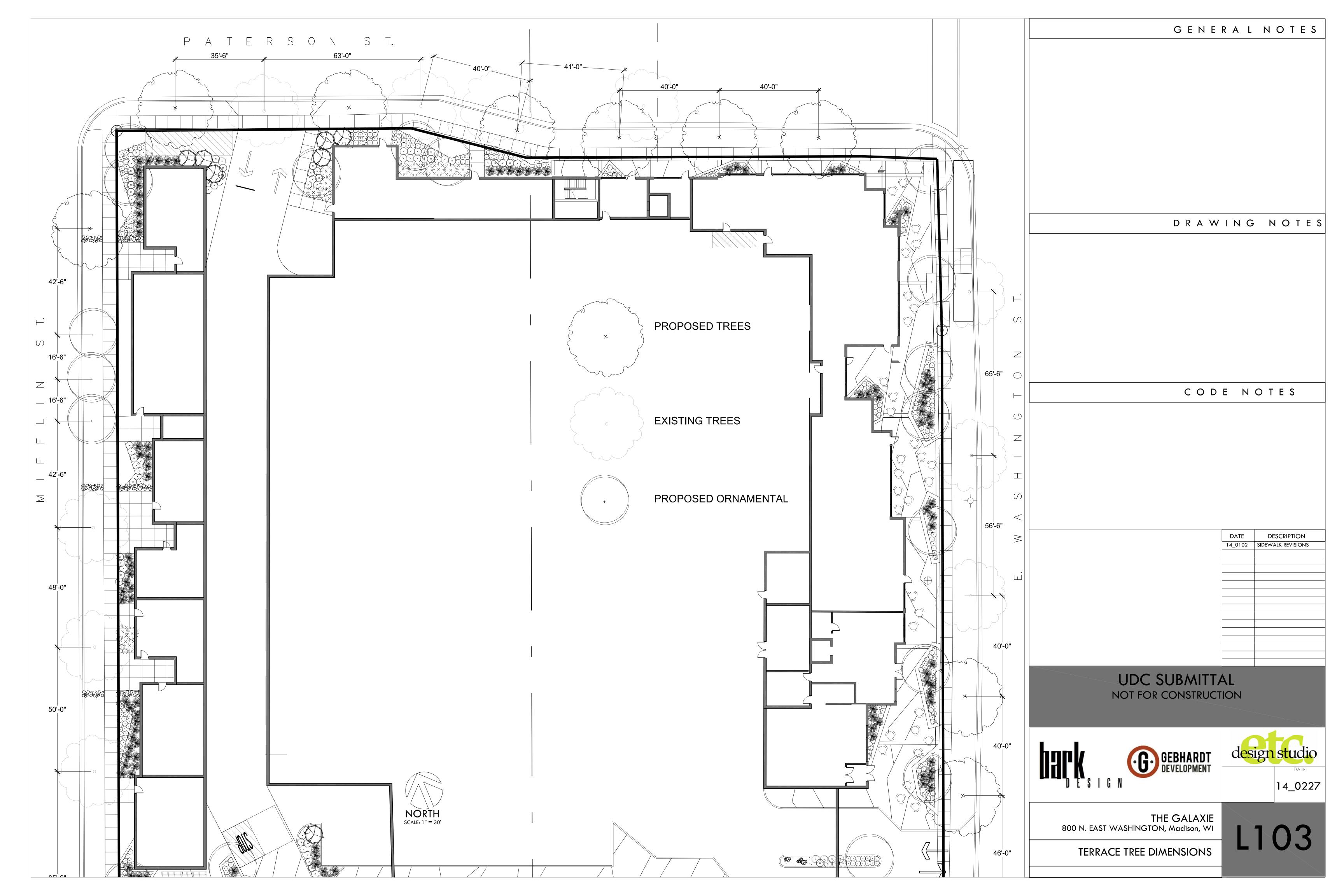


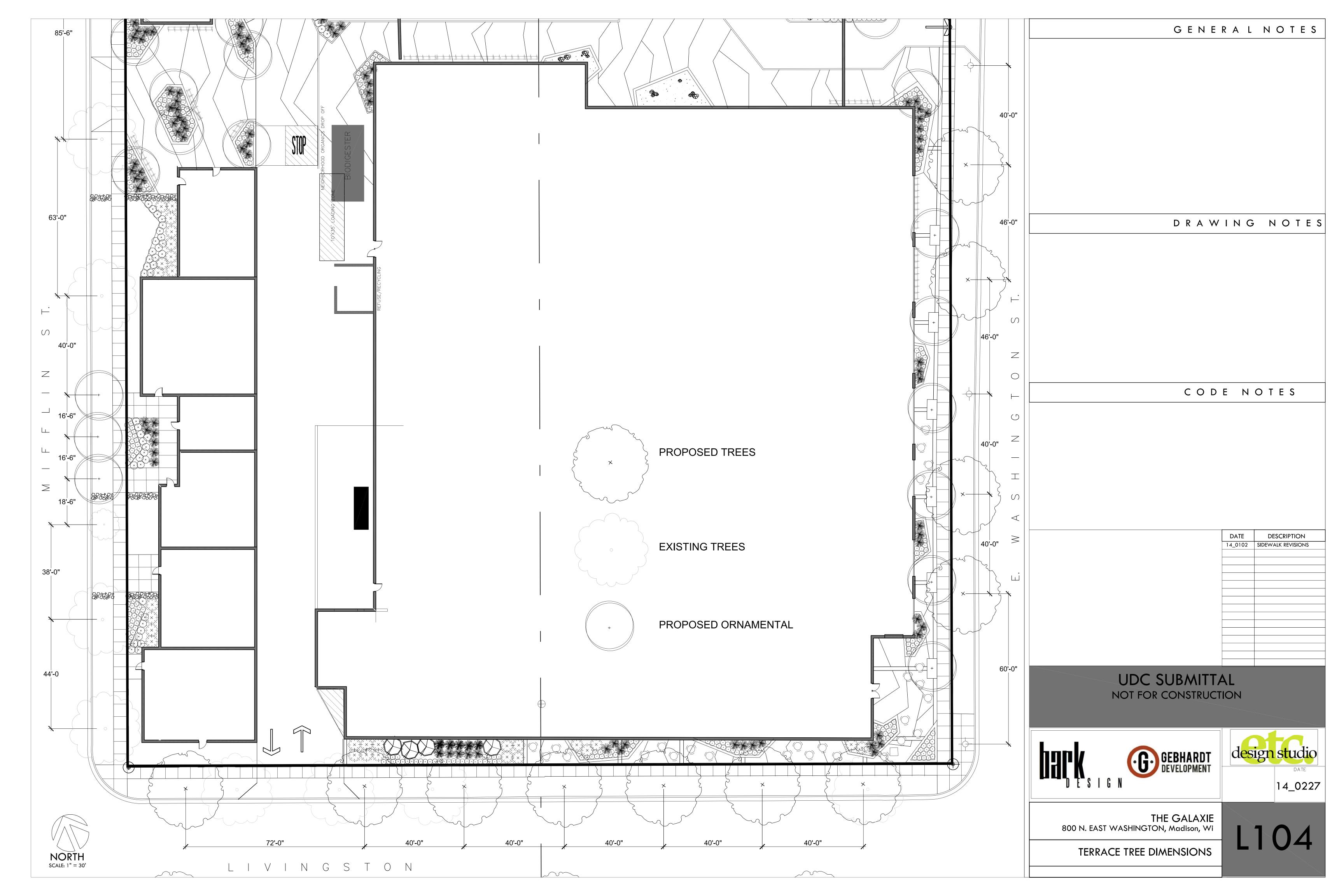


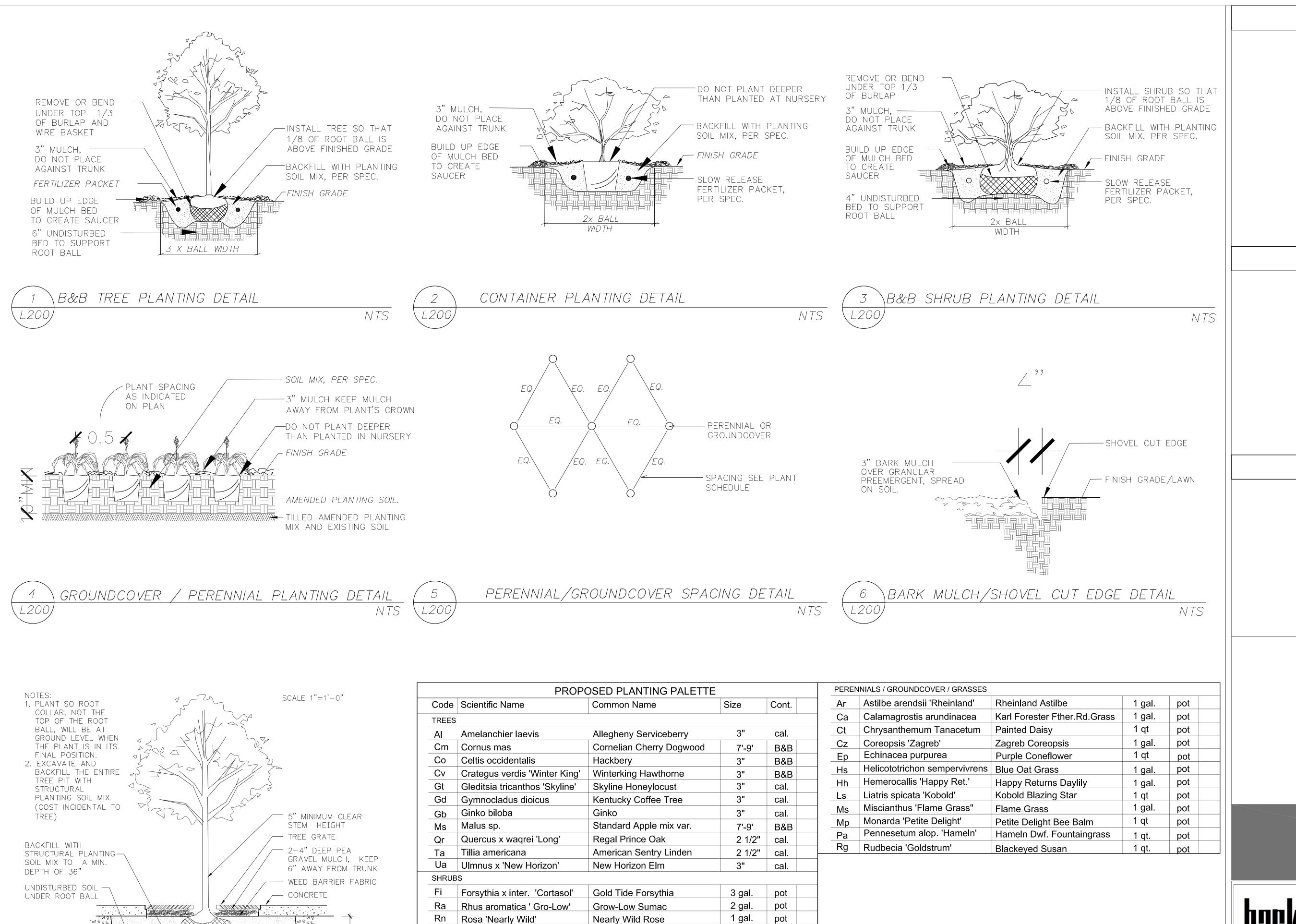












3 gal.

2 gal.

5 gal.

2 gal.

5 gal.

pot

pot

pot

pot

pot

Ames St. Johns Wort

Cutleaf Stephanandra

Miss Kim Lilac

Juddii Viburnum

Tauton Yew

Hypericum kalmianum 'Ames'

Syringa petula 'Miss Kim'

Taxus x media 'Taunton'

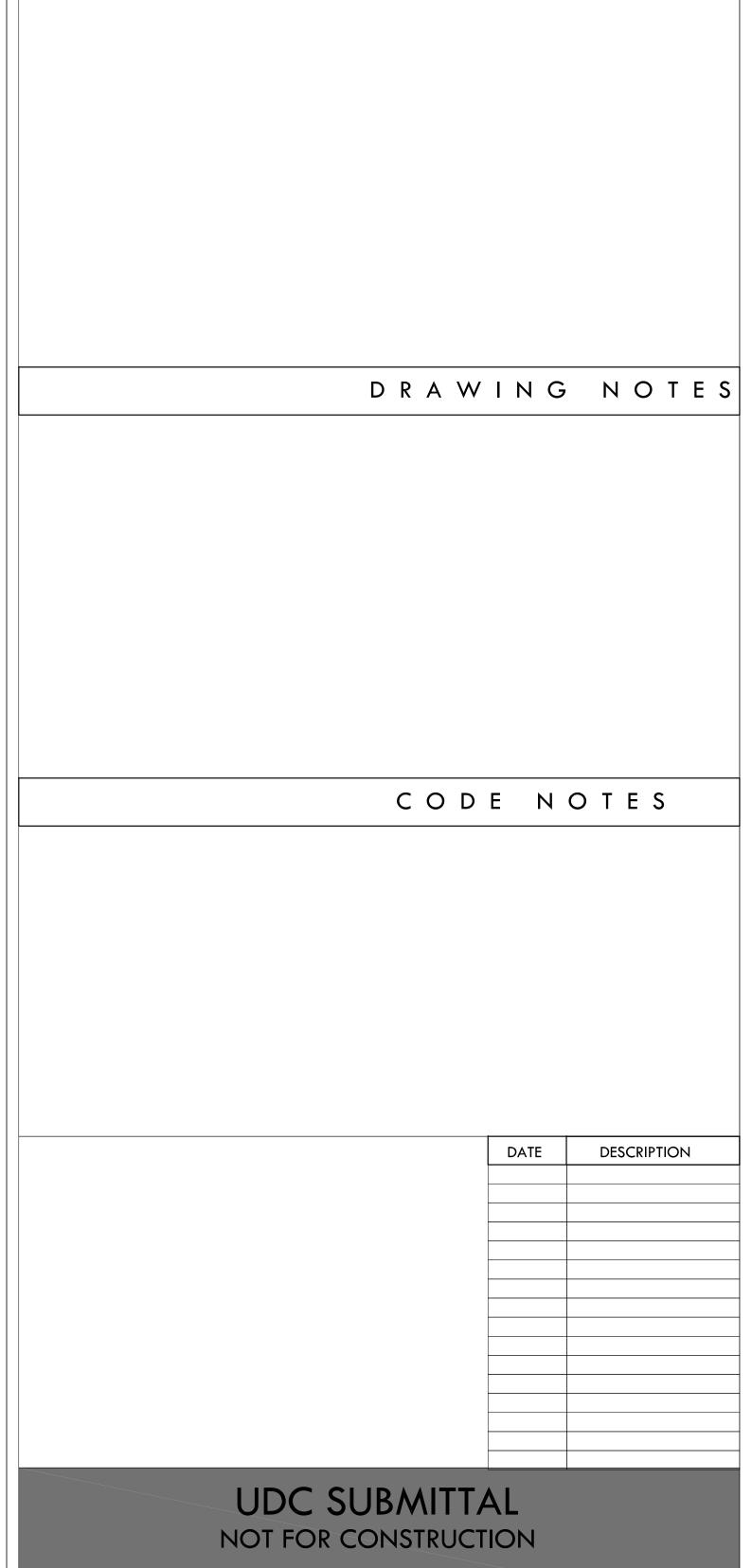
Viburnum x juddii

Stephanadra incisa 'Crispa'

3'-0"

NTS

TREE GRATE PLANTING DETAIL



GENERAL NOTES







THE GALAXIE 800 N. EAST WASHINGTON, Madison, Wi

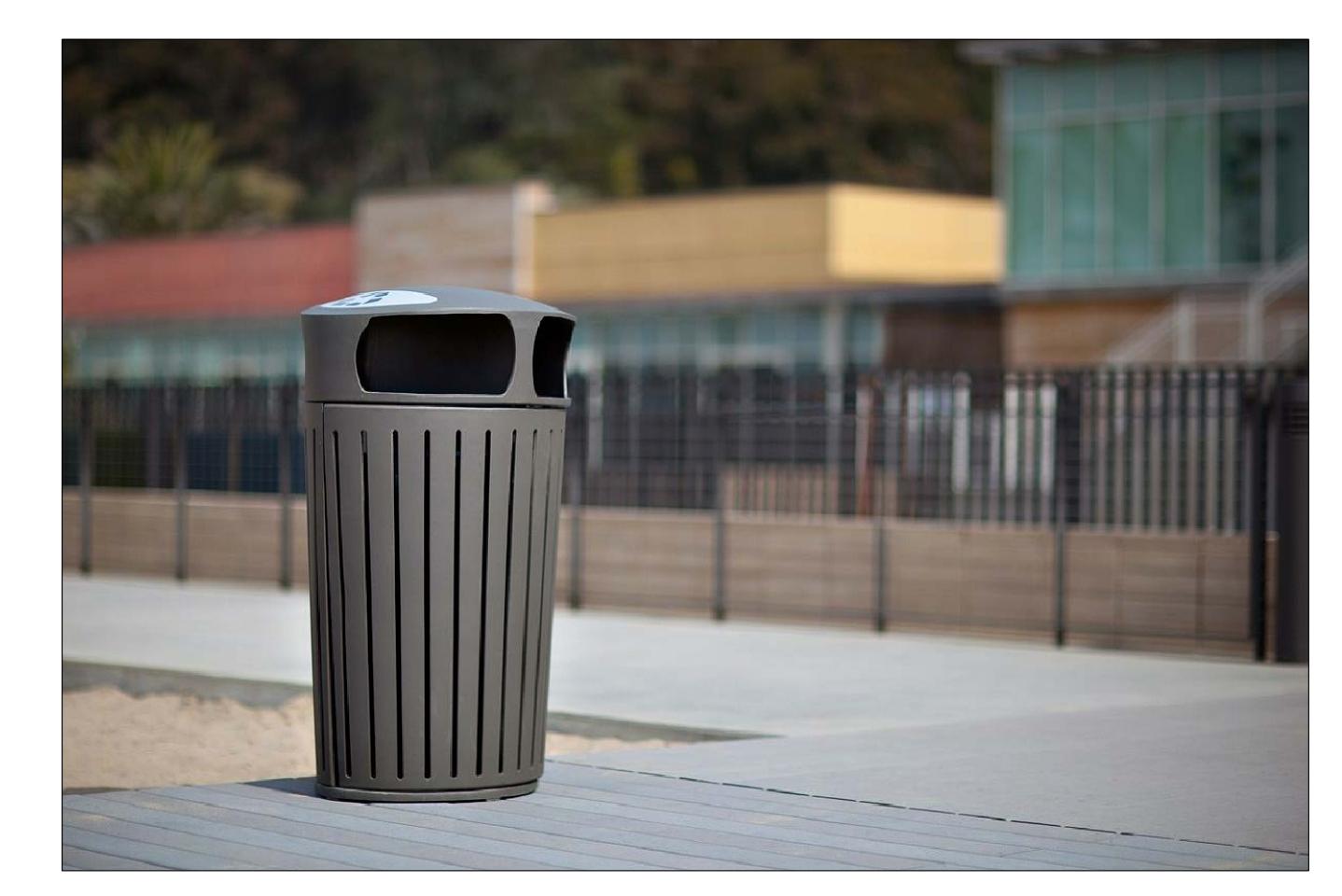
STREETSCAPE AND LANDSCAPE PLAN

L200



Bollard Light

Bench



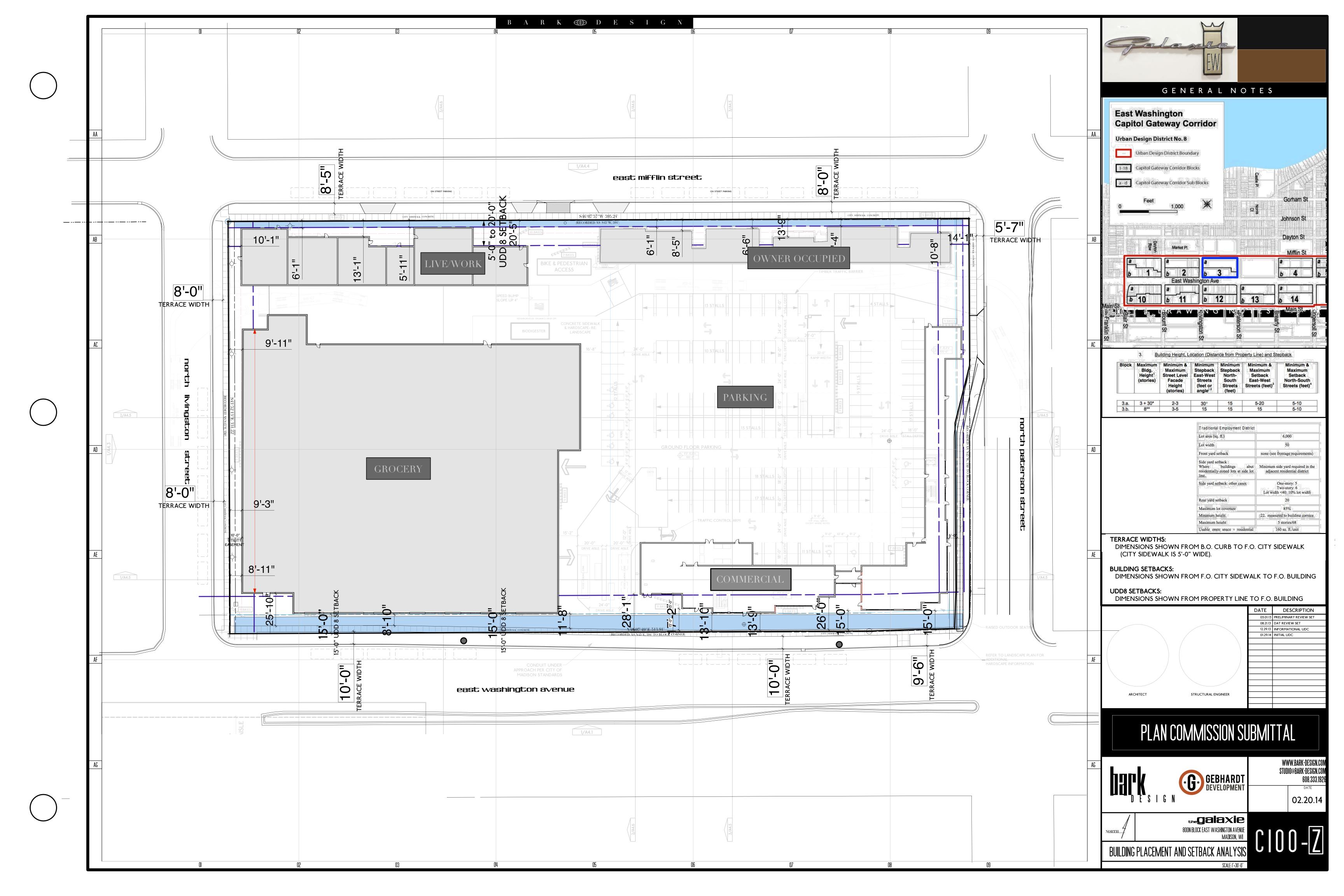
Trash Receptacle

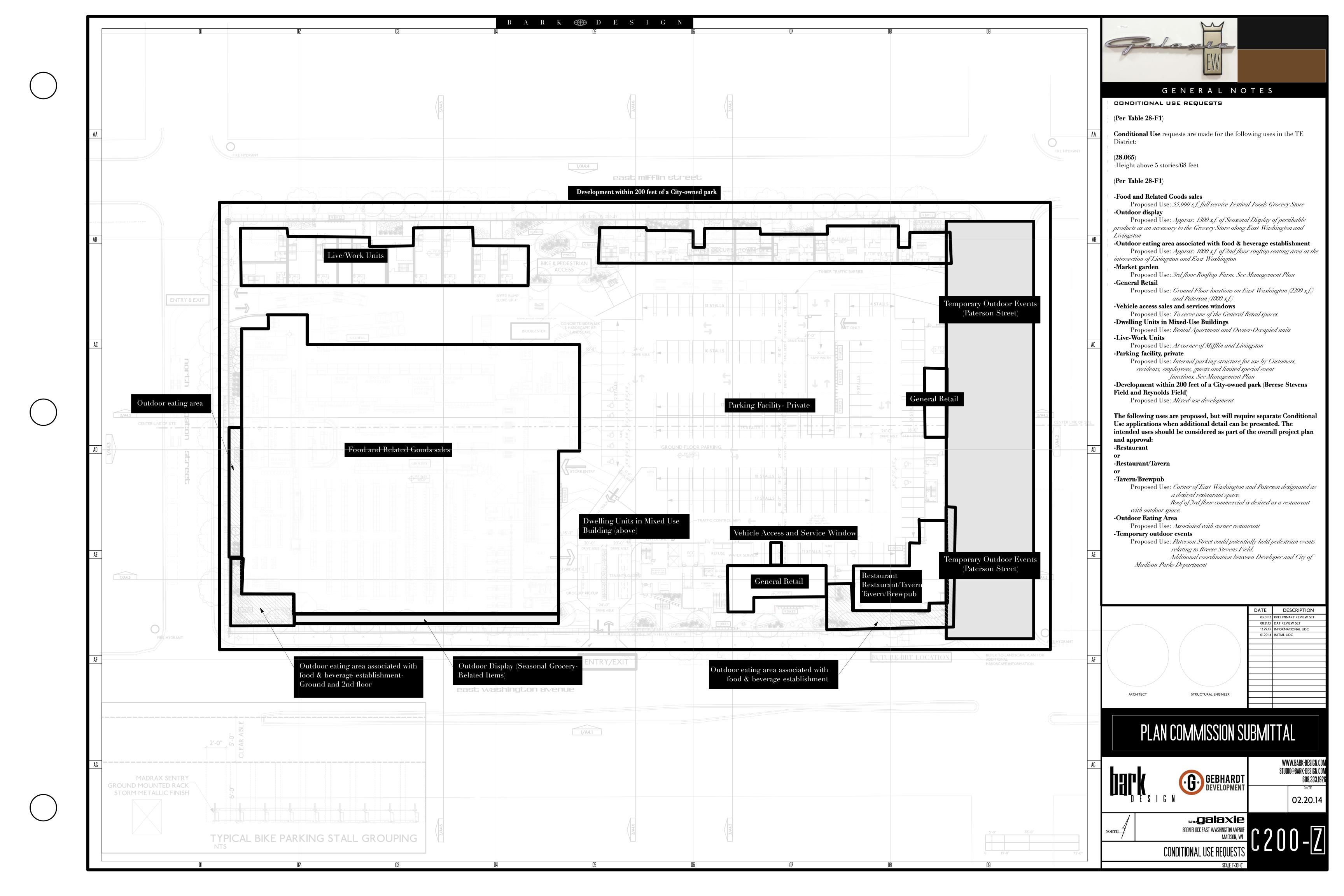


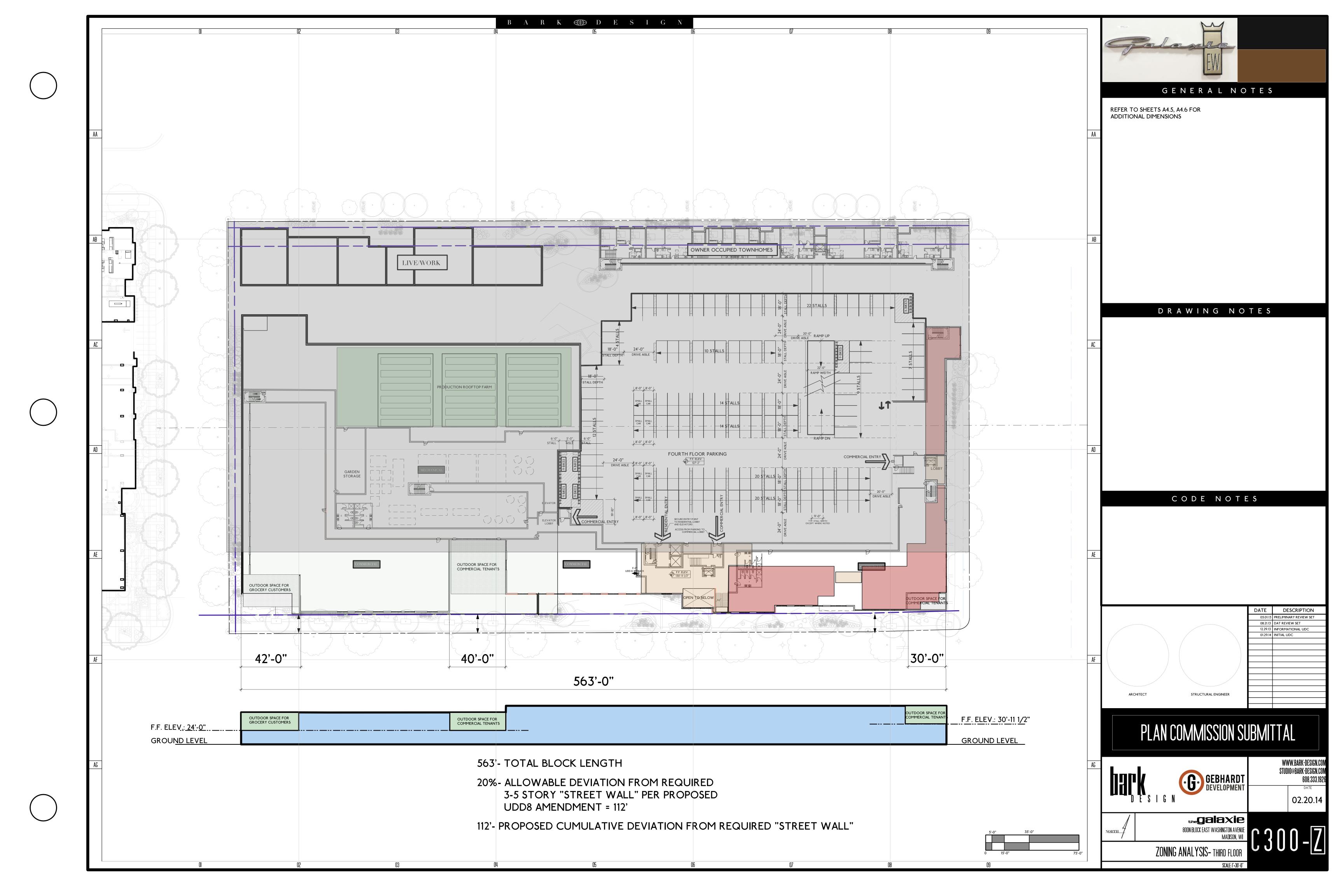
Post Light

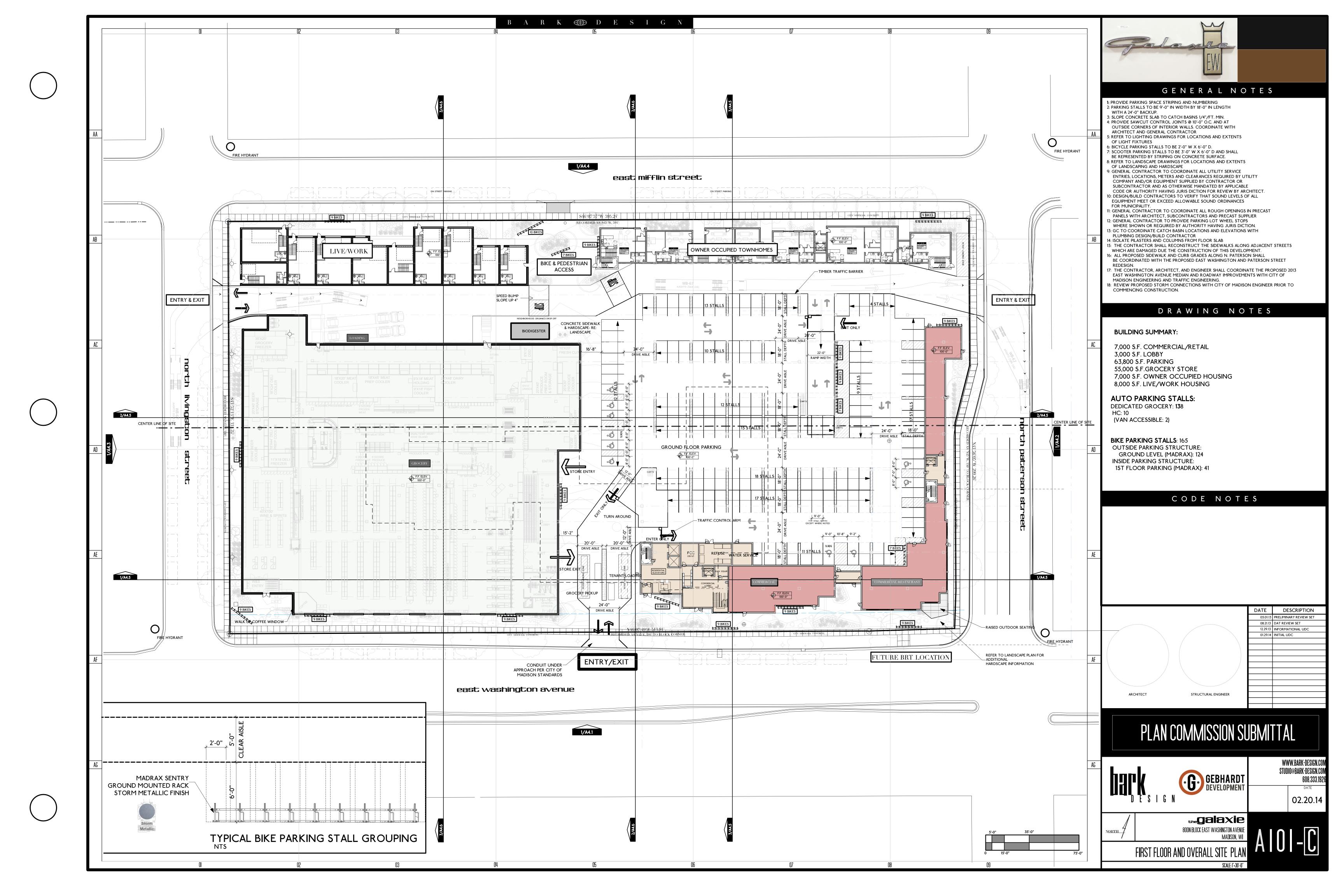
DRAW	ING NOTES
C O D	E NOTES
	DATE DESCRIPTION
	14_0102 SIDEWALK REVISIONS
UDC SUBMITTA NOT FOR CONSTRUCT	
THE SIGN GEBHARDT DEVELOPMENT	design studio DATE 14_0227
THE GALAXIE 800 N. EAST WASHINGTON, Madison, Wi	L201
SITE AMENITIES	

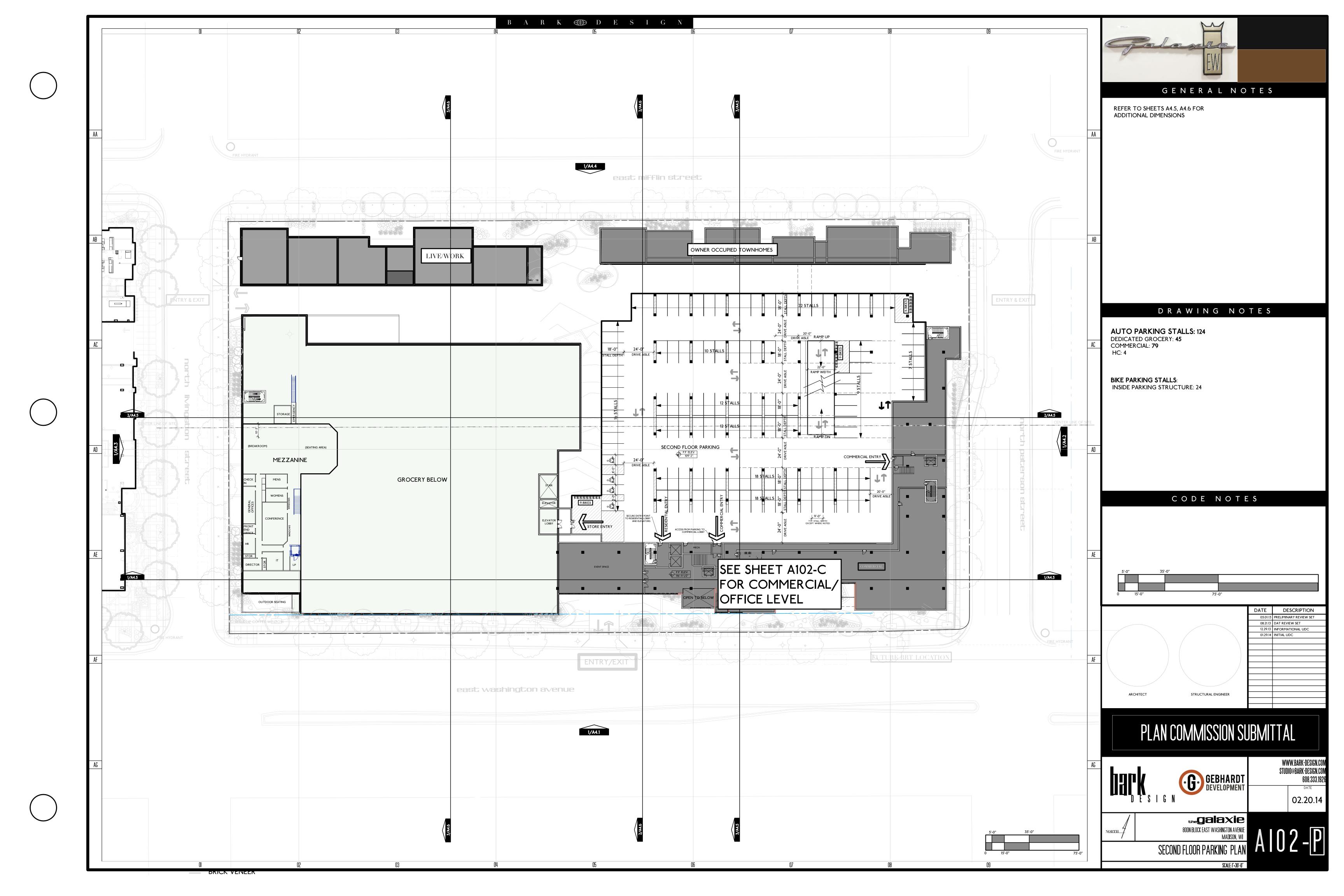
GENERAL NOTES

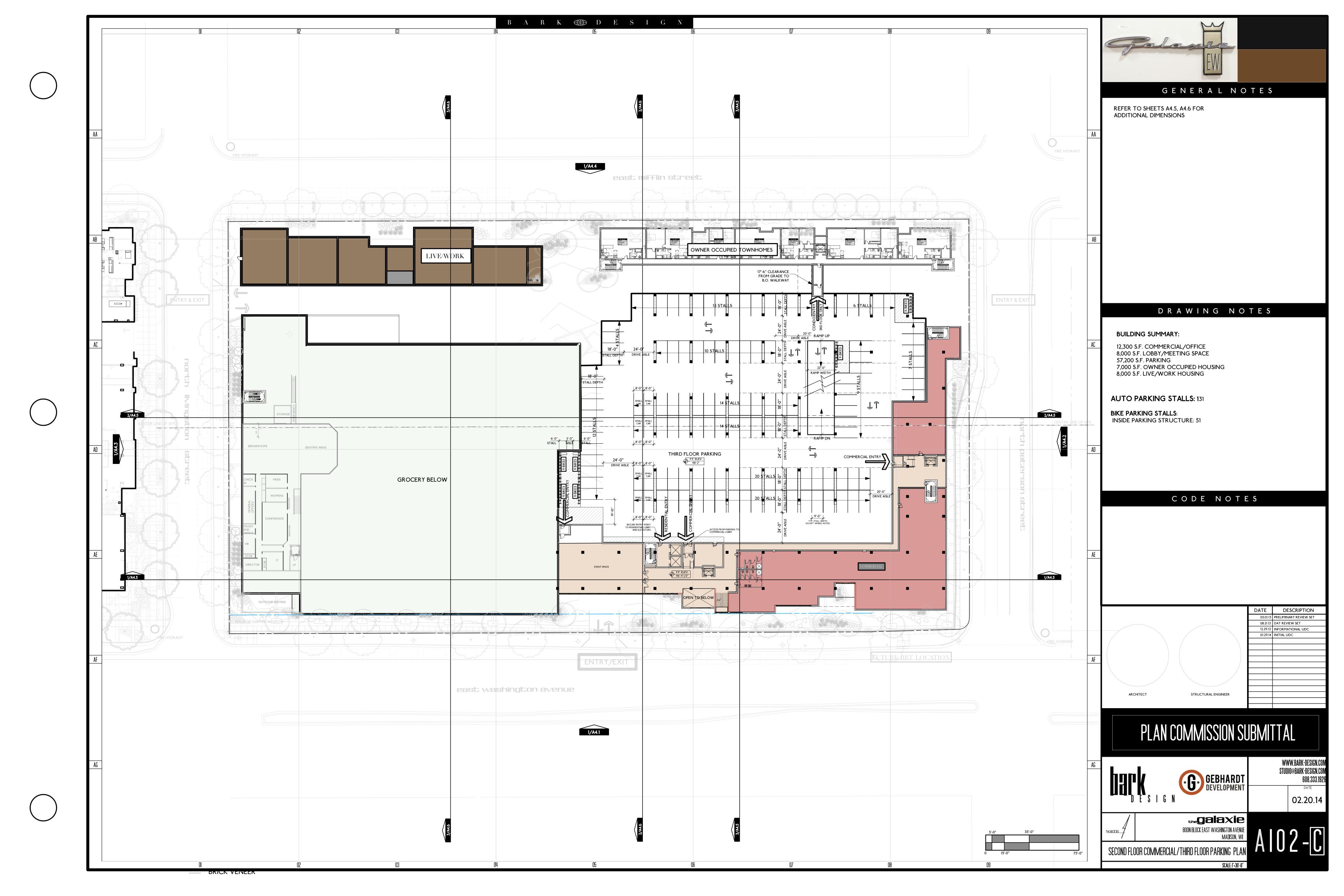


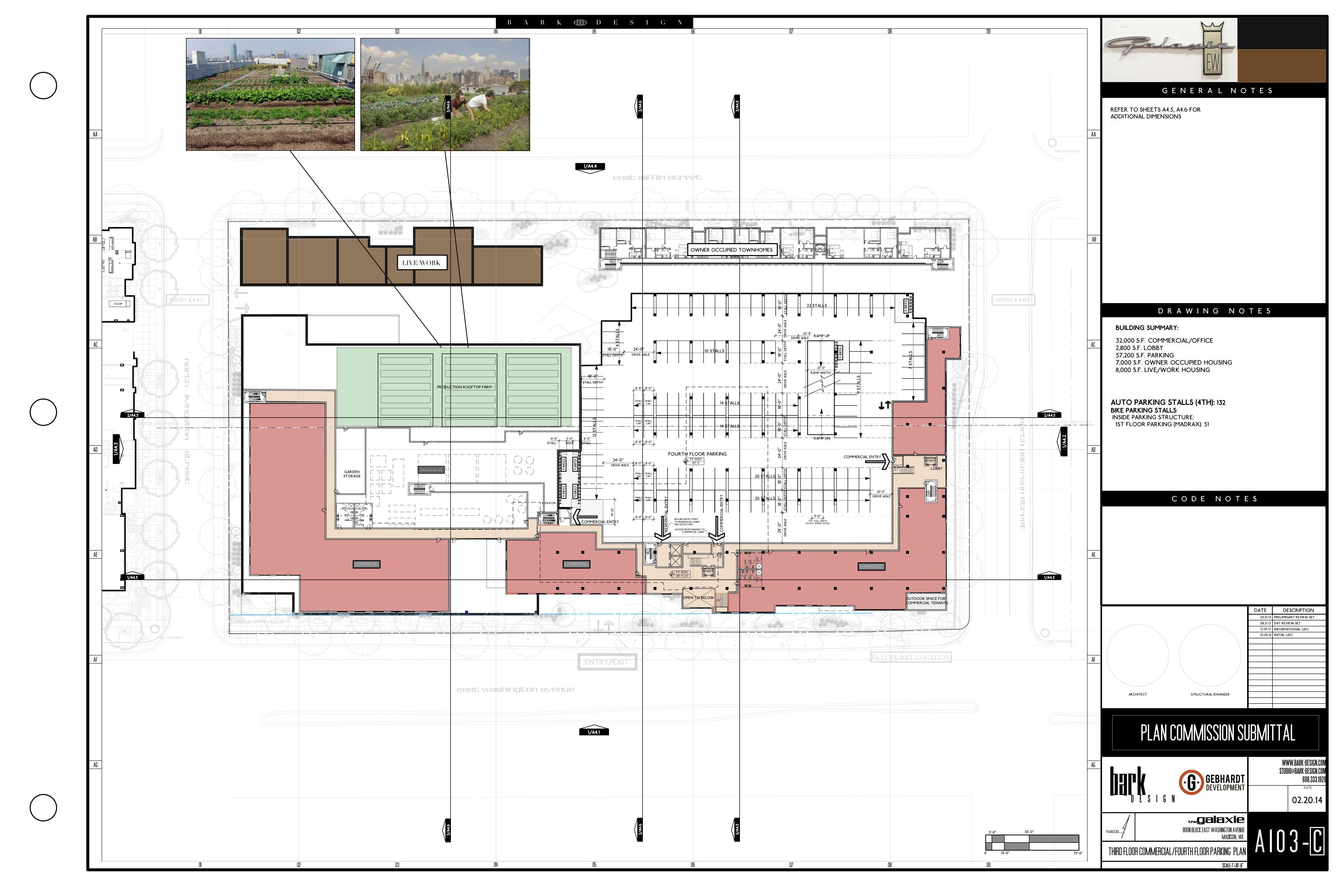


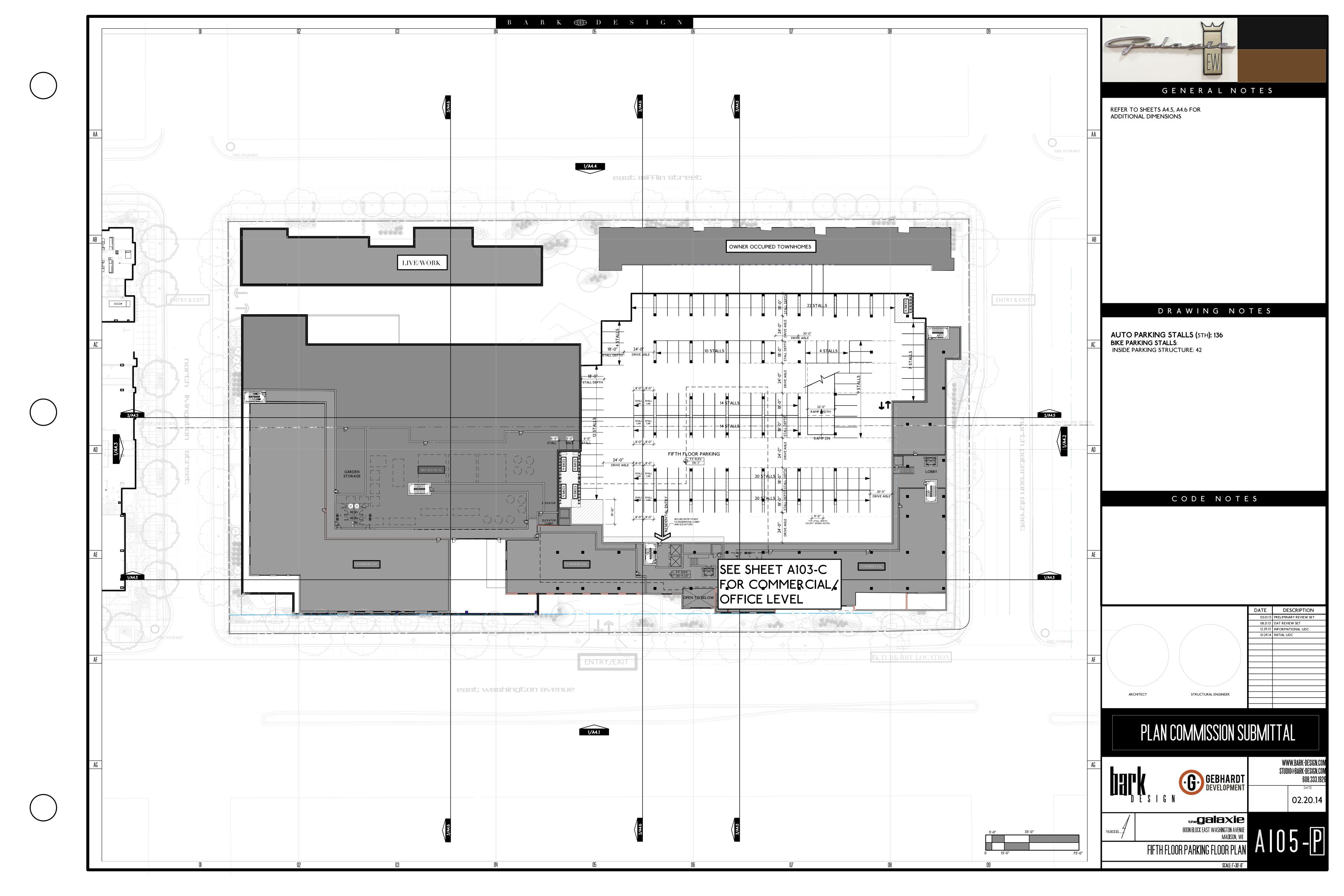


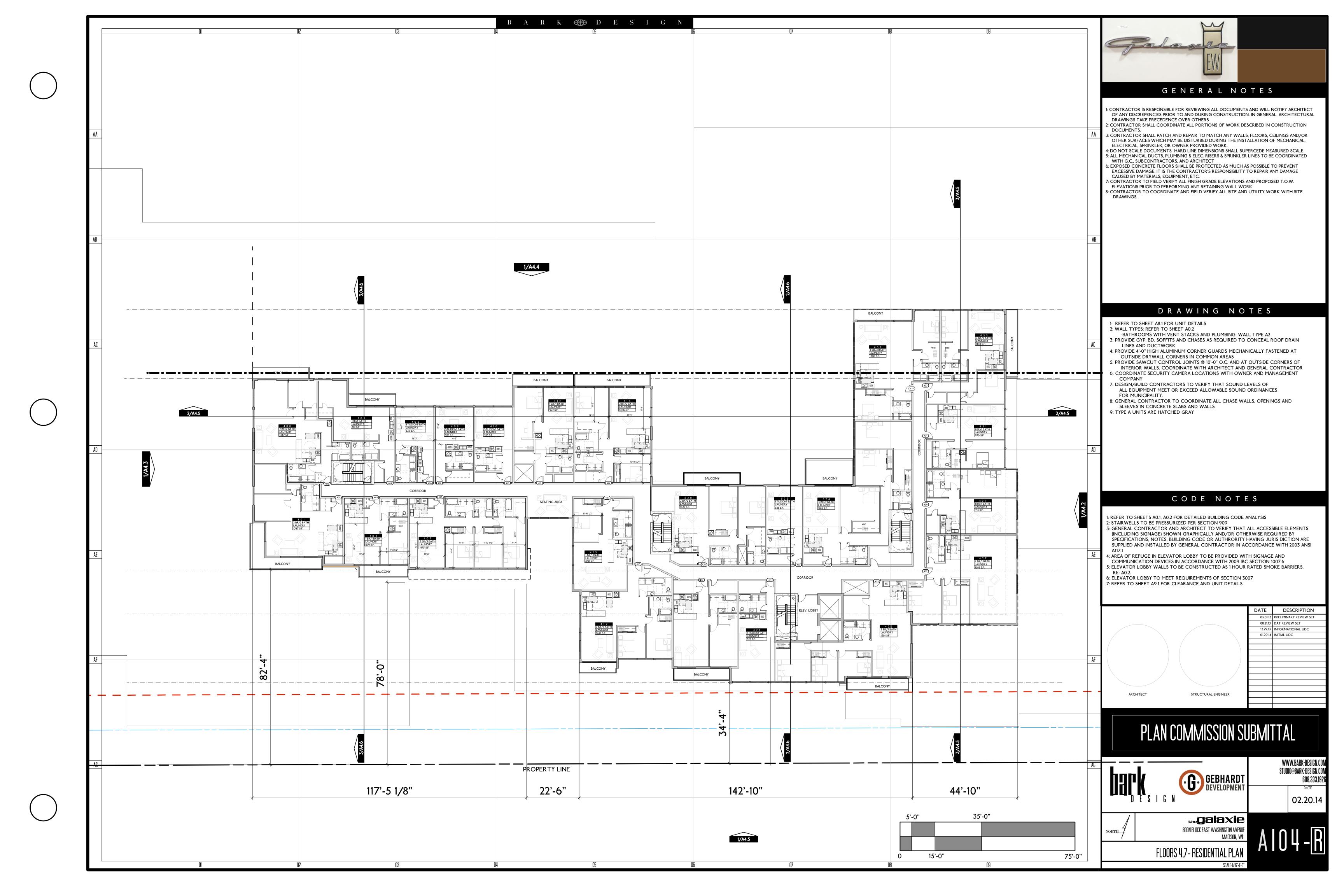


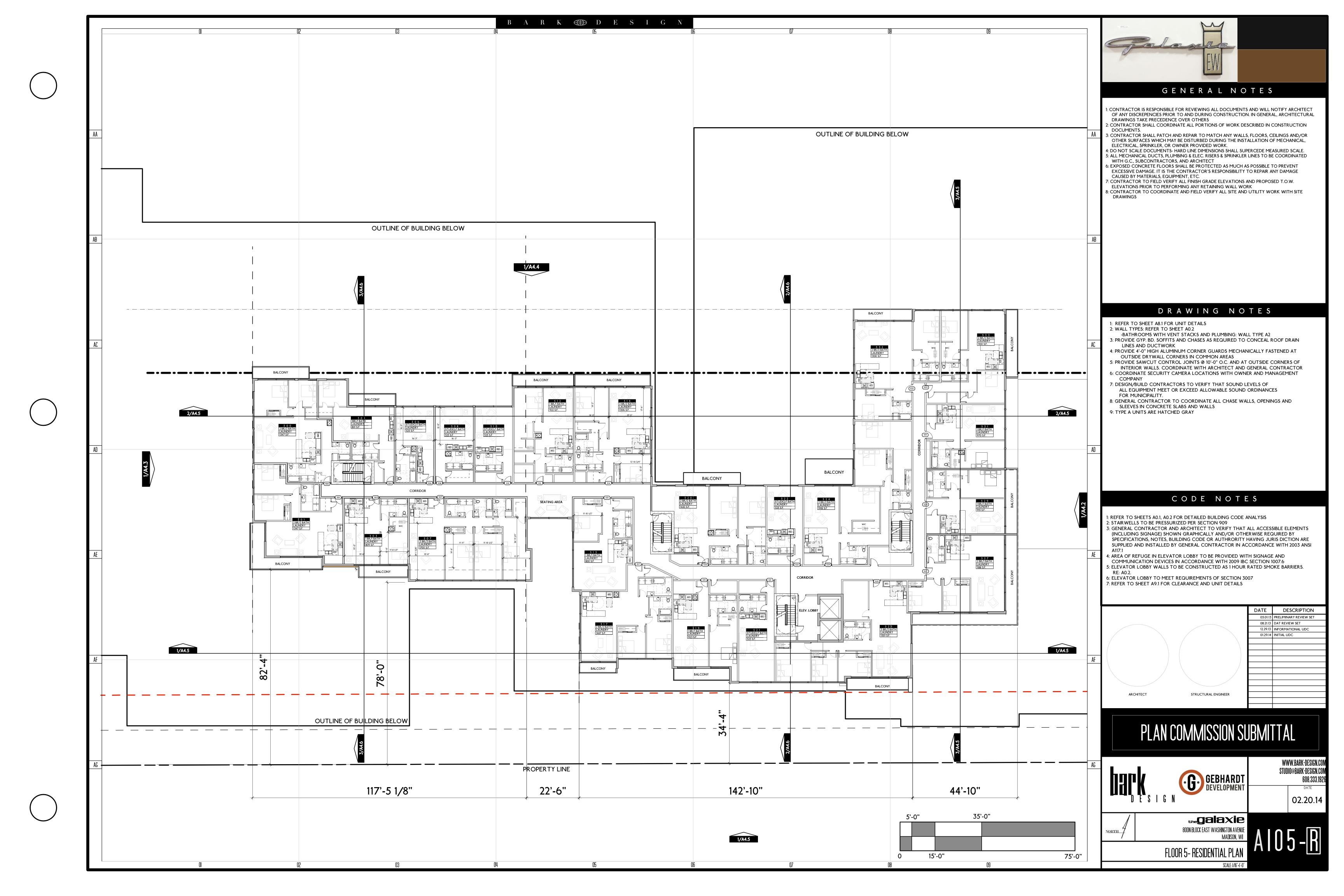


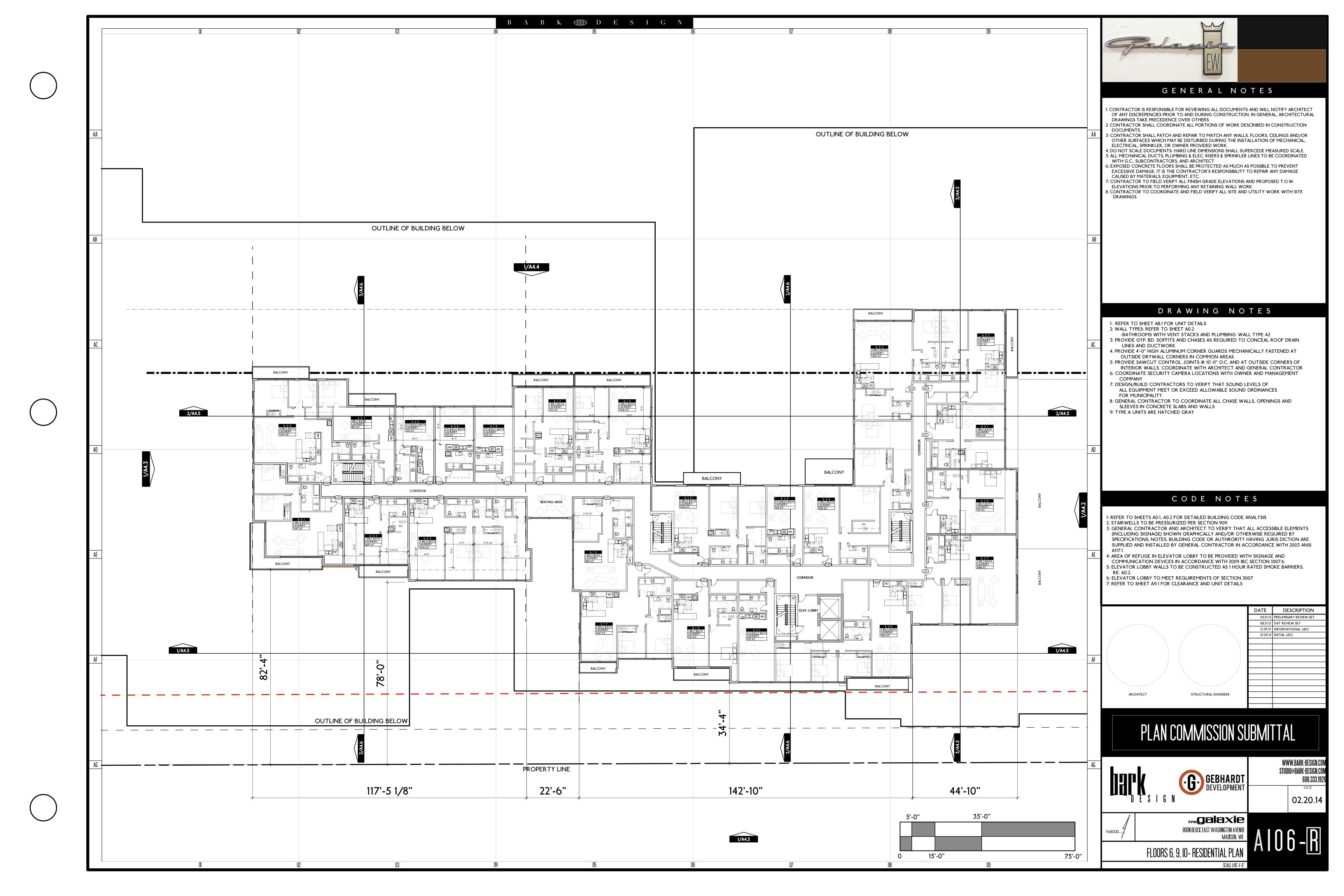


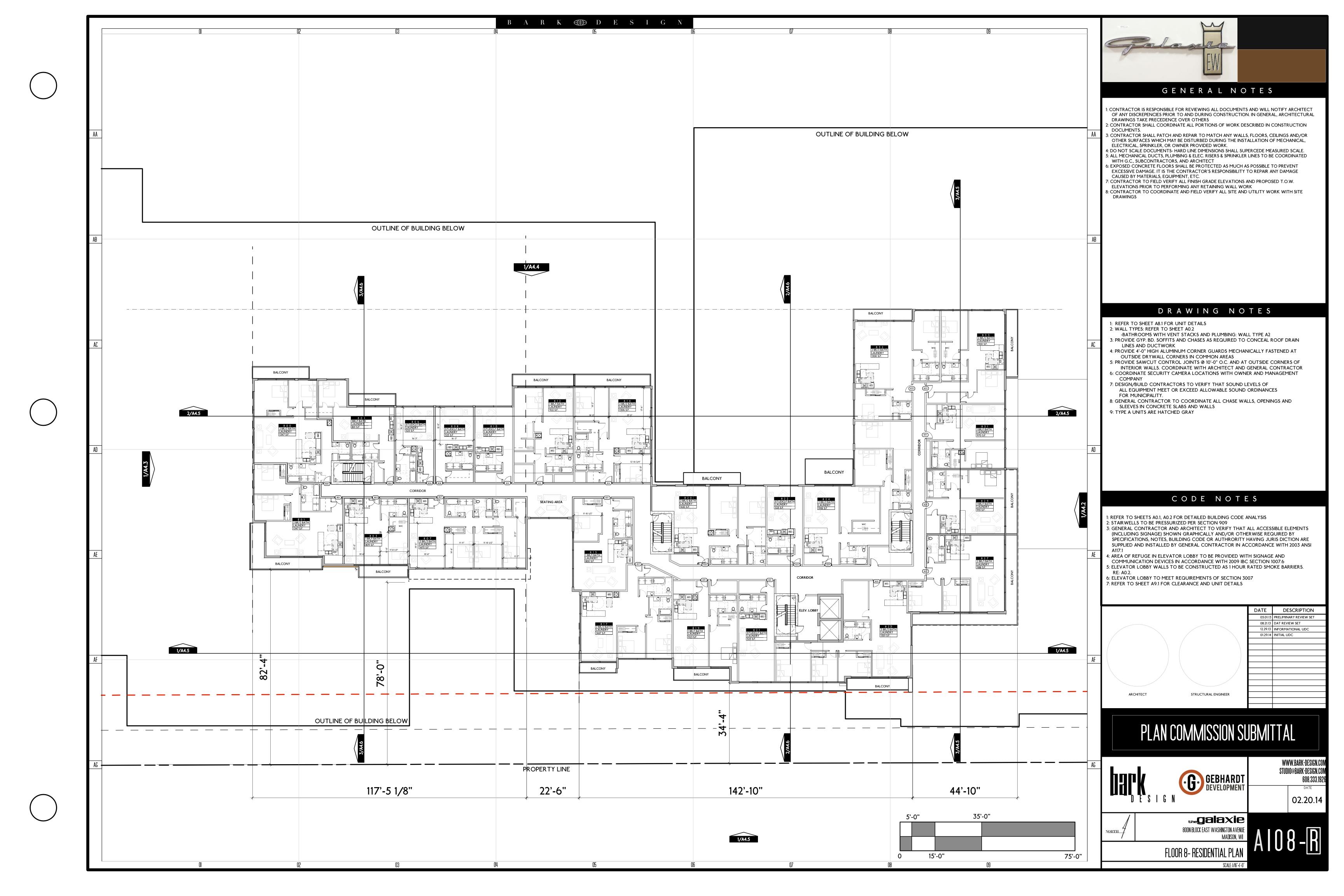


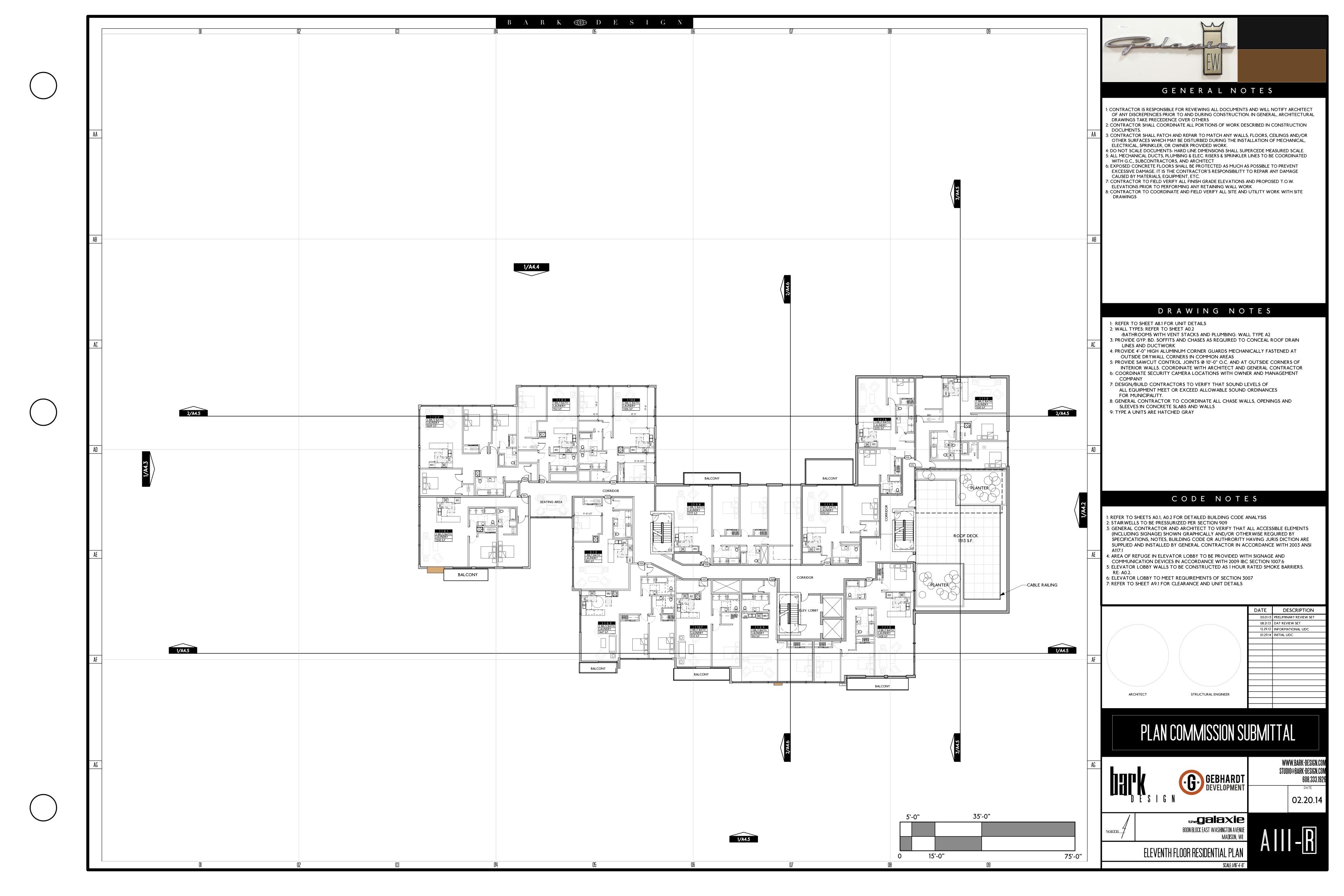


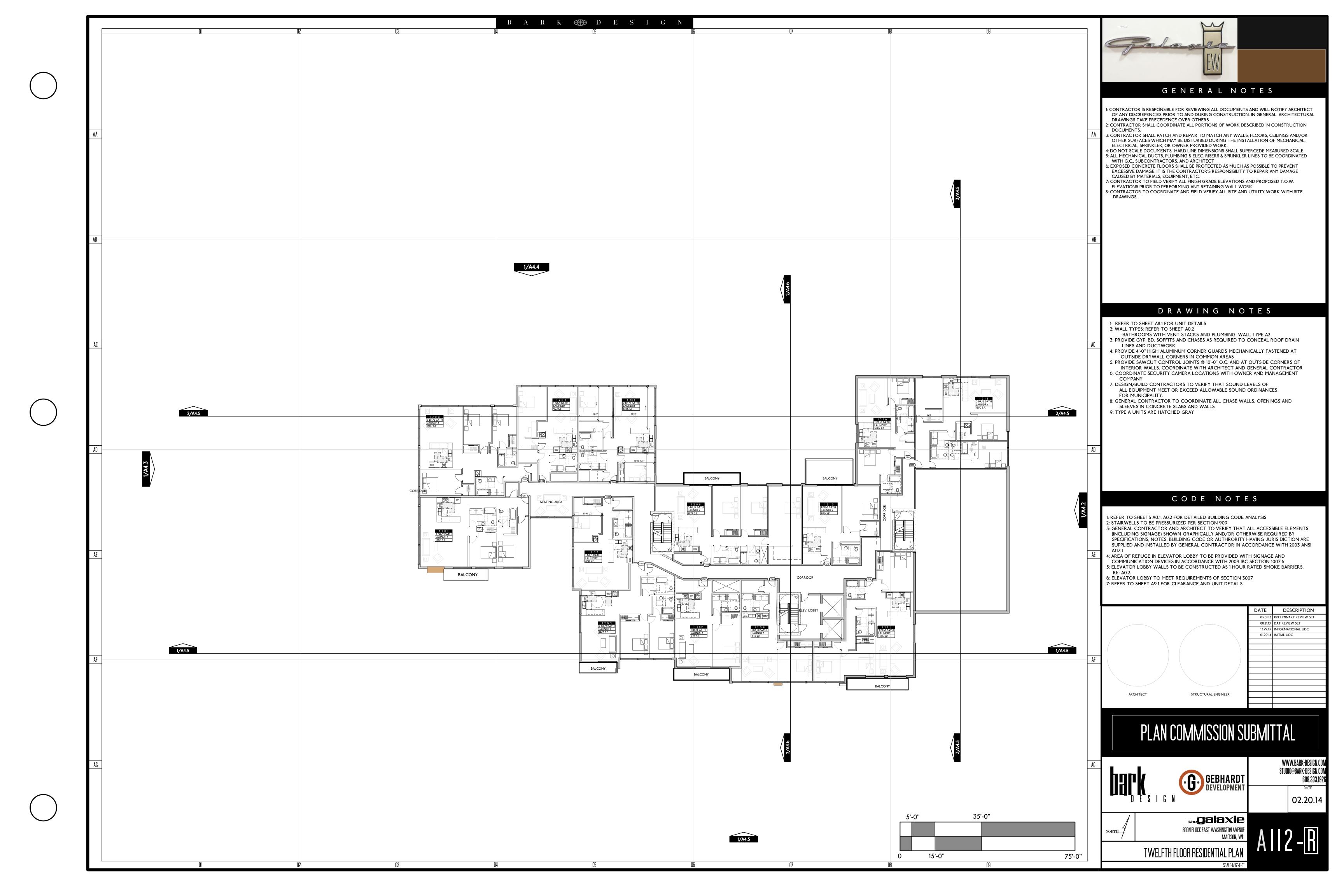


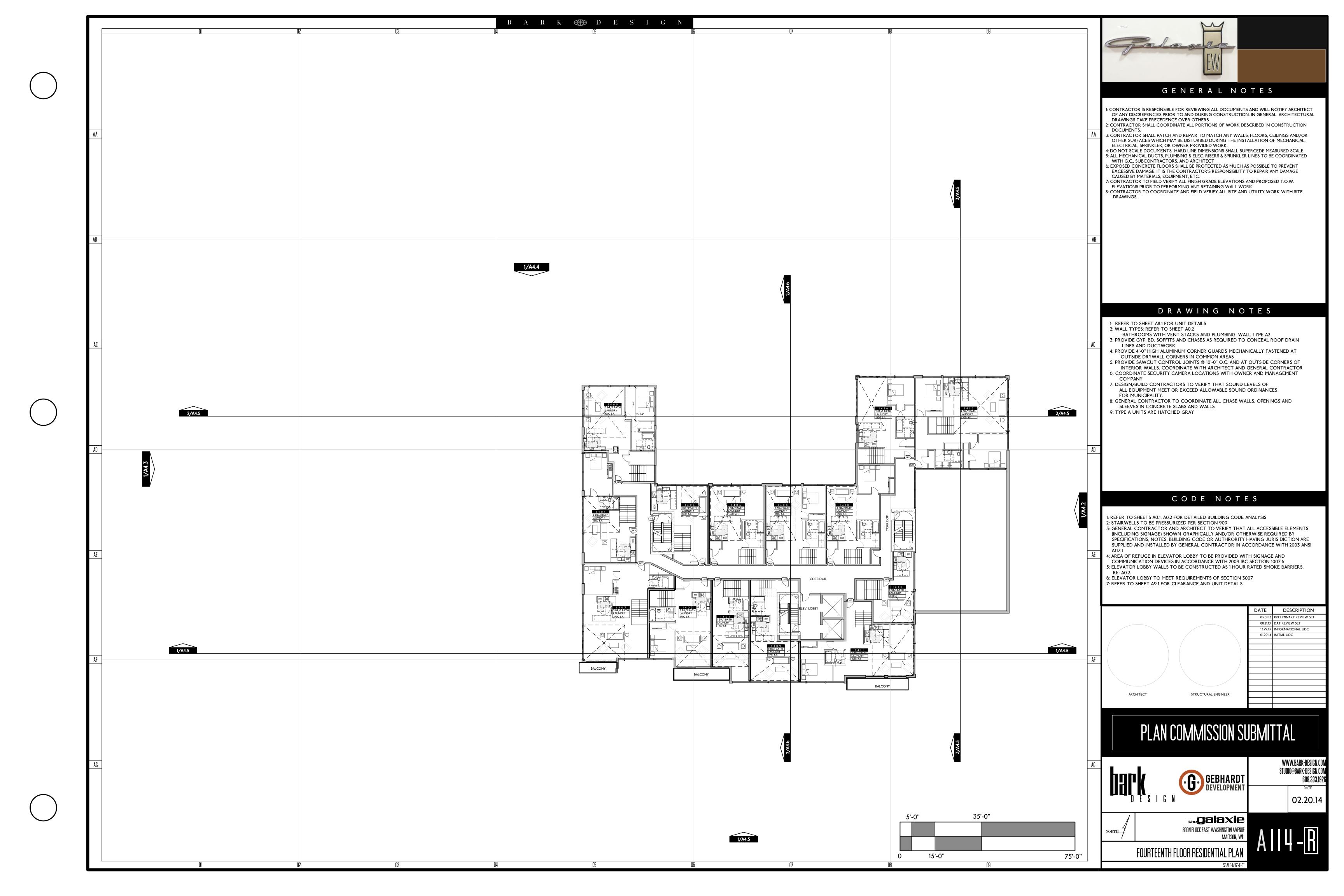




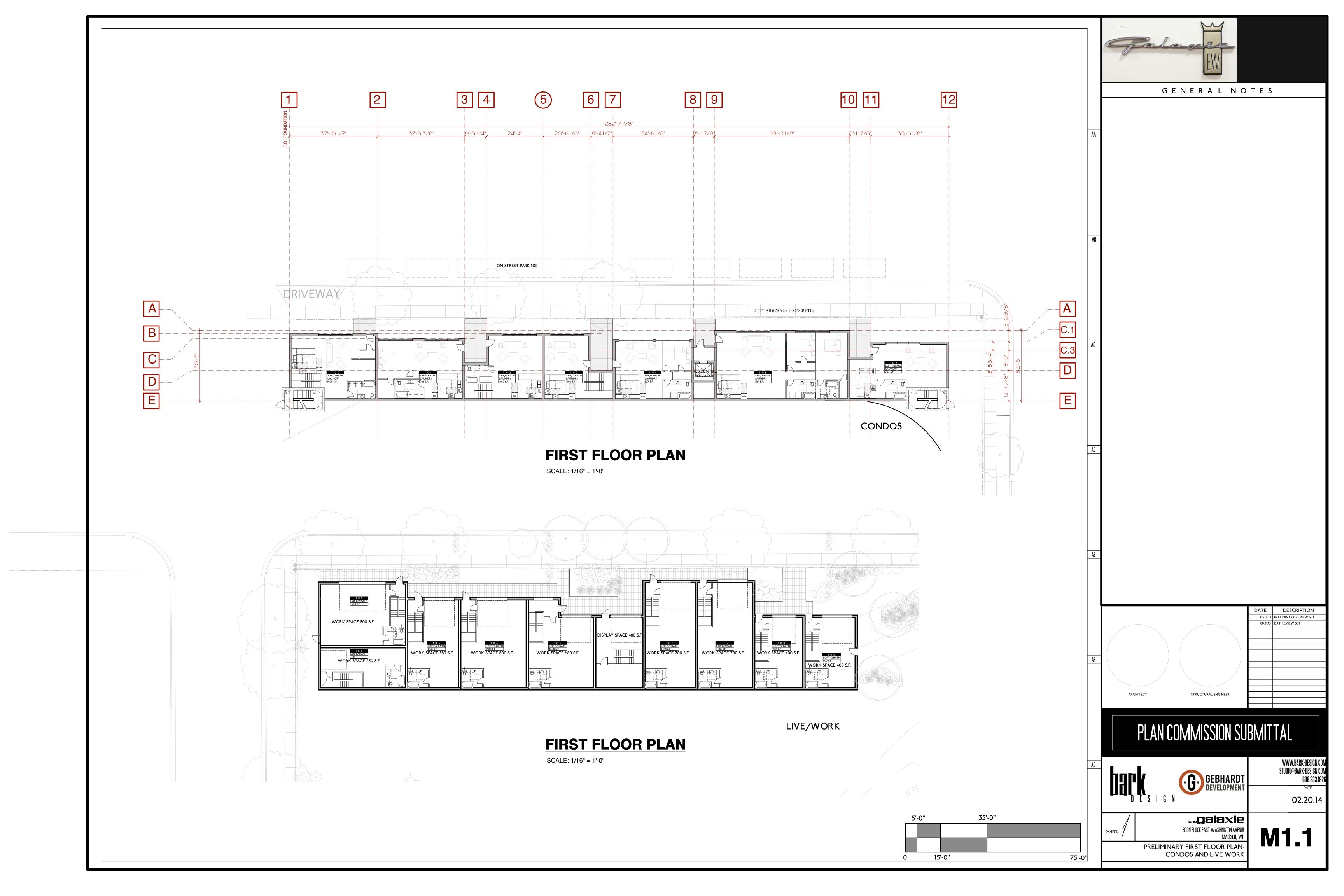


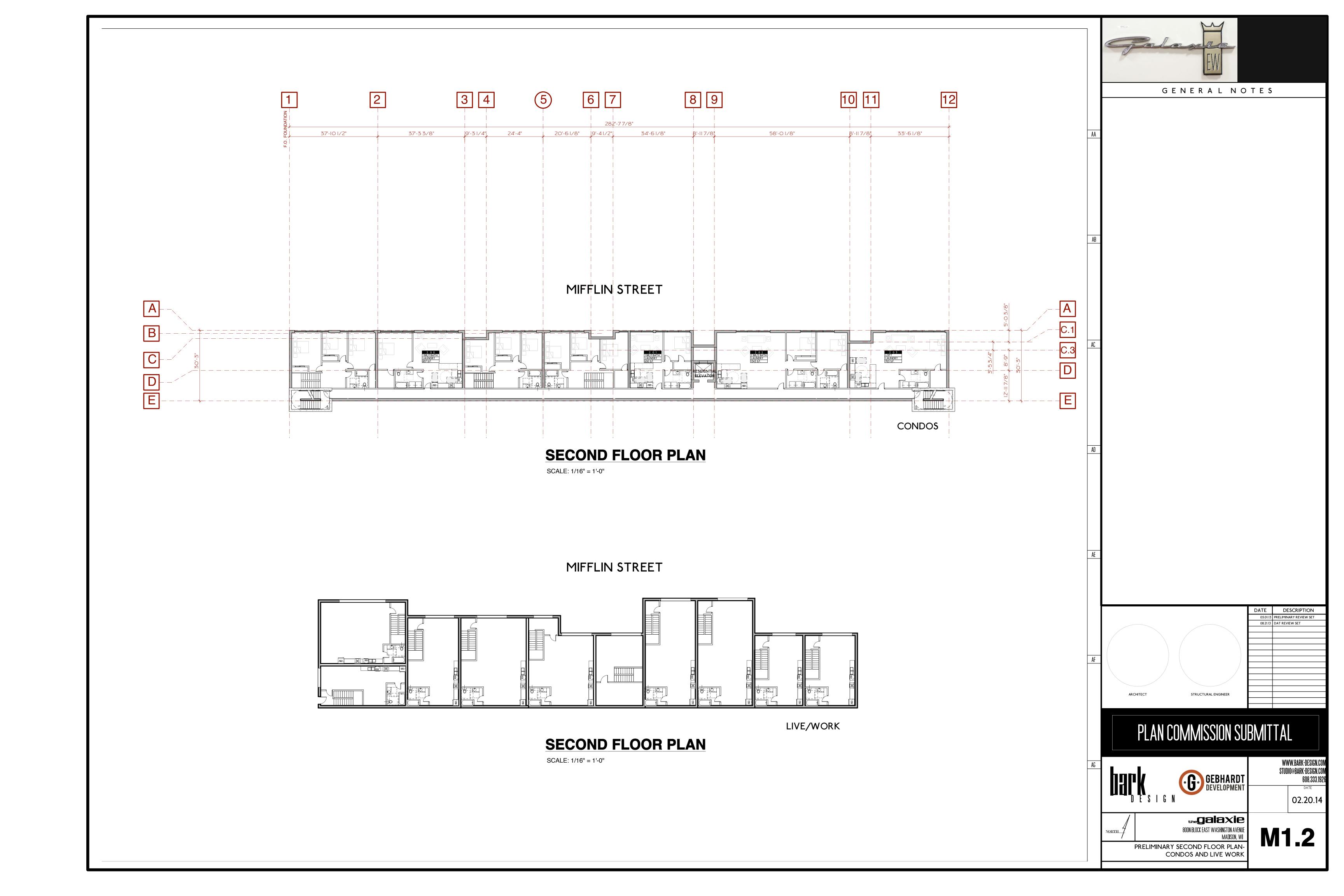


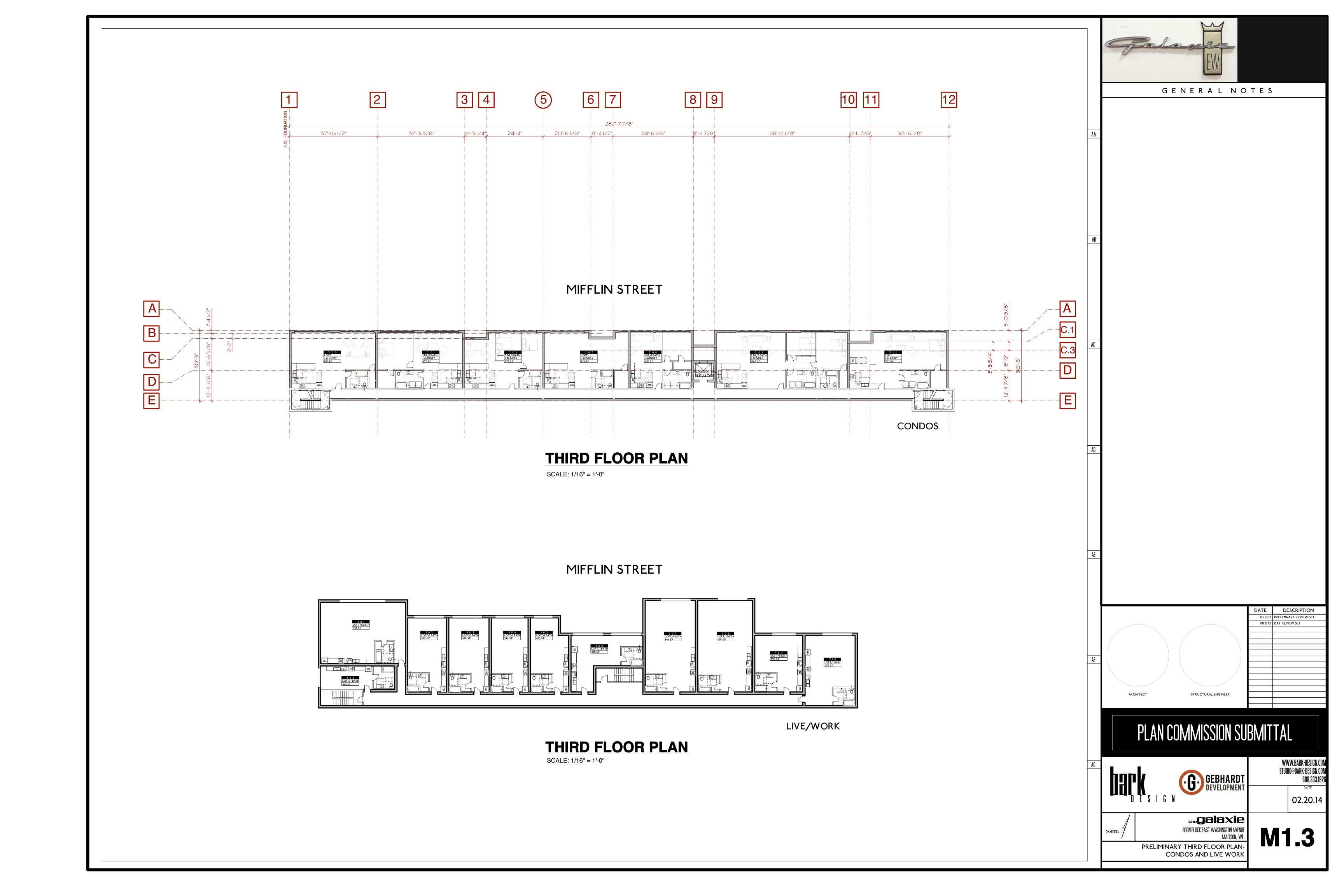


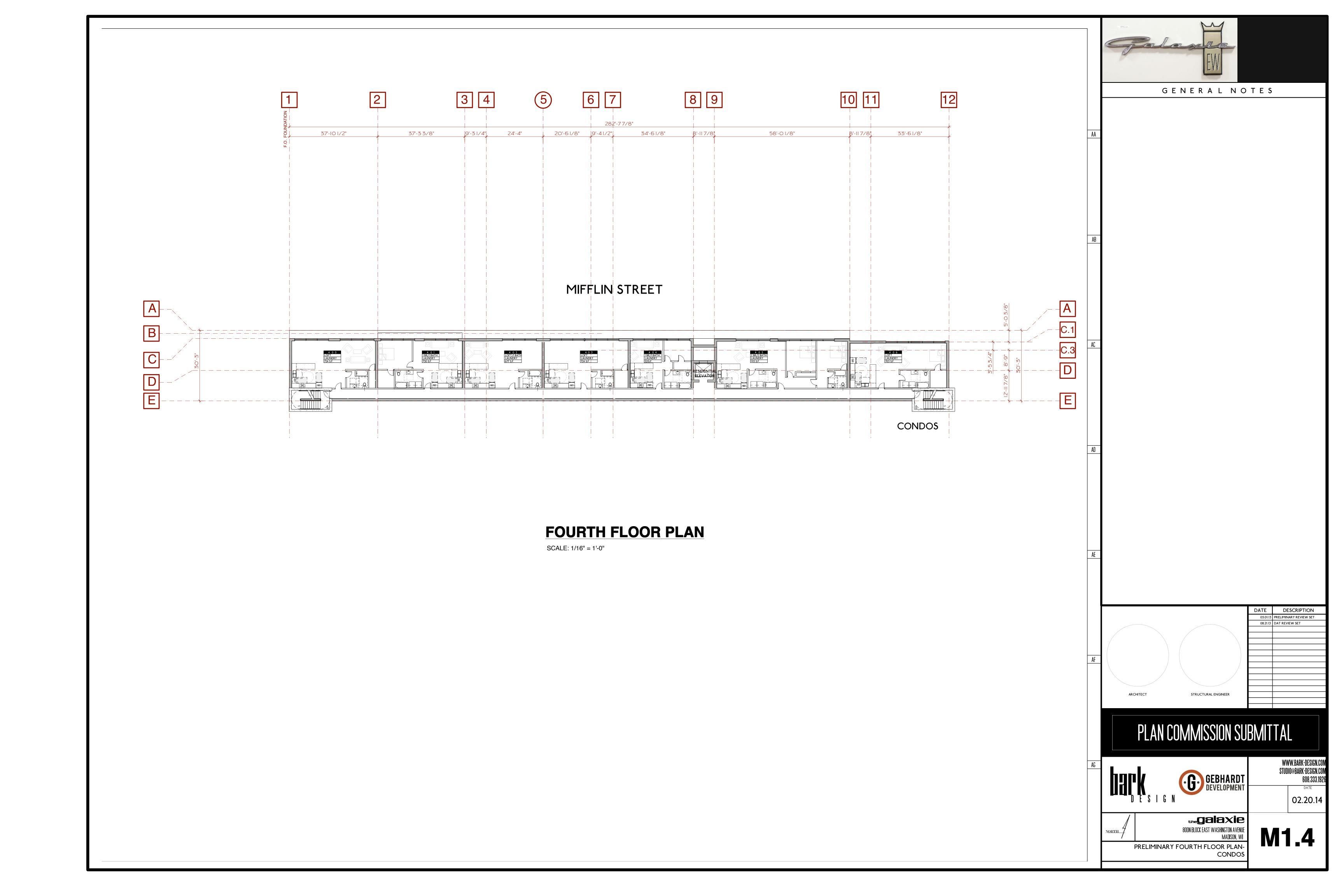


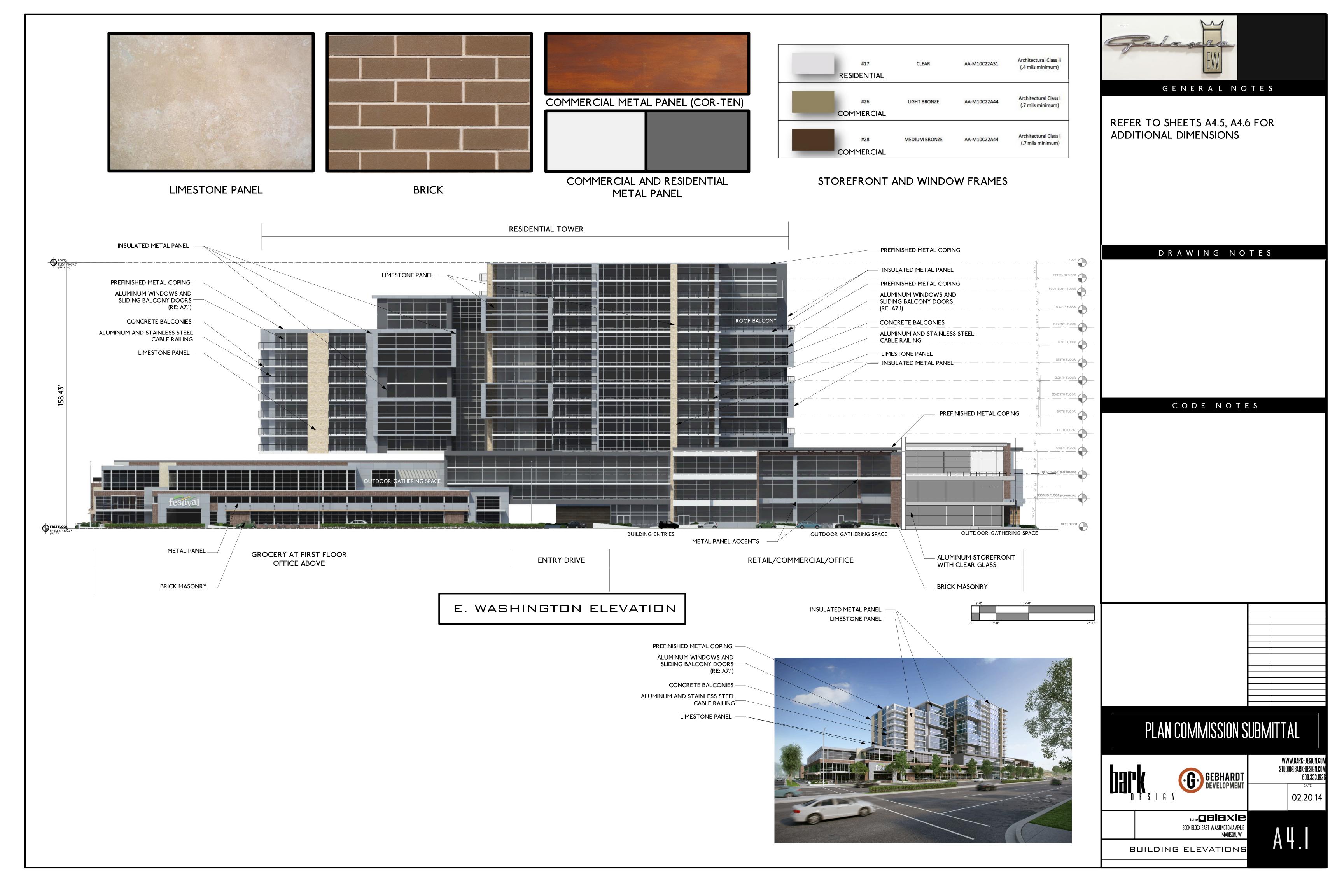


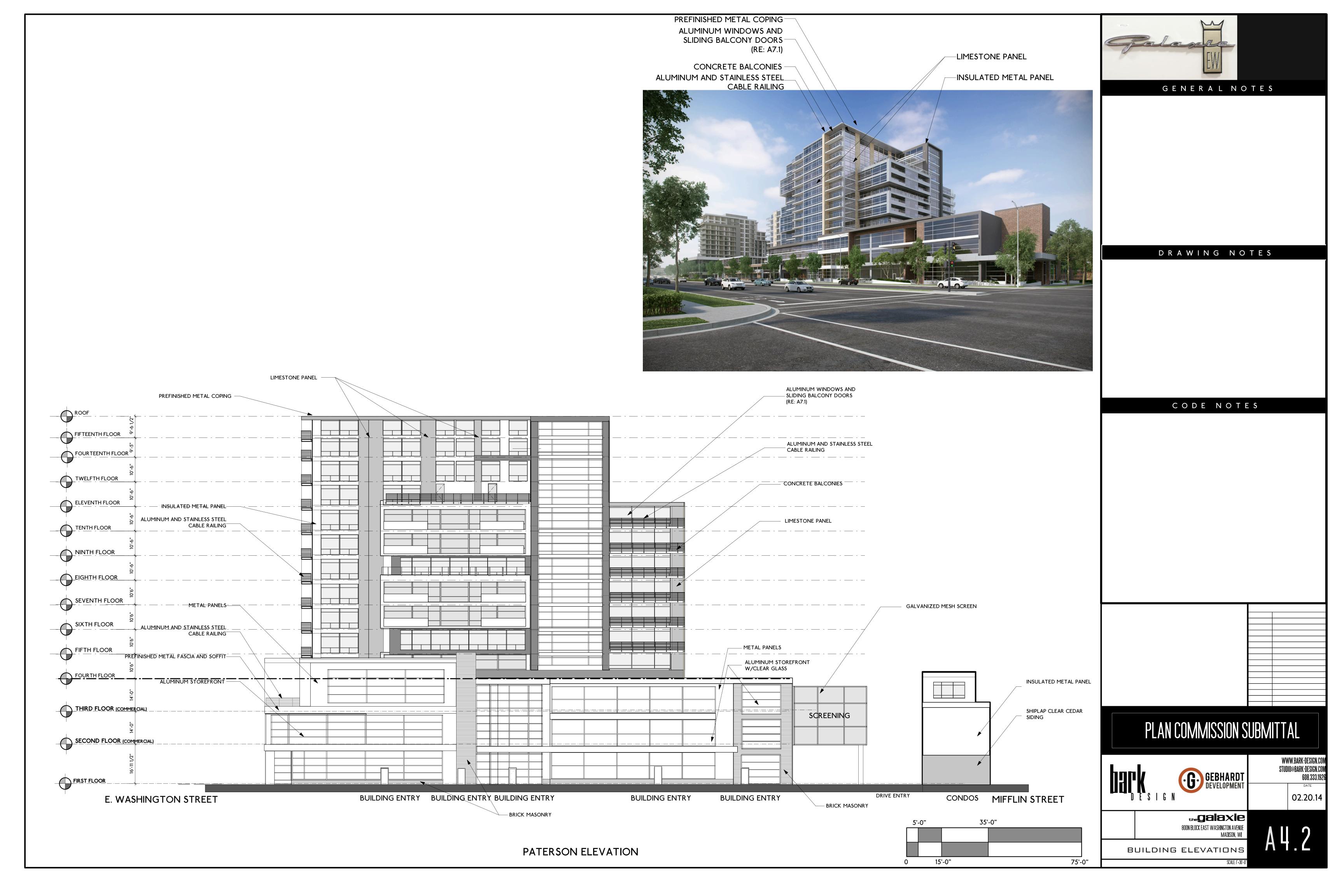




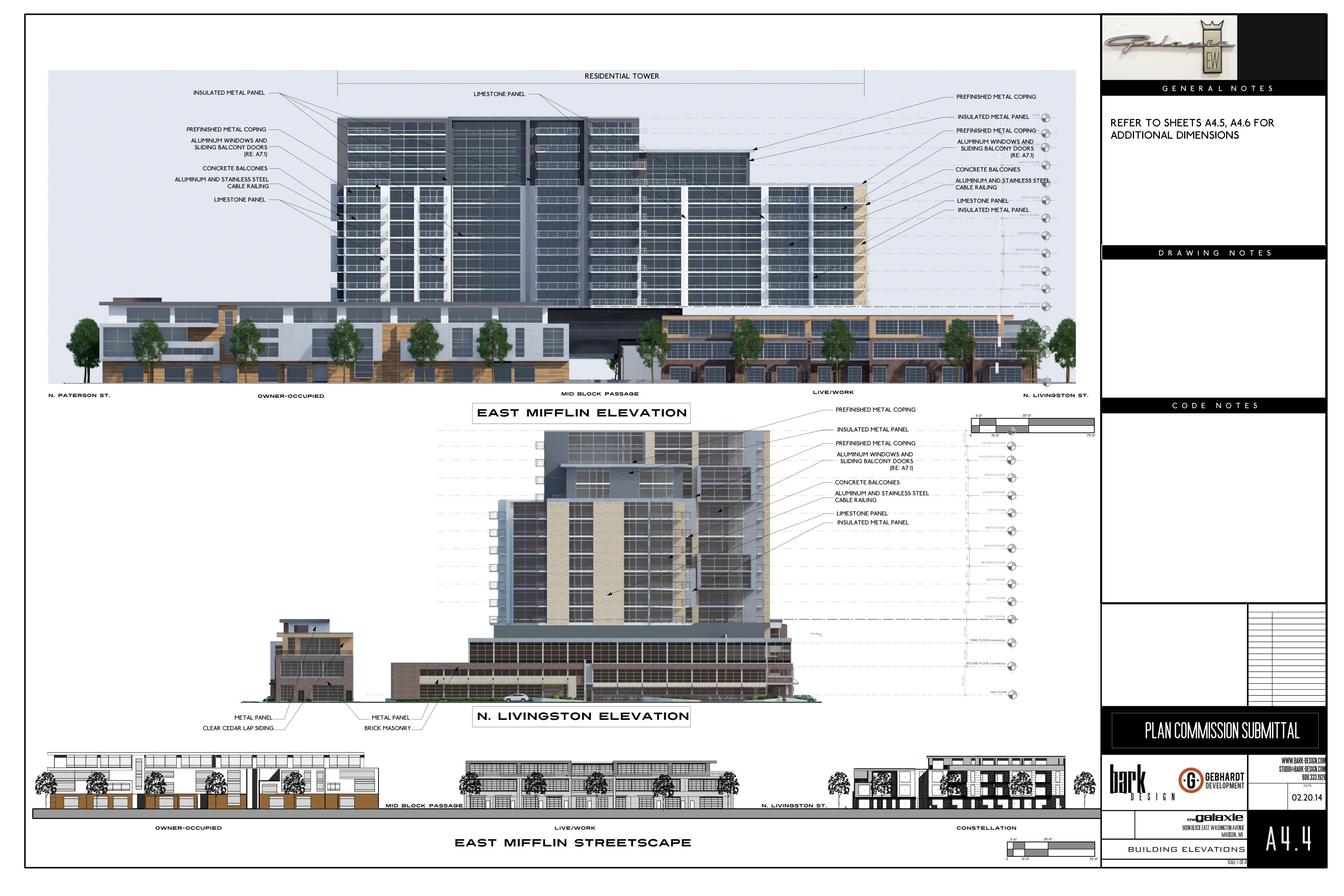


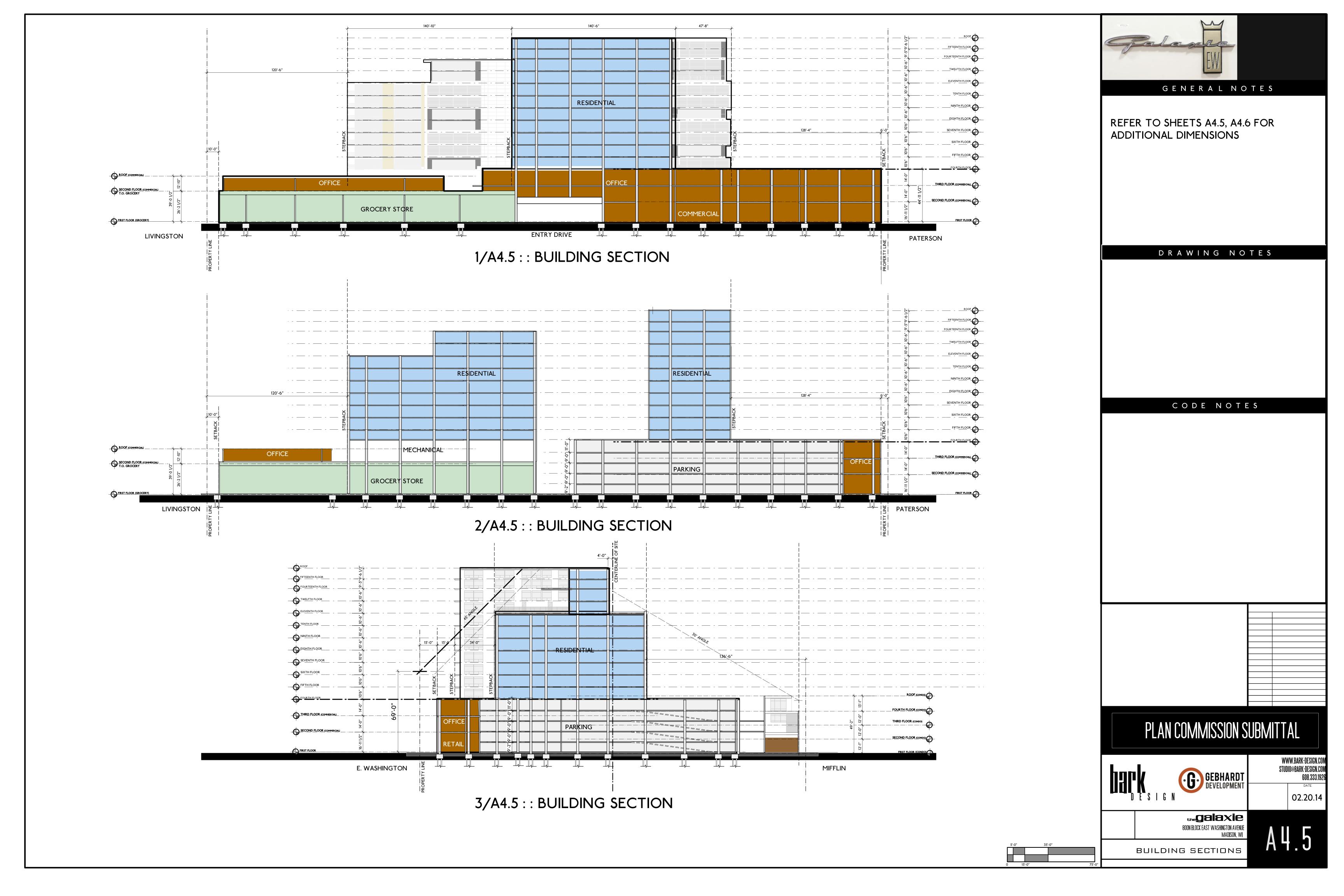


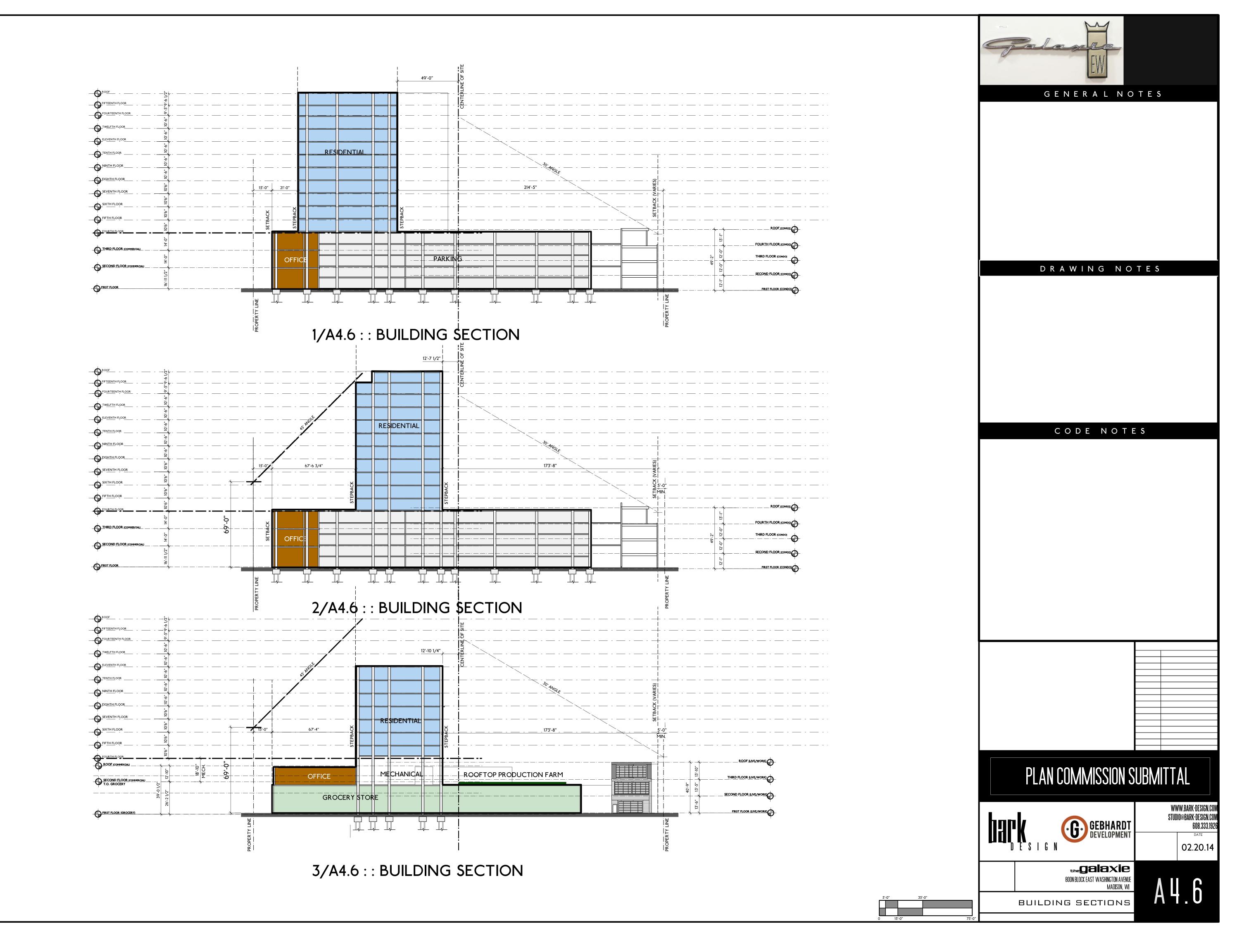


















CODE NOTES





GEBHARDT DEVELOPMENT

WWW.BARK-DESIGN.COM Studio@Bark-Design.com 608.333.1926 02.20.14

BOON BLOCK EAST WASHINGTON AVENUE MADISON, WI







CODE NOTES





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

DATE

O2.20.14

BOON BLOCK EAST WASHINGTON AVENUE MADISON, WI







CODE NOTES





WWW.BARK-DESIGN.COM Studio@Bark-design.com 608.333.1926 GEBHARDT DEVELOPMENT

02.20.14

ENECTOR AVENUE

800N BLOCK EAST WASHINGTON AVENUE

MADISON, WI







GENERAL NOTES

DRAWING NOTES

CODE NOTES

PLAN COMMISSION SUBMITTAL





WWW.BARK-DESIGN.COM Studio@Bark-design.com 608.333.1926 02.20.14

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







GENERAL NOTES

DRAWING NOTES

CODE NOTES





WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM 608.333.1926 Date O2.20.14

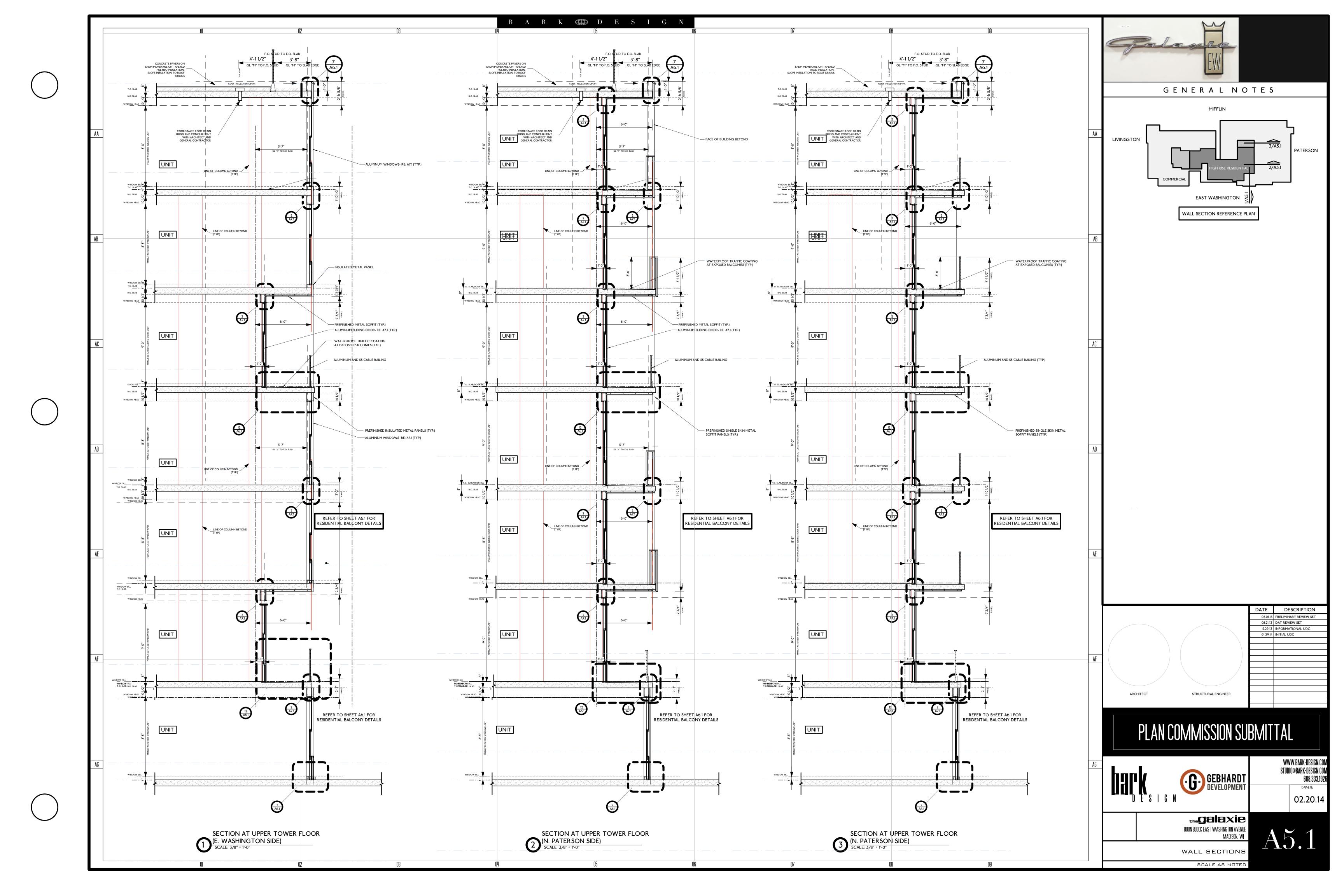
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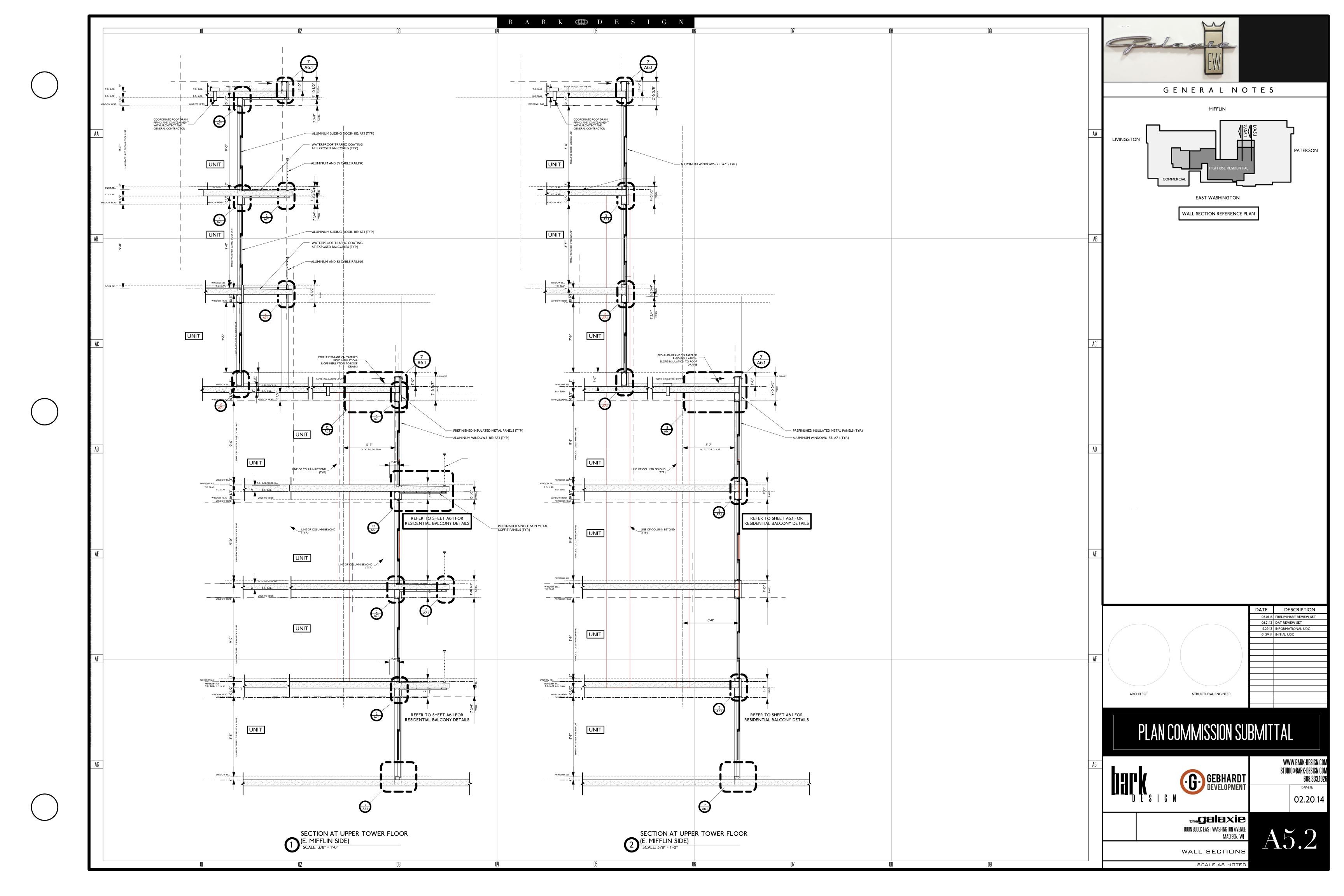
800N BLOCK EAST WASHINGTON AVENUE

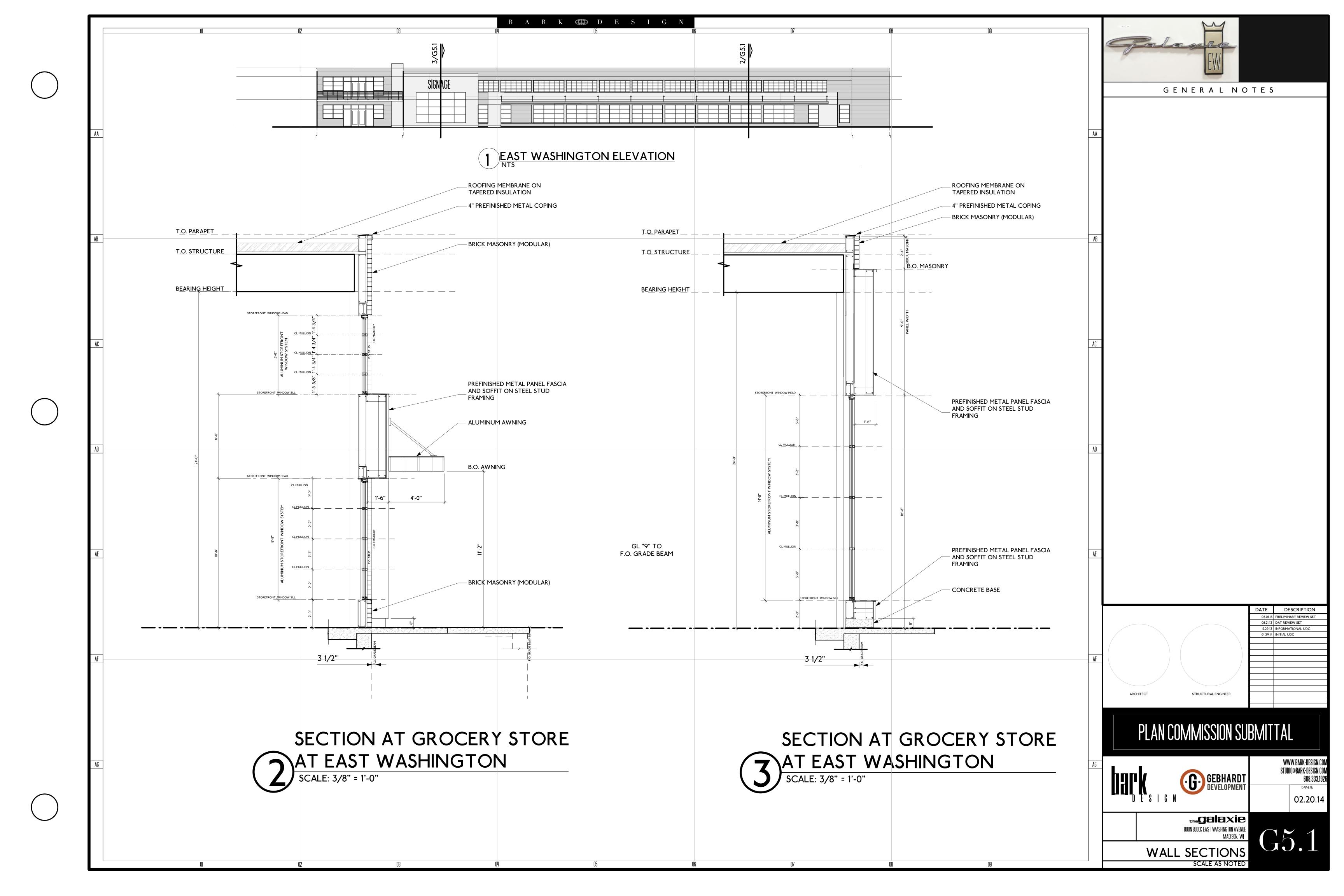
MADISON, WI

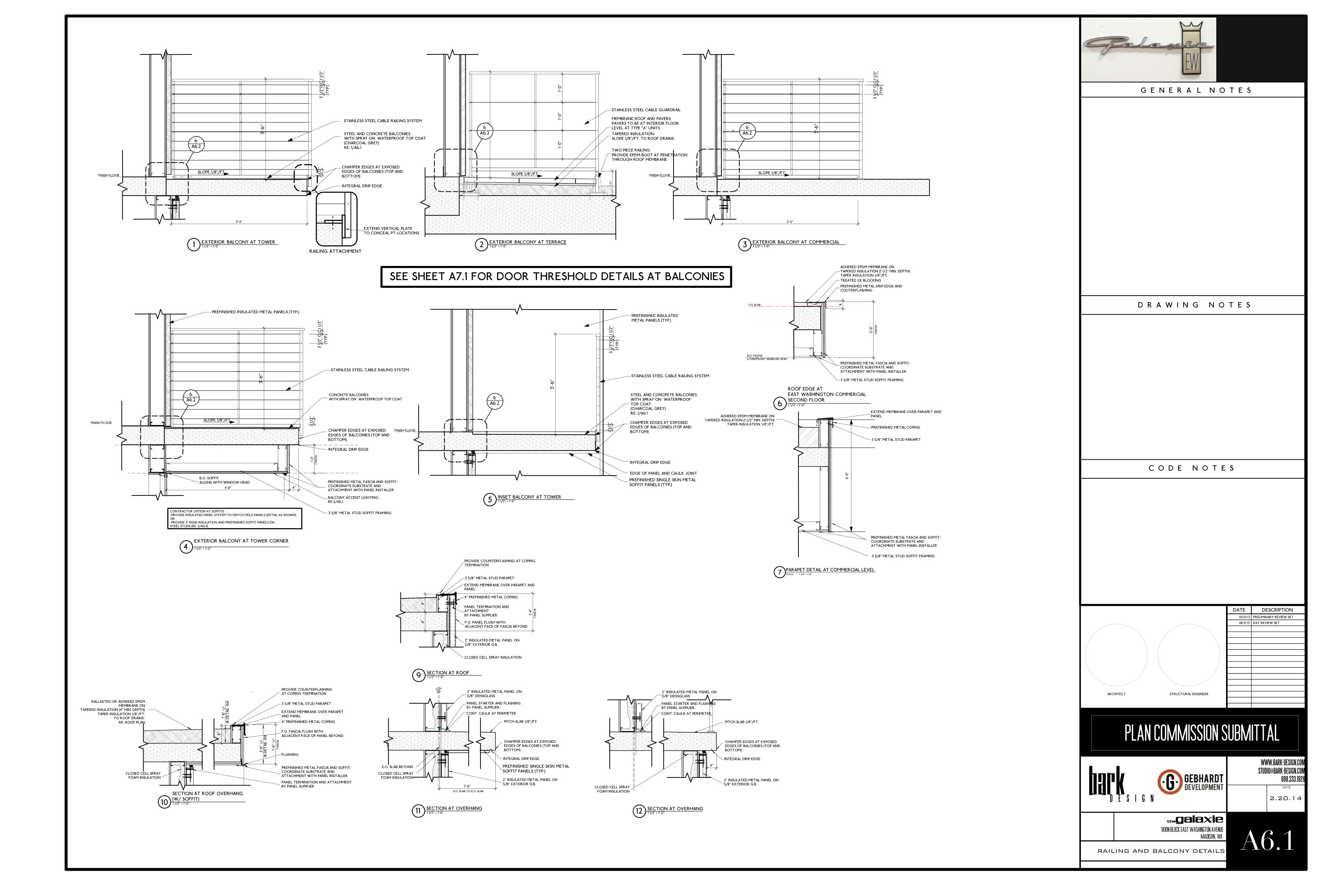
BUILDING RENDERINGS

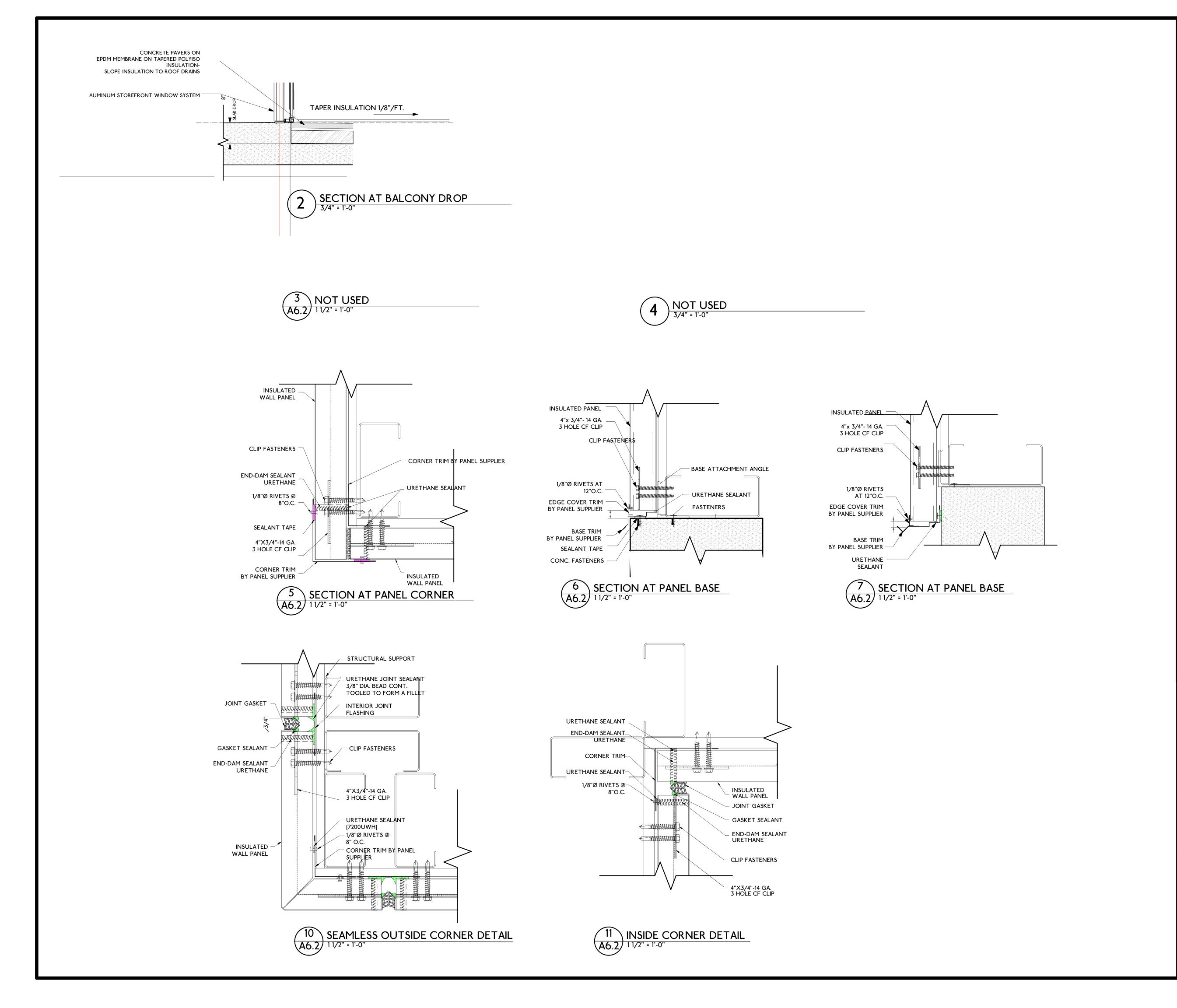
A4.11

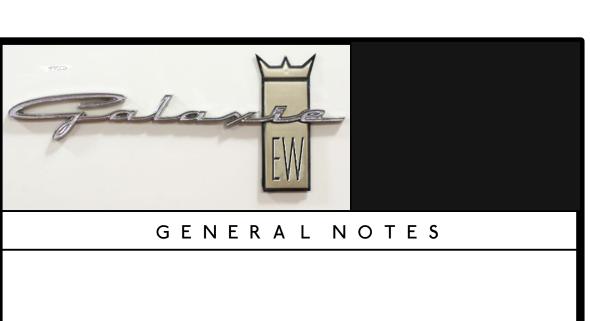




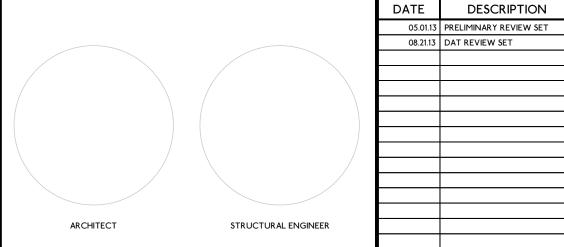








CODE NOTES



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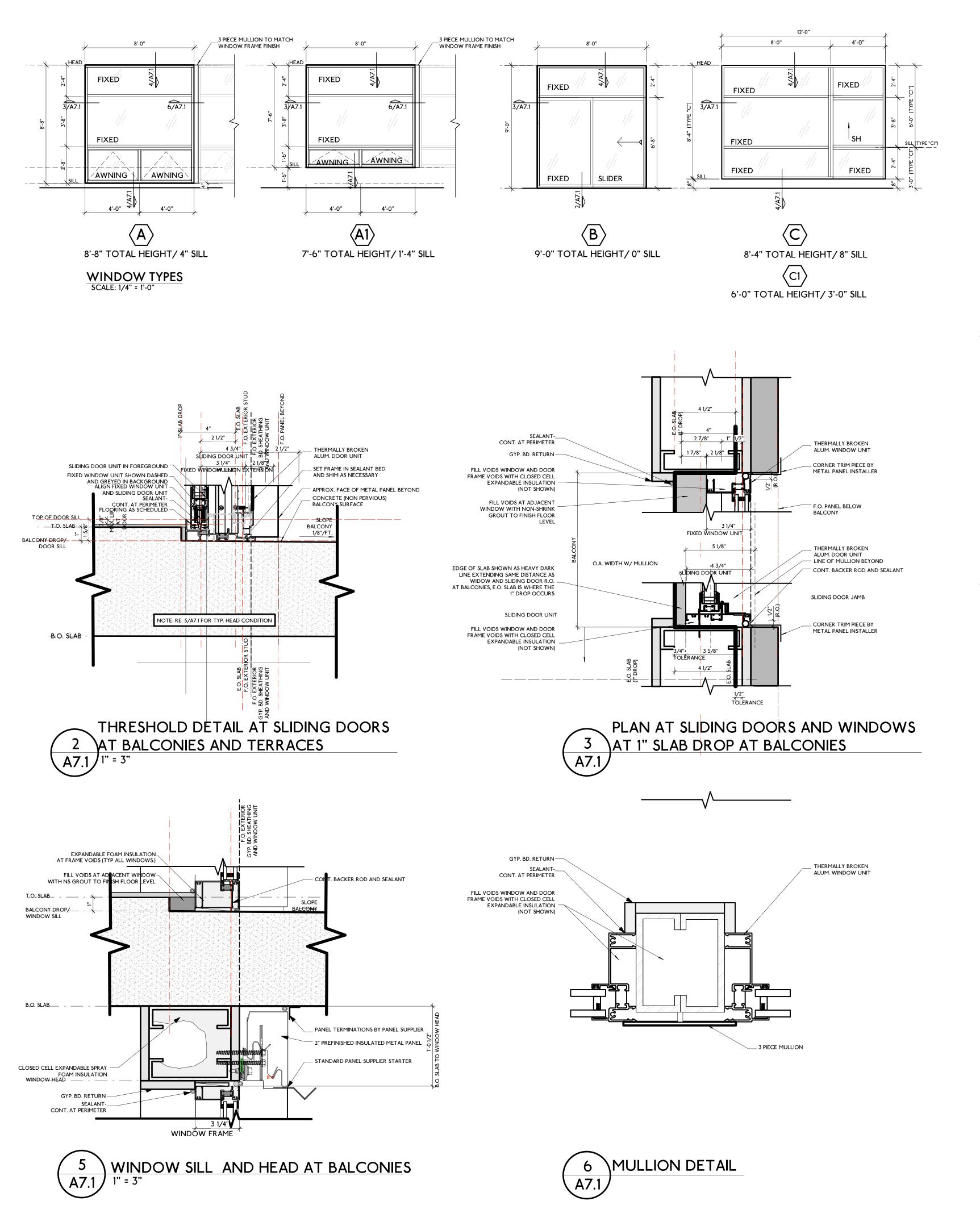


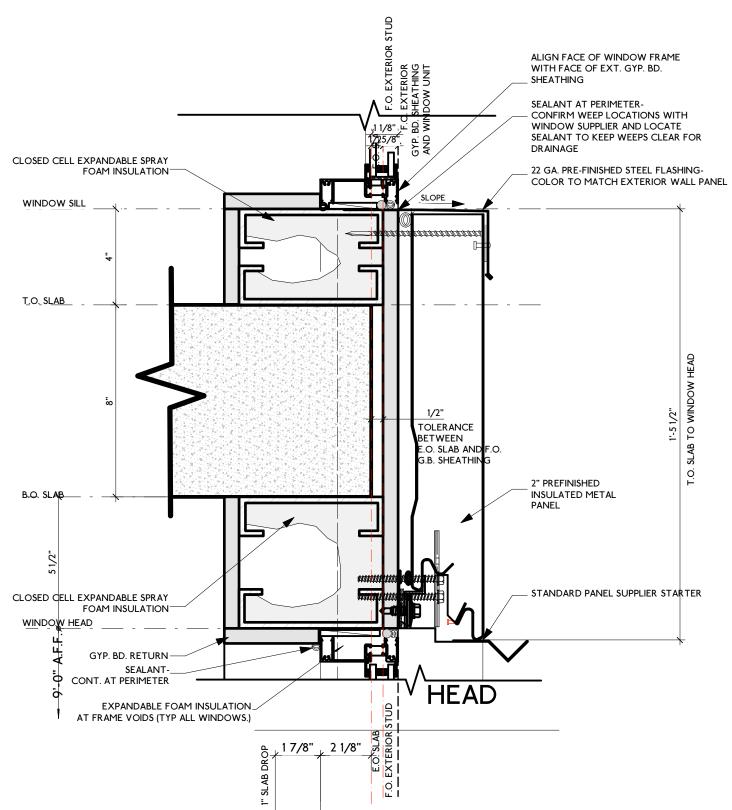


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the **galaxie** 800N BLOCK EAST WASHINGTON AVENUE Madison, Wi

WALL AND PANEL DETAILS





TYP. WINDOW SILL AND HEAD AT TOWER



- 1: ALL WINDOWS TO BE LOW-E, INSULATED DOUBLE PANE, ARGON FILLED, THERMALLY BROKEN, WITH DUAL WEATHERSTRIPPING AND INSECT SCREEN.
- 2: ALL WINDOWS AND DOORS TO HAVE CLEAR ANODIZED FINISH
 3: WINDOWS TO BE INTERIOR GLAZED
- 4: ALL GLASS SHALL BE TEMPERED AT DOOR LOCATIONS AND OTHER LOCATIONS
- PER 2009 IBC SECTION 2406
 5: PROVIDE SEALANT AT ALL FIELD MULLED WINDOWS
- 6: PROVIDE INTERIOR AND EXTERIOR SEALANT AT FRAME PERIMETER
- 7: PROVIDE EXPANDABLE FOAM AT ALL VOIDS IN FRAME
- 8: ALL WINDOW ASSEMBLIES TO MEET REQUIREMENTS OF 2009 IBC SECTION 1714.5
- 9: GC TO COORDINATE MULLED UNITS AND PANEL CONNECTIONS AND FLASHING
 10: PROVIDE WINDOW LIMITING STOPS AT ALL 4TH FLOOR WINDOW LOCATIONS
 AND AT ALL WINDOWS ADJACENT TO EXTERIOR ROOF DECKS
- 11: PROVIDE REMOVABLE INTERIOR SLIDING DOOR LOCKING MECHANISM AT ALL 4TH FLOOR SLIDING DOOR LOCATIONS AND AT ALL SLIDING DOORS ADJACENT TO EXTERIOR ROOF DECKS

DRAWING NOTES

GLAZING:

1" INSULATED TOTAL THICKNESS

-EXTERIOR = 3/16" SOLARBAN 60 (CLEAR)
-5/8" AIR SPACE (ARGON FILLED)
-INTERIOR = 3/16" (CLEAR)

PROVIDE TEMPERED GLASS AT DOORS AND OTHER LOCATIONS PER 2009 IBC SECTION

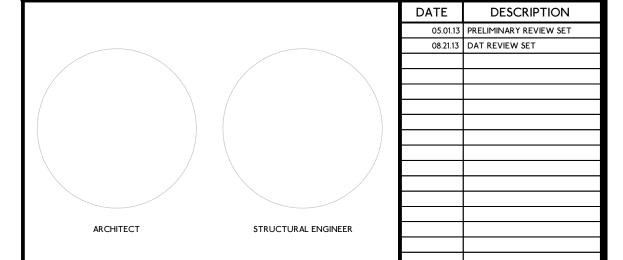
FINISH:

CLASS II CLEAR ANODIZED OR SELECTED FROM MANUFACTURER'S STANDARD FINISH PALETTE

CODE NOTES

1: MAX. THRESHOLD:
-BALCONY SLIDING DOOR-INTERIOR: 3/4"
-EXTERIOR: 4"

-BALCONY SWING DOOR--INTERIOR: 1/2" -EXTERIOR: 1/2"



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WINDOW SCHEDULE AND DETAILS

A7.1