



**GEBHARDT DEVELOPMENT**  
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12.04.13

**Letter of Intent for Proposed Development**  
800 North Block East Washington Avenue (Block 143)  
802, 854 East Washington Avenue

**Project name: The Galaxie**

Katherine Cornwell  
Planning Division Director  
Madison Municipal Building, LL 100  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Ms. Cornwell:

Please consider this our formal letter of intent to pursue land use approval for 2 contiguous parcels of property located at 802 and 854 East Washington Avenue. Properties total approximately 193,475 sq. ft. or 4.5 Acres. Site is currently zoned TE (Traditional Employment), is currently not occupied and there are no structures on the property.

**Project Summary:**

Project involves construction of a new mixed use development on a City owned portion of the former Don Miller properties. The property is currently a vacant field with grass and topsoil.

The site is a full block bordered by N. Livingston Street, E. Mifflin Street, Across E. Mifflin to the North is Reynolds Park, with Breese Stevens field adjacent to the site to the east on Paterson Street, and the Constellation to the West.

Across East Washington to the south are commercial properties, including a gas station, Brink's Lounge, and the 800 S East Washington parcels, which are also part of the Don Miller properties.

The Don Miller properties have been identified by the City of Madison as an important gateway to the Downtown District and planning initiatives have been implemented for the Capitol Gateway Corridor, including the BUILD plan, the Tenney-Lapham Neighborhood Plan, and Urban Design District 8.

The property is currently owned by the City of Madison as part of the Land-Banking program. The City of Madison issued a Request for Proposals for redevelopment of the Don Miller parcels in December of 2012 and Gebhardt Development was selected in April of 2013.



the Dane County Regional Airport. Also included in the demographic are empty nesters who wish to remain in a centrally located area in their City.

As such, with the exception of the owner occupied units on E. Mifflin Street, the anticipated number of school age children that will increase with this project is minimal, with the thought that existing residents of Tenney-Lapham could relocate to this project and turn over existing single family housing stock.

A request for Tax Incremental Financing will be made by the developer for this project concurrent with the Land Use submittals.

Additionally, a Certified Survey Map for the project has been generated and submitted to the City of Madison for review and approval.

**Project Program:**

The components of the project are as follows:

- Structured Parking
- Commercial/Retail/Office along East Washington and N. Livingston Streets
- Residential (rental apartment units) along East Washington and E. Mifflin streets.
- Residential (Live/Work units) along E. Mifflin Street.
- Residential (Owner Occupied units) along E. Mifflin Street.

Targeted business types for the Retail and Office portions of the include:

- Professional Services
- Pharmacies
- Artisans
- Galleries
- Sustainability based companies
- Restaurants/Pubs
- Medical Clinics and Outpatient Services

The Live/Work spaces provide another opportunity to provide jobs and incubation for small businesses and technology and design-related practices. Designed to provide maximum flexibility, there will be common gallery spaces and courtyards to encourage collaboration, display and idea sharing between entrepreneurs.

Examples of tenants include:

- Photography Studios
- Technology and Software startups
- Wellness related businesses
- Electronics and Computer related businesses
- Art Galleries
- Visual Art and Sculpture Studios
- Bakeries
- Professional Services

The targeted demographics for residents are as follows:



Routes 3, 4, 10, 38.

- A BRT stop is proposed near the intersection of East Washington and N. Paterson Street.
- Storm water will be collected for irrigation
- High efficiency toilets and faucets installed throughout
- Demolition and construction waste managed carefully for recycling
- Low-VOC products used for flooring, paint, adhesives
- Green roof features at courtyard and roof-top patio
- On site parking for Community Car and solar powered electric car charging stations are being pursued.
- Location scores high in walkability index much of the downtown and most of the east isthmus is accessible with a 15 minute walk.
- Green roofs and usable outdoor space
- LEED Silver Equivalency or greater level to determined through approval processes
- Minimal construction waste
- Minimal land disturbance
- Green roof installations
- BPIV systems
- Biogas digester
- Open Green space/pocket parks
- Accessible bike parking and access
- Covered bike parking
- Energy Star appliances
- Provide private and semi private outdoor space for all tenants
- Low flow water fixtures
- Stormwater recycling and storage for Roof Farm irrigation
- Employee shower and changing areas
- Community car areas
- Energy Star appliances
- Utilization of materials that have post-consumer content and are easily recycled/repurposed
- Utilization of reclaimed materials in live/work lofts
- Geothermal/Ground source heat pump mechanical system for several locations- water source heat pump central system elsewhere
- Ability to repurpose parking structure at a future date
- Low or no maintenance exterior cladding
- Rooftop Production Gardens
- Passive House principles

*A Passive House is a comprehensive, well-insulated, virtually air-tight building that is primarily heated by passive solar gain and by internal gains from people, electrical equipment, etc. Energy losses are minimized. Any remaining heat demand is provided by an extremely small source. Avoidance of heat gain through shading and window orientation also helps to limit any cooling load, which is similarly minimized. An energy recovery ventilator provides a constant, balanced fresh air supply. The result is an impressive*

*"Passive" describes well this system's underlying receptivity and retention capacity. Working with natural resources, free solar energy is captured and applied efficiently; instead of relying predominantly on 'active' systems to bring a building to 'zero' energy. High performance windows, super-insulation, an airtight building shell, limitation of thermal bridging and balanced energy recovery ventilation make possible extraordinary reductions in energy use and carbon emission.*

#### **LEED:**

Silver equivalency or greater will be achieved. This is a function of best building practices as well as an avenue to earn bonus stories per UDD 8.



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**Landscape Architect:**  
Design Studio, etc.  
608.286.9474  
Attn.: Garret Perry, ASLA, LEED AP  
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**General Contractor:**  
KBS Construction  
1406 Emil Street  
Madison, WI 53713  
608.271.8111  
Attn.: Tom Schuchardt

**Aldermanic District 2:**  
Ledell Zellers

**Tenney-Lapham Neighborhood Association**  
Joe Lusson, President  
David Waugh, Chair of Development Committee

**Project Breakdown:**  
Structured Parking- Approx. 703 stalls  
Retail/Commercial space- Approx. 115,000 s.f.  
Full Service Grocery Store- Approx. 55,000 s.f.  
Rental Apartments- Approx. 192,024 s.f.

**Land Use Summary:**

The subject site is not located in a mapped environmental corridor.  
Public Utilities and Services: This property is served by a range of urban services, including Metro Routes 6, 14, 15, 25, 29, 27, 56, 57. with a stop approximately one block from the site. Additionally, a BRT stop is proposed for the site.

**Dimensional Requirements**

**Lot Area**  
Required: 6,000 sq. ft.  
Proposed: Approximately 193,475 sq. ft. or 4.5 Acres

**Lot Width**



**Amenities:**

- Private and public outdoor space- private balconies, rooftop terraces
- Covered Automobile and Bicycle Parking
- Laundry Facilities in each unit
- Community Room

**Total Site Area:** Approximately 193,475 sq. ft. or 4.5 Acres

**Building Area Breakdown:**

**Total S.F.: 655,000 S.F.**

**Breakdown by Component:**

**Grocery: 50,000 s.f.**

**Parking: 292,600 s.f.**

**Commercial/Retail/Office: 65,500**

**Rental Residential: 220,100**

**Owner Occupied Residential: 27,100**

**Breakdown by Floor:**

**1ST (GROUND) FLOOR: 138.800 GSF**

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: 102.500 GSF**

27,500 S.F. COMMERCIAL/OFFICE

2,800 S.F. LOBBY

57,200 S.F. PARKING

7,000 S.F. OWNER OCCUPIED HOUSING

8,000 S.F. LIVE/WORK HOUSING

**3RD FLOOR: 104.325 GSF**

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**

57,200 GSF PARKING, MECH., AND STORAGE

**5TH FLOOR**

**(PARKING LEVEL): 57.200 GSF**

57,200 GSF PARKING, MECH., AND STORAGE



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

11TH FLOOR  
(RESIDENTIAL UNITS): 13,100 GSF

12TH FLOOR  
(RESIDENTIAL UNITS): 13,100 GSF

13TH FLOOR  
(RESIDENTIAL UNITS): 10,452 GSF

14TH FLOOR  
(RESIDENTIAL UNITS): 10,452 GSF

Respectfully Submitted,

Otto Gebhardt III

END