

June 15, 2016



**PROJECT INFORMATION:**

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Owner: Otto Gebhardt, Gebhardt Development  
Project Name: the Galaxie Phase I & II  
Purpose: UDC Design Progression Submission

Location: East Washington Avenue, Madison WI  
Architect: Midwest Modern, LLC

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**PREPARED FOR:**

Urban Design Committee

**PROJECT DESCRIPTION AND GOALS:**

Following is a description of the project design progression as it has evolved from previously approved submittals. Please consider the additional descriptions below in your evaluation of their impact on the overall design of the project.

**DESIGN PROGRESSION ITEMS:**

1. Tenant entry fenestration and door alteration at Associated Bank tenant space. Addition of ATM and night deposit box within anodized aluminum frame.

**Reason:** tenant requested revision

Associated Bank (AB) will be occupying space on the Ground and 2<sup>nd</sup> floors of the Galaxie Phase I commercial space along East Washington Avenue on either side of the commercial lobby stair. AB is proposing to flip the orientation of the door and storefront glazing at their ground floor entry and to install an ATM and night drop into the storefront frame system. Two of the glazing units will be replaced by a composite anodized aluminum panel that the ATM terminal and night drop will be installed within. The panel will match the finish of the surrounding clear anodized aluminum storefront frame. The glazed area on the East Washington façade will be reduced by two glazing lites, but the requirement of 60% window at ground floor will be reduced from 61% window to 60% window. The storefront is being flipped to allow AB to access the stair directly from their ground floor suite, and provide a circulation route into the space without traversing around the ATM and night box installation. The previously proposed lightbox that displays the AB logo is now being proposed to be a painted wall with smaller AB tree logo and text. The painted wall will be set back from the exterior storefront 4 feet.

2. Revise approved storefront to accommodate fire department connection at transition between phases I & II.

**Reason:** Coordination with Madison Fire Department and Fire Protection contractor

3. Added mechanical louvers at drive aisle elevation of parking garage at 4<sup>th</sup> and 5<sup>th</sup> enclosed floors

**Reason:** Ventilation of parking garage and coordination with structural and mechanical design

Due to the enclosure of the 4<sup>th</sup> and 5<sup>th</sup> floors of parking on both phases 10 aluminum louvers are proposed to be inserted into the drive aisle elevation. The proposed locations will face a largely blank wall at the back side of the 3<sup>rd</sup> phase of the

project. The 3<sup>rd</sup> phase of the project will be of similar height as the parking structure and will therefore screen the parking and louvers from public streets from most vantage points. All louvers will be finished in a color to coordinate with the surrounding material.

4. Enlarge residential terraces at 4<sup>th</sup> floor residential floor of Phase II.

**Reason:** Provide tenants with enlarged outdoor areas.

The enlarged balconies (terraces) will be largely unobtrusive when viewed from the street due to the required UDD8 stepback, but will allow tenants an expanded outdoor living space during the warmer months. The terraces will be constructed of composite pavers and be enclosed by aluminum railings with stainless steel cables.

5. Add residential balconies at 14<sup>th</sup> floor of Phase I.

Reason: provide tenants with outdoor area.

The existing cantilevered projection roof provides an opportunity for balconies (terraces) that was not realized at time of design. These balcony additions will provide the tenants with outdoor living space during warmer months, but will be in keeping with other balcony projections on the tower. The terraces will be constructed of composite pavers and be enclosed by aluminum railings with stainless steel cables. The visual impact of the proposed change would be seeing a railing where there previously was not a railing.

Sincerely,

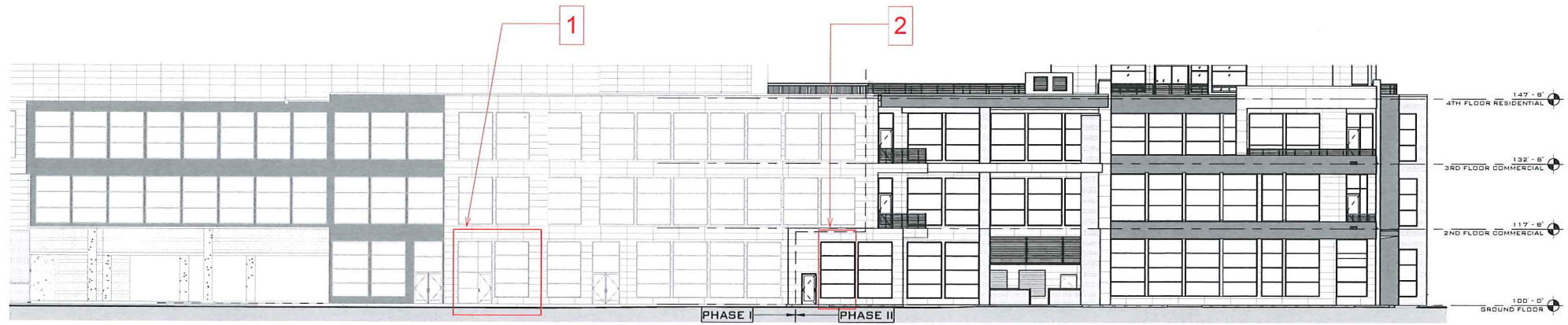


Kyle Dumbleton, AIA, LEED Assoc.  
Midwest Modern, LLC  
Architect / Principal

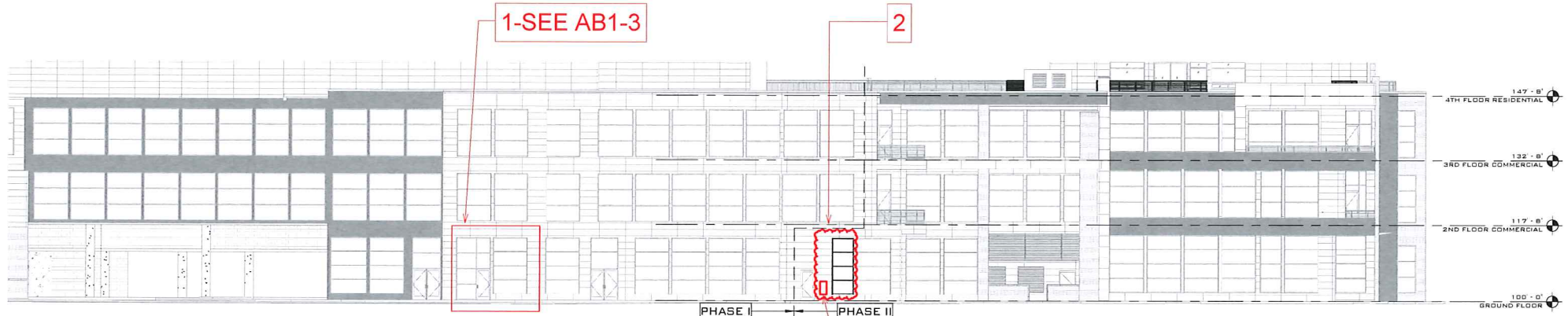
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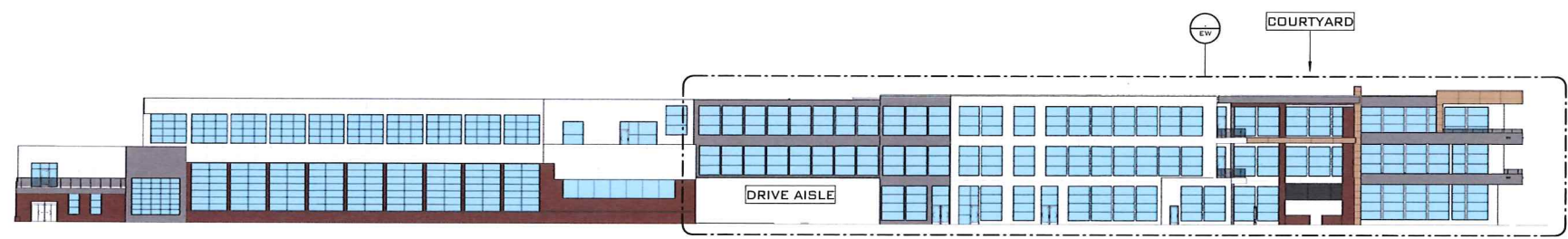
EXISTING EAST WASHINGTON GLAZED AREA = 4,823 OF 7,920=61%  
 PROPOSED EAST WASHINGTON GLAZED AREA: 4,723 OF 7,920=60%  
 \*BOTH PHASE I & II COMBINED



1 APPROVED ENLARGED PARTIAL EAST WASHINGTON STREET ELEVATION  
 1/16" = 1'-0"



1 PROPOSED ENLARGED PARTIAL EAST WASHINGTON STREET ELEVATION  
 1/16" = 1'-0"



2 OVERALL EAST WASHINGTON ELEVATION  
 1" = 30'-0"

EXISTING APPROVED ELEVATION FOR REFERENCE



- PROPOSED ITEM KEYNOTES:
1. REVISE ASSOCIATED BANK STOREFRONT/ATM/NIGHT DROP
  2. REVISE STOREFRONT @ FIRE DEPT. CONNECTION
  3. ADD LOUVERS AT ENCLOSED PARKING GARAGE FLOORS
  4. ENLARGE RESIDENTIAL BALCONIES AT PHASE II 4TH FLOOR
- (SEE COVER LETTER FOR ADDITIONAL INFORMATION)

ARCHITECT	STRUCTURAL ENGINEER

**UDC RESUBMITTAL**

	<small>06.15.16</small>
	<small>06.15.16</small>
	<small>06.15.16</small>
<small>PHASE I 600 N. BLOOMINGTON AVENUE MILWAUKEE, WI</small>	

EAST WASHINGTON PROPOSED ELEVATIONS