



Madison Dairy Site Redevelopment

Project Developer : Stone House Development, Inc.
Helen Bradbury, Rich Arnesen



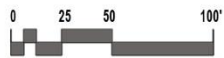


Phase I Aerial Perspective



DENSITY PROFILE

EAST WASHINGTON AVENUE
9/3/15 714339-001

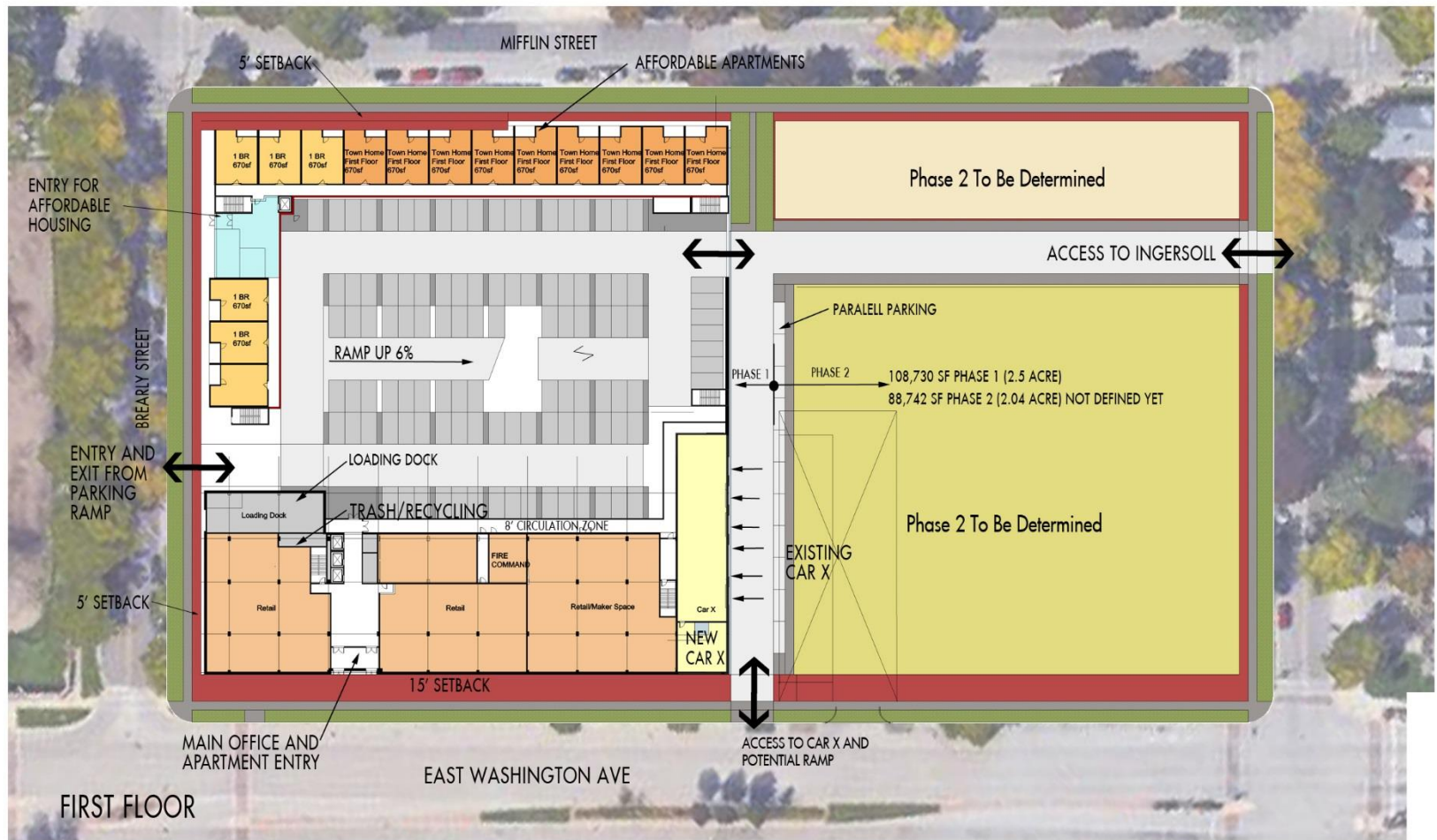




View from East Washington Ave



Mifflin/Brearly Elevation



EAST WASHINGTON AVENUE

10/1/15 714339-001





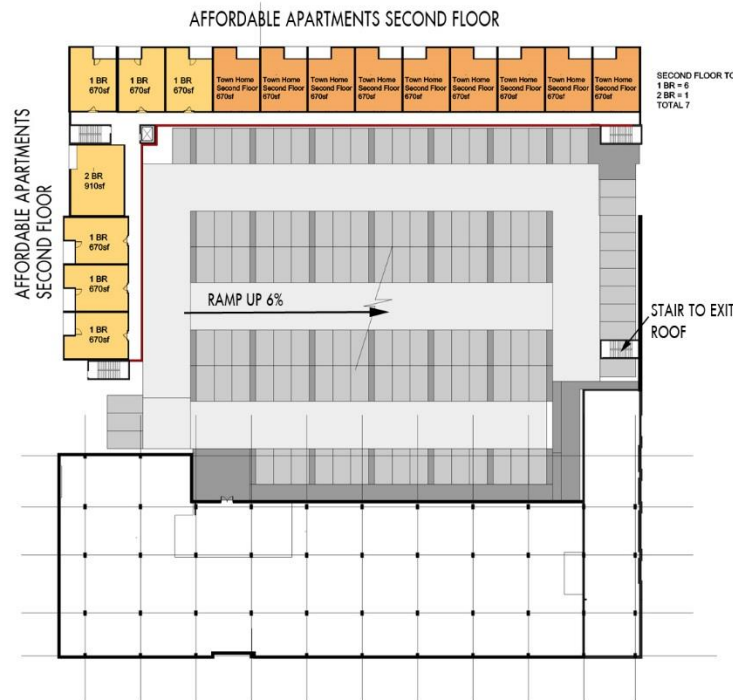
PLAN CUT FIRST FLOOR

EAST WASHINGTON AVENUE

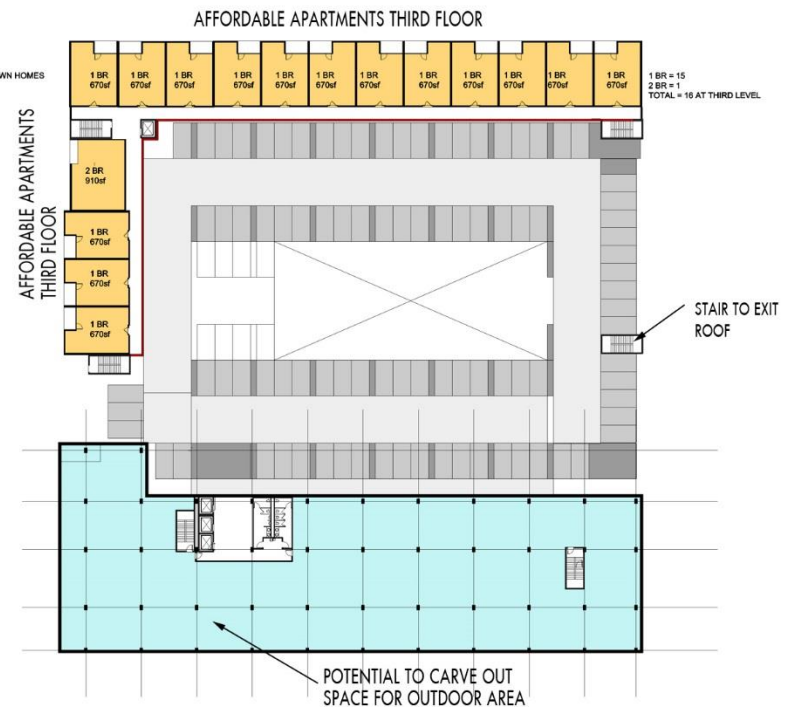
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Site Plan – Phase I



SECOND FLOOR AFFORDABLE HOUSING



THIRD FLOOR AFFORDABLE HOUSING SECOND FLOOR OFFICE

EAST WASHINGTON AVENUE

10/1/15 714339-001





PLAN CUT THIRD FLOOR

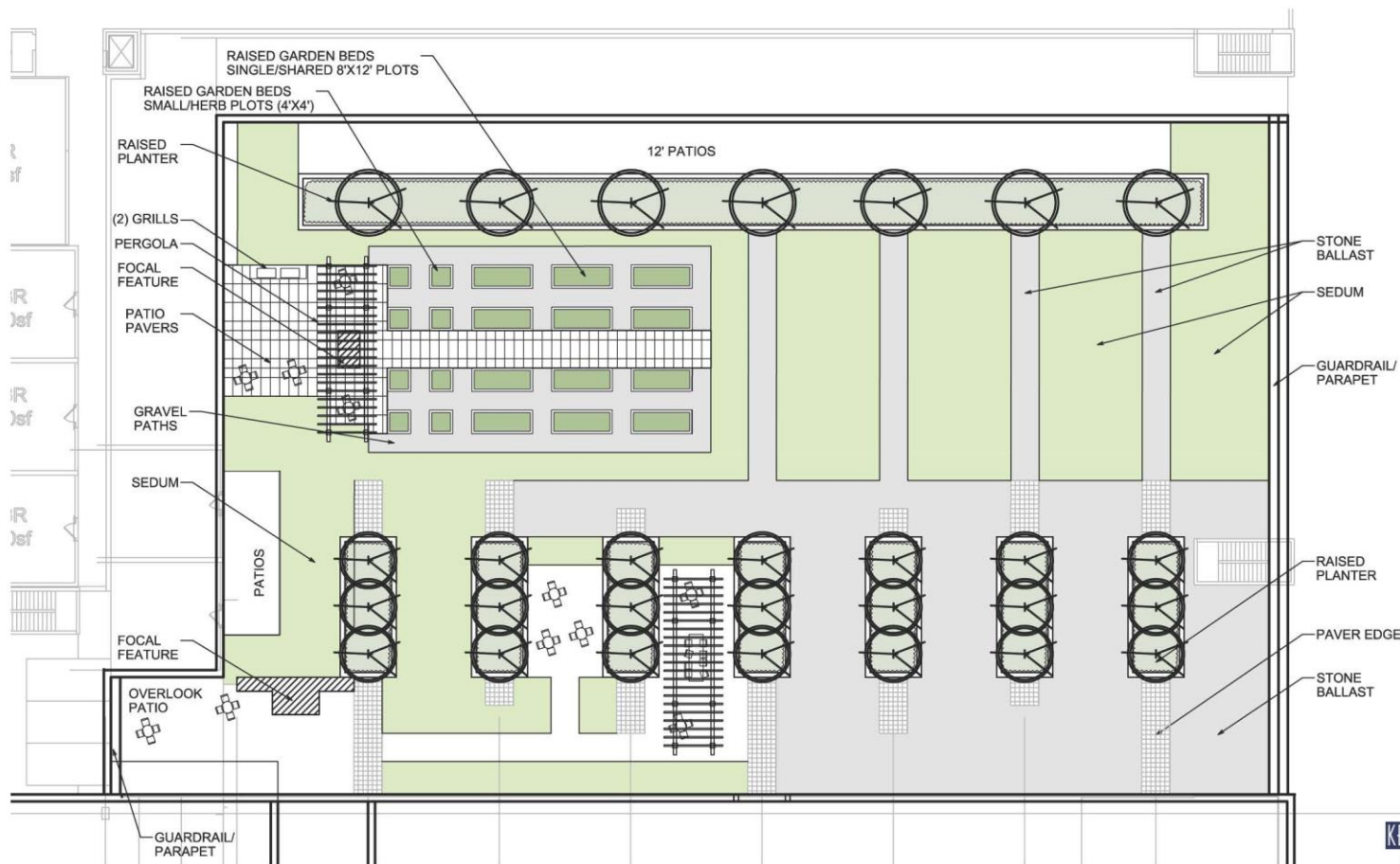
EAST WASHINGTON AVENUE

9/3/15 714339-001

STONE
HOUSE
REDEVELOPMENT, LLC

eua

appstein uhlen - architects



Third Floor Green Roof

East Washington Avenue | Madison, WI | October 1, 2015

SCALE: 1"=20'

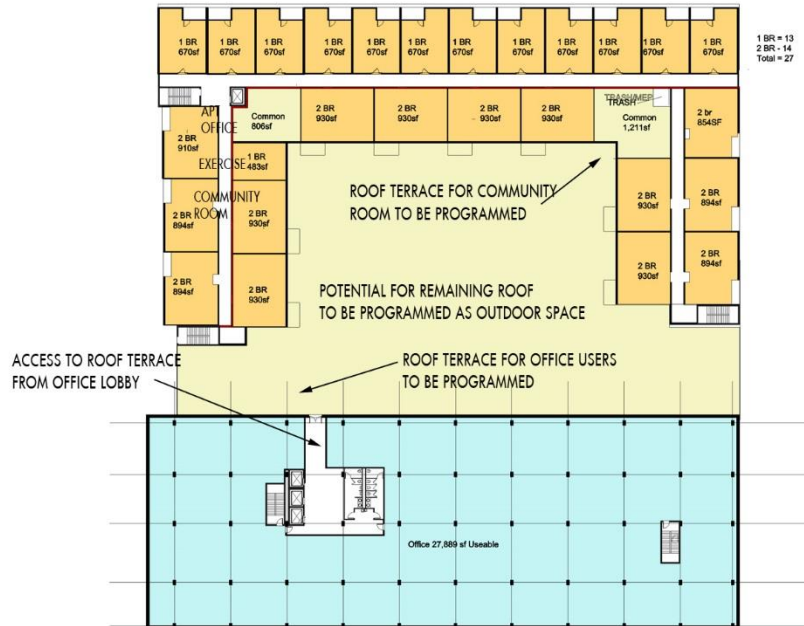


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KEN SAIKI DESIGN
LANDSCAPE
ARCHITECTS

303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

AFFORDABLE APARTMENTS



FOURTH FLOOR AFFORDABLE
HOUSING THIRD FLOOR OFFICE

EAST WASHINGTON AVENUE

10/1/15 714339-001



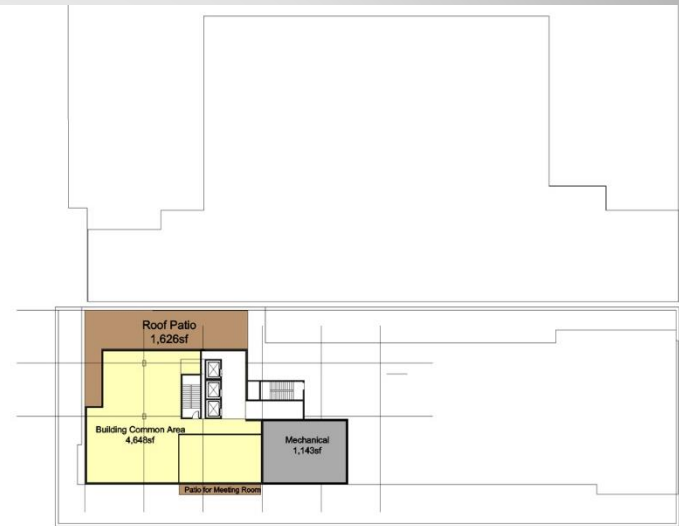
FLOOR FOUR - NINE MARKET RATE HOUSING



epstein uhan | architects



TENTH FLOOR

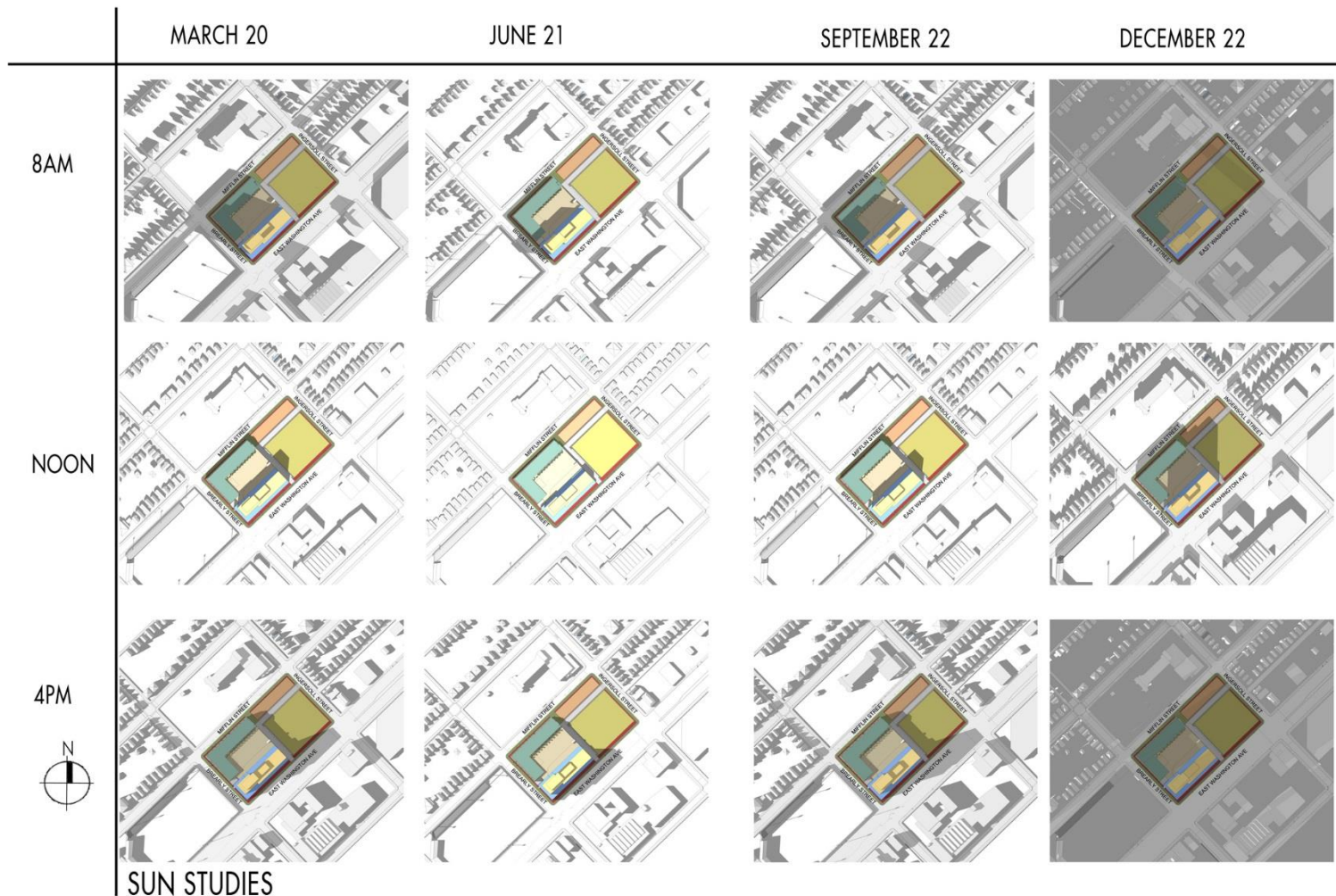


ELEVENTH FLOOR

EAST WASHINGTON AVENUE

10/1/15 714339-001





SUN STUDIES

EAST WASHINGTON AVENUE

9/3/15 714339-001



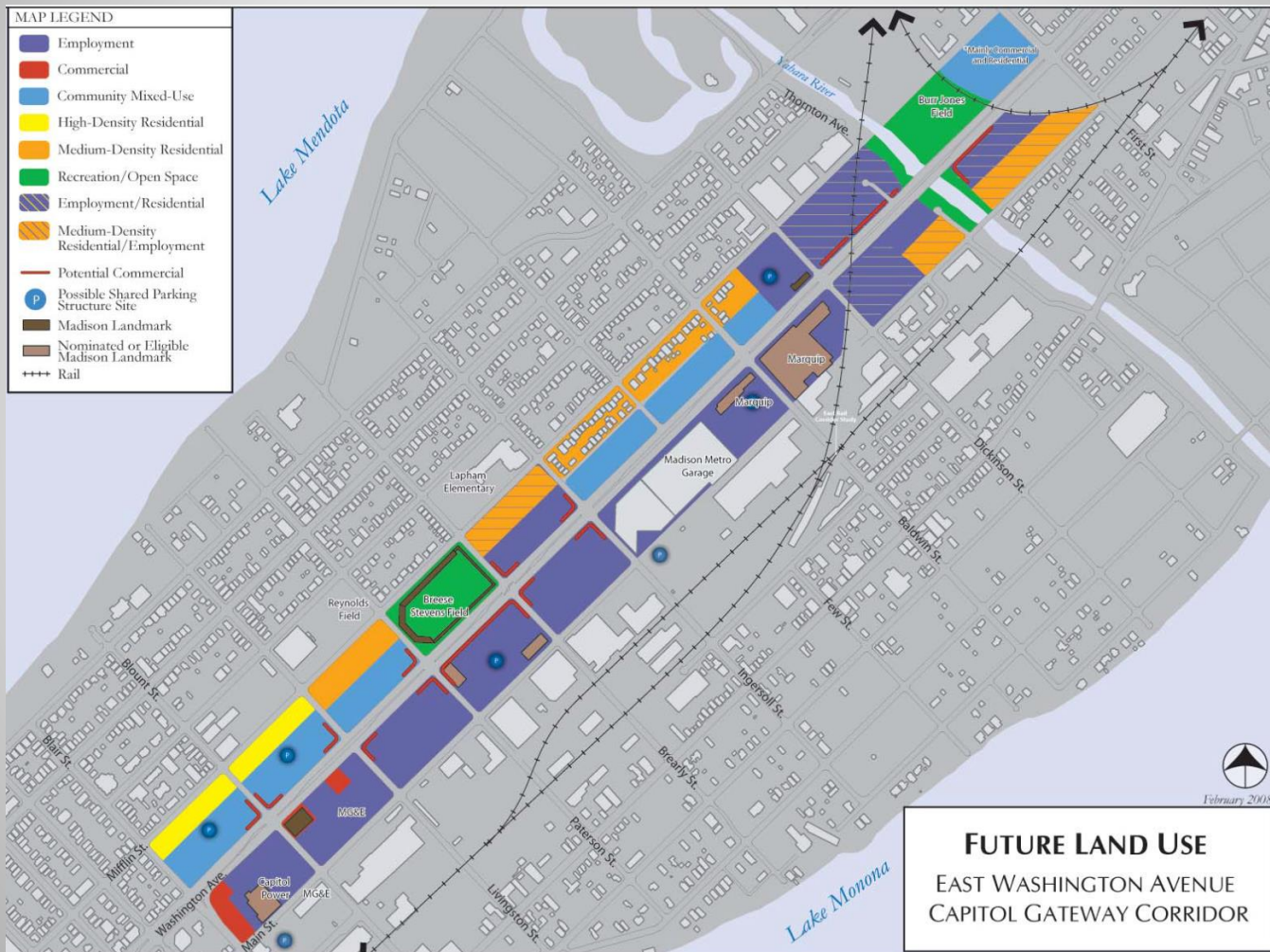
epstein uhen : architects

Solar Studies

Zoning and Plan Compliance

- East Washington Avenue Capitol Gateway Corridor Plan
- Tenney Lapham Neighborhood Plan
- Urban Design District 8 – block 4a and 4b

East Washington Avenue Capitol Gateway Corridor Plan



Tenney Lapham Neighborhood Plan

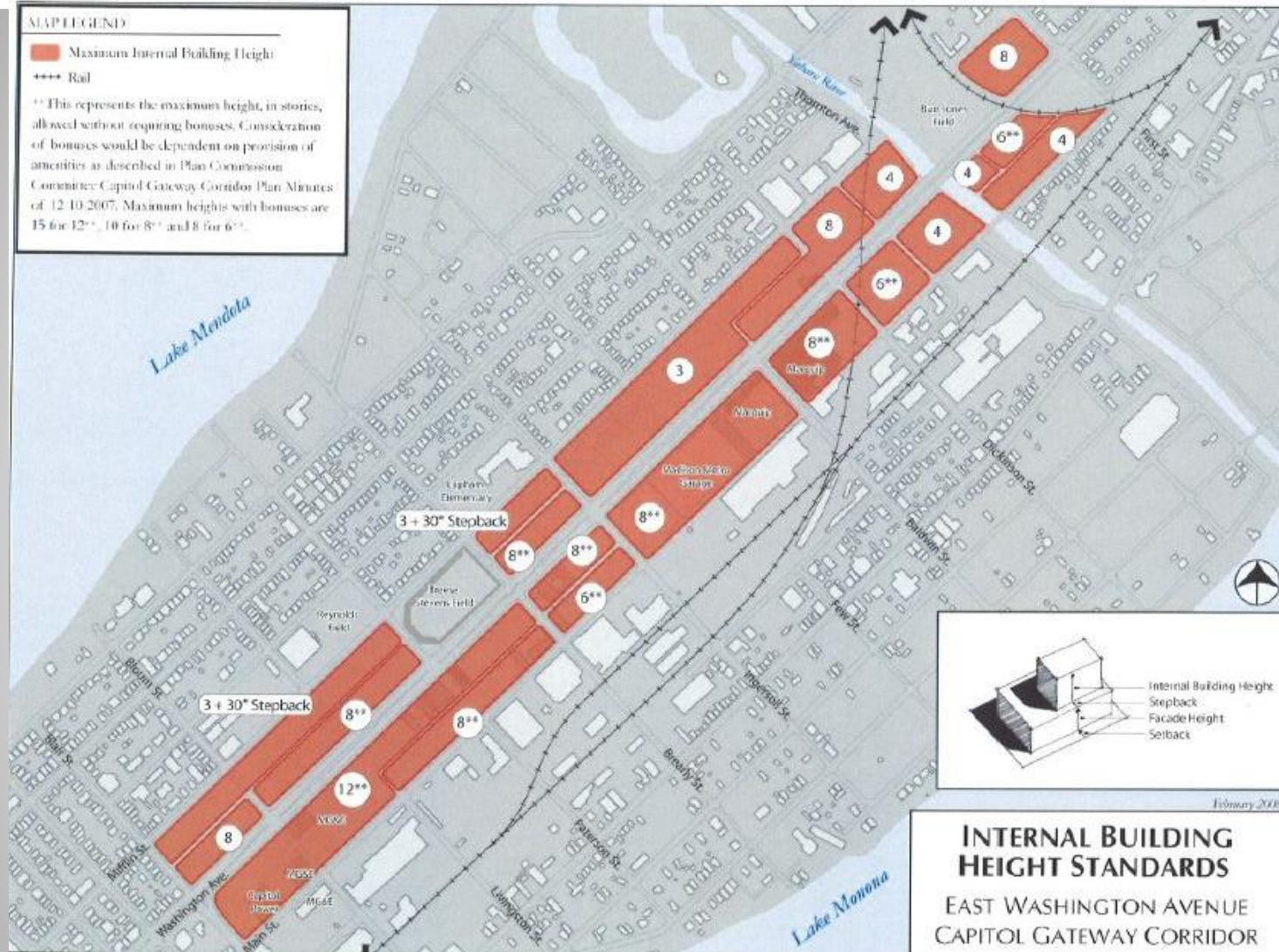
- “Note the focus on family residential use in the MDR 2 area given the proximity to Lapham School.”
- Appendix 8 adopts the East Washington Avenue Build Capitol Gateway Corridor Plan façade height standards. 3 plus 30*

MAP LEGEND

■ Maximum Internal Building Height

+ + + + Rail

** This represents the maximum height, in stories, allowed without requiring bonuses. Consideration of bonuses would be dependent on provision of amenities as described in Plan Commission Committee Capitol Gateway Corridor Plan Minutes of 12-10-2007. Maximum heights with bonuses are 15 for 12**, 10 for 8** and 8 for 6**.

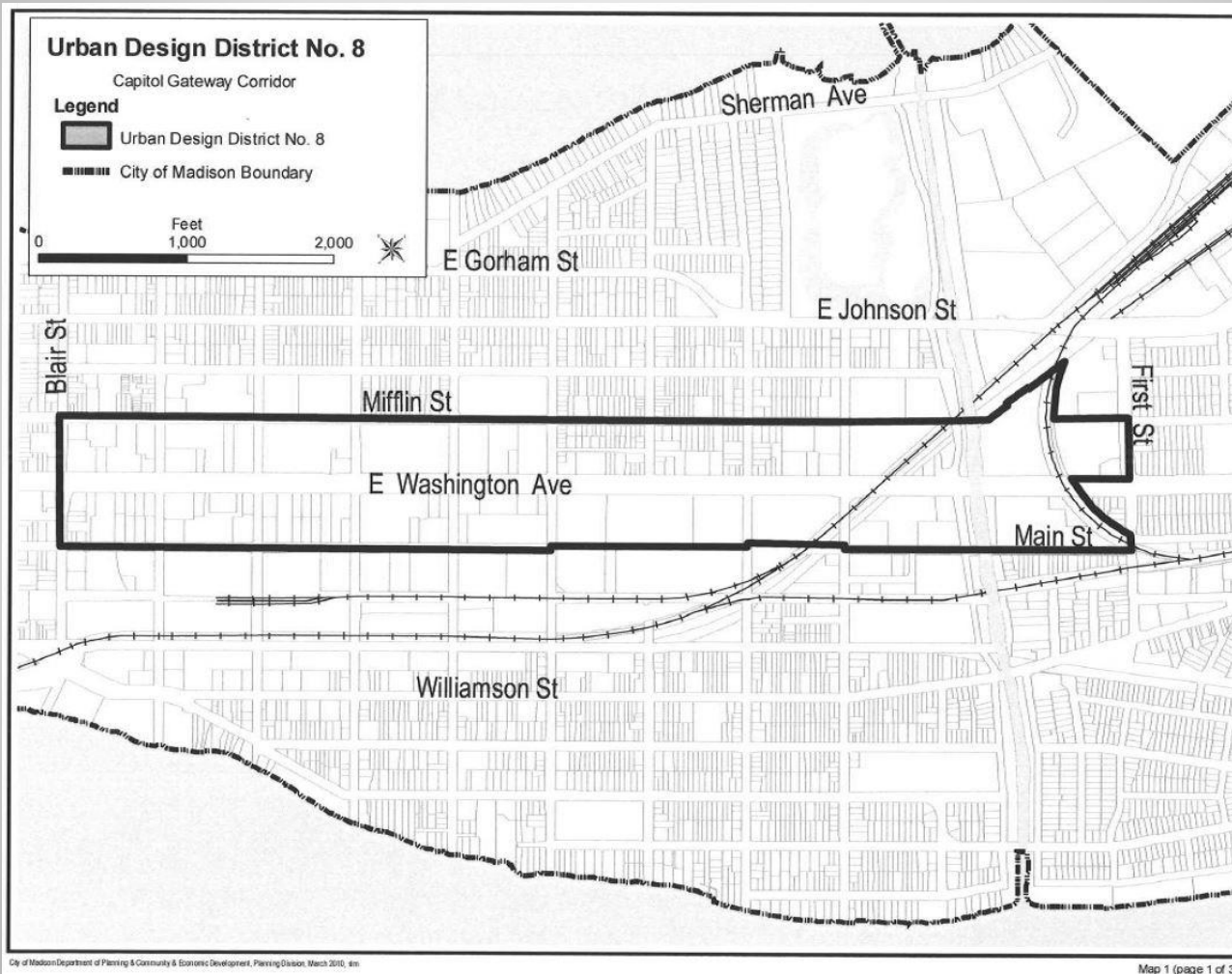


February 2008

INTERNAL BUILDING HEIGHT STANDARDS

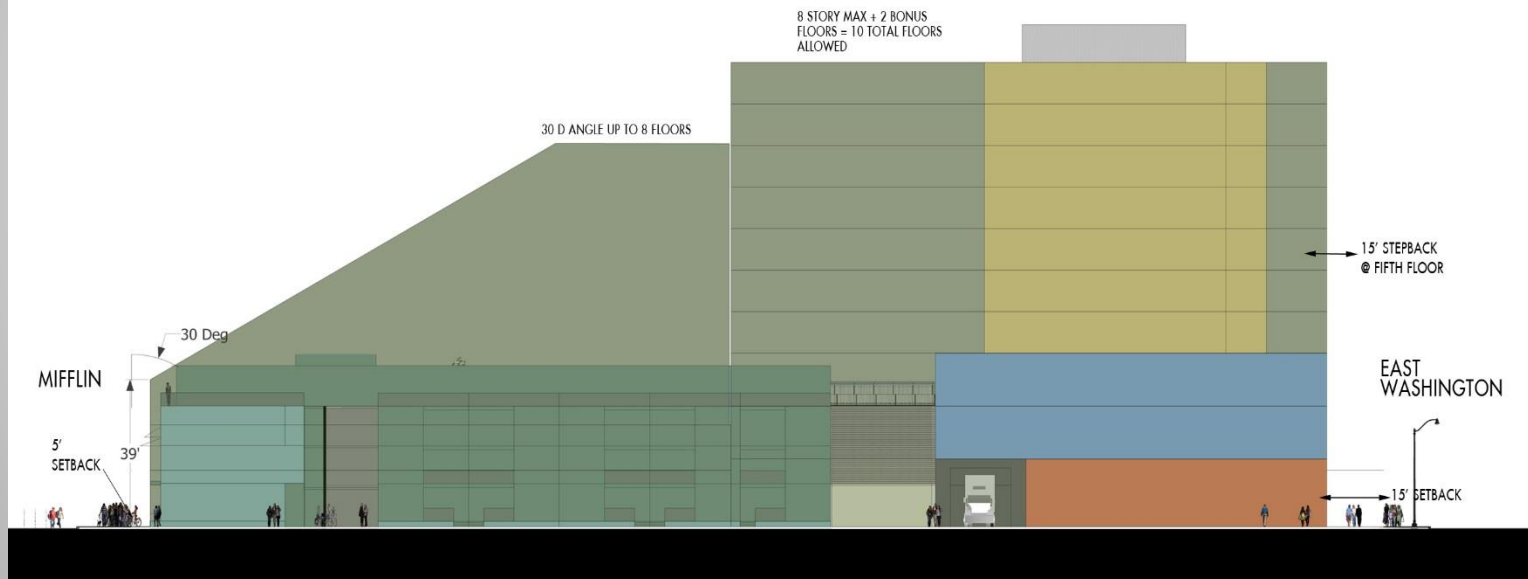
EAST WASHINGTON AVENUE
CAPITOL GATEWAY CORRIDOR

Urban Design District #8



Urban Design District #8

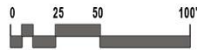
- Height 4a – 3 stories plus 30*



ZONING MASS

EAST WASHINGTON AVENUE

9/3/15 714339.001



spatial urban architecture

Urban Design District #8

Height 4b – 8 plus two bonus

Bonus = Inclusion of “at least 15% of the dwelling units” at or below 60% cmi plus shared structured parking

Potential ordinance change – 11th floor community room

“Any non-habitable space from architectural features shall not be included in the height calculation” - working to define “habitable”

Benefits of the Project

- Redevelopment of blighted, vacant “block”
- Local developer and project owner with proven track record and ongoing commitment to Madison
- Land uses consistent with neighborhood plan
- Addition of affordable housing
- Contributes to economic development of area