

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: ??? East Washington Ave. Waiting for address from Engineering
Title: Stone House Lyric Phase 3

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested October 3

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Helen Bradbury Company Stone House Development
Street address 1010 East Washington Ave, Suite 101 City/State/Zip Madison, WI 53703
Telephone 608-251-6000 Email HBradbury@stonehousedevelopment.com

Project contact person Paul Raisleger Company Eppstein Uhen Architects
Street address 309 W. Johnson Street Suite 202 City/State/Zip Madison, WI 53703
Telephone 608-442-5350 Email paulr@eua.com

Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee** *n/a for informational*
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.


Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks, Janine Glaeser and DAT on May 2018 and 9/13/18.
2. 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.

Applicant name Helen Bradbury Relationship to property Owner
 Authorized signature of Property Owner  Date 9/19/18

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



September 19, 2018

Heather Stouder
Department of Planning and Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, WI 53701

Project Description

Stone House Lyric Phase 3
No Street address yet assigned

Madison Youth Arts Consortium
No Street address yet assigned

Contacts

Owner: Stone House Development
1010 East Washington Ave, Suite 101
Madison, WI 53703
608-251-6000
Contact: Helen Bradbury
HBradbury@stonehousedevelopment.com
Rich Arnesen
RArnesen@stonehousedevelopment.com

Engineer: Vierbicher Associates, Inc
999 Fourier Drive, Suite 201
Madison, WI 53717
608-821-3950
Contact: Randy Kolinske
rkol@vierbicher.com

Landscape Design: Saiki Design
1110 S. Park Street
Madison, WI 53715
608-251-3600
Contact: Julia Schilling
jschilling@ksd-la.com

Architect: Eppstein Uhen Architects
309 W. Johnson Street, Suite 202
Madison, WI 53703
608-442-5350

333 E. Chicago St.
Milwaukee, WI 53202

414 271 5350 : main
414 271 7794 : fax

309 West Johnson St.
Suite 202
Madison, WI 53703

608 442 5350 : main

Contact: Jonathan Parker
jonathanp@eua.com
Paul Raisleger
paulr@eua.com

The parcel is located directly Northeast of the Lyric Phase 1 and 2 at the intersection of Ingersoll and East Washington Ave. This site is in Urban Design District 8, and its design incorporates the principles defined for this district. This site is currently zoned TE Traditional Employment. This project is seeking a Conditional Use under this zoning designation and is creating a project that complies with the current zoning.

The proposed project includes an 11-story building parallel to East Washington. Uses include Commercial/Retail, Office, and Market Rate Residential on East Washington with a bonus common space on the 11th floor. The proposed project also includes a 4 -story building housing the community-based Youth Arts Consortium parallel to Mifflin Street.

Urban Design District 8 Guidelines Sec 33.24 (15) (e) 12.c Upper Development Standards Bonus Stories may be granted if it determined that the provision of at least one element from subsection i or a combination of elements from subsection ii provides public benefit to warrant the additional height.

The elements or combination of elements included from subsection i and ii are:

- structured parking that includes space shared by multiple users that is available for public use by patrons of both on and off site uses.
- Publicly accessible plazas with seating and landscaping.
- Mid-block and through block public pedestrian, bike connections.

This project includes a 290-space parking ramp that is shared by multiple tenants and provides off peak parking for additional community uses, including the Youth Arts Consortium. Publicly accessible plazas with seating and green space are located at the main entries at the corner of Ingersoll and Mifflin Streets and Ingersoll and East Washington Avenue. A mid-block public access drive is located between Phase 3 and the original phase 1 for bike, pedestrian, and vehicular traffic.

Amendment to Section 33.24(15)12.b.ii of the Madison General Ordinance to allow for the construction of and 11th floor community room on top of a mixed-use building sponsored by Ledell Zellers reads “Three (3) bonus stories on Blocks 10a,10b,11a,11b,12a,13a, and a third bonus story on up to 10% of the area of Block 4b.” The bonus story proposed is located on Block 4b in UDD 8. Phase 1 of the development of Block 4b was awarded a bonus story. The uses that are presenting themselves on the lower levels will benefit the surrounding community are driving the need for a shared building amenity space on the 11th floor of up to 4,700 sf.


Materials on the mixed use building on East Washington will be predominantly masonry with accents of metal panel. Larger glass areas will occupy the corners and 10th floor. Glass railing balconies will race the East Washington façade. The mix of materials will clearly identify a base, middle and top expression with the 11th floor bonus being set back from the predominant street facade.

The Youth Arts Consortium borders Mifflin Street providing classrooms, offices and performance spaces for youth ages Pre-K to High School. The Consortium is a partnership between the not for profit organizations of Madison Youth Choirs and Children's Theater of Madison. The building will provide a permanent home for these organizations for rehearsals and after school education programming and administrative offices. The four-story building conforms to the zoning setbacks and angle cut-offs as outlined by UDD 8. As indicated in the Phase 2 of the Stone House project, the 39' three story height sets the point at which a 30 degree angle up to 8 floors outlines the buildable area. The program uses will require a conditional use under the TE zoning.

Exterior materials for the Youth Arts Consortium are a mix of glass and cementitious wall panel with accents of metal panel. The forms, colors and textures resonate with the creative nature of the mission and vision of the organization. An entry plaza at the corner if Ingersoll and Mifflin provide a buffer zone between the street and main entry. The roof portion of the lower section parallel to Mifflin will have a green roof and patio. Performance spaces on the 4th floor will have access to a common space with access to a roof plaza on the top level of the parking ramp.

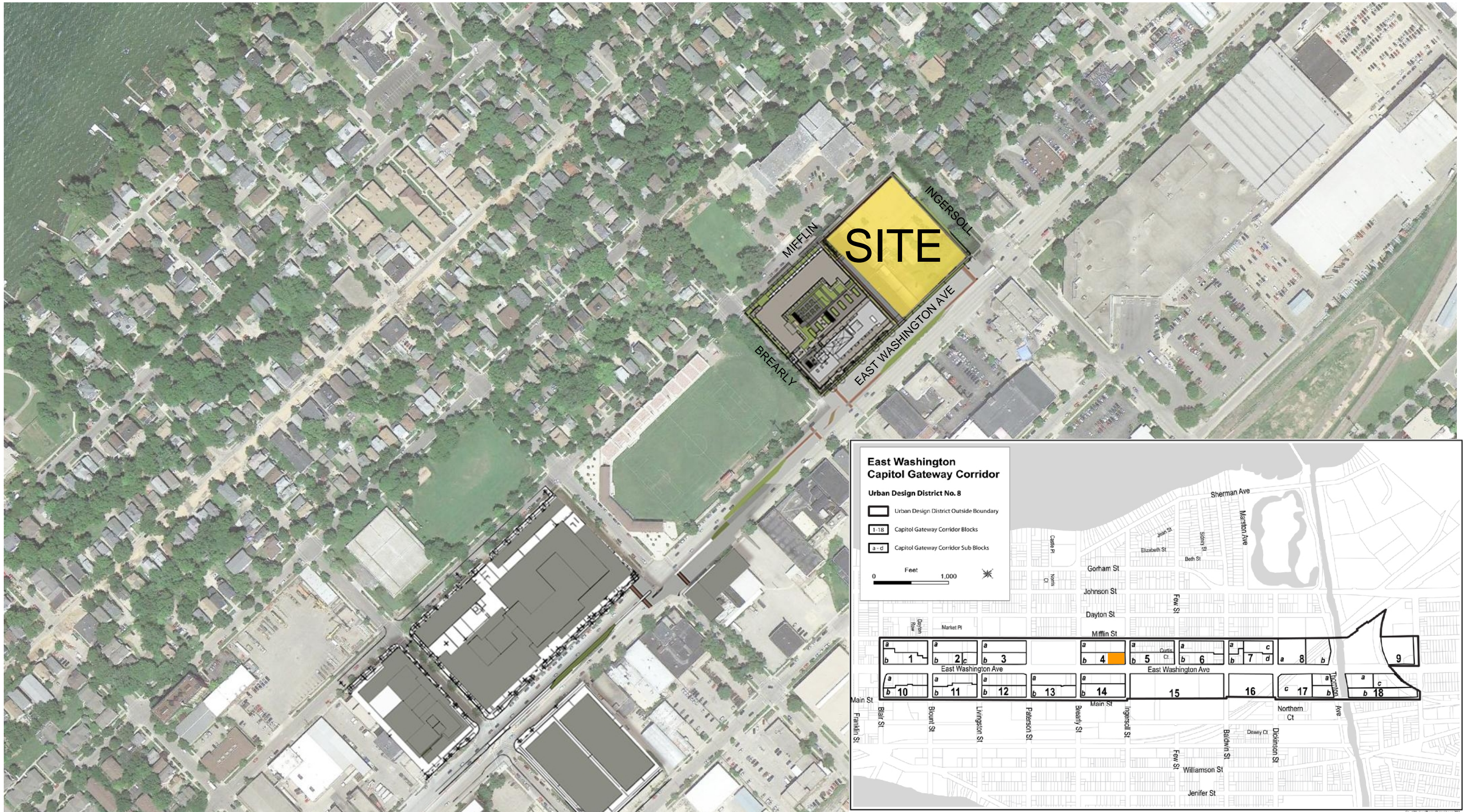
Construction is anticipated to begin March 2019.

Sincerely,



Paul Raisleger

Sr. Design Architect



(Am. by ORD-12-00053, 4-25-12; ORD-14-00080, 4-16-14)

SITE LOCATION

STONE HOUSE DEVELOPMENT, PARCEL 3

19-Sep-18
718185-00

BALCONY

	USABLE TENANT SPACE			FLOOR COMMON AREA	BUILDING COMMON AREA	APARTMENTS		VERTICAL PENETRATIONS	PARKING	GROSS AREA PER FLOOR	EXTERIOR AREA	YAC GROSS AREA PER FLOOR
	GSF	NSF OFFICE	% Eff	GSF	GSF	GSF	# OF UNITS	GSF	GSF	GSF	GSF	GSF
1ST FLR	12,750	12,299	96.46%	269	7,657	0	0	1,189	36,579	57,255	0	13,868
2ND PARKING	0	0		0	479	0	0	443	41,420	41,900	0	0
2ND FLR	15,442	15,543	100.66%	1,536	0	0	0	869	0	16,977	255	10,297
3RD PARKING	0	0		0	479	0	0	441	35,766	36,245	0	0
3RD FLR	23,783	22,895	96.26%	1,535	0	0	0	868	0	25,318	226	13,174
4TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	23,669
5TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
6TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
7TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
8TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
9TH FLR				2,178	0	15,551	15	895	0	17,728	1,841	0
10TH FLR				2,178	0	15,551	15	895	0	17,728	1,841	0
11TH FLR				4,716	5,183	0	0	814	0	9,899	3,074	0
TOTALS	51,975	50,736		24,721	13,799	117,700	120	10,927	113,766	321,960	16,341	61,008

PARKING REQUIREMENT	1 / 400 SF						1 PER UNIT					
MINIMUM REQUIRED AUTO PARKING	127						120					
REQUIRED PARKING W/ 10% REDUCTION	-13						N/A					
REDUCED MINIMUM REQUIRED AUTO PARKING	114						120					

PARKING REQUIREMENT FOR YOUTH ARTS OFFICES	29											
PARKING REQ. FOR YOUTH ARTS PERFORMANCES	90											
TOTAL PARKING REQUIREMENTS	353											
CURRENT PARKING TOTAL IN BUILDING	290											

BICYCLE PARKING REQUIREMENT	1 / 2000 SF						1 PER UNIT					
GUEST BICYCLE PARKING REQUIREMENT	N/A						1 / 10 UNITS					
TOTAL REQUIRED BICYCLE PARKING	25						132					
% OF REQUIRED PARKING AS LONG-TERM	10%						90%					
LONG-TERM (INDOOR) REQUIRED PARKING	3						118.8					
SHORT TERM (OUTDOOR) REQUIRED PARKING	23						13.2					

SITE AREA	- SF
SITE ACREAGE	0.000 ACRES

TOTAL INTERIOR PROJECT GSF	321,960
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Shared Parking Calculation from table 281-5 Municipal Code							
	Weekdays			Weekends			
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am	
COMMERCIAL/RETAIL/OFFICE	5%	100%	5%	0%	10%	0%	
RESIDENTIAL	100%	60%	100%	100%	75%	90%	
YOUTH ARTS OFFICE	5%	100%	5%	0%	10%	0%	
YOUTH ARTS PERFORMANCE	0%	40%	90%	0%	80%	100%	

minimum required parking number and multiply by percent

	Weekdays			Weekends			
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am	
COMMERCIAL/RETAIL/OFFICE	6	114	6	0	11	0	
RESIDENTIAL	120	72	120	120	90	108	
YOUTH ARTS OFFICE	1	29	1	0	3	0	
YOUTH ARTS PERFORMANCE	0	36	81	0	72	90	
HIGHEST TOTAL PARKING REQUIRED	127	251	208	120	176	198	
TOTAL SURPLUS PARKING AVAILABLE		39					

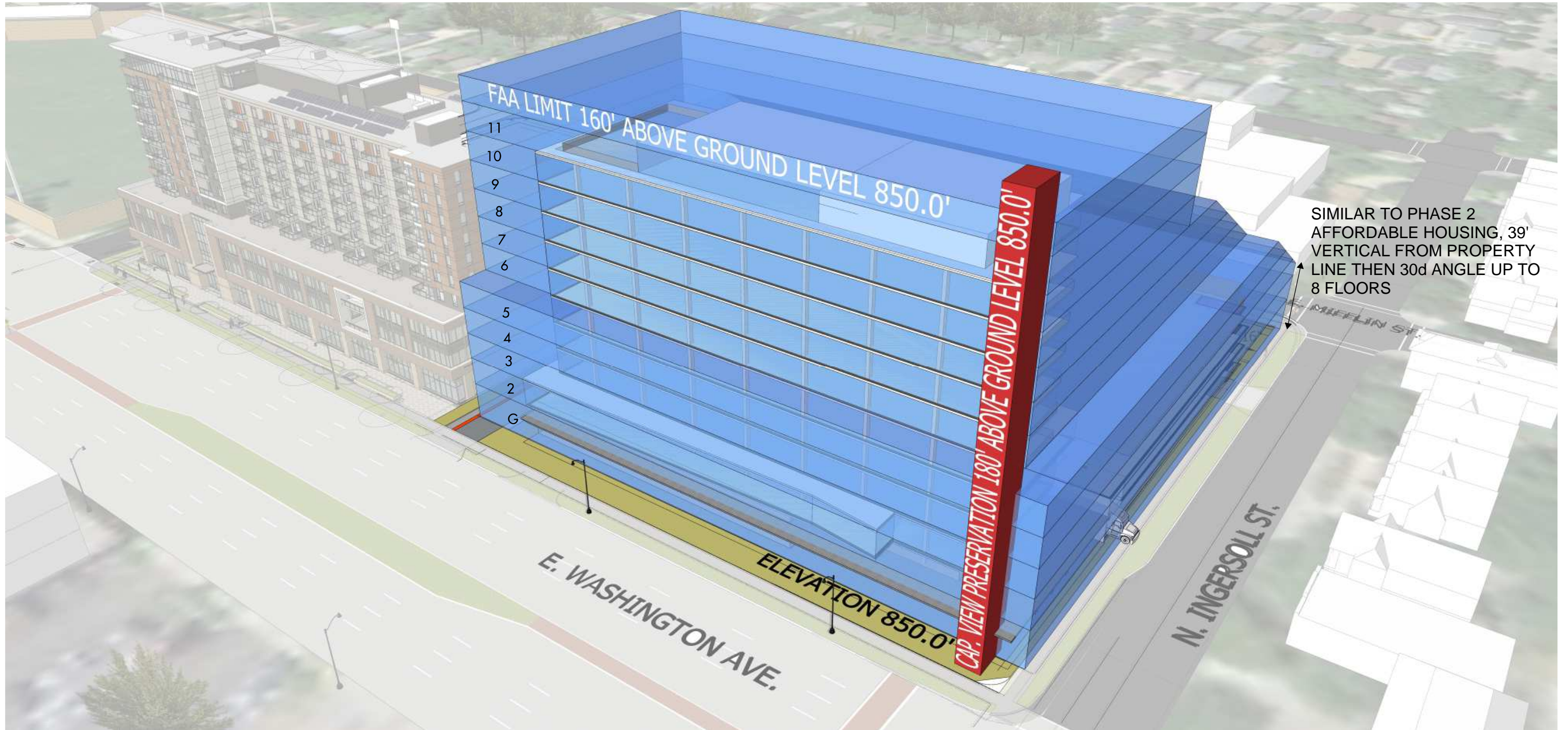
*CURRENT BUILDING LAYOUT SHOWS 290 PARKING STALLS

PROGRAM AREA

Stone House Development, Parcel 3

19-Sep-18
718185-00

UNIT DESIGNATION	UNIT DESCRIPTION	AVERAGE NET AREA OF UNIT TYPE	TOTAL COUNT OF UNIT TYPE	MARKET-RATE LEVELS							TOTAL NET AREA OF UNIT TYPE
				4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	
STUDIO	Market-Rate Efficiency Studio	566	31	5	5	5	5	5	3	3	17,534
1 BED	Market-Rate 1 BR Apartment	766	38	6	6	6	6	6	4	4	29,112
2 BED	Market-Rate 2 BR Apartment	1,185	37	5	5	5	5	5	6	6	43,846
1 BED PLUS	Market-Rate 1 BR Apartment Plus Den	1,190	7	1	1	1	1	1	1	1	8,331
2 BED PLUS	Market-Rate 2 BR Apartment Plus Den	1,485	7	1	1	1	1	1	1	1	10,393
TOTALS			120	18	18	18	18	18	15	15	109,216
TOTAL MARKET RATE UNITS			120								



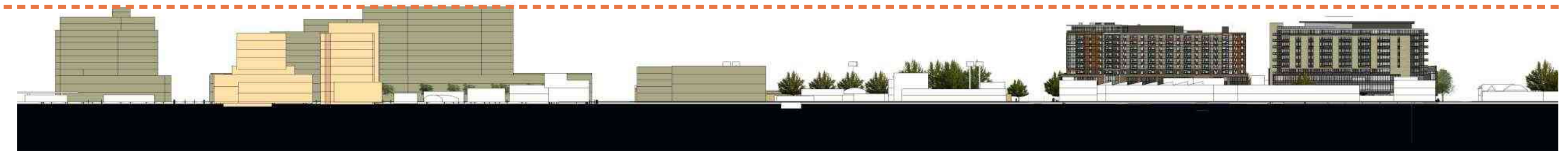
BUILDABLE AREA ACCORING TO MADISON ZONING AND FAA HEIGHT LIMITATIONS

CONSTELLATION
12 FLOORS

GALAXIE
14 FLOORS

LYRIC
10 FLOORS PLUS
BONUS SPACE ON FLOOR 11

PHASE 3
10 FLOORS PLUS
BONUS SPACE ON FLOOR 11



SYLVEE
8 FLOORS

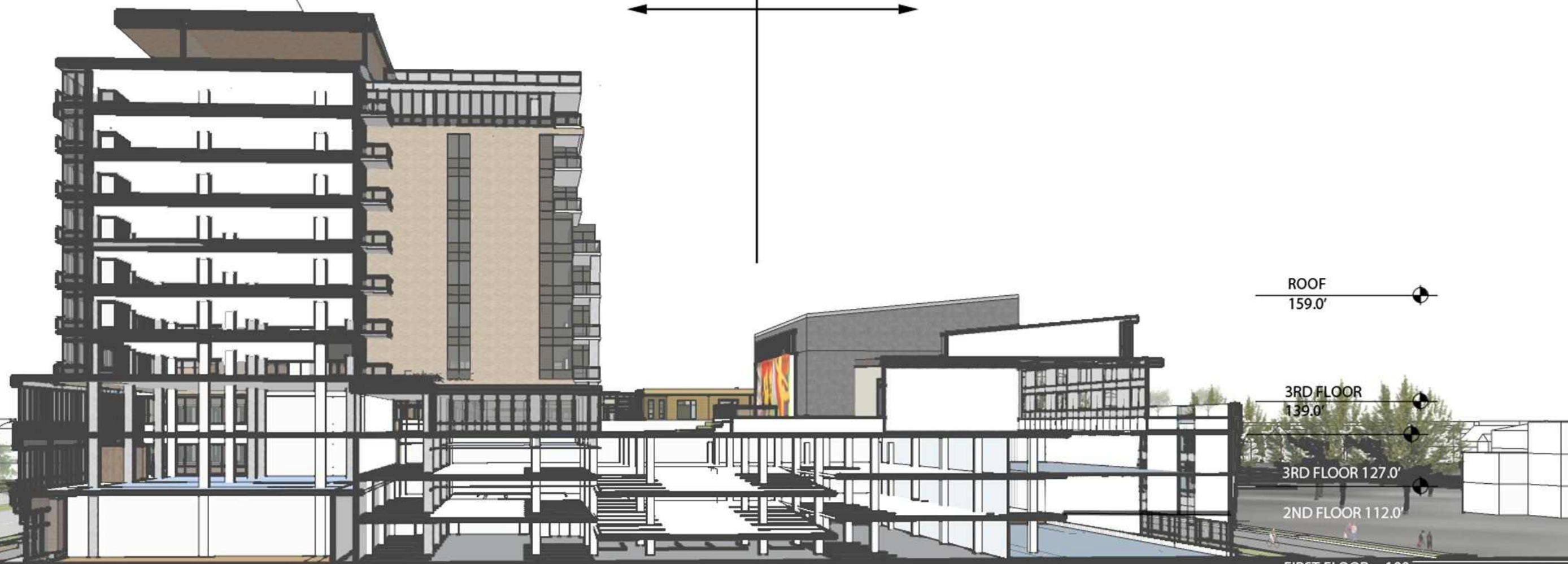
AMERICAN FAMILY
8 FLOORS PLUS
PENTHOUSE

HOTEL INDIGO
5 FLOORS

EAST WASHINGTON HEIGHT COMPARISON

ROOF 234.0'
 11TH FLOOR 221.5'
 10TH FLOOR 211.0'
 9TH FLOOR 200.5'
 8TH FLOOR 190.0'
 7TH FLOOR 179.5'
 6TH FLOOR 169.0'
 5TH FLOOR 158.5'
 4TH FLOOR 148.0'
 3RD FLOOR 134.0'
 2ND FLOOR 118.0'
 FIRST FLOOR 100.0
 100 = ELEVATION 852.0'

MIXED USE/RESIDENTIAL YOUTH ARTS CONSORTIUM



ROOF 159.0'
 3RD FLOOR 139.0'
 3RD FLOOR 127.0'
 2ND FLOOR 112.0'
 FIRST FLOOR = 100

EAST WASHINGTON SECTION DIAGRAM



INTERSECTION INGERSOLL AND EAST WASHINGTON



VIEW TO SITE FROM EAST WASHINGTON AND PATERSON



VIEW OF SITE FROM EAST WASHINGTON INTERSECTION



INTERSECTION INGERSOLL AND MIFFLIN



INTERSECTION INGERSOLL AND MIFFLIN

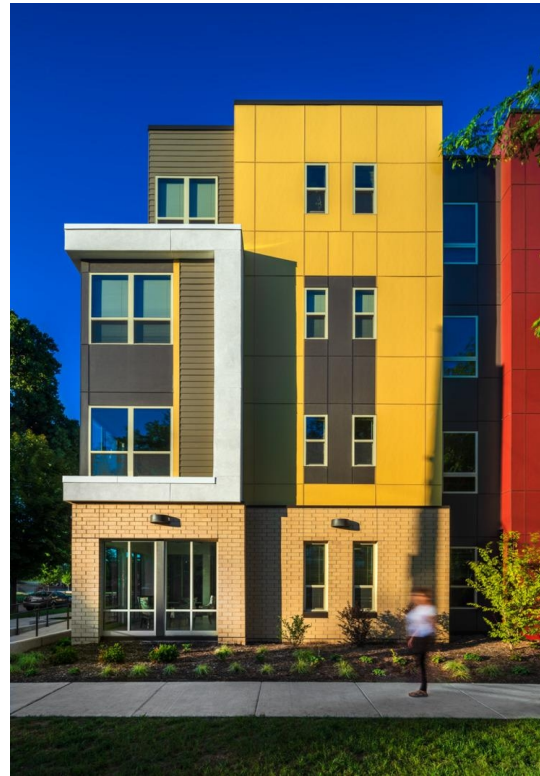


SPACE BETWEEN PROJECTS

SITE CONTEXT



PHASE 1. PHASE 3 WILL FEATURE PREDOMINANT MASONRY EXTERIOR WITH SOME METAL PANEL ACCENTS.



PROPOSED YAC ON MIFFLIN AND INGERSOLL WILL FEATURE A MORE LIVELY EXTERIOR IN KEEPING WITH THE MISSION/VISION OF THE USER.



THE PROPOSED YAC ON INGERSOLL AND MIFFLIN WILL INCLUDE A RECESSED AREA AT THE MAIN ENTRY TO SERVE AS A BUFFER AND PUBLIC SPACE



SIMILAR TO PHASE 1 IN THE LYRIC, THE PROPOSED PROJECT WILL INCLUDE A ROOF TOP GREENSPACE/PLAZA ON THE PARKING RAMP.



THE PROPOSED 11TH FLOOR BONUS AREA WILL INCLUDE AN OUTDOOR SEATING AREA SIMILAR TO PHASE 1 LYRIC.



THE PROPOSED 11TH FLOOR BONUS SPACE WILL OPEN TO THE EXTERIOR SIMILAR TO PHASE 1 LYRIC.

ARCHITECTURAL DESIGN CONTEXT IMAGES

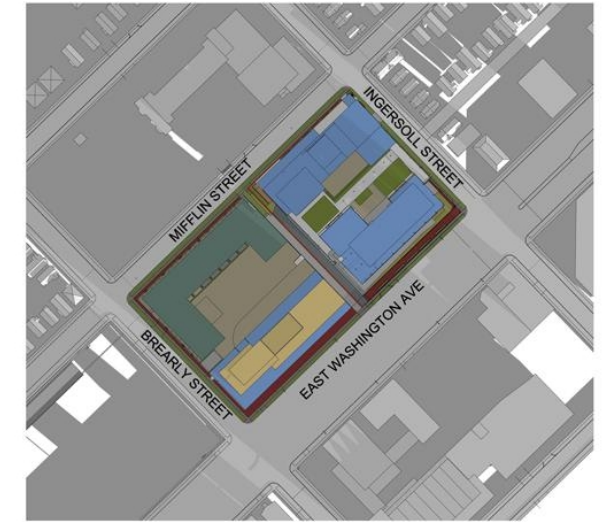
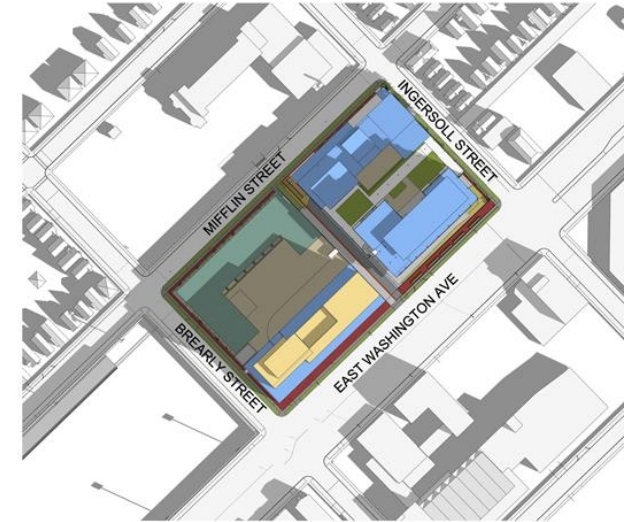
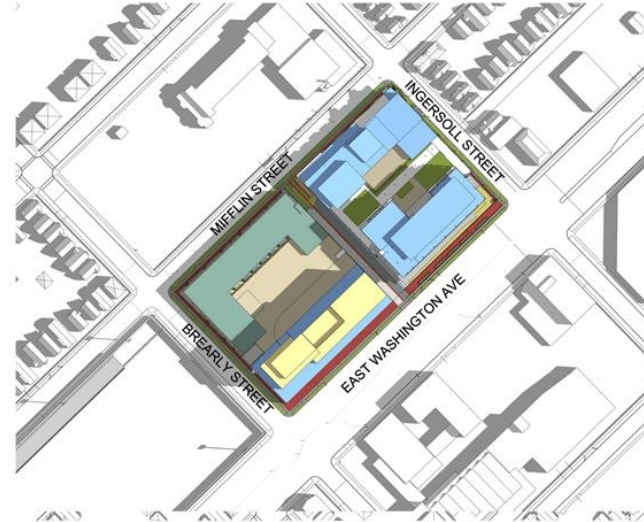
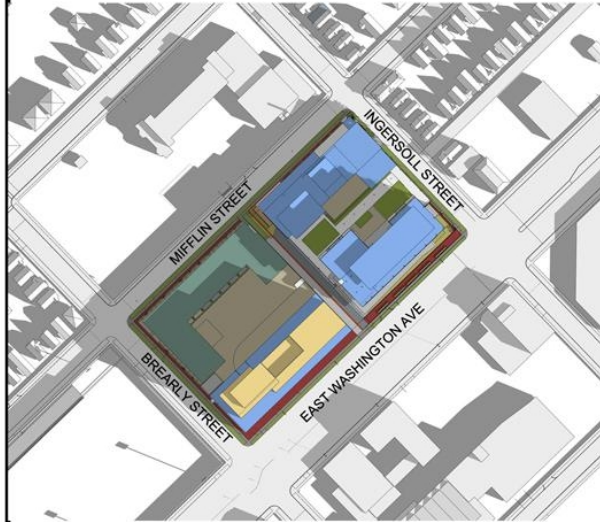
MARCH 20 SPRING EQUINOX

JUNE 21 SUMMER SOLSTICE

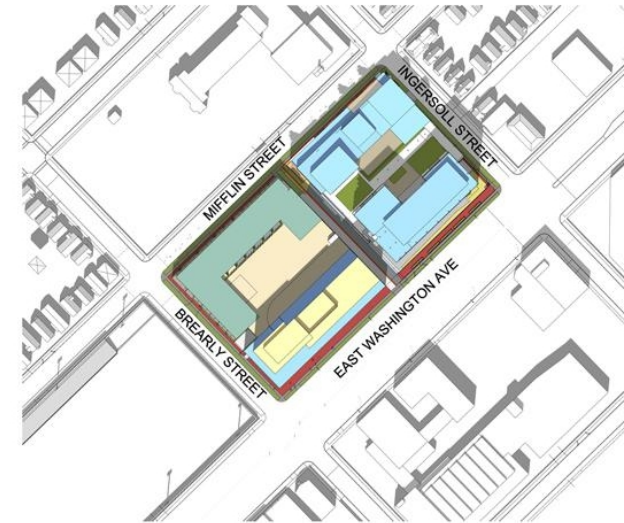
SEPTEMBER 22 AUTUMNAL EQUINOX

DECEMBER 22 WINTER SOLSTICE

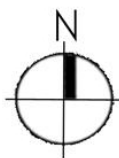
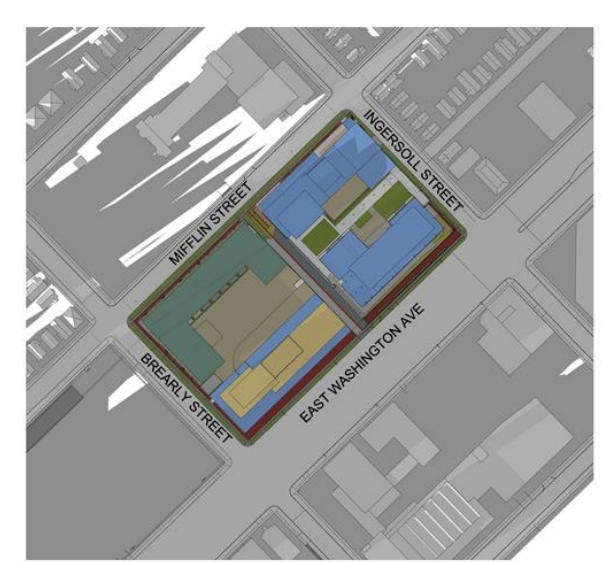
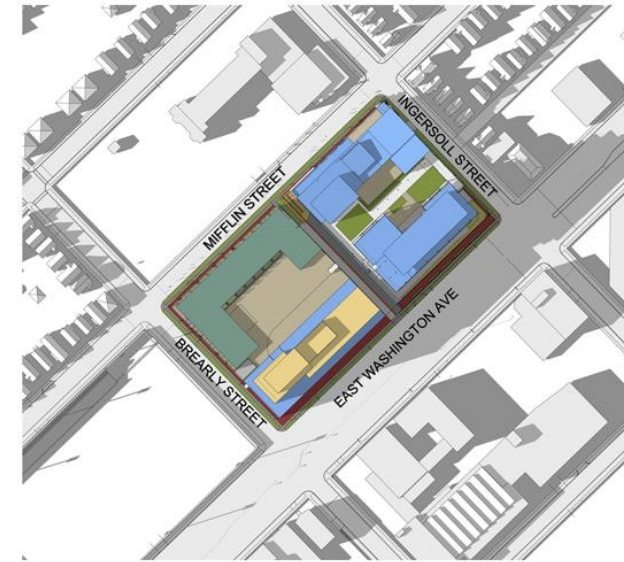
8AM



NOON

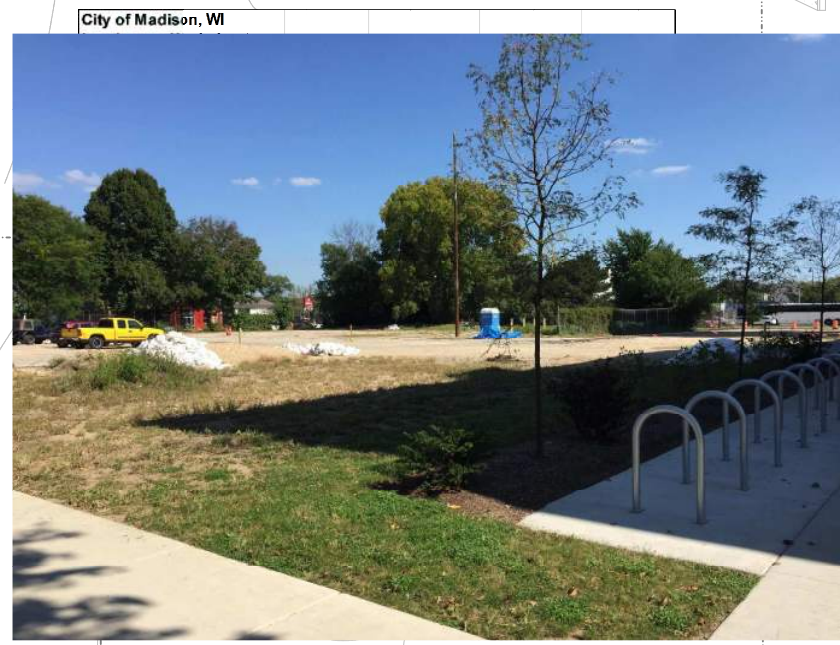
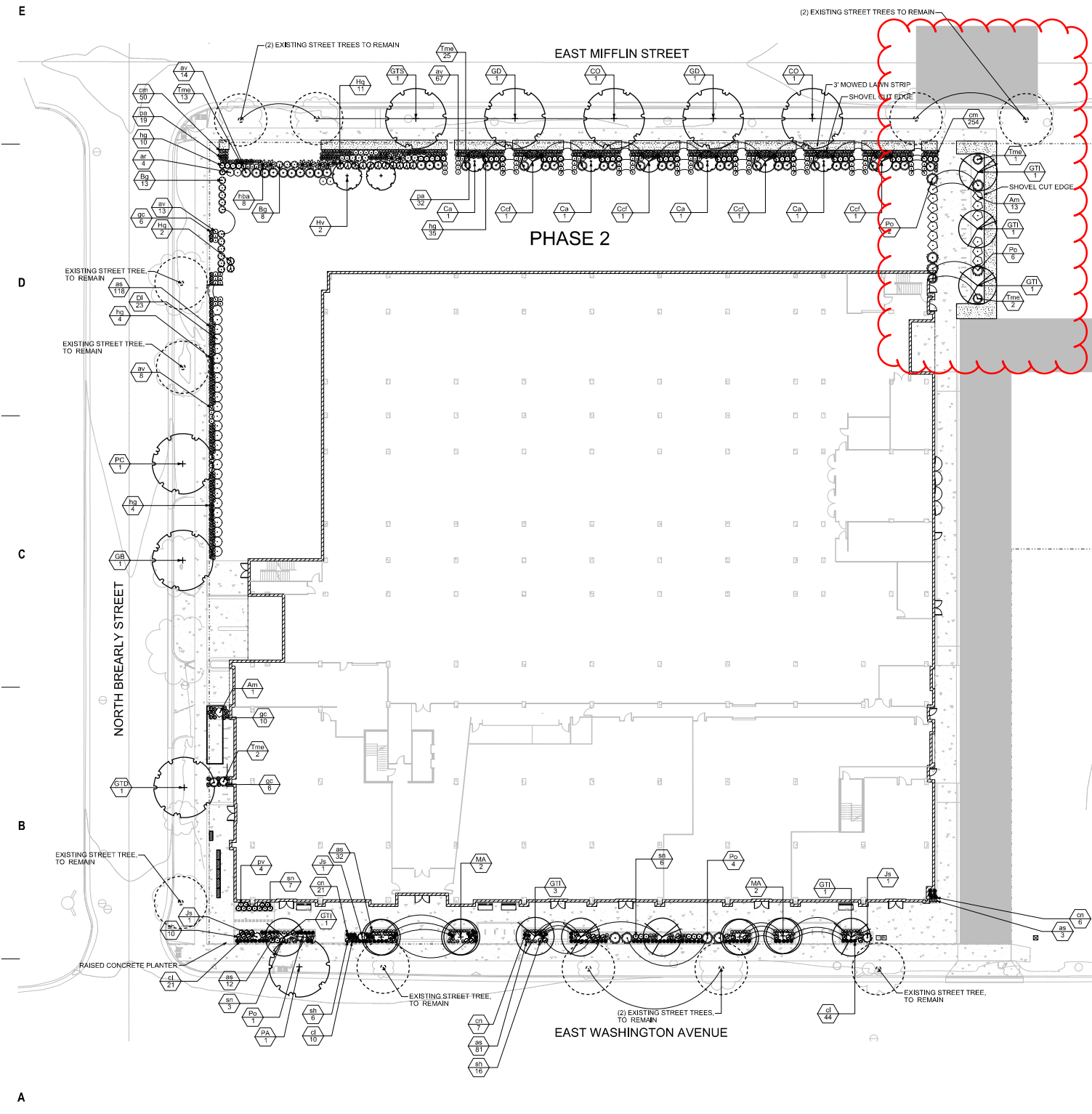


4PM



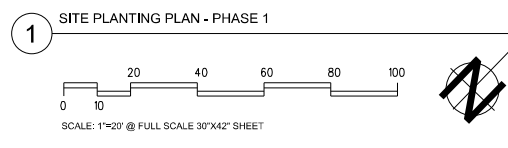
SUN STUDY

CURRENT SITE PLAN



NOTES:

- Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>
- Contractor shall contact City Forestry (266-4816) at least one week prior to planting to schedule marking the planting sites, inspecting the nursery stock, and reviewing planting specifications with the landscaper.
- Plant List and Landscape Worksheet reflect inclusion of Phase 1 and Phase 2 of the project.



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PROJECT INFORMATION

**STONE HOUSE
MIXED USE EAST
WASHINGTON**

1010 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

FOR CONSTRUCTION SET

#	DATE	DESCRIPTION
1	06/01/2016	PLAN REVISION SET
1	07/08/2016	FOR CONSTRUCTION SET

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER
PROJECT NUMBER 14339-01
DATE 06/01/2016

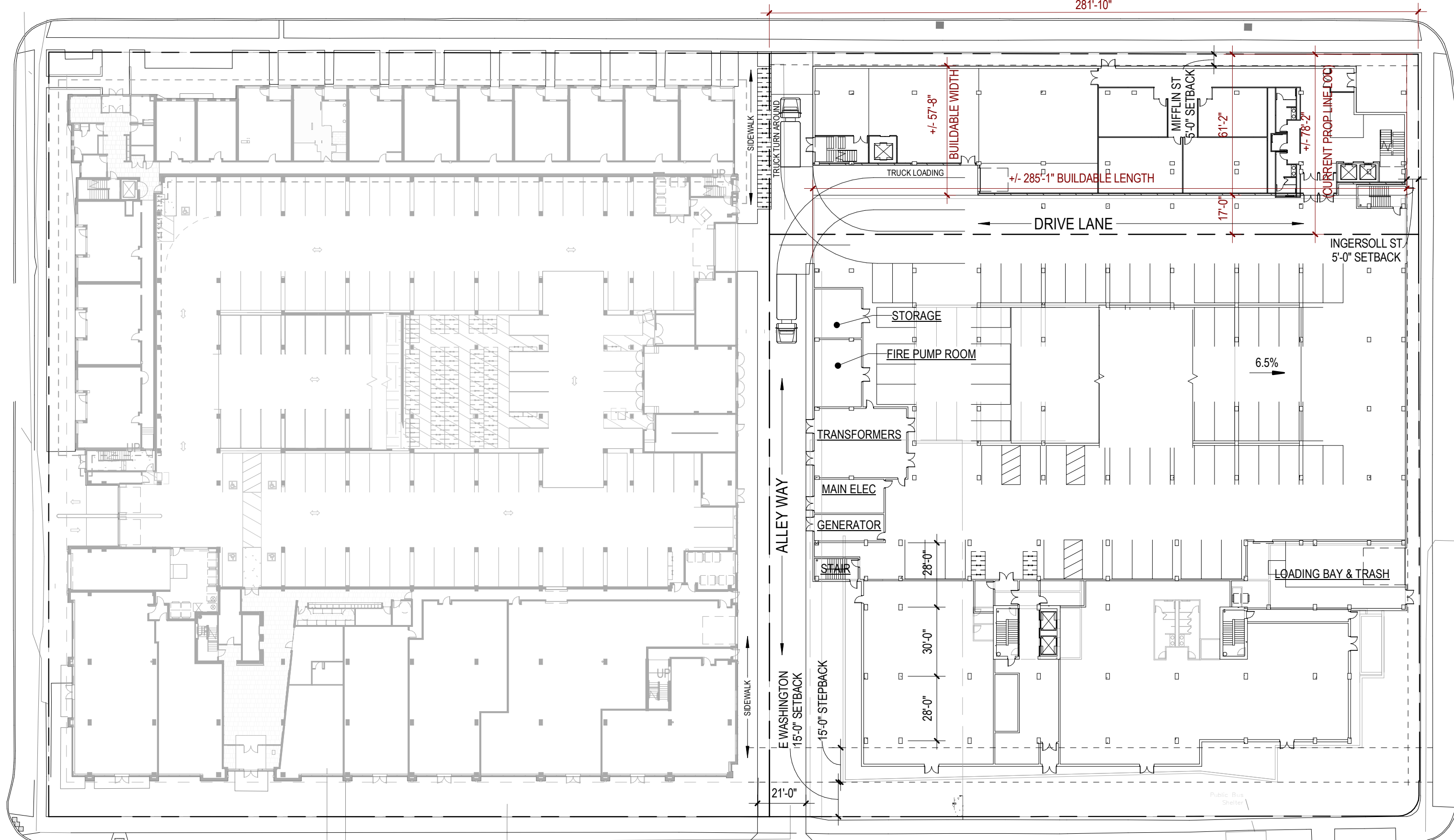
SITE PLANTING PLAN

L101.1

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NORTH BREARLY STREET
PUBLICLY DEDICATED STREET
ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER

NORTH INGERSOLL STREET



281'-10"

+/- 57'-8" BUILDABLE WIDTH

+/- 285'-1" BUILDABLE LENGTH

MIFFLIN ST
5'-0" SETBACK

61'-2"

+/- 78'-2"

CURRENT PROP LINE (D)

TRUCK LOADING

DRIVE LANE

17'-0"

INGERSOLL ST
5'-0" SETBACK

STORAGE

FIRE PUMP ROOM

6.5%

TRANSFORMERS

MAIN ELEC

GENERATOR

STAIR

LOADING BAY & TRASH

SIDEWALK

ALLEY WAY

E WASHINGTON
15'-0" SETBACK

15'-0" STEPBACK

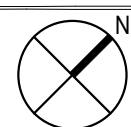
21'-0"

28'-0"

30'-0"

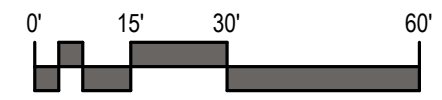
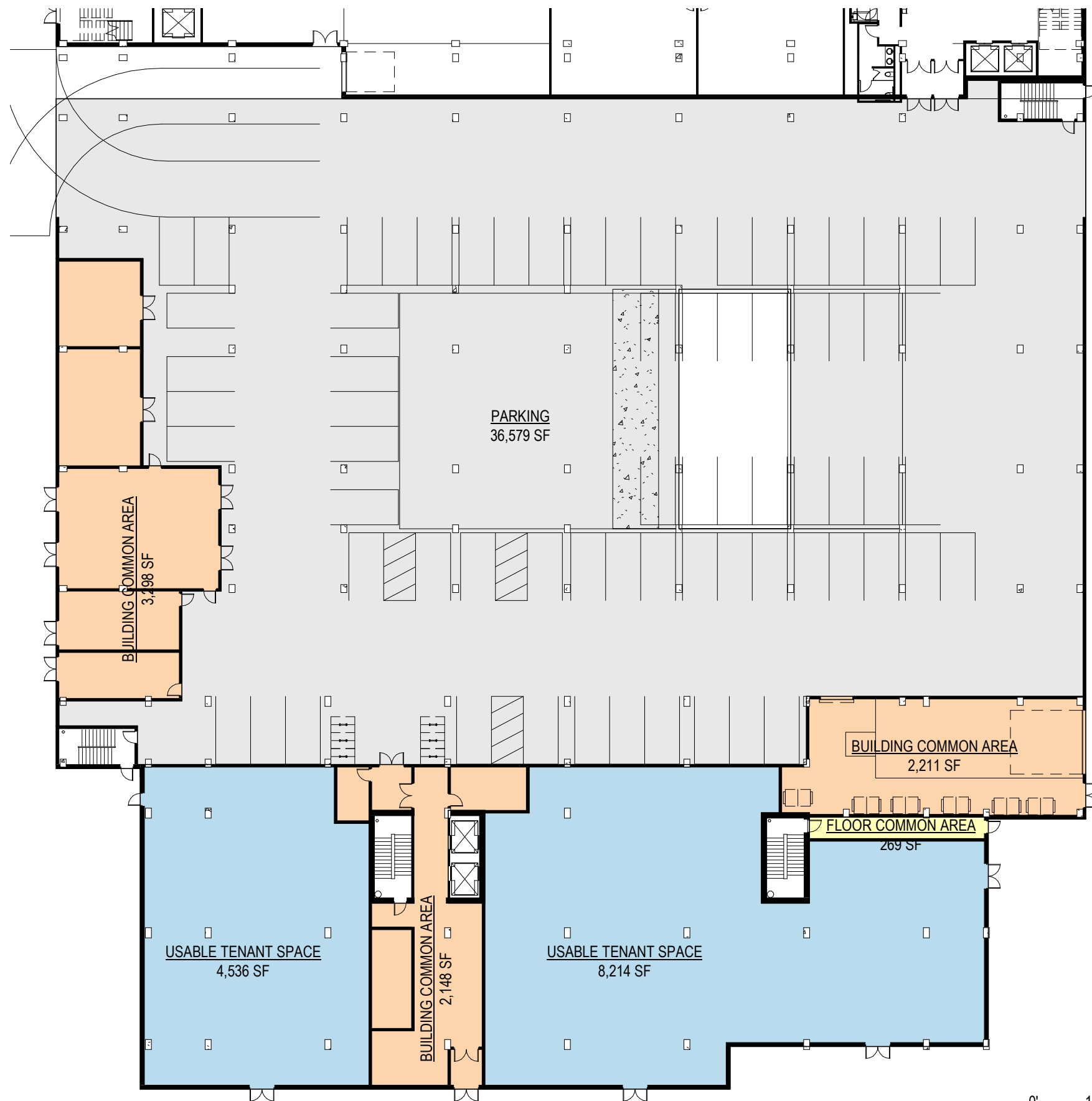
28'-0"

Public Bus Shelter

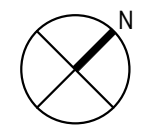


EAST WASHINGTON AVENUE

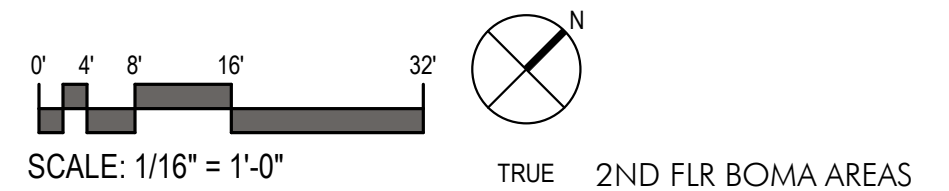
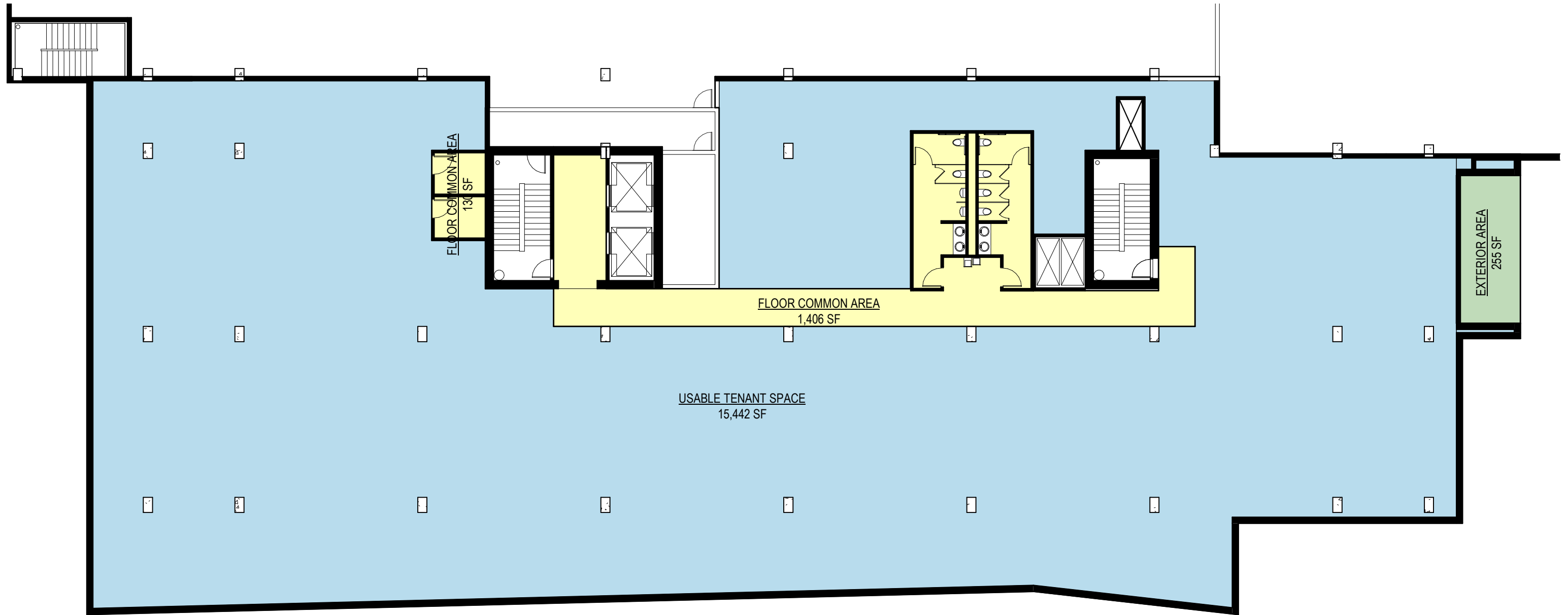
SITE PLAN

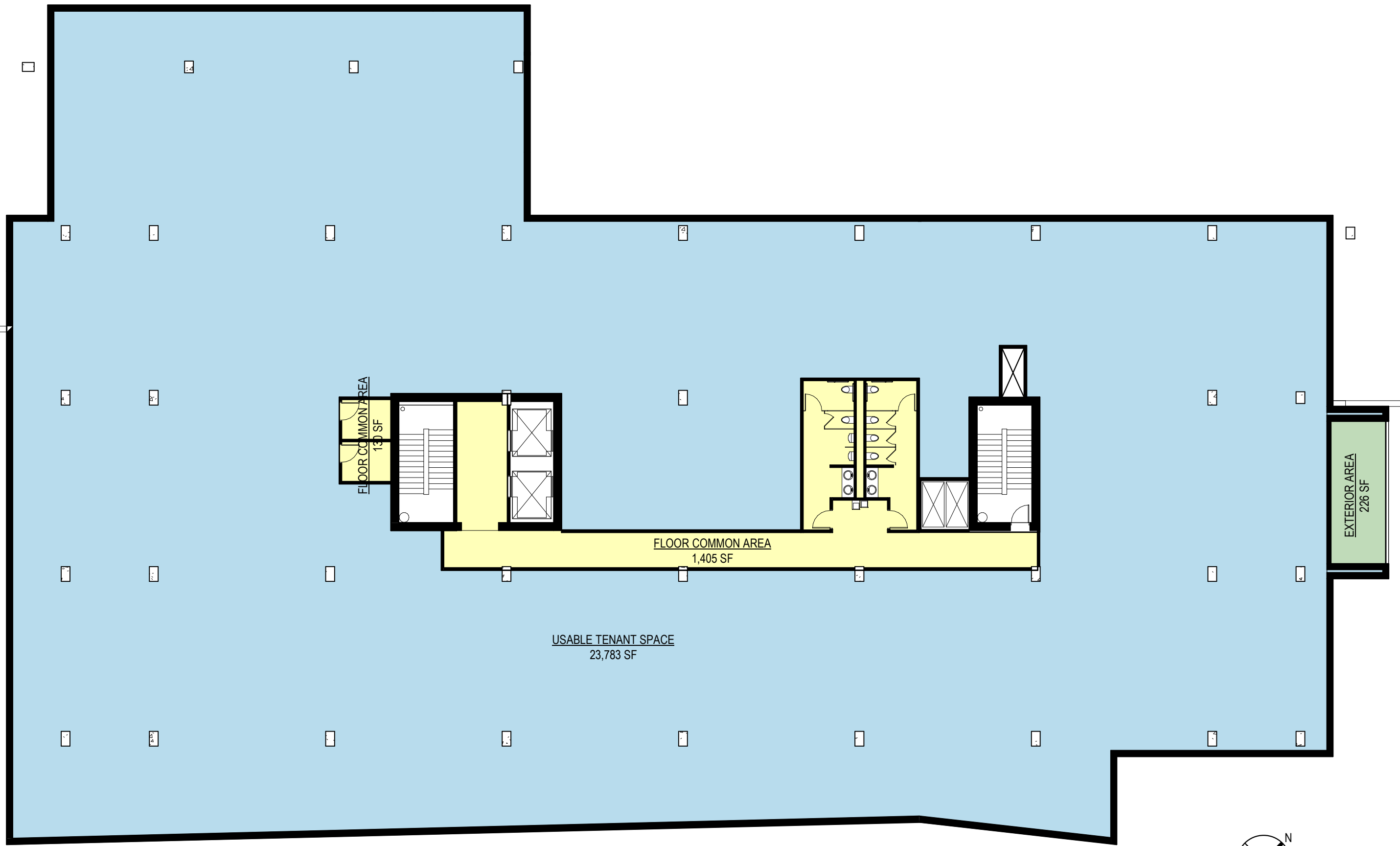


SCALE: 1" = 30'



TRUE 1ST FLR BOMA AREAS



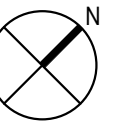
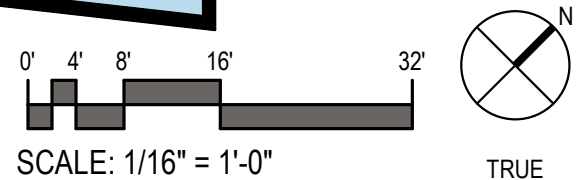


USABLE TENANT SPACE
23,783 SF

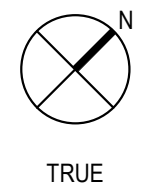
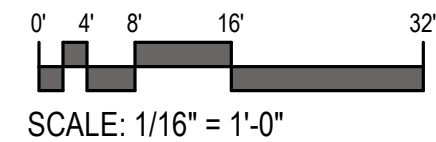
FLOOR COMMON AREA
130 SF

FLOOR COMMON AREA
1,405 SF

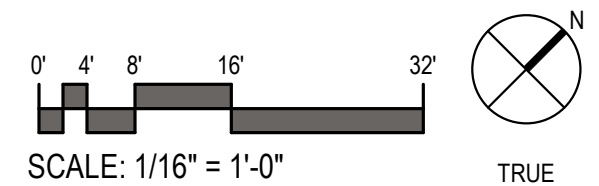
EXTERIOR AREA
226 SF



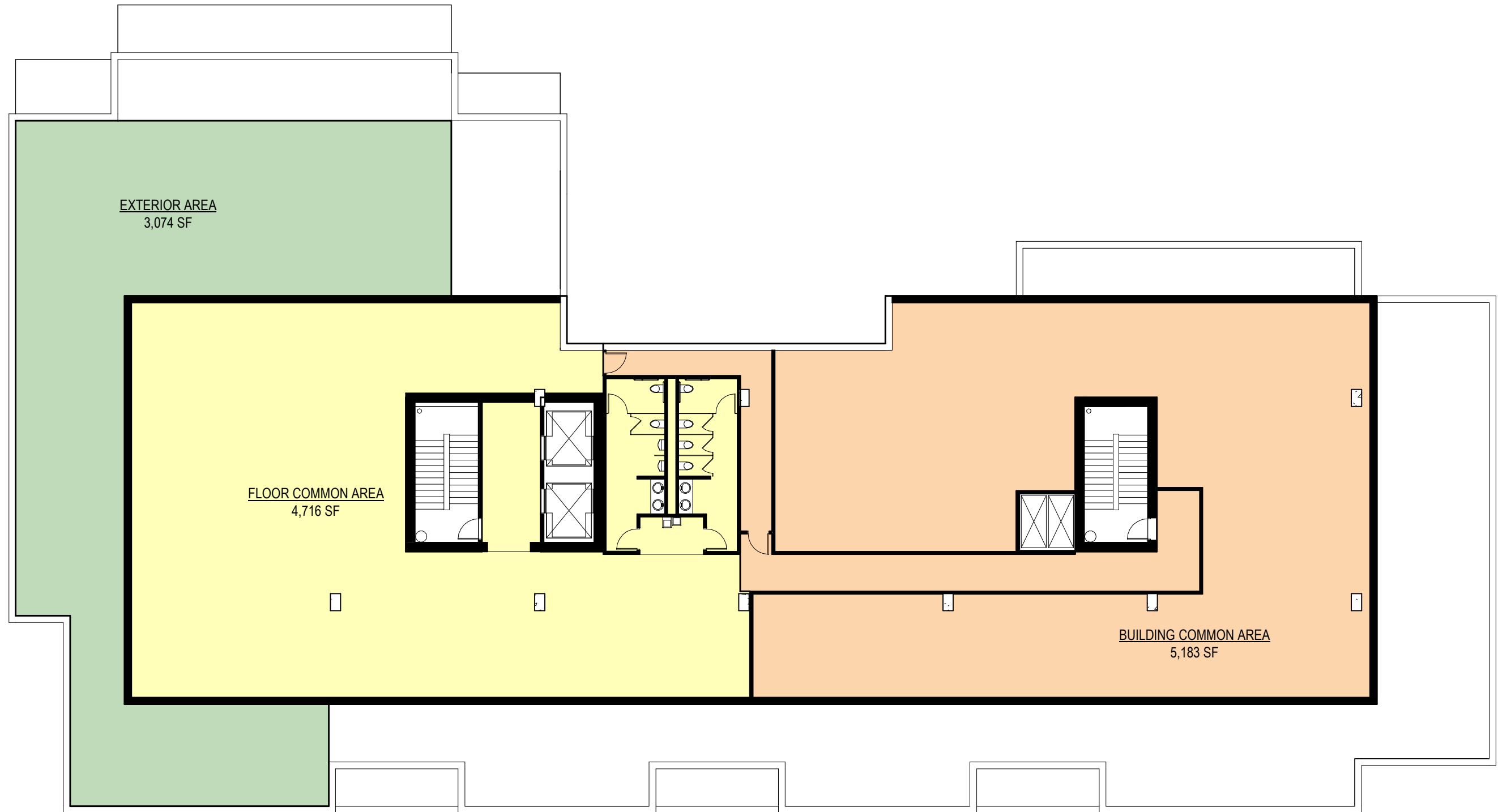
TRUE 3RD FLR BOMA AREAS



FLOOR 4-8



FLOOR 9-10



EXTERIOR AREA
3,074 SF

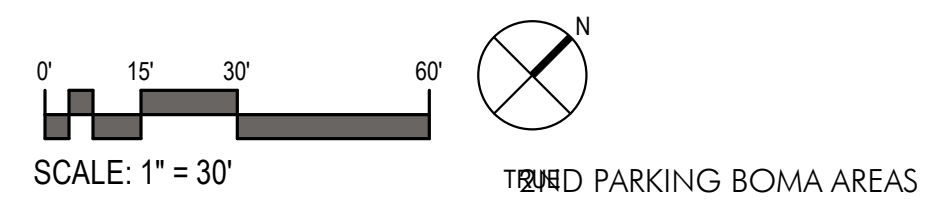
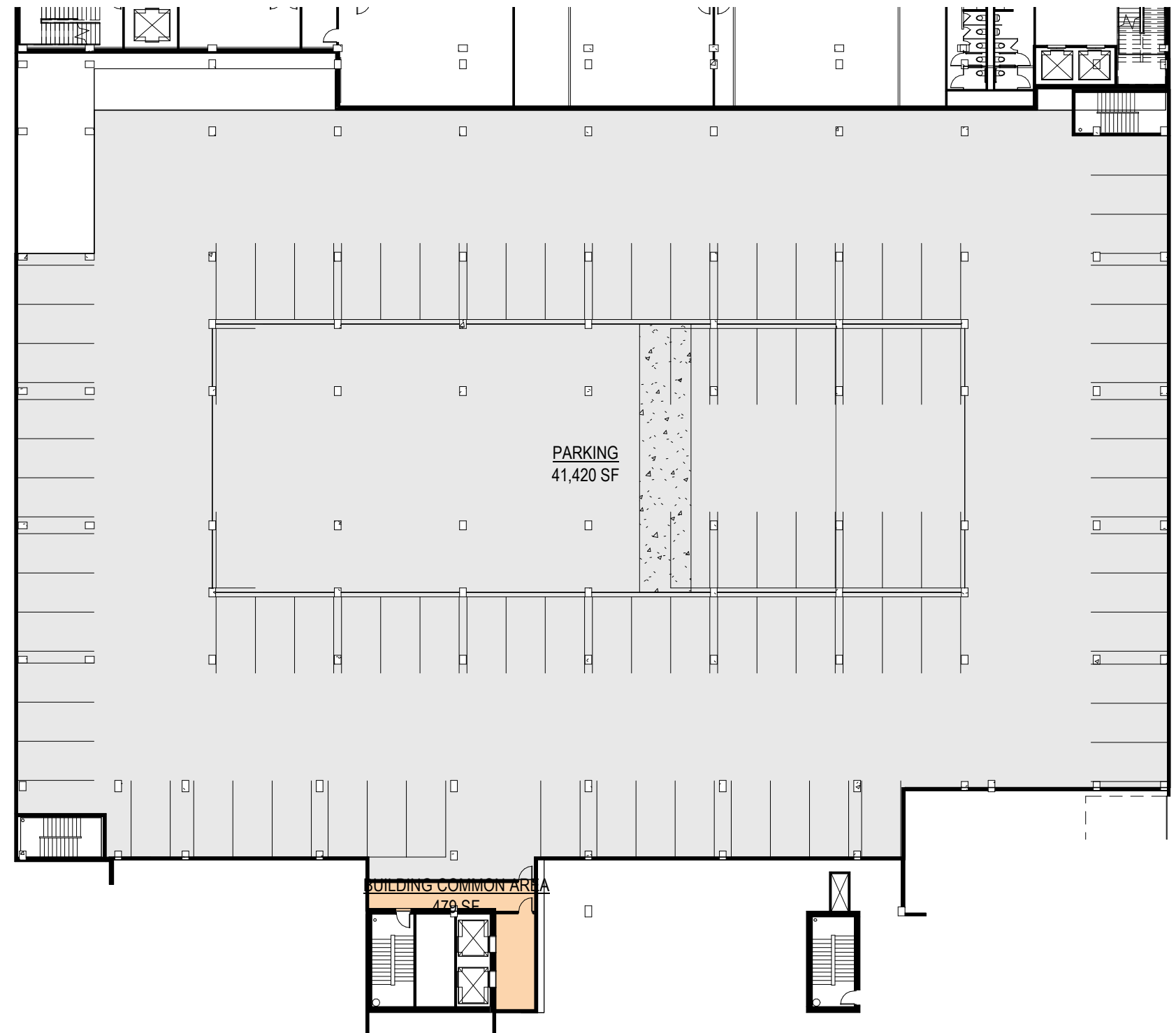
FLOOR COMMON AREA
4,716 SF

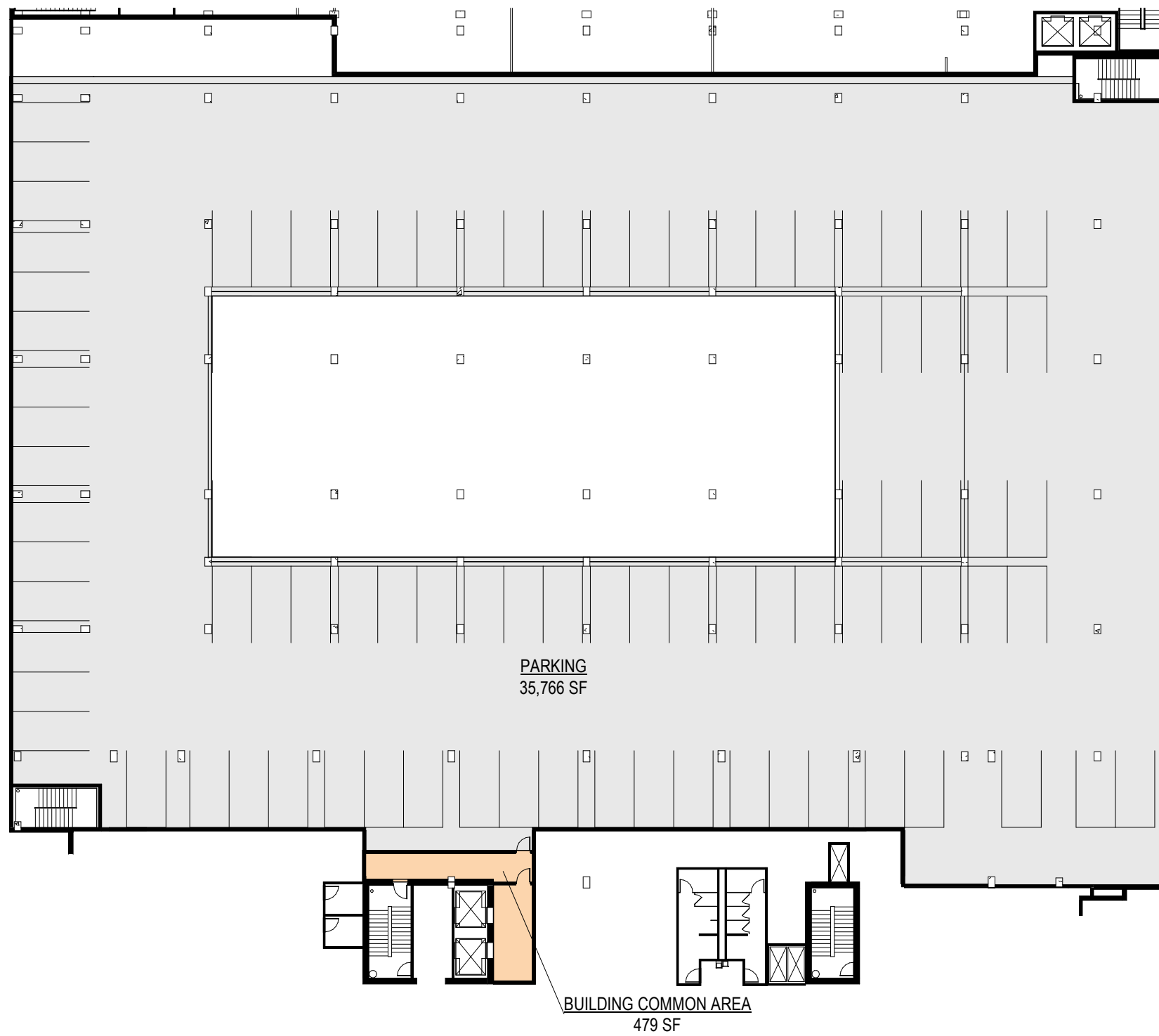
BUILDING COMMON AREA
5,183 SF



SCALE: 1/16" = 1'-0"

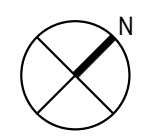
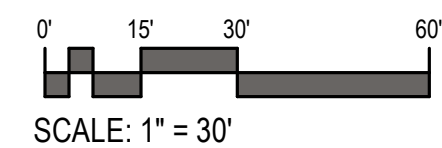
TRUE 11TH FLR BOMA AREAS





PARKING
35,766 SF

BUILDING COMMON AREA
479 SF



TRUCK PARKING BOMA AREAS



EAST WASHINGTON VIEW



INGERSOLL AND EAST WASHINGTON



INGERSOLL AND EAST WASHINGTON



OUTDOOR SPACE ON THE PARKING RAMP



INGERSOLL AND MIFFLIN



ENTRY ON INGERSOLL AND MIFFLIN

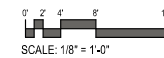


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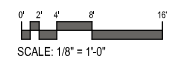
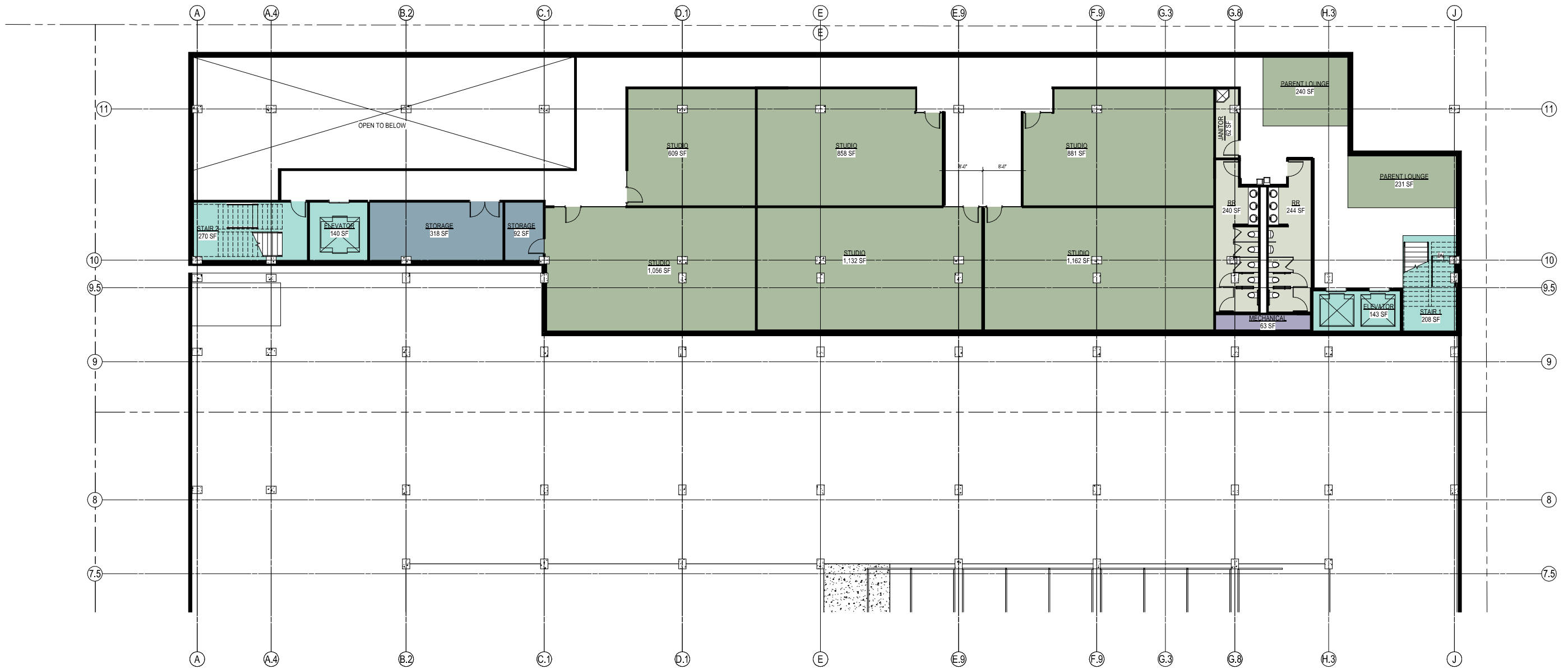


STONE HOUSE PARCEL 3

18185-01
09.18.2018

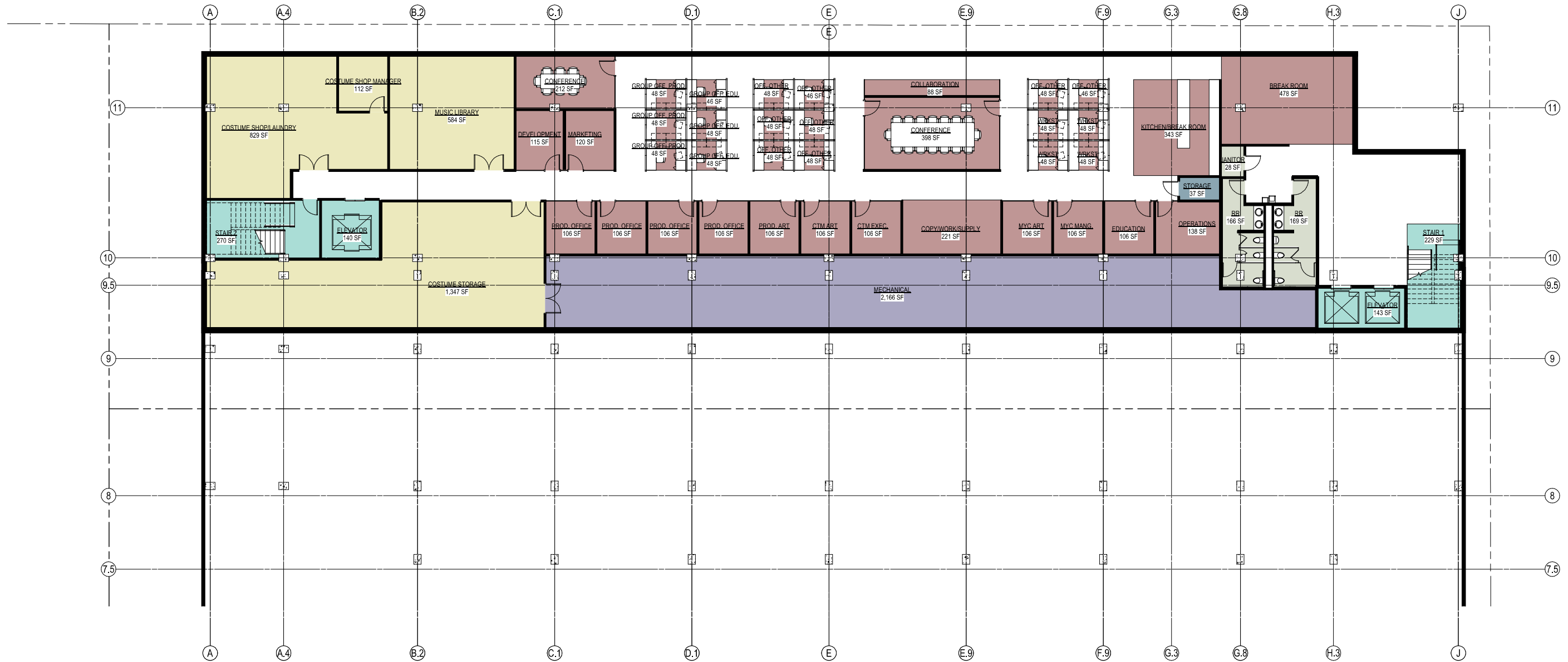


1ST FLR PLAN
YOUTH ARTS FIRST FLOOR



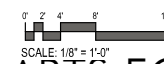
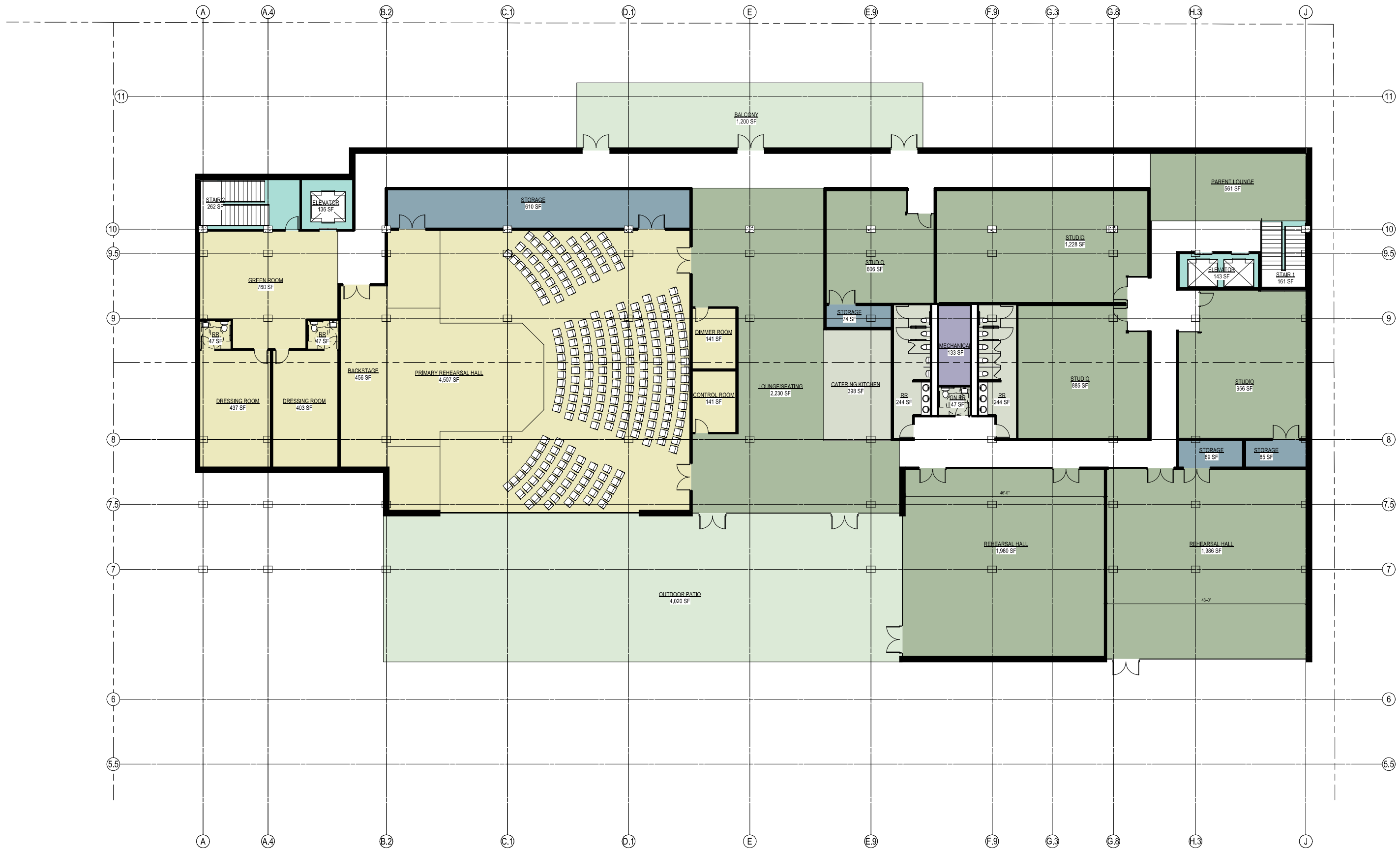
2ND FLR PLAN

YOUTH ARTS SECOND FLOOR



SCALE: 1/8" = 1'-0" 3RD FLR PLAN

YOUTH ARTS THIRID FLOOR



YOUTH ARTS FOURTH FLOOR