# APPLICATION FOR URBAN DESIGN COMMISSION REVIEW AND APPROVAL

AGENDA	ITEM#	
Project #		

DATE SUBMITTED: 03.12.14	Action Requested Informational Presentation			
UDC MEETING DATE: 03.19.14	Initial Approval and/or Recommendation Final Approval and/or Recommendation			
PROJECT ADDRESS: 800 North Block, East W	ashington Avenue (802, 854; Block 143)			
$ALDERMANIC\ DISTRICT:\ \underline{\textbf{District 2/ Ledell Zellers}}$				
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				
Fax: 608.245.0770				
E-mail address: <u>studio@bark-design.com</u>				
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.

**GENERAL CONTRACTOR:** 

**LANDSCAPE ARCHITECT:** 

DESIGN STUDIO, ETC.

ATTN.: GARRET PERRY

GPERRY@DESIGNSTUDIOETC.COM

608.358.6344



L O C A T I O N M A P

ALDERMANIC DISTRICT 2: LEDELL ZELLERS

URBAN DESIGN DISTRICT 8

CITY OF MADISON

VACANTIOT

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

PREVIOUS USE: AUTO DEALERSHIP AND REPAIR CENTER

**OWNER/DEVELOPER:** GEBHARDT DEVELOPMENT 222 NORTH STREET

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

**KBS CONSTRUCTION** 3841 KIPP STREET MADISON, WI 53718 ATTN.: DEREK RINABARGER MADISON, WI 53704 608.838.6100 ATTN.: OTTO GEBHARDT III

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

**STRUCTURAL ENGINEER** 

PIERCE ENGINEERS

10 WEST MIFFLIN SUITE 205

**MADISON**, WI 53703

ATTN. CARL FINK

608.256.7304

608.333.1926

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

**SIGNAGE CONSULTANT:** 

RYAN SIGNS

3007 PERRY STREET

MADISON, WI 53713

ATTN.: MARY BETH GROWNEY

608.271.7979

608.288.4100

L200 LANDSCAPE DETAILS L201 SITE AMENITIES C-100 Z BUILDING SETBACK ANALYSIS C-200 Z CONDITIONAL USE REQUESTS

**ALTA SURVEY** 

C100 EXISTING CONDITIONS

C101 DEMOLITION PLAN

C102 CIVIL SITE PLAN

C300 UTILITY PLAN

L101 PLANTING PLAN

L102 PLANTING PLAN

C200 GRADING

C-300 Z "STREET WALL" ANALYSIS 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

L100 STREETSCAPE AND LANDSCAPE PLAN

L103 TERRACE TREE LOCATION PLAN L104 TERRACE TREE LOCATION 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

**A4.1 BUILDING ELEVATIONS 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

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

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

A7.1 WINDOW TYPES AND SCHEDULE

# PROJECTINFORMATION

PROJECT LOCATION

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

CURRENT ZONING:

TE- TRADITIONAL EMPLOYMENT

TOTAL SITE AREA:

LANDSCAPED AREA:

**BUILDING GROSS** 

SQUARE FOOTAGE:

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

TOTAL USABLE OPEN SPACE:

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

USABLE OPEN SPACE (AT GRADE): BALCONIES AND TERRACES (ABOVE GRADE):

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

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

(PARKING LEVEL):

4TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF

(6) 2 BEDROOM (2) 3 BEDROOM

(4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM (2) 3 BEDROOM

(4) EFFICIENCIES (9) 1 BEDROOM (6) 2 BEDROOM (2) 3 BEDROOM

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

(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

(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

57,200 GSF

9TH FLOOR

APPROX. 22,000 S.F.

GROCERY: 55,000 S.F. PARKING: 292,600 S.F. RENTAL RESIDENTIAL: 220,100

27,500 S.F. COMMERCIAL/OFFICE 57.200 S.F. PARKING 7,000 S.F. OWNER OCCUPIED 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 PARKING, MECH., AND STORAGE (PARKING LEVEL):

(4) EFFICIENCIES (9) 1 BEDROOM

5TH FLOOR

(6) 2 BEDROOM

138,800 GSF 8TH FLOOR

APPROXIMATELY 193,475 SQ. FT. OR 4.5 ACRES

APPROX. 3,130 S.F.

**BREAKDOWN BY COMPONENT:** 

COMMERCIAL/RETAIL/OFFICE: 77.500 OWNER OCCUPIED RESIDENTIAL: 27,100

**BREAKDOWN BY FLOOR:** 

63,800 S.F. PARKING, MECH., STORAGE 7,000 S.F. OWNER OCCUPIED HOUSING

8,000 S.F. LIVE/WORK HOUSING

4TH FLOOR 57,200 GSF 57,200 GSF PARKING, MECH., AND STORAGE

(RESIDENTIAL UNITS): 23,900 GSF

6TH FLOOR (RESIDENTIAL UNITS): 23,900 GSF

(2) 3 BEDROOM

UNITINFORMATION

# LINIT BREAKDOWN (Tower)

UNI	BKE	AKDOV	VO I ) VIV	ver):								_	
										2 LEVE	UNITS		
	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	14th FLOOR	15th FLOOR	UNITS	BEDROOMS
EFFICIENCY:	5	5	5	5	5	5	5	0	0	0		35	35
1 BR/1 BATH:		7	7	7	7	7	7	5	5	5		64	64
1 BR/1 BATH/1 DEN:													
1 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
2 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
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
2 LEVEL UNITS 3 BR/2 BATH:	3				3	9
TOTAL:	7	4	7	7	25	52

# UNIT BREAKDOWN (LIVE/WORK):

	2 LEVEL U	JNITS						
	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		

# **AUTO PARKING STALLS:**

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

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

**RESIDENTIAL: 132** 

**INSIDE PARKING STRUCTURE:** 

3RD FLOOR TOTAL STALLS (COMMERCIAL): 131 **4TH FLOOR** 

**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:** 

1ST FLOOR PARKING (MADRAX): 41 2ND FLOOR INSIDE PARKING STRUCTURE: 1ST FLOOR PARKING (MADRAX): 51

GROUND LEVEL (MADRAX): 124

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

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

1ST FLOOR PARKING (MADRAX): 42

TOTAL BIKE PARKING STALLS: 360

INSIDE PARKING STRUCTURE:

**5TH FLOOR** 

CITY OF MADISON -URBAN DESIGN DISTRICT 8
NOVEMBER 11, 2009
-TENNEY-LAPHAM NEIGHBORHOOD PLAN
- TEINNET-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



GEBHARDT DEVELOPMENT

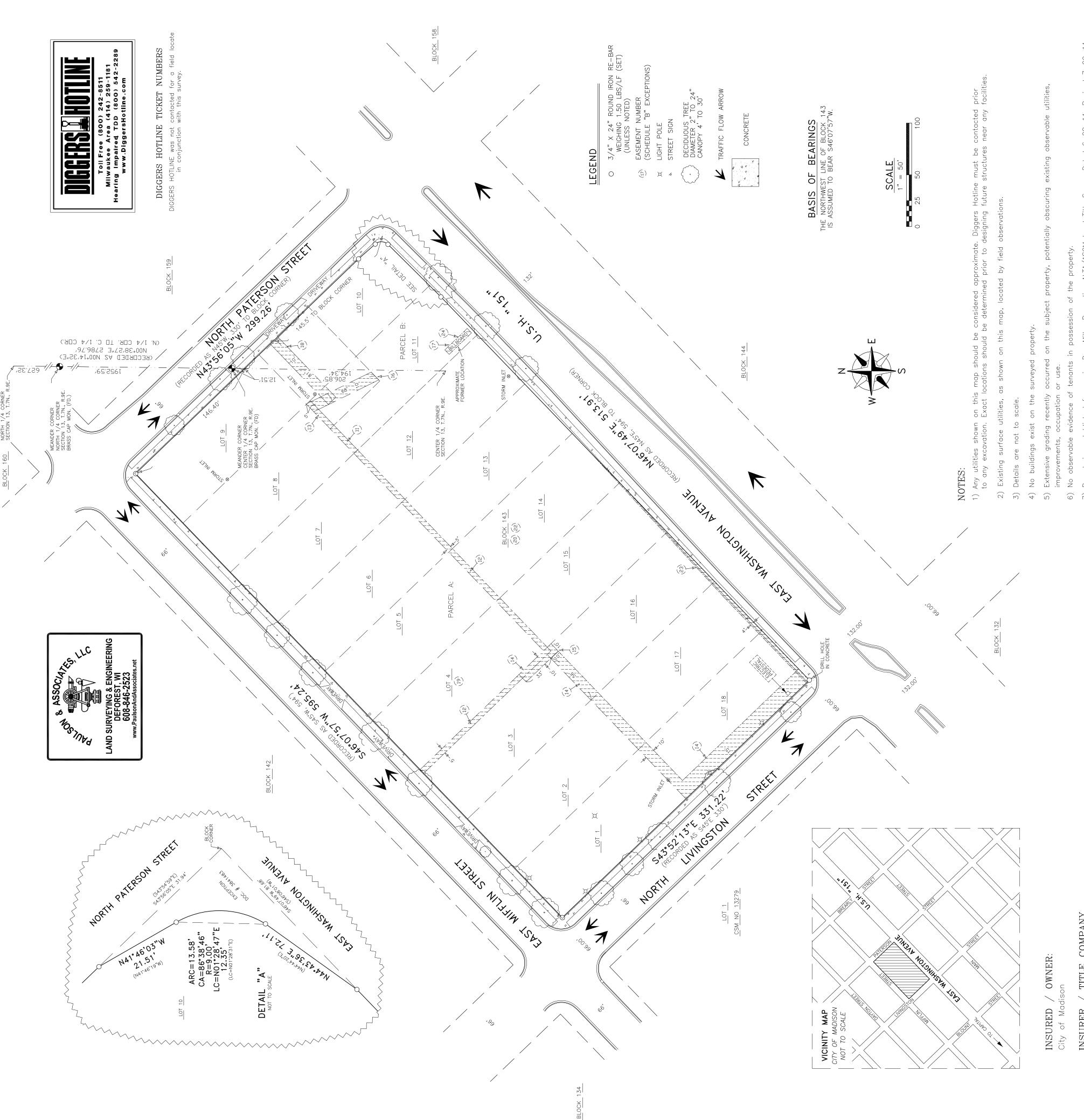
WWW.BARK-DESIGN.COM

STUDIO@BARK-DESIGN.CON

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

- $\overset{
  ightarrow}{\circ}$
- 9.

- - DOCUMENTS PROVIDED BY THE CITY OF MADISON

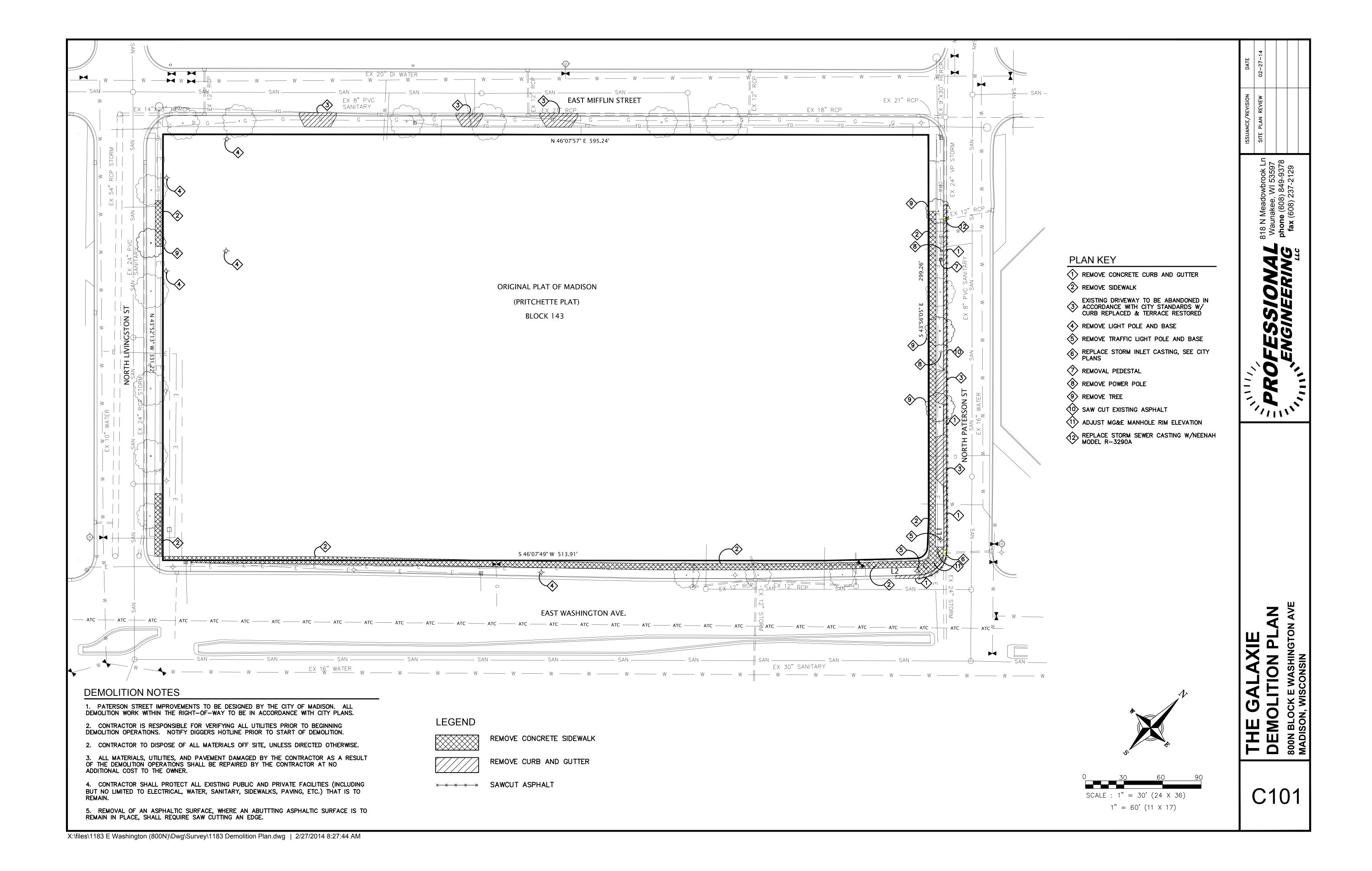
    23. Public sidewalk easement recorded on September 16, 2013 as Docur

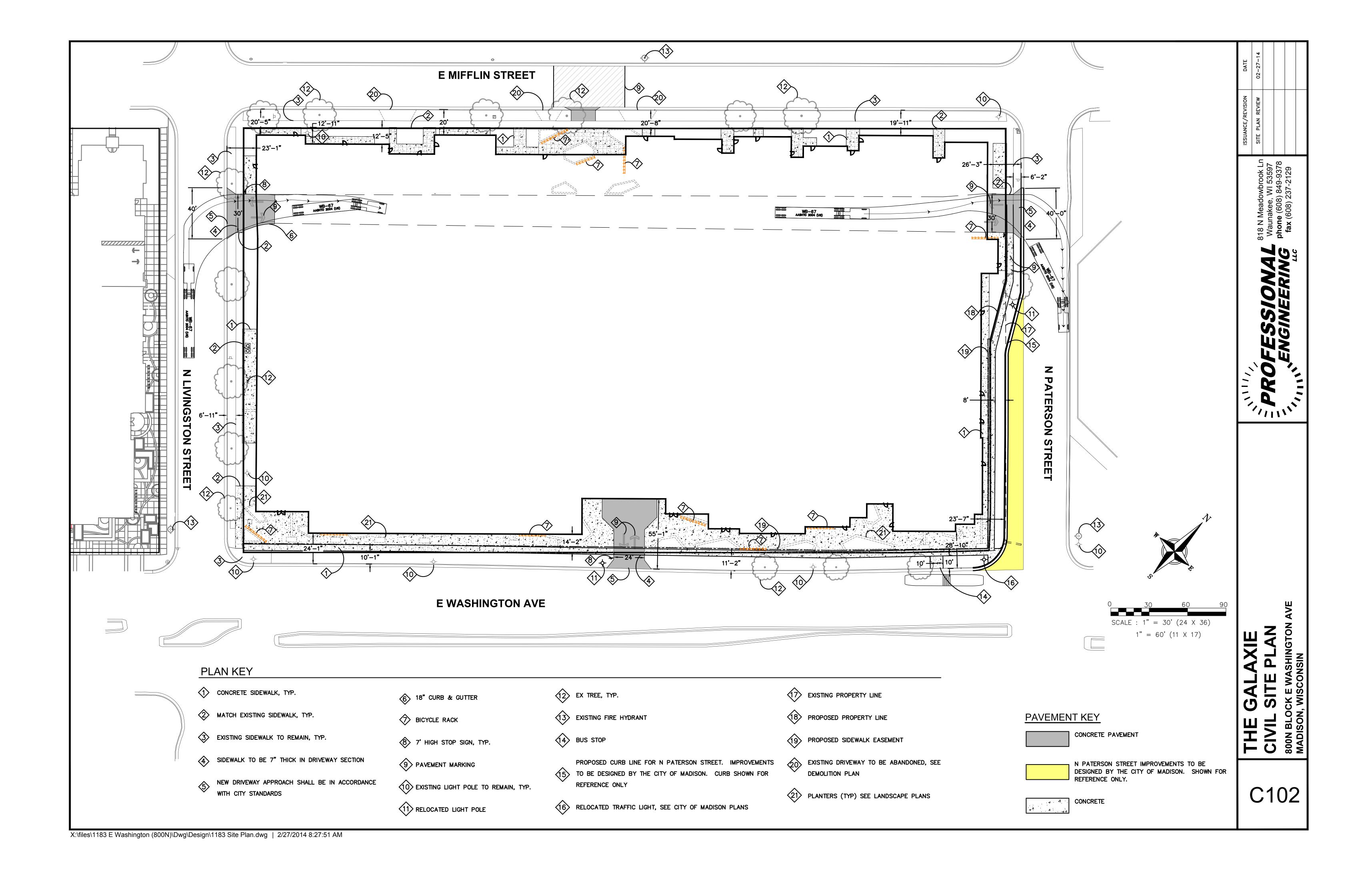
    (Easement width varies (4' max) on Lots 14 through 18, Block

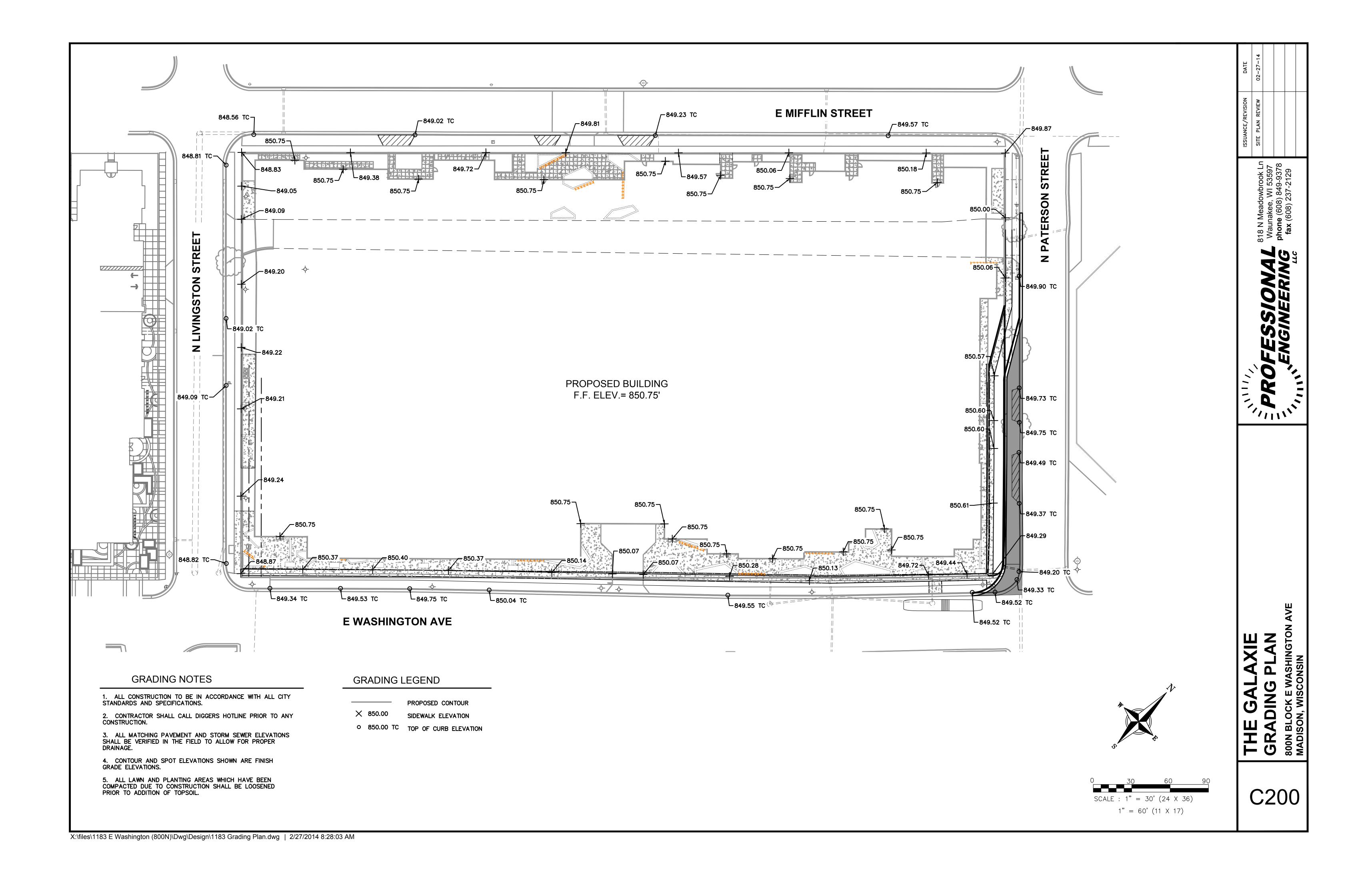
(SW 1/2 of Lot of Lot 10, Bloc

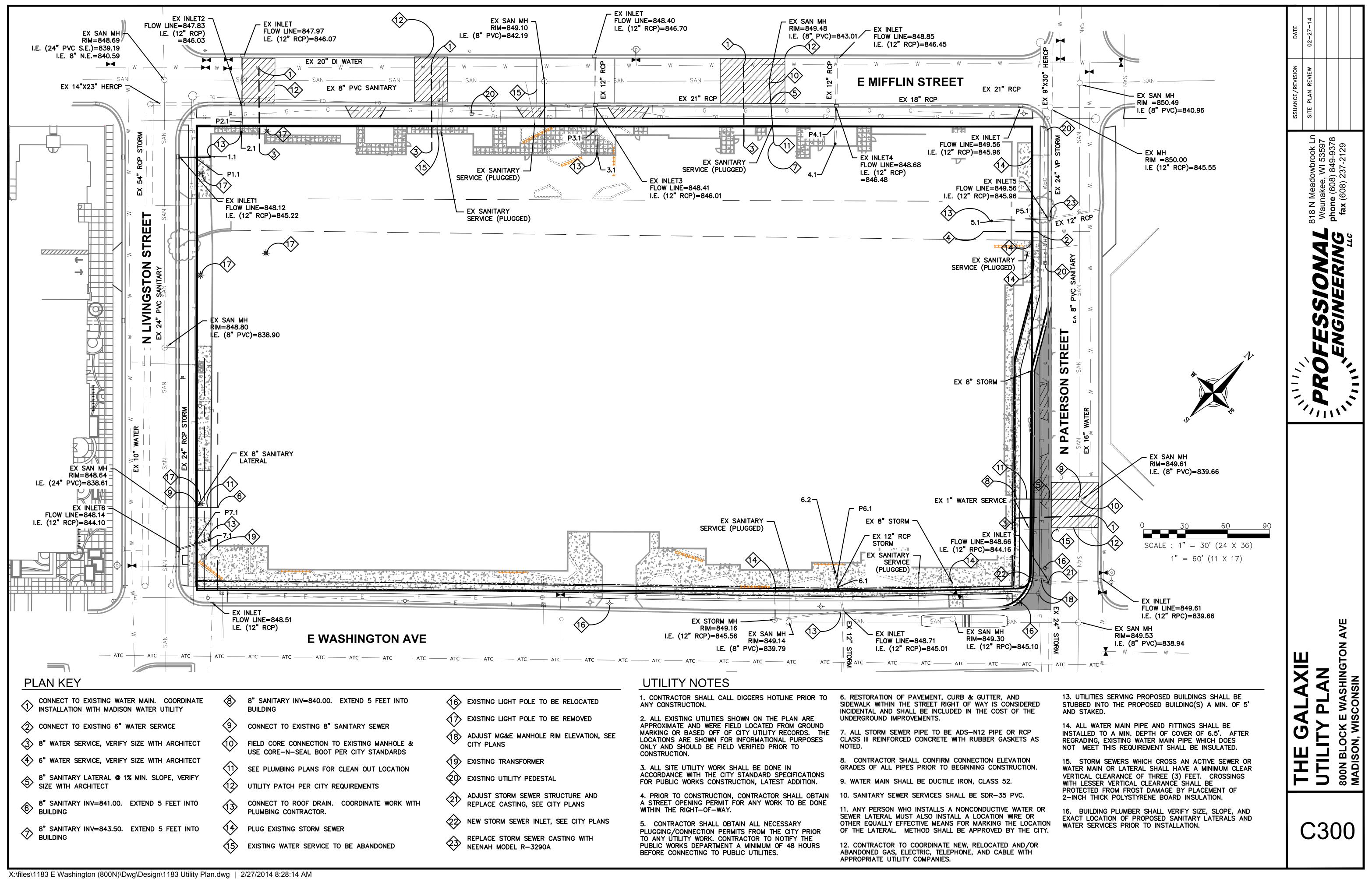
Dani Dani 136 W DeFore

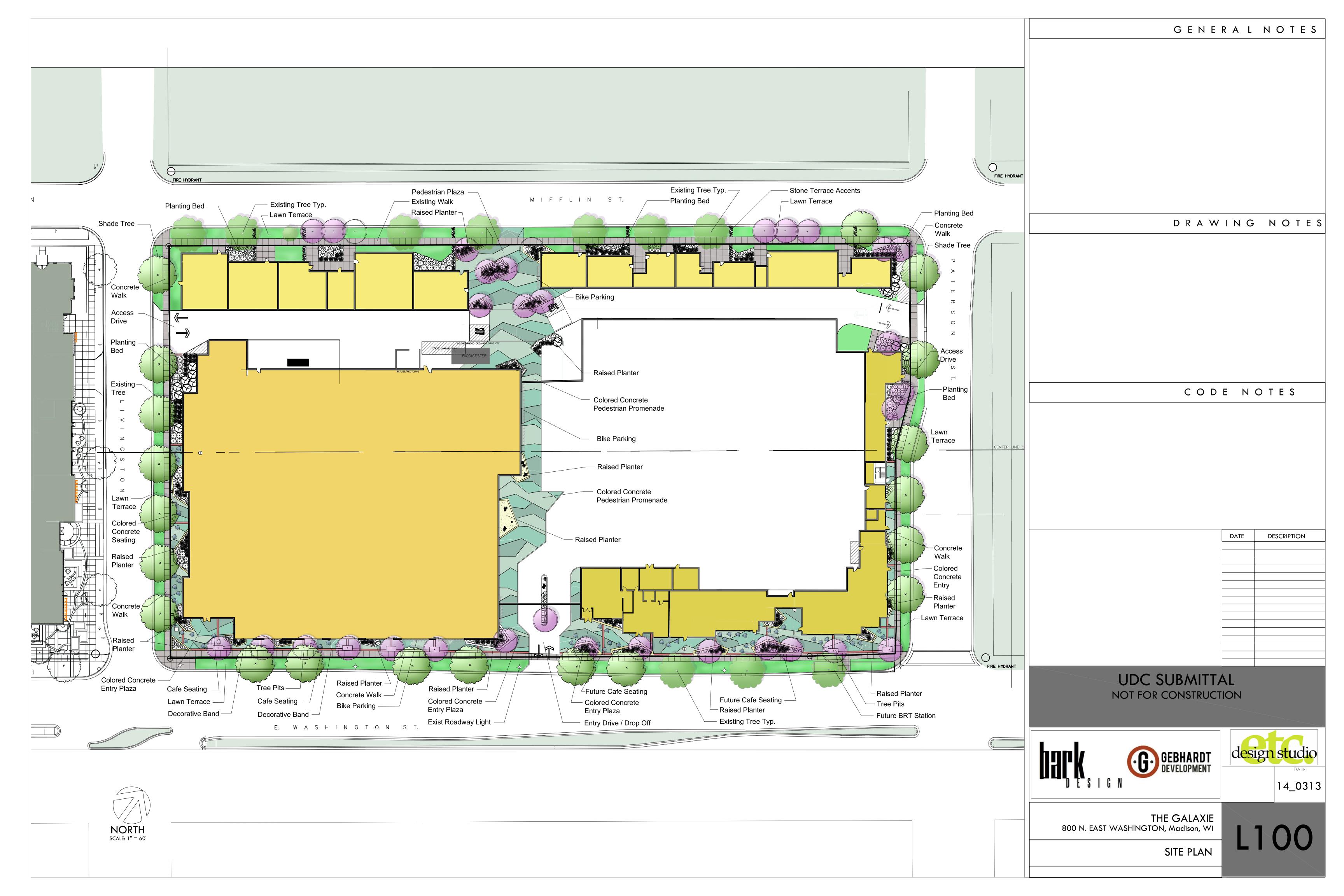
ASSOCIATES, EFOREST, WI 53532 (60 PAULSON

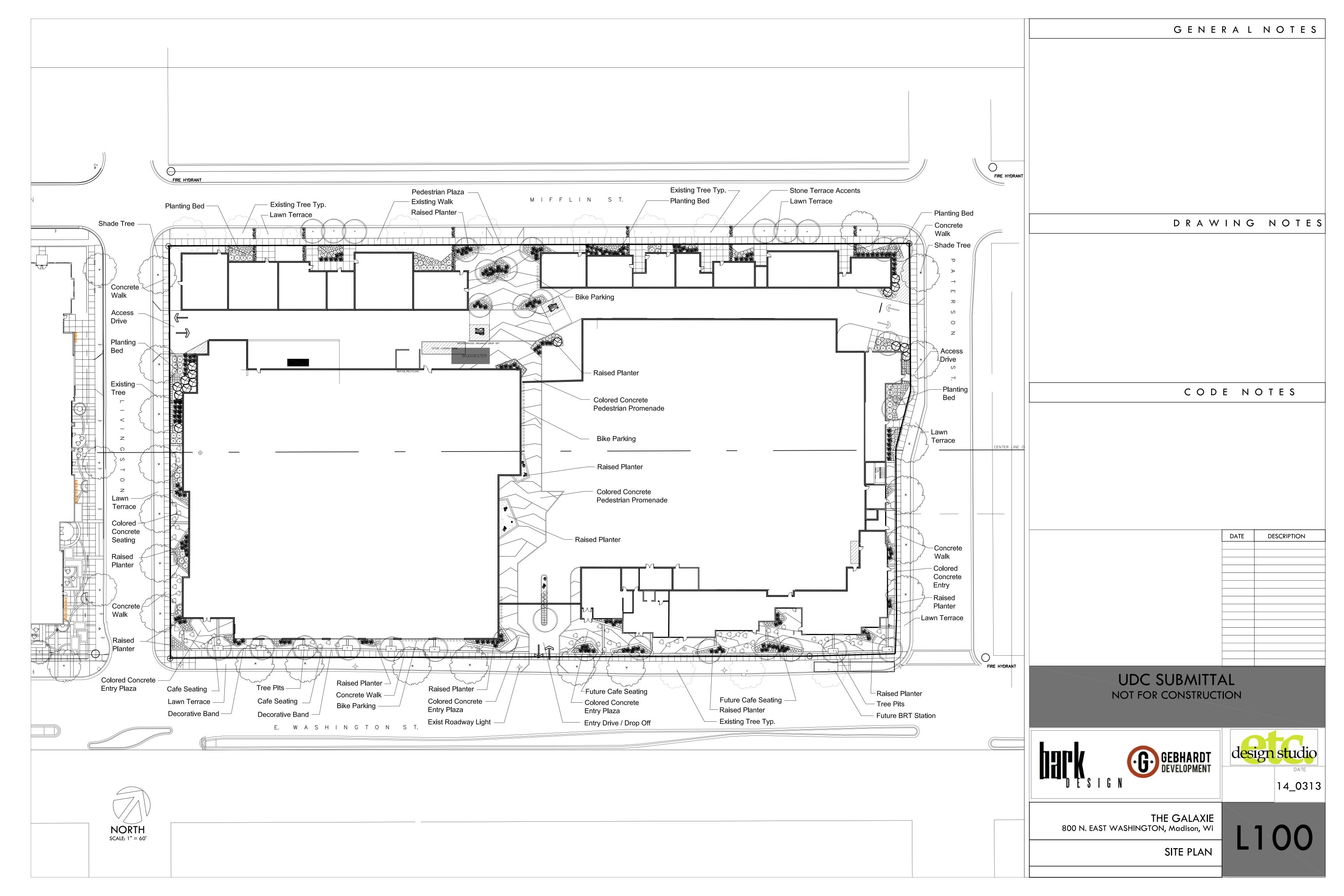


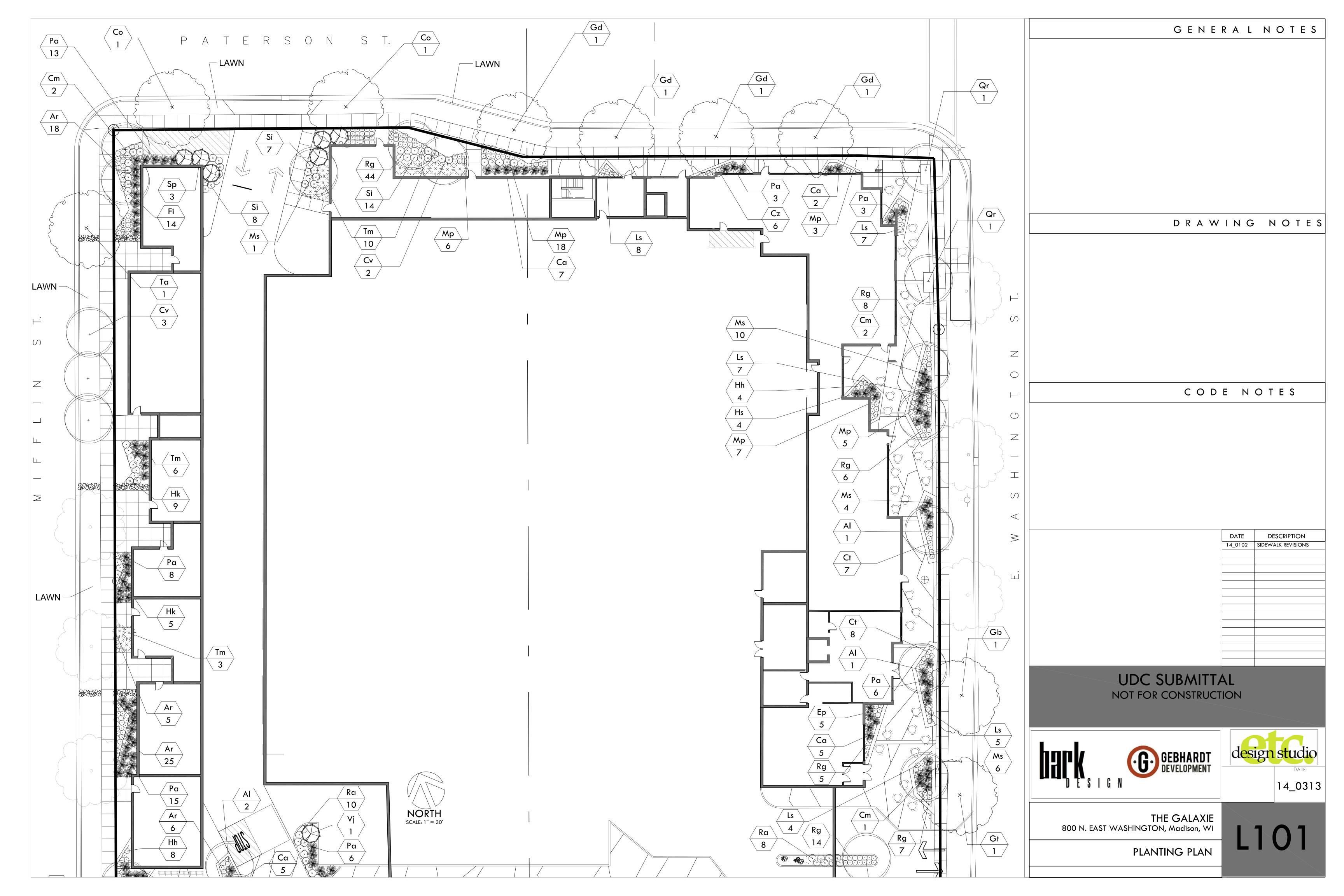


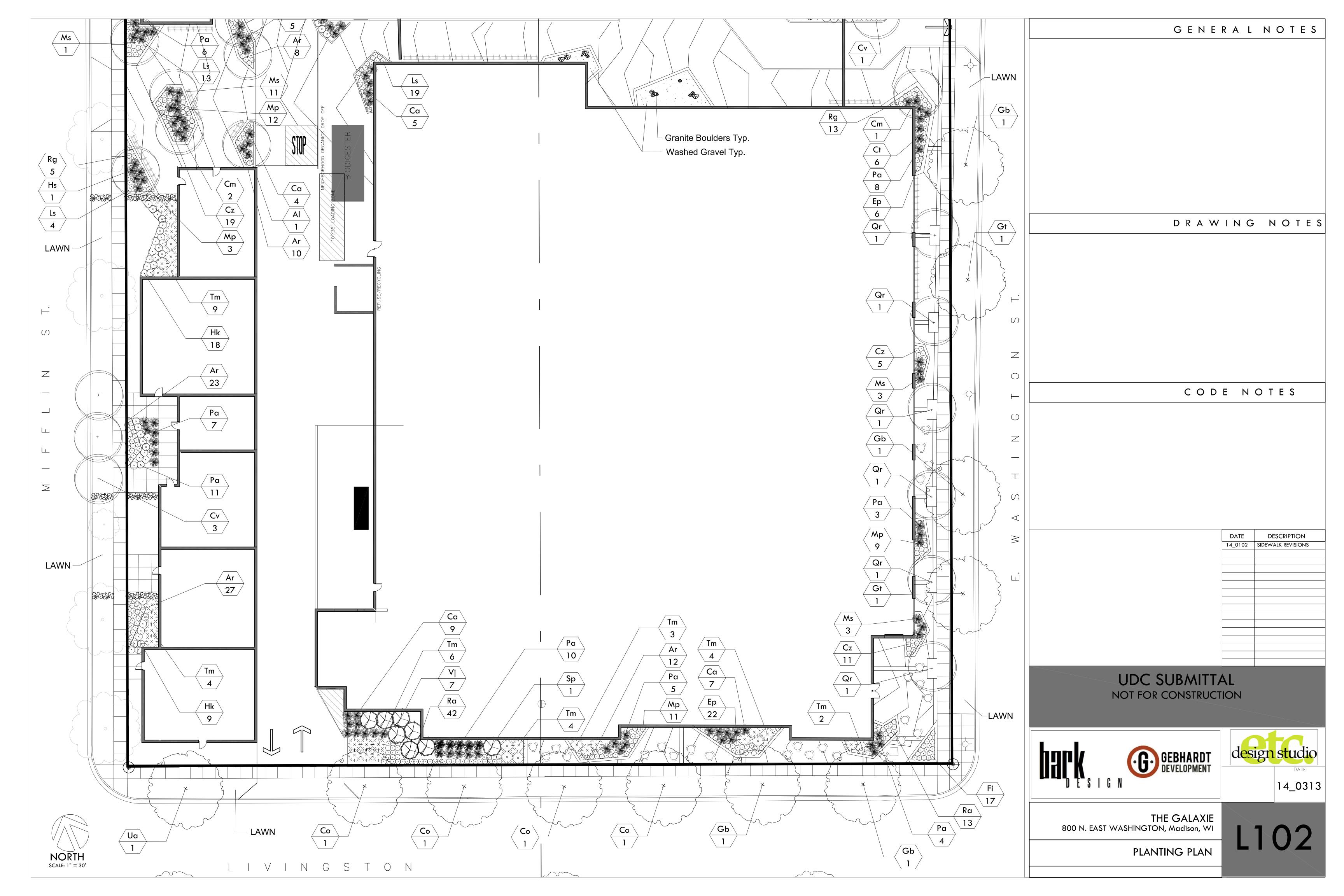


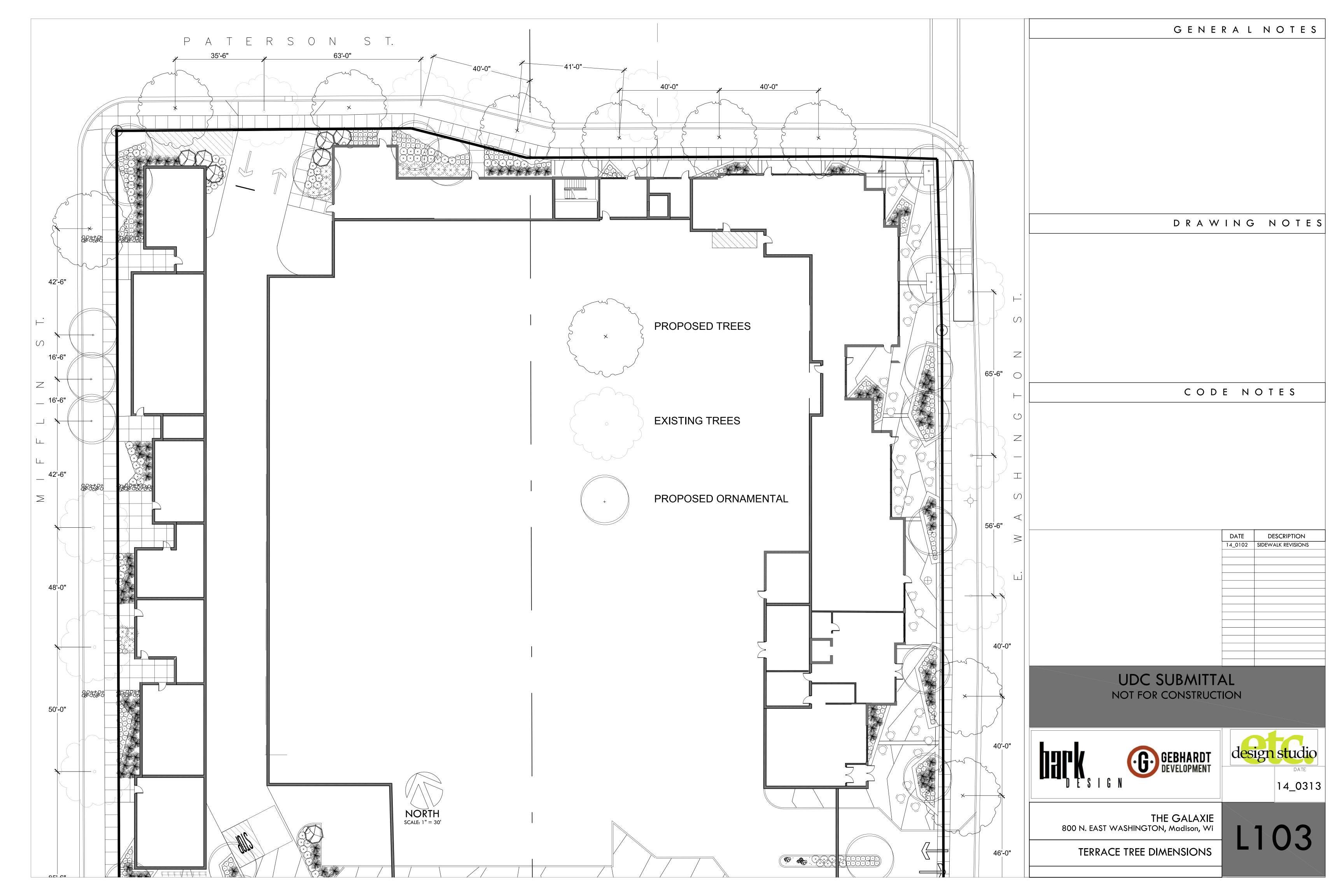


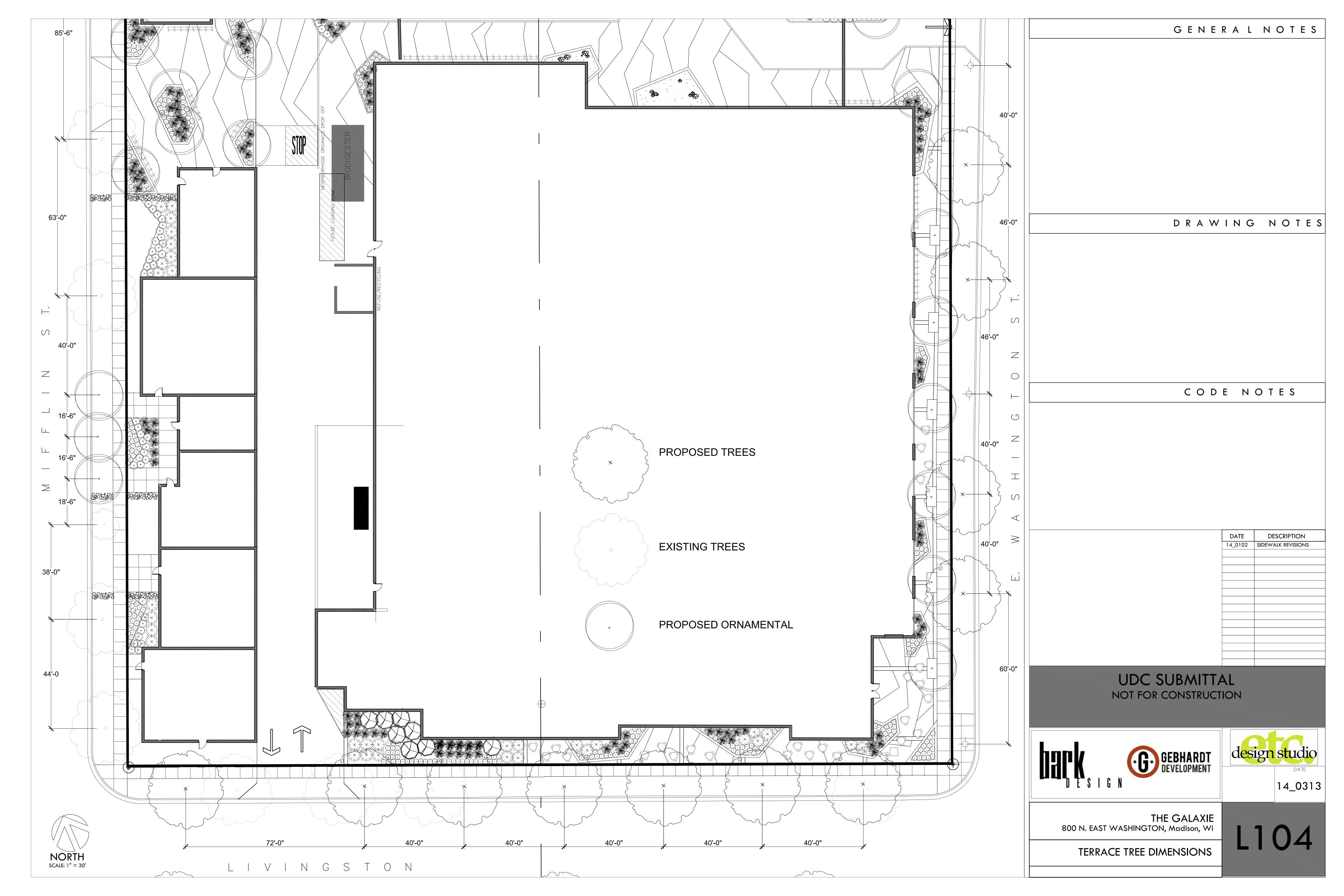


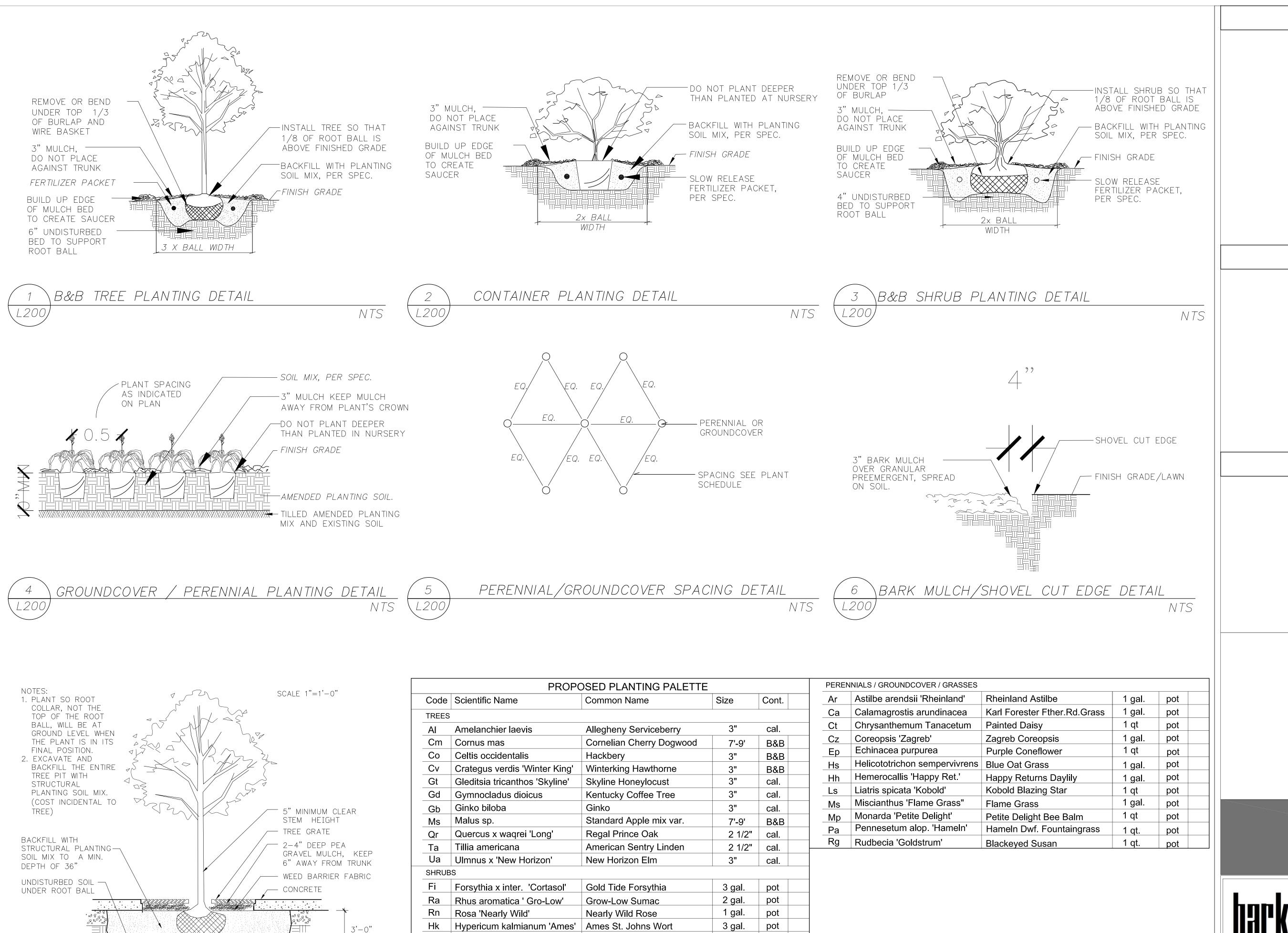












2 gal.

5 gal.

2 gal.

5 gal.

pot

pot

pot

pot

Syringa petula 'Miss Kim'

Taxus x media 'Taunton'

Viburnum x juddii

NTS

TREE GRATE PLANTING DETAIL

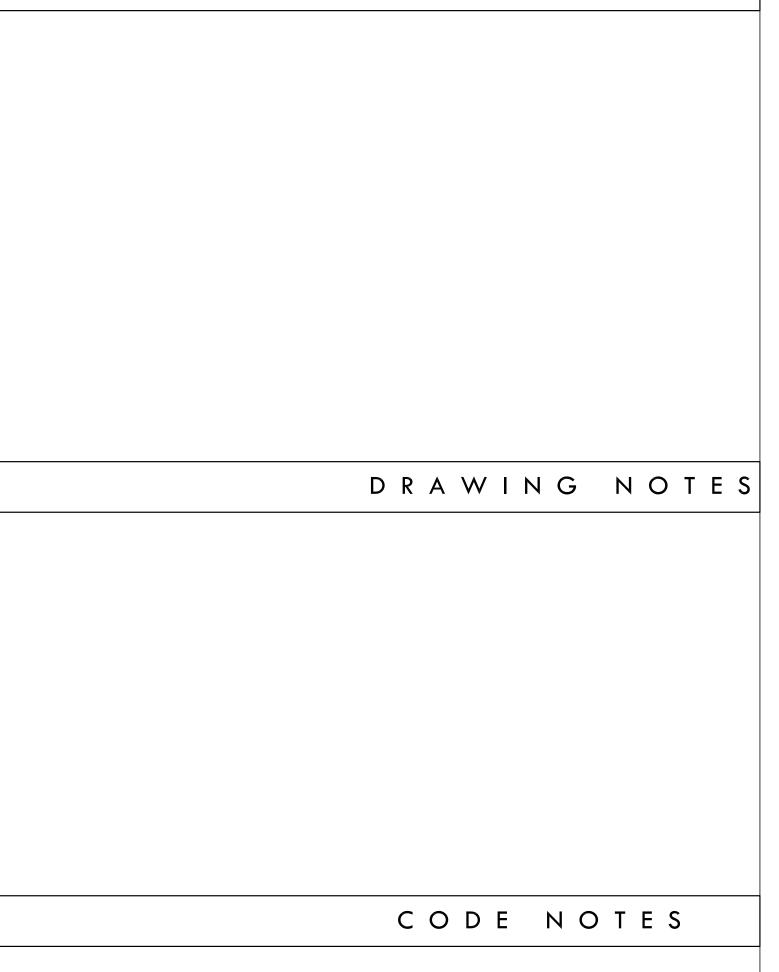
Stephanadra incisa 'Crispa'

Miss Kim Lilac

Juddii Viburnum

Cutleaf Stephanandra

**Tauton Yew** 



GENERAL NOTES

DATE	DESCRIPTION

# UDC SUBMITTAL NOT FOR CONSTRUCTION







THE GALAXIE
800 N. EAST WASHINGTON, Madison, Wi

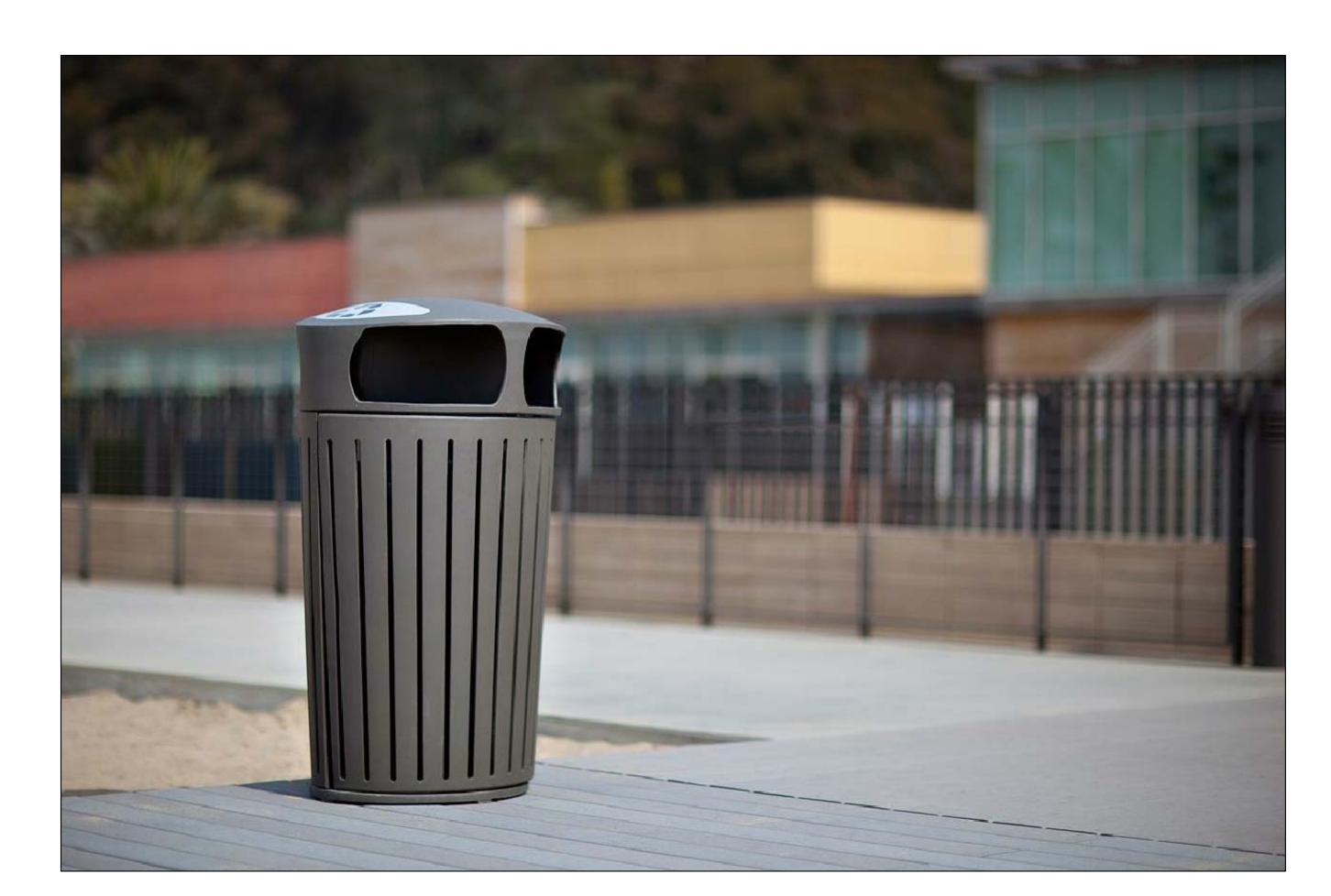
STREETSCAPE AND LANDSCAPE PLAN

L200



Bollard Light

Bench



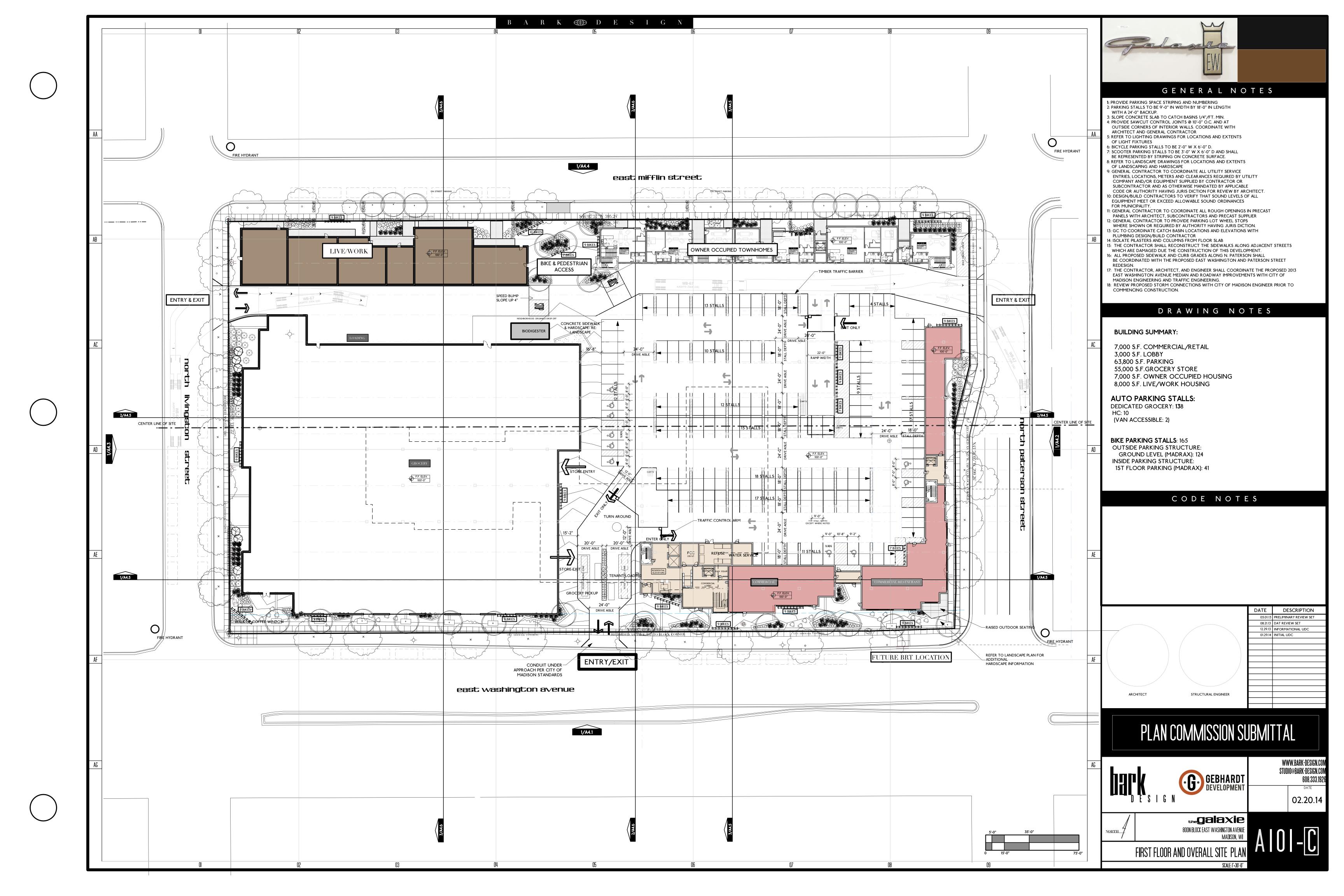
Trash Receptacle

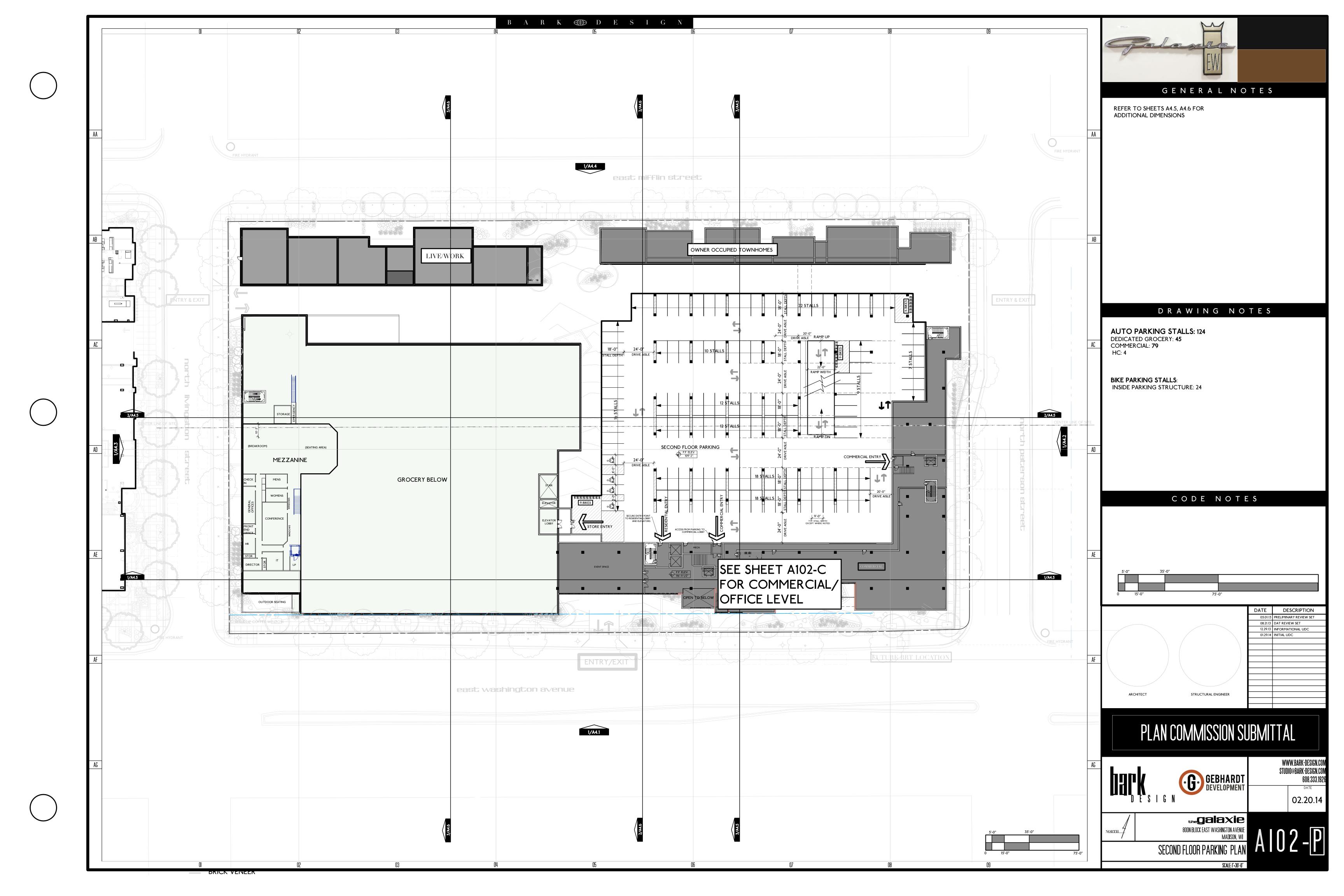


Post Light

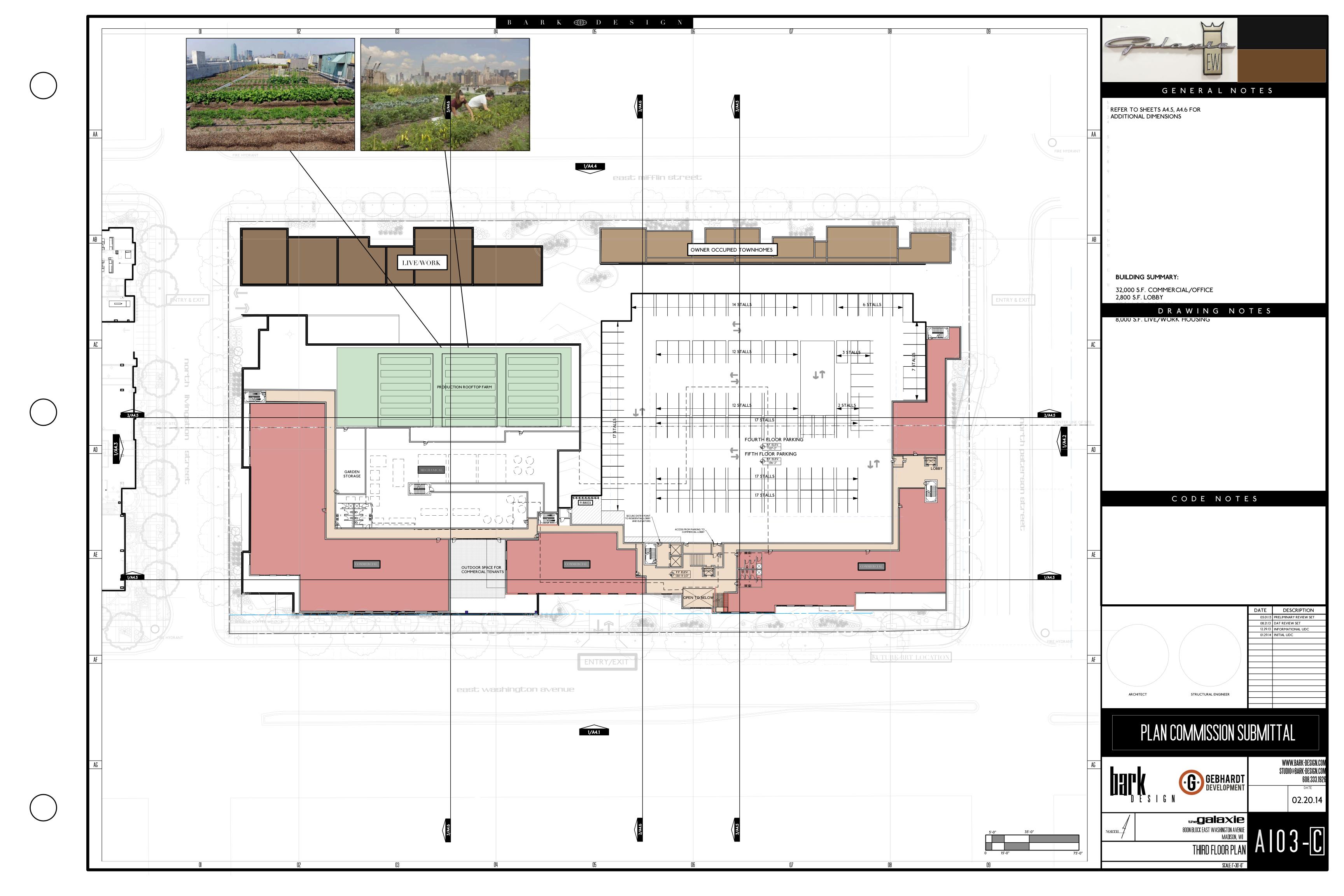
D.R.A.W	/ING NOTES
COD	E NOTES
	DATE DESCRIPTION  14_0102 SIDEWALK REVISIONS
UDC SUBMITT NOT FOR CONSTRUC	
THE SIGN GEBHARDT DEVELOPMENT	design studio  DATE  14_0313
THE GALAXIE 800 N. EAST WASHINGTON, Madison, Wi SITE AMENITIES	L201

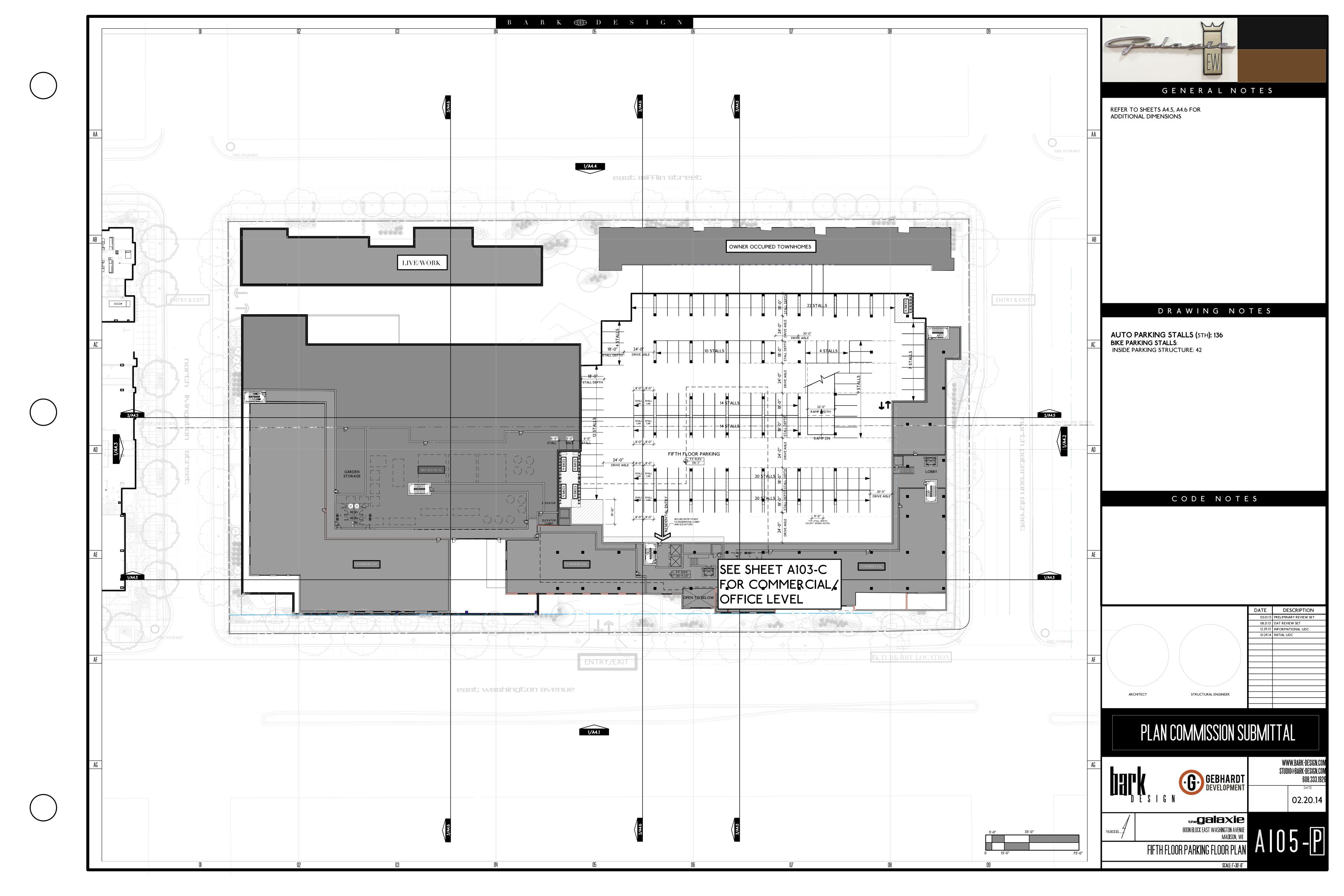
GENERAL NOTES

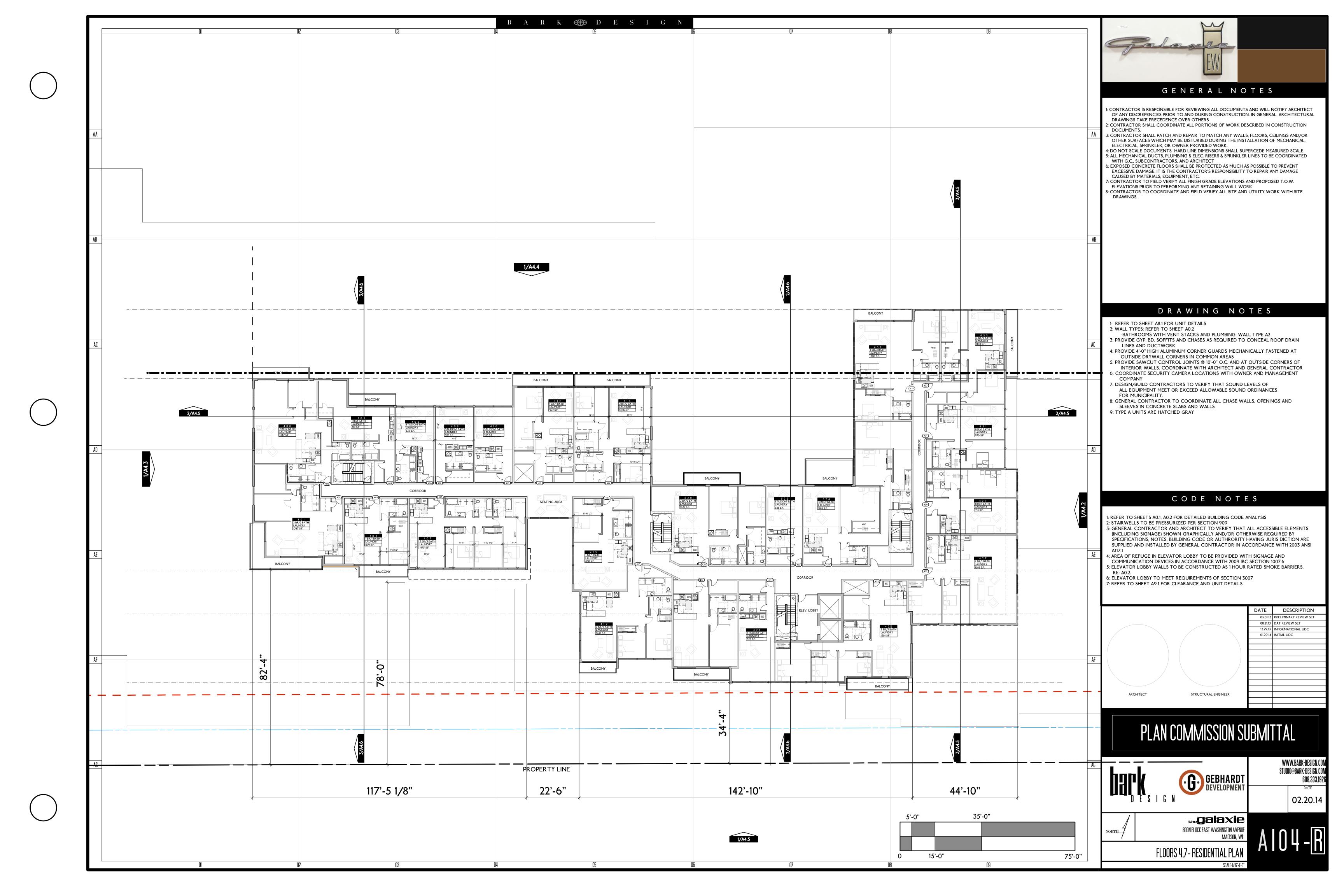


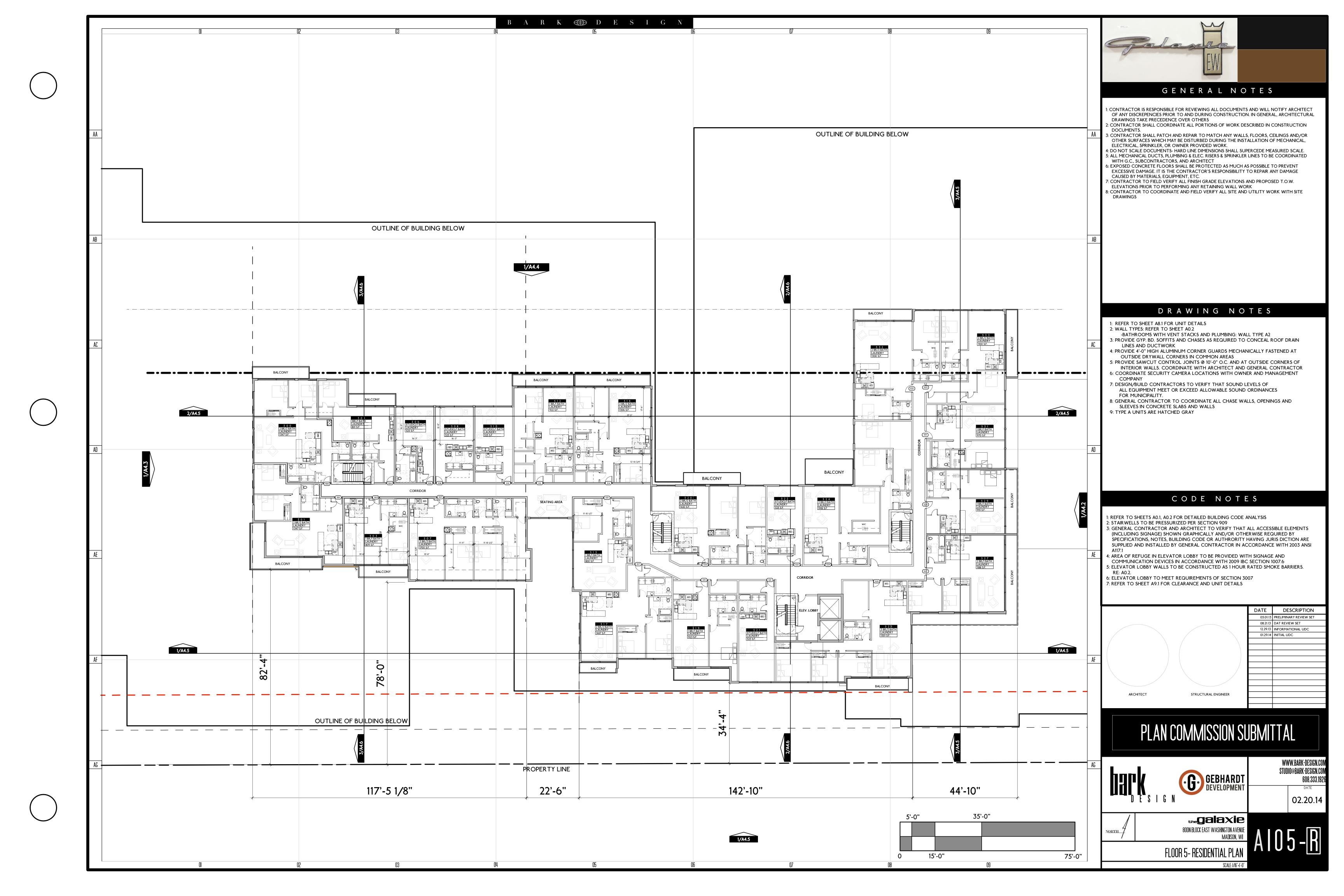


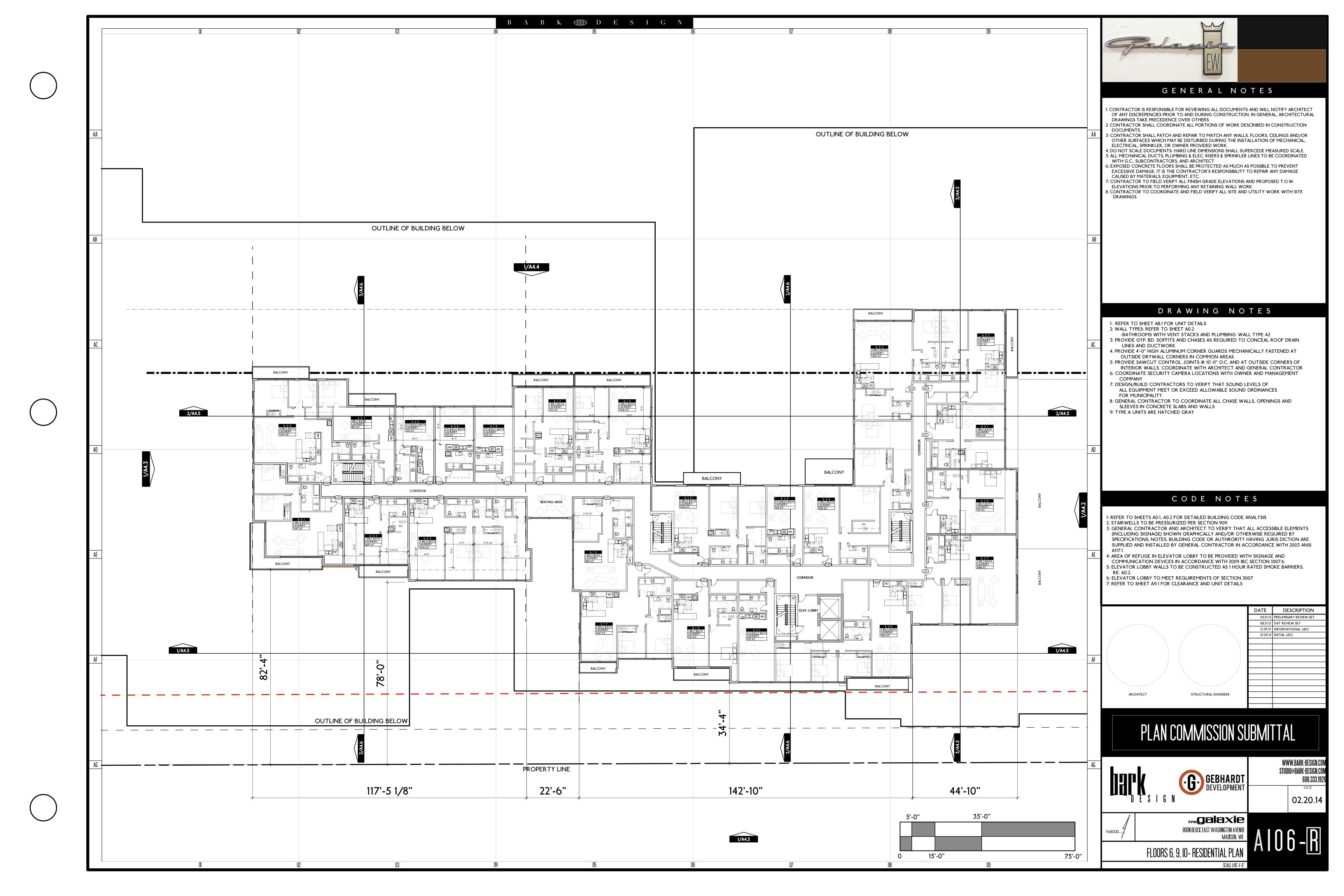


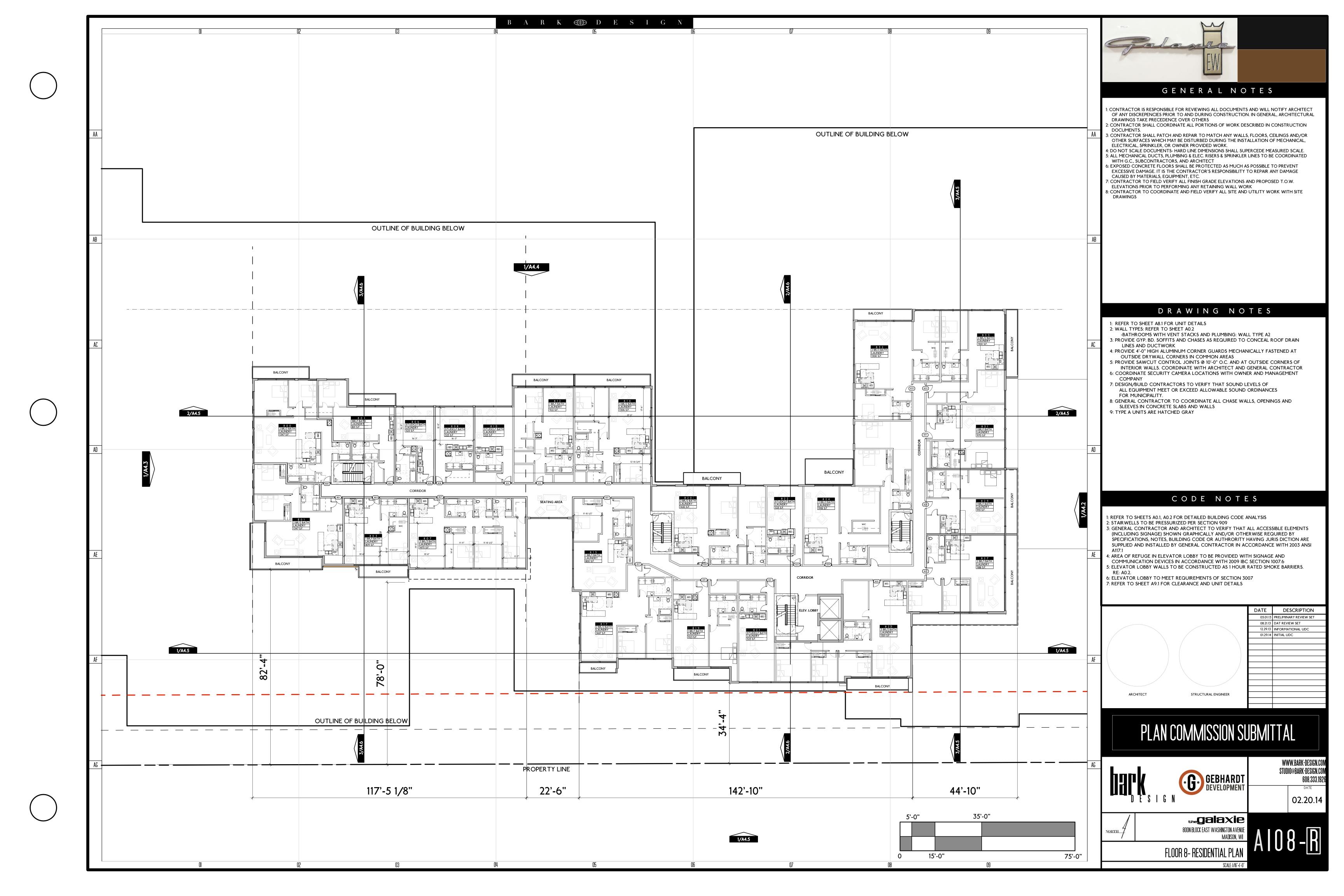


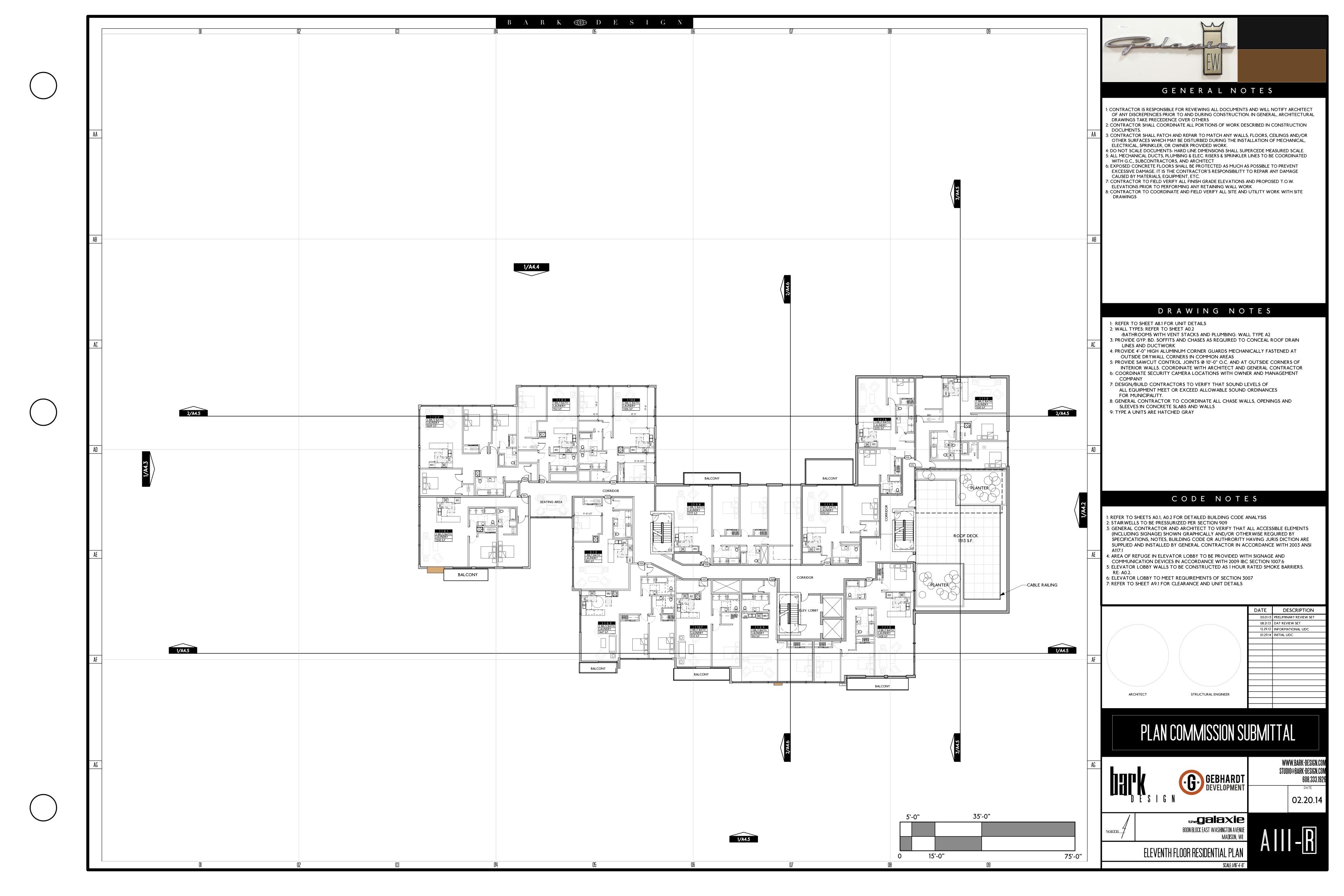


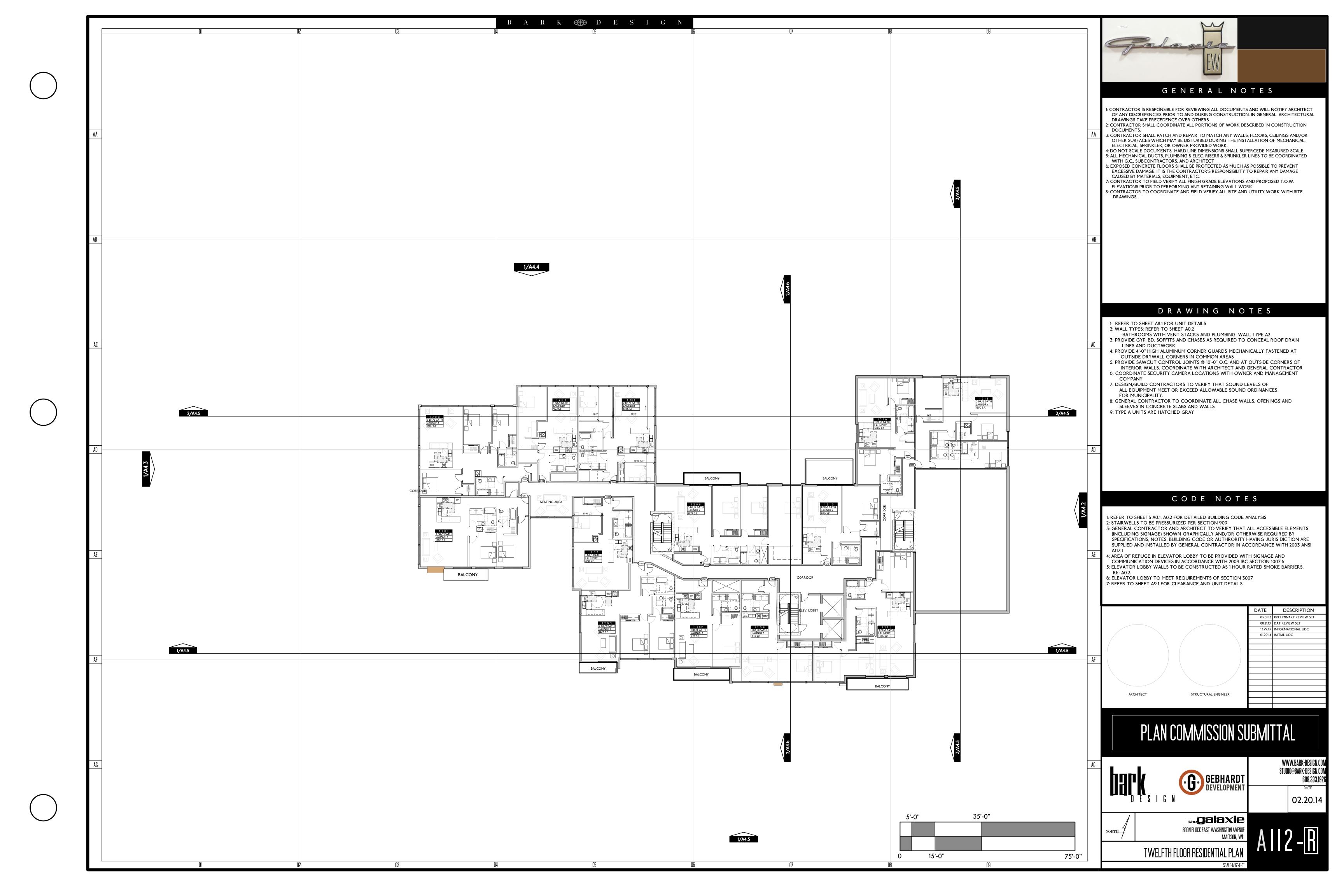


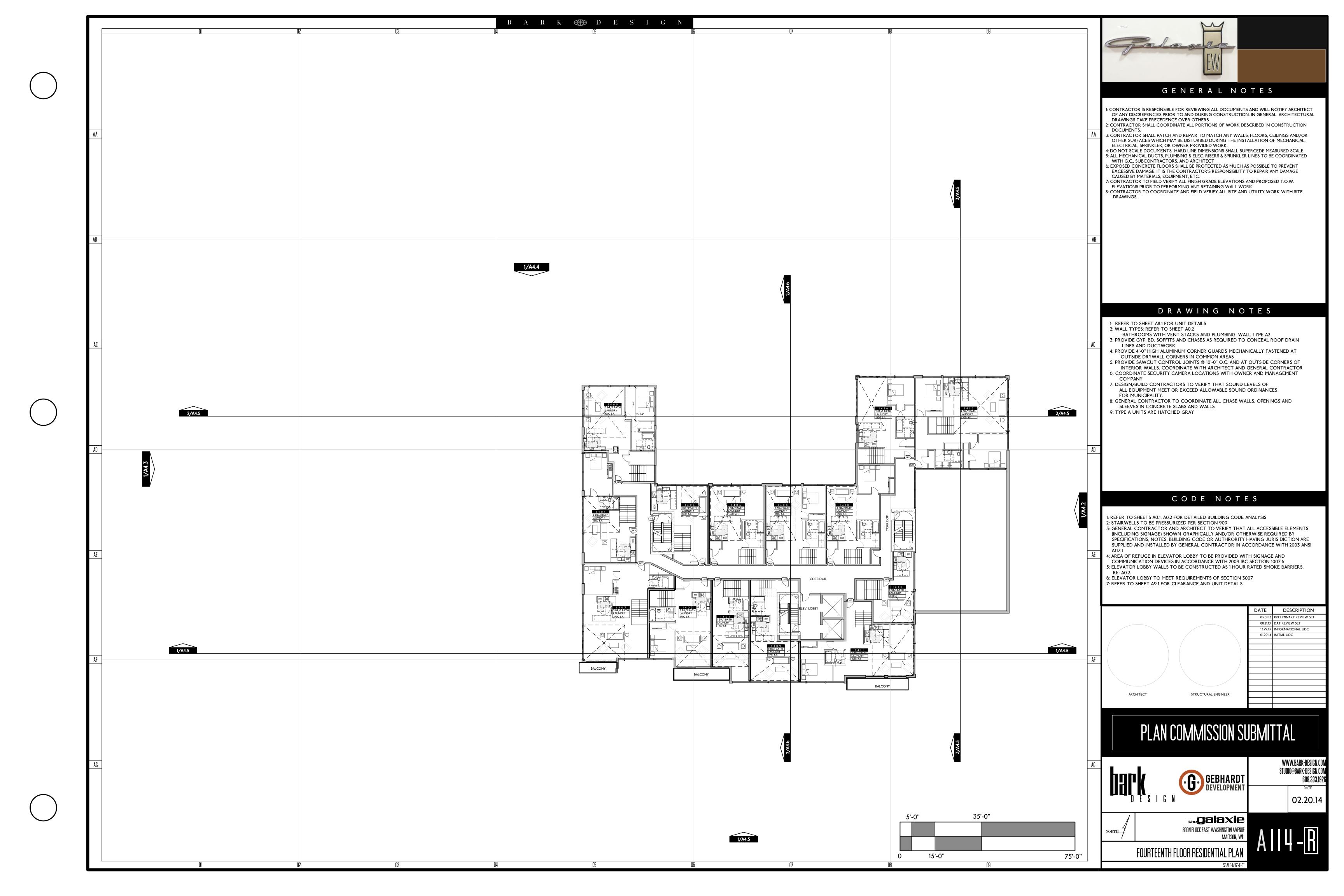




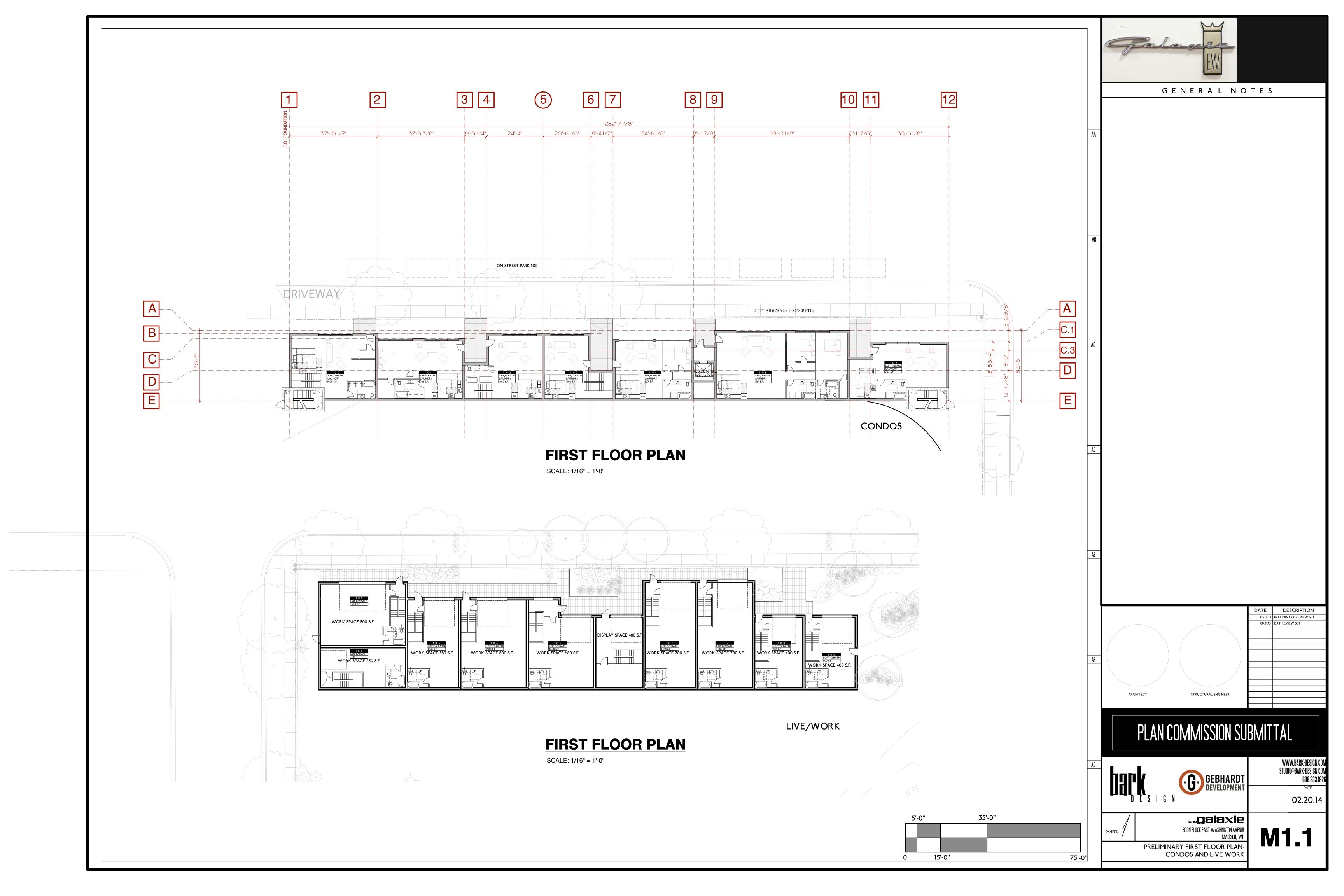


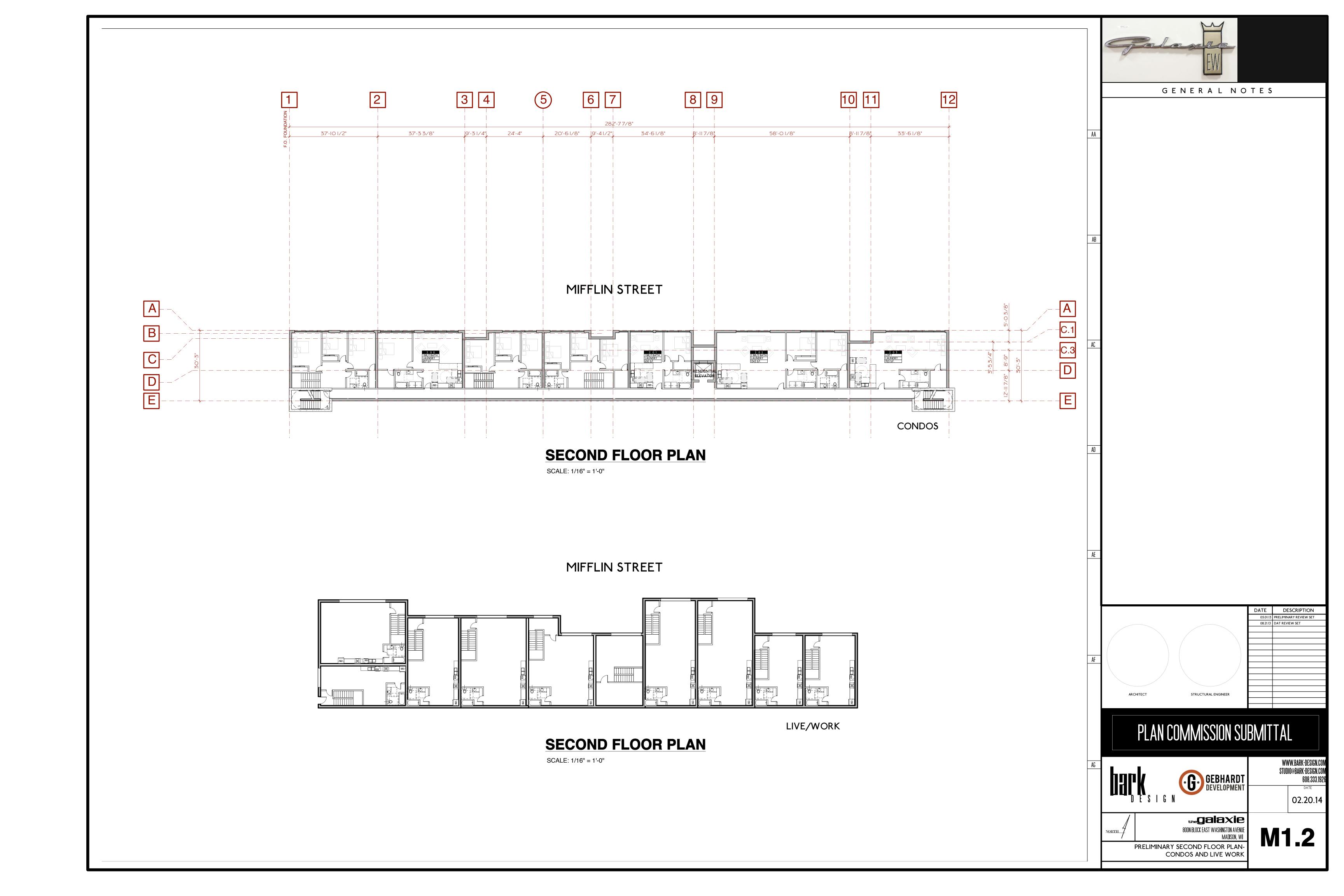


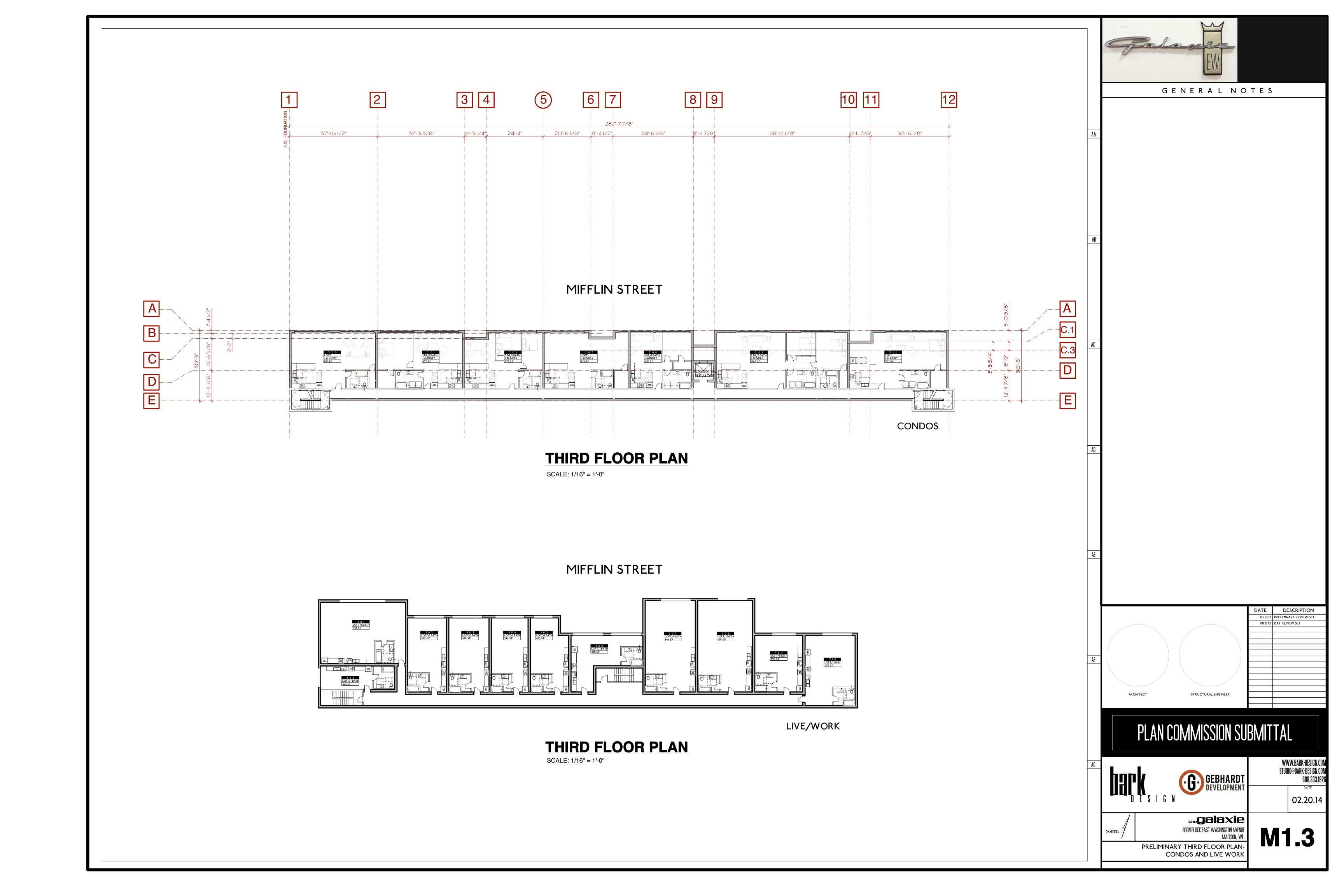


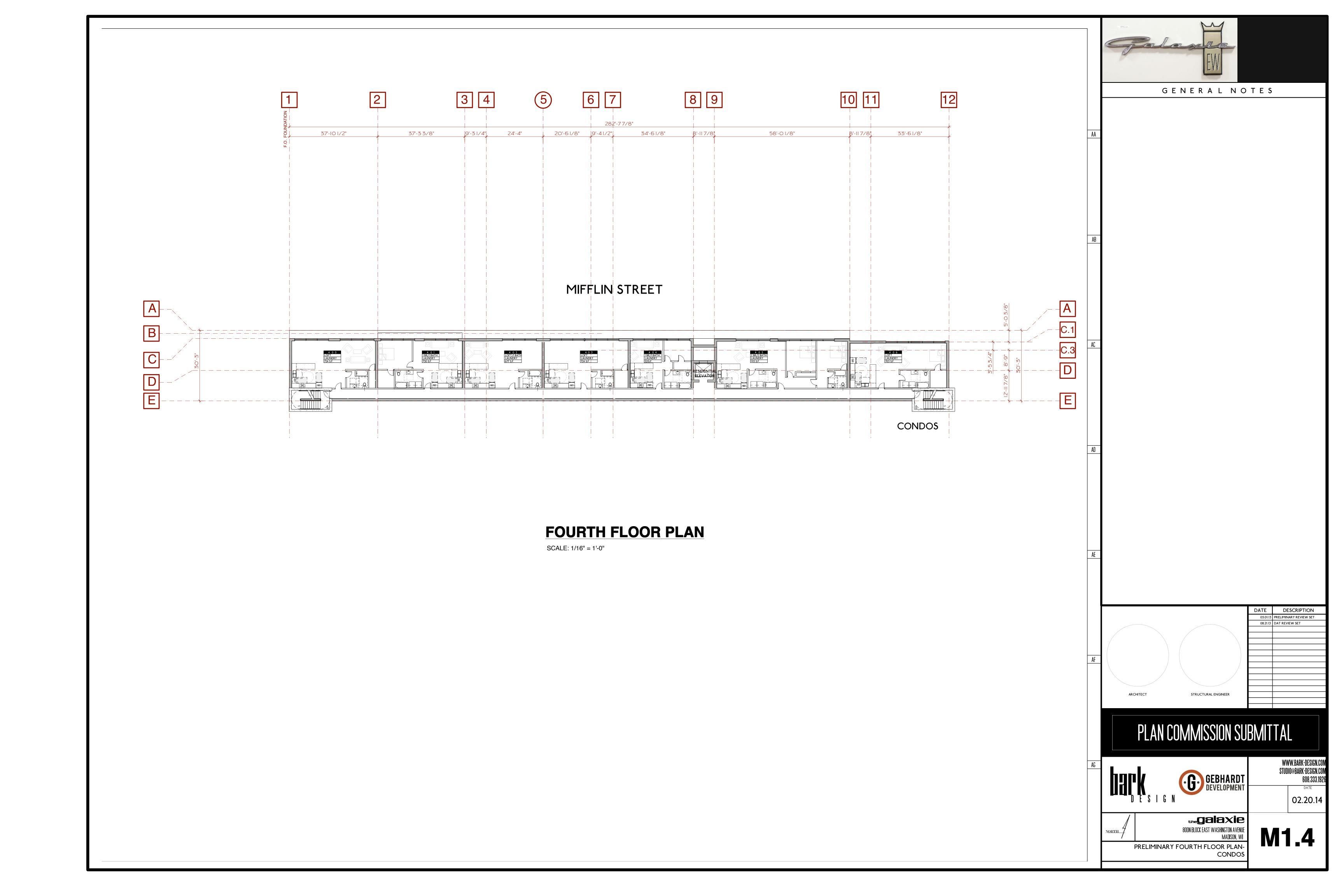


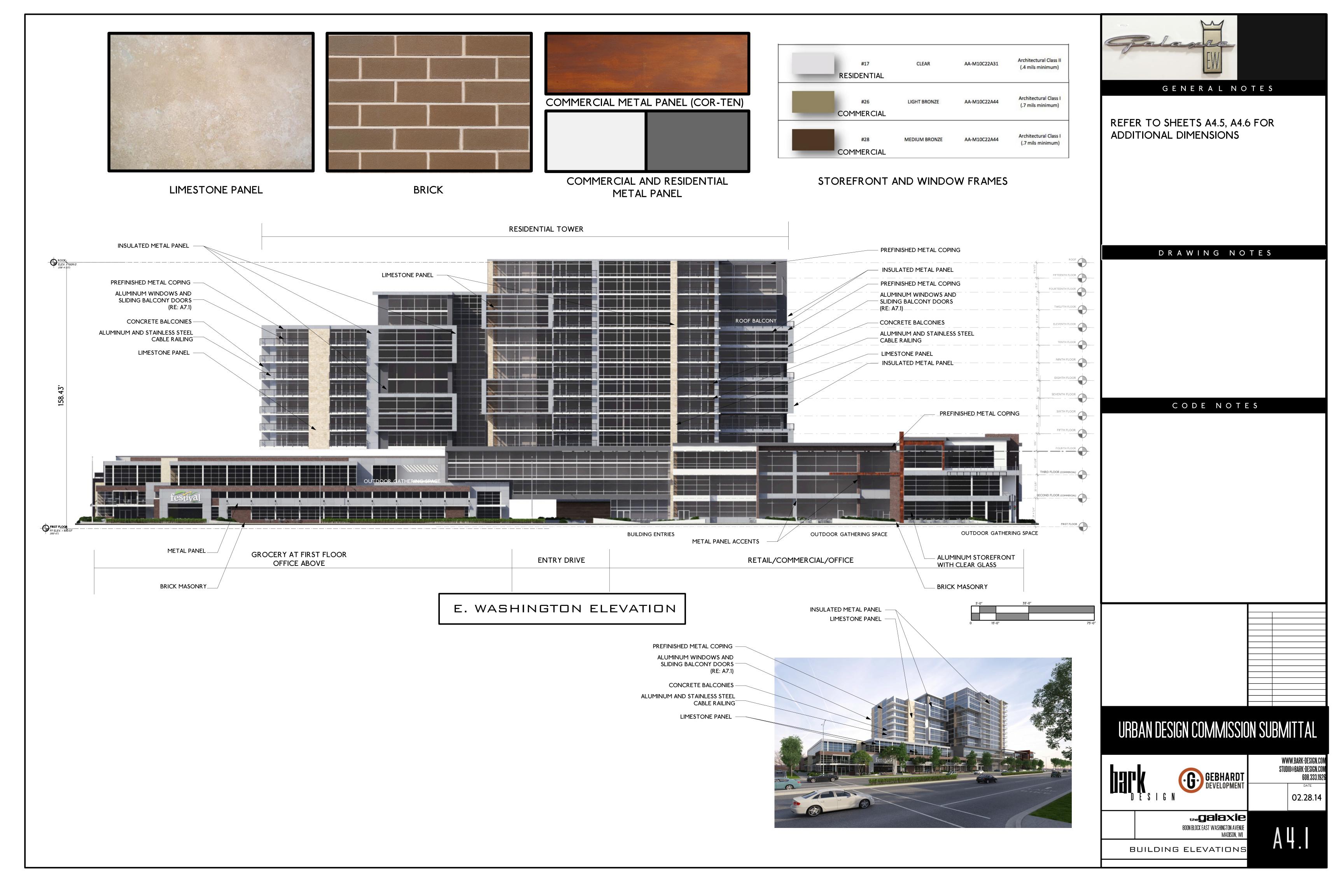






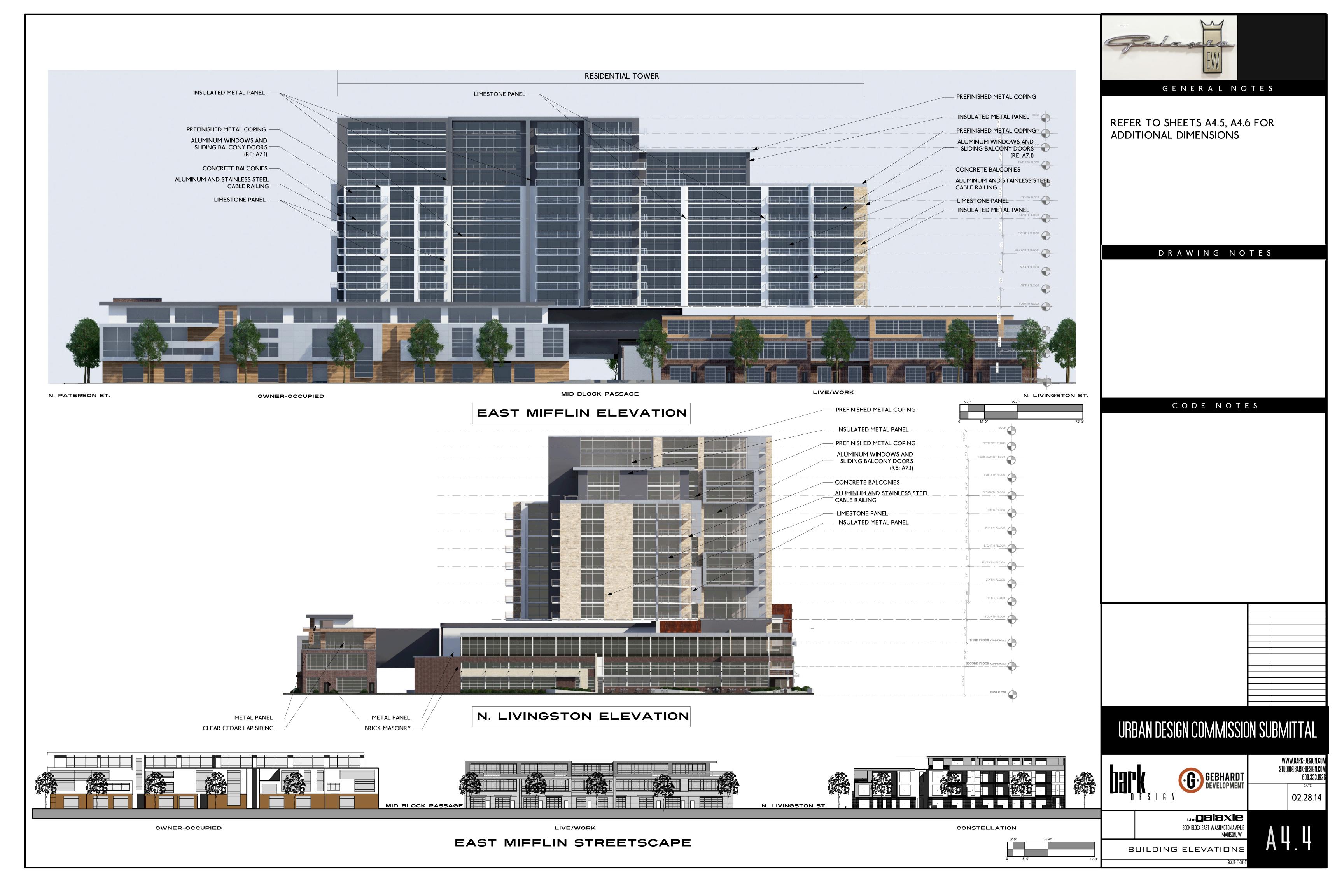


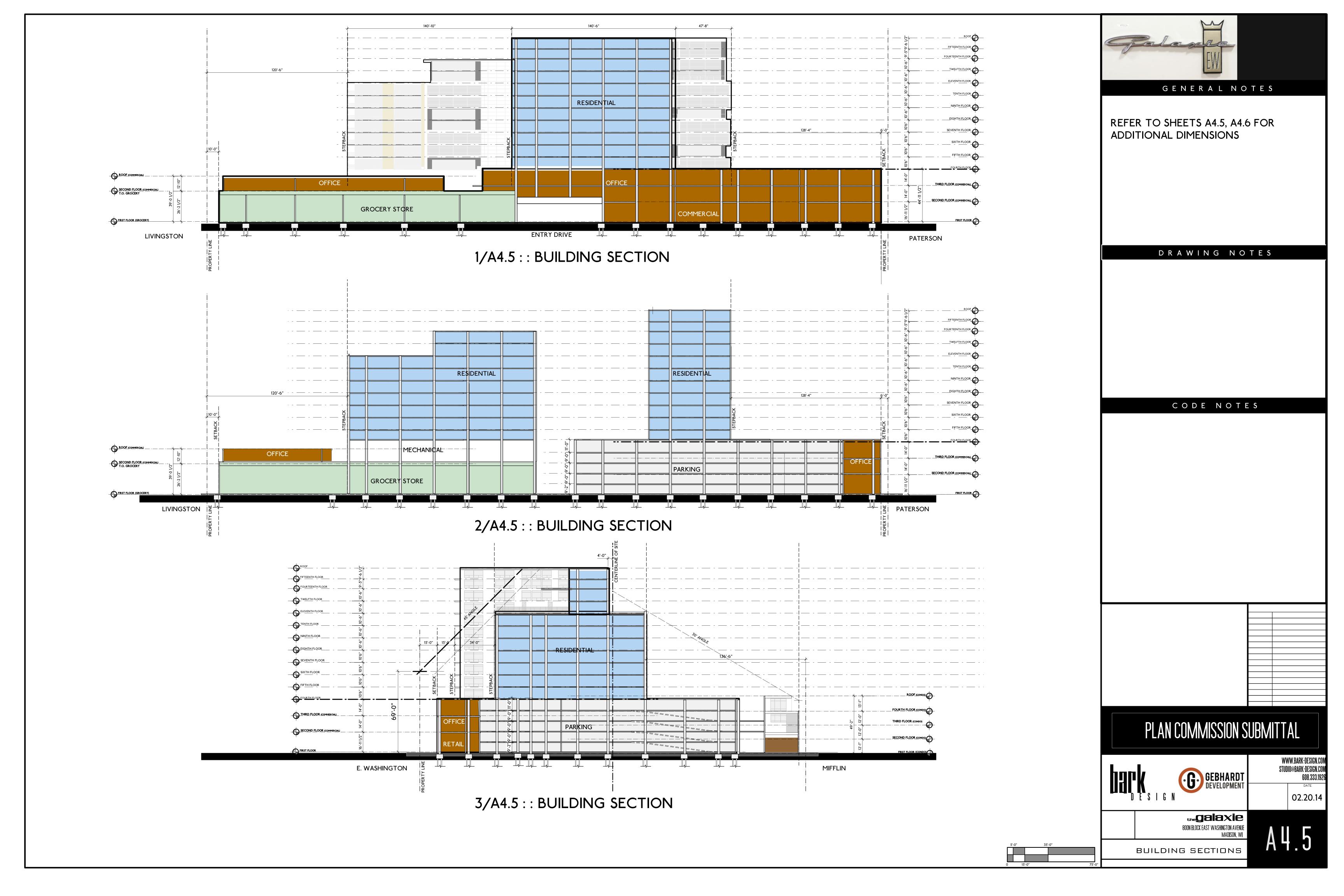


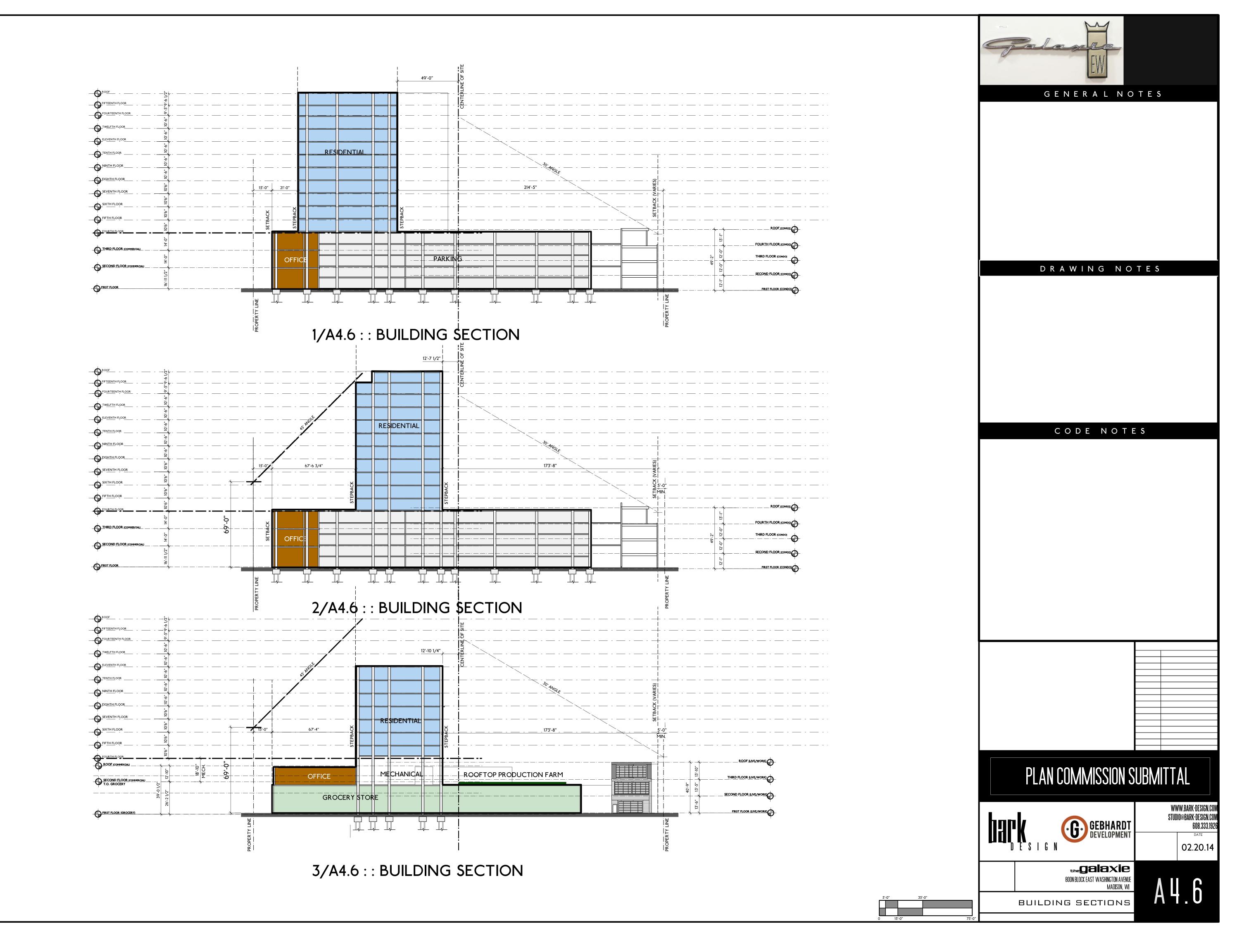


















CODE NOTES





GEBHARDT DEVELOPMENT

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

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

02.28.14







CODE NOTES





WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM 608.333.1926 DATE O2.28.14

BUILDING RENDERINGS

A4.8







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

BUILDING RENDERINGS







GENERAL NOTES

DRAWING NOTES

CODE NOTES

PLAN COMMISSION SUBMITTAL

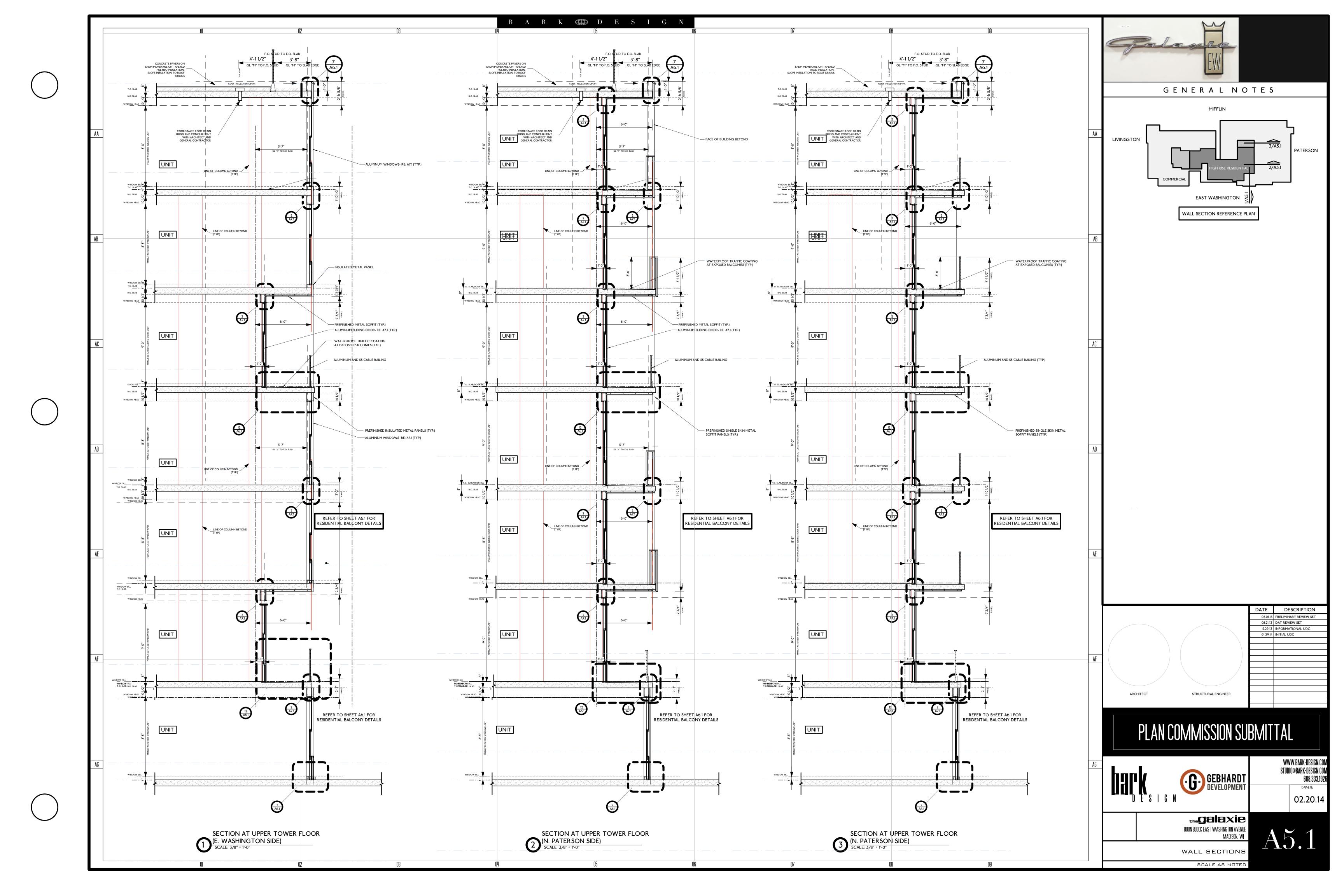


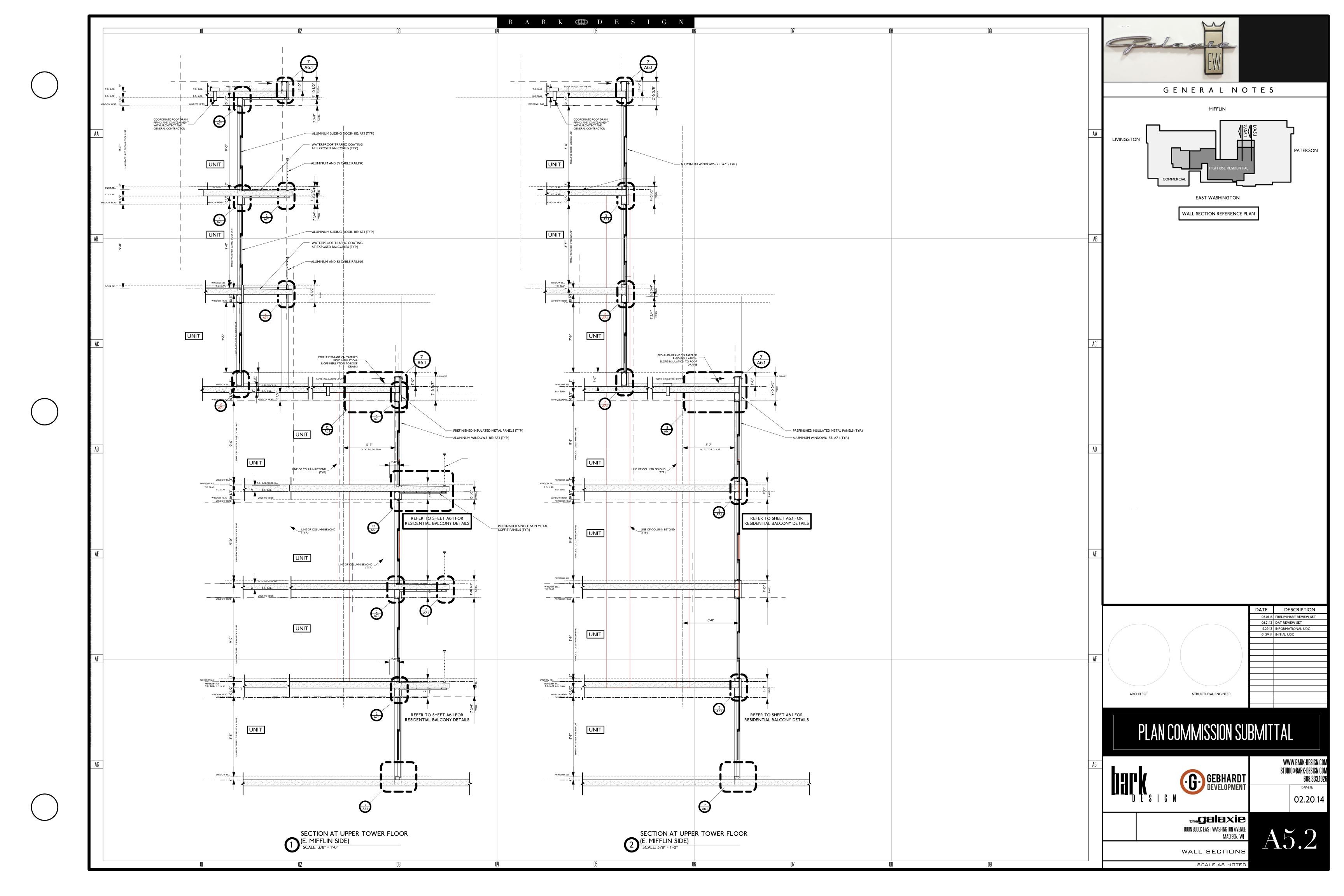


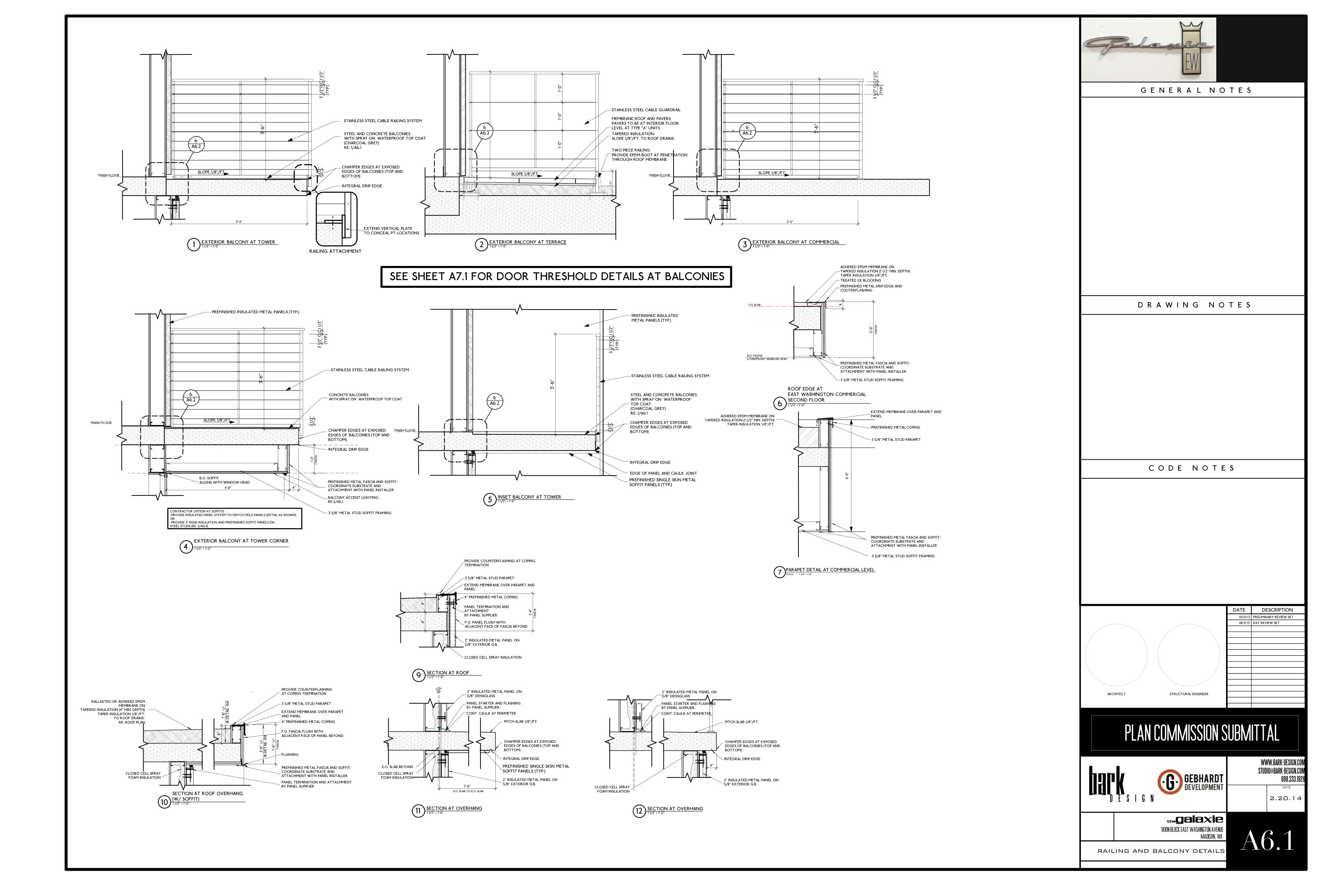
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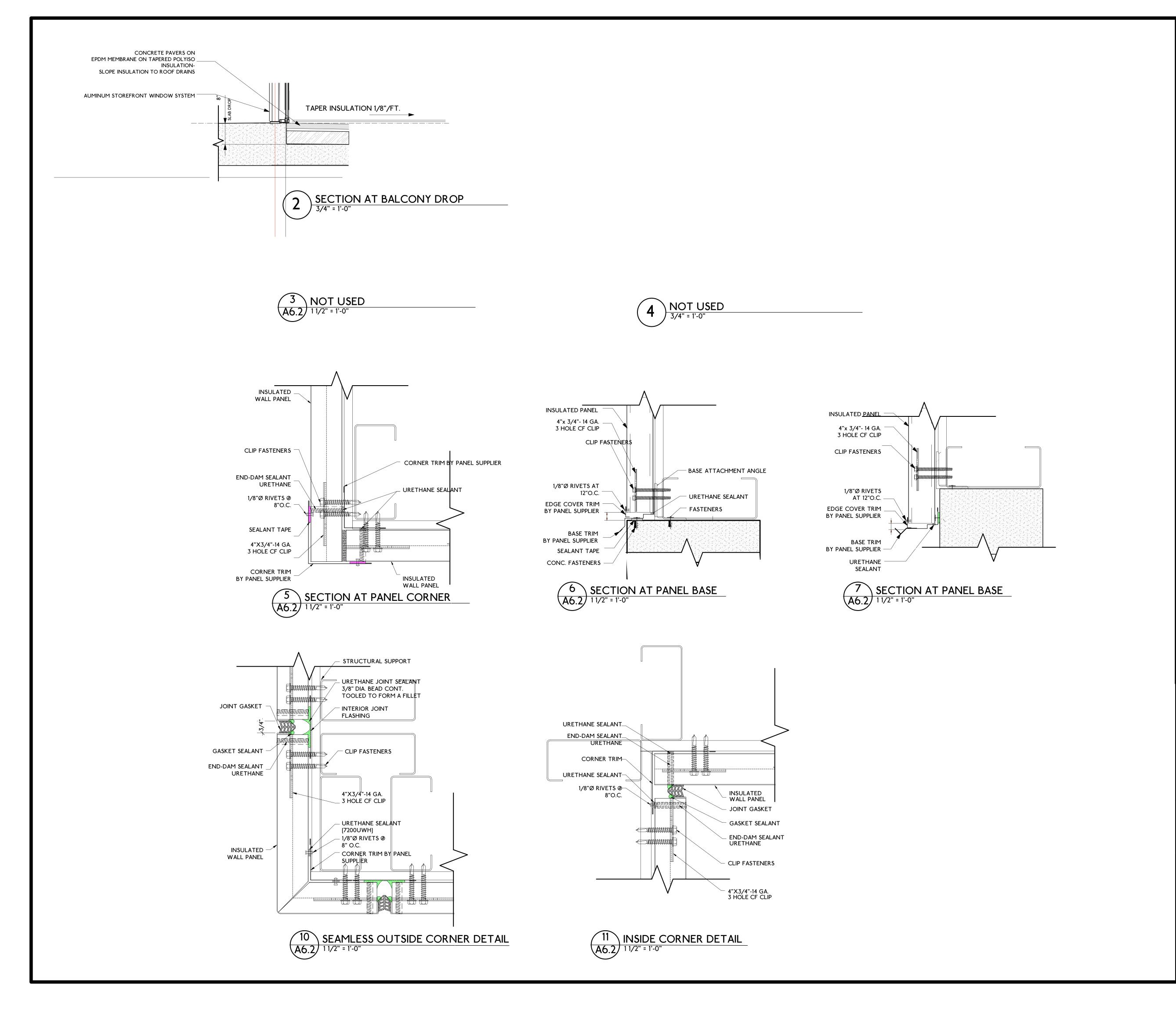
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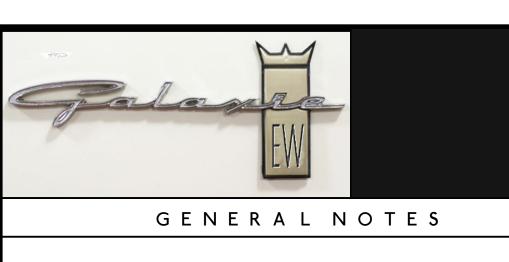
BUILDING RENDERINGS











CODE NOTES

# PLAN COMMISSION SUBMITTAL





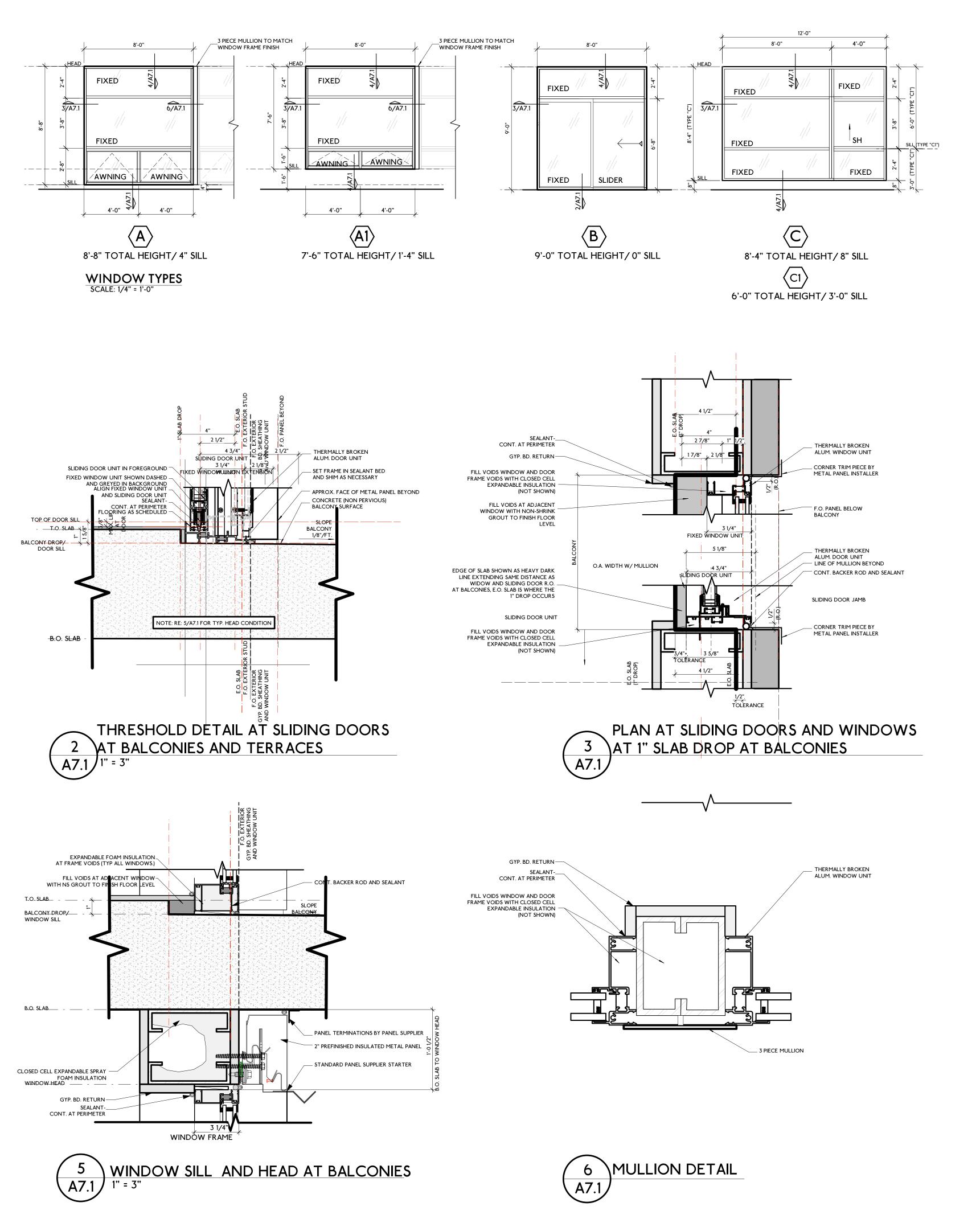
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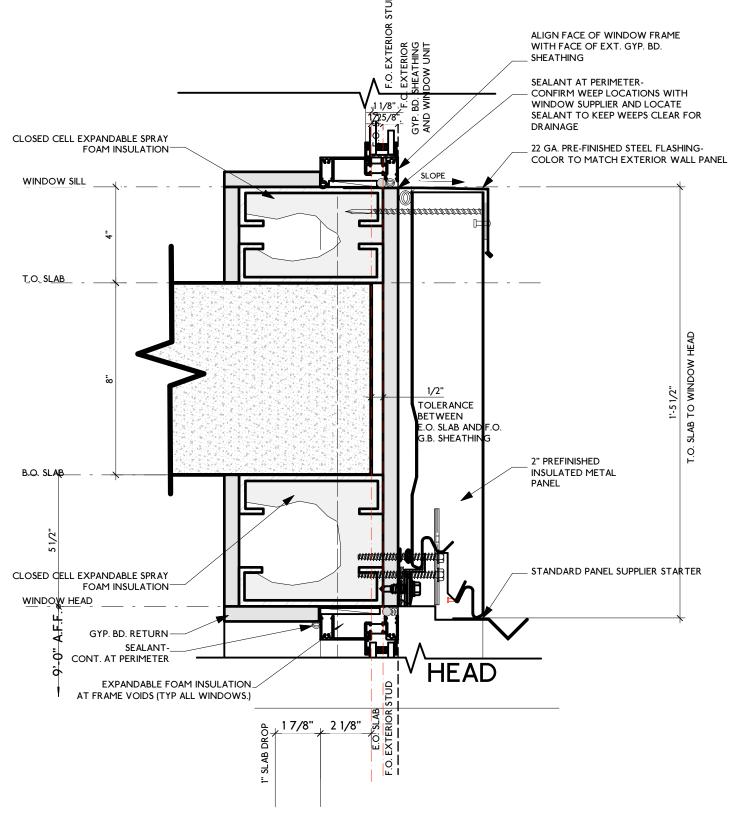
2.20.14

ETHE GAIAXIE

800N BLOCK EAST WASHINGTON AVENUE MADISON, WI

WALL AND PANEL DETAILS





4 TYP. WINDOW SILL AND HEAD AT TOWER
A7.1 1" = 3"



# GENERAL NOTES

- 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

# DRAWING NOTES

## GLAZING:

# 1" INSULATED TOTAL THICKNESS

TO EXTERIOR ROOF DECKS

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

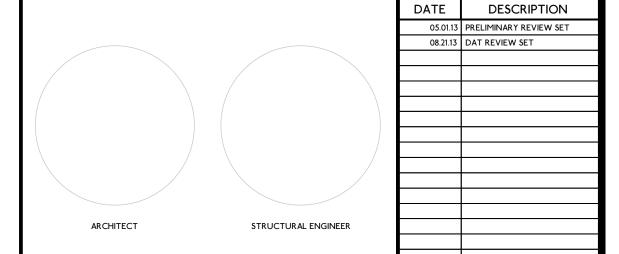
PROVIDE TEMPERED GLASS AT DOORS AND OTHER LOCATIONS PER 2009 IBC SECTION

## 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"



# PLAN COMMISSION SUBMITTAL





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

02.20.14

the **Galaxie**800N BLOCK EAST WASHINGTON AVENUE

MADISON, WI

WINDOW SCHEDULE AND DETAILS