

## **Letter of Intent ~ 8 May 2013**

### **3302 Packers Avenue ~ Granite Ridge Apartments**

**Statement of purpose:** Todd Gebhardt proposes to demolish the existing vacant restaurant located at 3302 Packers Avenue, and develop a 4-story mixed-use building with below-building parking. Three conditional use exceptions are requested: 1) % of commercial space below 75%; 2) unit count more than 24 dwelling units; and 3) building more than 40,000 total square feet in size.

#### **Project Team:**

**Developer:** Granite Ridge LLC, % Northshore Rentals, LLC, 2026 Londonderry Drive, Madison, WI, 53704. *Contact:* Todd Gebhardt

**Architect:** Design Coalition, Inc. 2088 Atwood Avenue, Madison, WI, 54704. *Contact:* Roger K. Smith, Architect

**Civil Engineer:** Professional Engineering, LLC, 818 N Meadowbrook Lane, Waukegan, WI 53597. *Contact:* Roxanne Johnson, P.E.

**Landscape Architect:** design studio etc., 330 West Lakeside, Madison, WI 53715. *Contact:* Garrett Perry

**Structural Engineer:** Structural Integrity, Inc. 7702 Terrace Ave, Middleton, WI 53562. *Contact:* Kurt Strauss, P.E.

**Building Contractor:** Not selected yet

**Land Surveyor:** Badger Surveying LLC, 525 W. Prairie St., Columbus, WI 53925. *Contact:* Mark Gerhardt

**Existing Conditions:** The site is currently almost 100% paved, with a small restaurant building standing vacant for some years. A recent Phase 1 environmental study found no on-site contamination. We propose to demolish the restaurant building.

#### **Project Schedule:**

Construction: Expected start date: 1 October 2013

Expected substantial completion date: 1 July 2014

**Proposed Uses:** Dwelling units, leased commercial space, main office of Northshore Rentals, LLC; in-building and surface parking for vehicles and bicycles.

**Hours of Operation of Commercial Space:** The owner/developer will have it's office in the building. Additionally, commercial space will be leased to tenants. These are not identified at present, but will be chosen to be closely compatible with the residential use.

**Building Square Footage:** 70,214 square feet of heated space (not including below-grade parking deck), of which 6,646 sq. ft. is commercial space.

**Number of Dwelling Units:** 61, as a mix of 35 two-bedroom and 26 one-bedroom apartments.

**Off-street Parking:**

Vehicles: 62 below-building stalls; 23 surface.

Bicycles: 61 below-building; 18 surface

**Lot Coverage:** 35,530 sq.ft. coverage ÷ 43,996 sq.ft. lot area = 80.08% coverage

**Value of Land:** \$479,000

**Estimated Project Cost:** \$6.2 million

**Number of Construction & Full-time Jobs created:** N.A.

**Public Subsidy Requested:** None

**Usable Open Space:**

**Required: 15,520 sq. ft.**

Provided: 4,883 At grade

4,940 Balconies

1,774 Rooftop Terrace

4,650 Rooftop Court

---

**Total: 16,247 sq. ft. Total**