

3f. DESIGN GUIDELINES FOR BUILDING ELEMENTS

C.1 STREET EDGE

The pedestrian street edge will be defined by a proposed corner retail/café and luxurious residential lobby entrance on the north side of the building along Madison Street. Street level building elements will include a one story stone clad base with pronounced window and door openings encouraging pedestrian interaction and activity at the street level. Wall light sconces will add a sense of warmth and scale along the street level on both Madison Street and Main Street.



MADISON STREET EDGE



MAIN STREET EDGE

C.2 ENTRIES

A corner entrance into the café will be highlighted with a detailed steel and glass canopy and substantial wood and glass doors. Operable cafe doors line Madison Street and Main Street for an indoor/outdoor experience. At the residential entry the stone cladding steps up to two levels aligning itself with the neighboring scales of the single family homes. Large residential inspired doors with sidelights greet residents into an open welcoming lobby. Above the residential entry, a steel and glass canopy extends to the vehicular drop off area providing shelter for residents as well as guests entering the building.



CAFE ENTRY



RESIDENTIAL ENTRY

C.3 WINDOWS

The residential apartments will have operable aluminum clad wood windows and French doors opening onto outdoor living space. The balconies will have detailed metal railings providing an outdoor experience and view for the tenants. Some of the units will have elongated balconies connecting a pair of French doors while others open onto generous terraces. A shared roof-top terrace will be provide residents a gathering space to relax and socialize.



FABRIC AWNING



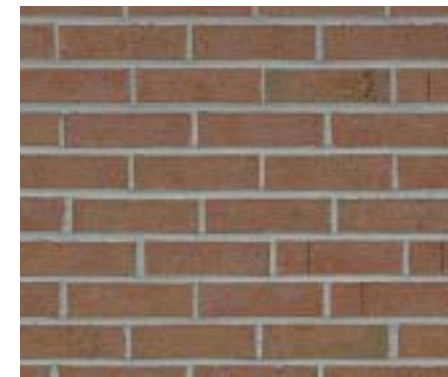
WINDOW

C.4 AWNINGS

Awnings will be located above the retail/café openings and will be in keeping with The Madison on Main design aesthetic while accomodating the potential tenants needs. Steel and glass canopies are utilized above the cafe and retail residential entries.

C.5 MATERIALS

The primary building materials will be brick, stone and a metal clad rainscreen system. All consistent with the surrounding context and Midwest values.



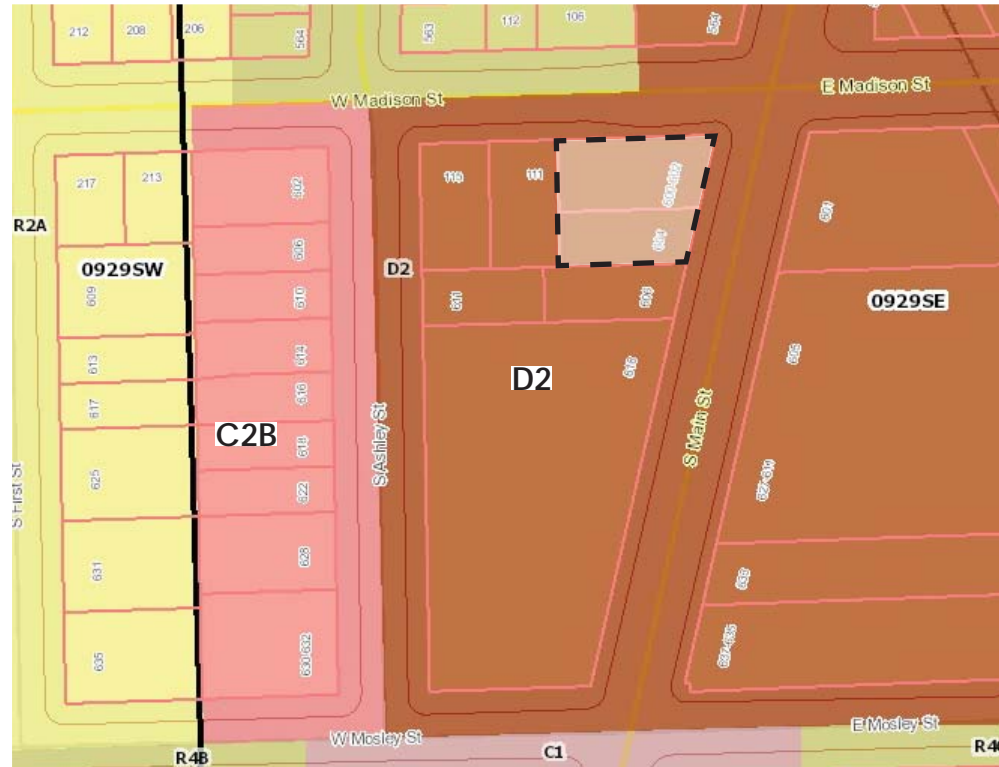
BRICK



STONE



RAINSCREEN



ZONING MAP

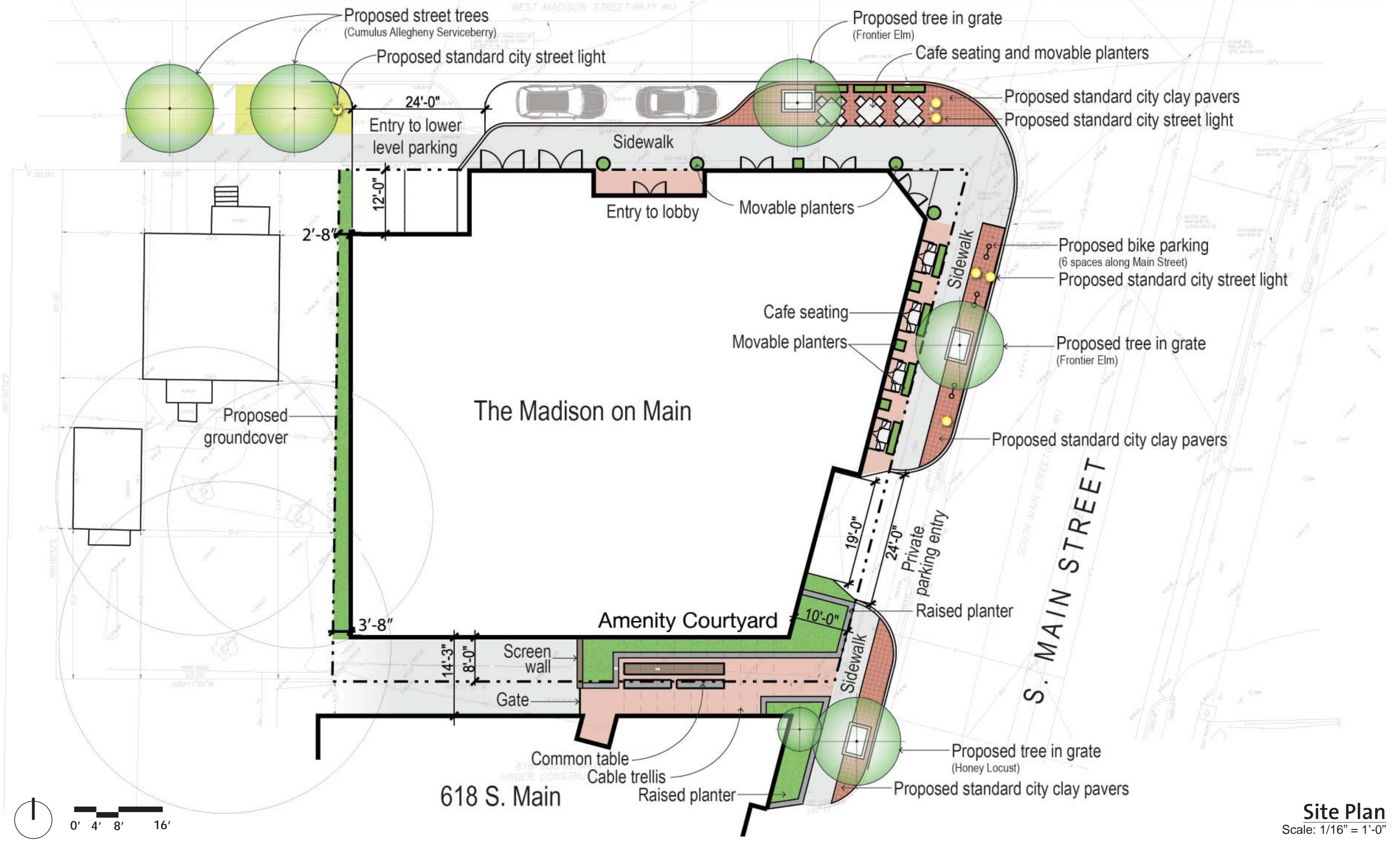


EXISTING SITE

The Madison on Main Ordinance/Zoning Analysis

	CURRENT	PROPOSED	NOTES
LOT AREA	9,441 SF	9,441 SF	
ZONING	D2	D2	The district is intended to be a transition between the D1- Downtown Core District and the surrounding residential neighborhoods. Ground floor retail with residential use above is included in the permitted uses for the district.
SETBACK REQUIREMENTS			
FRONT SETBACK	0'-0" MIN. 10'-0" MAX.	0'-0" to 10'-0"	5' offset required at top of streetwall (3rd Story) The Madison on Main proposes a 4th Story 5' offset in keeping with 618 Main streetwall height.
SIDE SETBACK	0'-0"	8" to 6'-0"	When abutting a residential zoning the side yard setback is 15'. The Madison on Main proposes a 6'-0" setback above street level.
REAR SETBACK	0'-0"	8'-0" to 15'-0"	When abutting a residential zoning the rear yard setback is 30'. The Madison on Main proposes an 8'-0" rear setback with 15'-0" above the streetwall.
BUILDING HEIGHT/COVERAGE			
MAX. HEIGHT	60'-0'	76'-0"	76'-0" is measured to the top of the elevator. Excluding penthouse, top of building roof deck is 62'-0".
MIN. HEIGHT	24'-0"	-	
MAX. BUILDING COVERAGE	80%	79.9%	7,541 SF/9,441 SF x 100 = 79.9%
MIN. OPEN SPACE	10%	20.1%	1,900 SF/9,441 SF x 100 = 20.1%. Included in the open space is an outdoor amenity courtyard that can be utilized by the general public.
FLOOR AREA RATIO (FAR)			
MAX. FAR	200%	-	
MAX. ALLOWABLE SF	18,882 SF	-	9,441 SF x 200% = 18,882 SF
PARKING REQUIRED @ 200% FAR	NONE	-	
MAX. FAR WITH PREMIUMS	400%	400%	Under Ch. 5:65 Floor Area Premium Options 2a Residential Use Premium & 2b Affordable Housing Premium Residential Use Premium : 18,882 SF x 175% = 33,044 SF Affordable Housing Premium allows 3,000 SF of floor area in excess of the normal maximum usable floor area for each onsite unit designated as lower income housing without exceeding 400% FAR Affordable Housing Premium : 33,044 SF + 6,000 SF = 39,044 SF (shall not exceed 37,764 SF or 400%)
MAX. ALLOWABLE SF WITH PREMIUMS	37,764 SF	37,764 SF	
PARKING REQUIRED @ ABOVE 200% FAR	1SP/1,000 SF	1SP/727 SF	A total of 26 private parking spaces are provided (resultant ratio of 1SP/727 SF)
PARKING SPACES PROVIDED	19 SP	26 SP	
MISCELLANEOUS			
BICYCLE PARKING REQUIRED	1SP/2,500 SF	1SP/2,500 SF	
BICYCLE PARKING PROVIDED	15 SP	15 SP	15 exterior bike spaces are provided along with allocated space for residential tenant bike storage

W. MADISON STREET



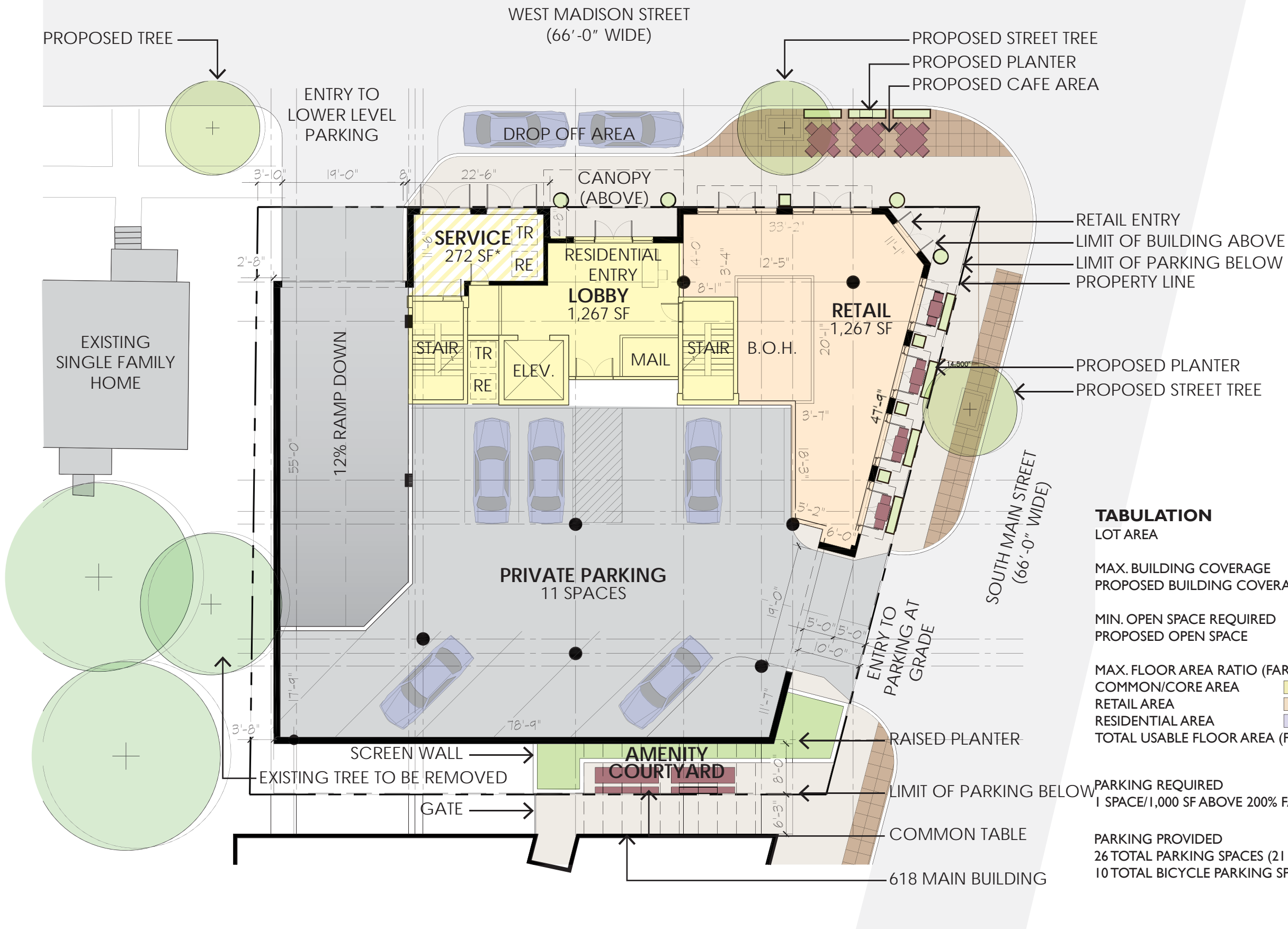
The Madison on Main

Amenity Courtyard

618 S. Main

S. MAIN STREET

Site Plan
Scale: 1/16" = 1'-0"



TABULATION

LOT AREA	9,441 SF
MAX. BUILDING COVERAGE	7,553 SF (80.0%)
PROPOSED BUILDING COVERAGE	7,541 SF (79.9%)
MIN. OPEN SPACE REQUIRED	945 SF (10.0%)
PROPOSED OPEN SPACE	1,900 SF (20.1%)
MAX. FLOOR AREA RATIO (FAR)	37,764 SF (400%)
COMMON/CORE AREA	5,659 SF
RETAIL AREA	1,267 SF
RESIDENTIAL AREA	32,105 SF
TOTAL USABLE FLOOR AREA (FAR)	37,764 SF (400%)

PARKING REQUIRED
 1 SPACE/1,000 SF ABOVE 200% FAR = 19 SPACES

PARKING PROVIDED
 26 TOTAL PARKING SPACES (21 REG/5 COMPACT)
 10 TOTAL BICYCLE PARKING SPACES



Main Level Floor Plan
 Scale: 1/16" = 1'-0"