

Gebhardt Development, LLC

**222 North Street
Madison, WI 53704**

**Ph. 608 245-0753
Fax: 608 245-0770**

1208, 1212, 1214 Spring Street Plan Commission Submittal

Matt Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Letter of intent for PUD Rezoning

Mr. Tucker:

Please consider this our formal letter of intent to pursue PUD-GDP/SIP rezoning for 3 parcels of property located at 1208, 1212, and 1214 Spring Street.

Project Summary:

Project involves the demolition of 3 existing structures on contiguous properties which are currently used for student rental housing.

Replacing the removed structures will be a new 8 story, approx. 87 unit apartment building. The use, overall height and massing are consistent with adopted planning guidelines and represent the first major development under these guidelines by a private party in this neighborhood.

Units will consist of a combination of 1-4 bedroom units, with the final unit mix to be determined at a later date. Laundry facilities and vending will be provided at each floor.

Approximately 24 covered automobile parking spaces will be provided. This number is based on the amount of need demonstrated by similar projects in the area which are owned and managed by the same developer, and is more than sufficient to meet the needs of residents. Bicycle and scooter parking will be provided, with the ratio of bicycle parking at or near 1 space/bedroom, as that need has been historically demonstrated.

Proposed Project Schedule:

Demolition of existing structures:	08.20.10
New Construction start:	09.15.10
Project completion and occupancy:	08.10.11

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Project Team:

Owner:

Gebhardt Development
222 North Street
Madison, WI 53704
608.245.0753
Attn.: Otto Gebhardt III
gebhardtddevelopment@gmail.com

Architect:

Bark Design
222 North Street
Madison, WI 53704
608.333.1926
studio@bark-design.com

Structural Engineer:

GKS Engineering
3310 Kingston Drive
Madison, WI 53713
608.277.9520
gksengr@charter.net

Civil Engineer:

Professional Engineering, LLC
818 N. Meadowbrook Lane
Waunakee, WI 53597
608.849.9378
Attn.: Roxanne Johnson, P.E., LEED AP
Rjohnson@pe-wi.com

Landscape Architect:

TBD

General Contractor:

TBD

RSSC Neighborhood Plan Compliance:

Refer to attached submittal documentation for information on compliance with RSSC recommendations

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Project Breakdown:

Existing number of units on project site: **44**

Existing number of parking stalls on project site: **14**

Proposed Units: **87 +/-**

Net Unit increase: **43 +/-**

Site Area: **18,584 s.f.; 0.43 Acres**

Building Footprint: **11,500 s.f.**

F.A.R. = 4.58

Vehicle and Pedestrian Access: **Off Spring Street, Auto and Scooter acces/parking
not visible from street**

Proposed Auto Parking spaces: **21 +/-**

Proposed scooter parking spaces: **37 +/-**

Proposed bicycle parking spaces: **1 per bedroom +/-**

Amenities:

- Private and public outdoor space
- Wireless Internet
- Secure Automobile, Scooter, and Bicycle Parking
- Laundry Facilities
- Energy Efficiency
- Location to UW facilities and retail/commercial establishments

Respectfully Submitted,

Otto Gebhardt III

END