

Letter of Intent ~ 30 Oct 2013
3302 Packers Avenue ~ Granite Ridge Apartments

Submittal of proposed changes: This submittal reflects proposed changes to the building including reduction of window count at the southeast corner of the building facing Packers avenue, addition of exterior grilles required for HVAC system, revised railings at balconies, and the addition of a sun-room at the 3rd floor rooftop terrace. Information listed below is consistent with the original intent and what has been approved by City Staff.

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, Waunakee, 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 Aug 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: 71,812 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; 22 surface.

Bicycles: 62 below-building; 14 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:	4,768 At grade
	4,940 Balconies
	1,746 Rooftop Terrace
	<u>4,800 Rooftop Court</u>

Total:	16,308 sq. ft. Total
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