

# Conditional Use Permit Application

## Letter of Intent – 605 Cottage Grove Road

06/25/2014

This is a proposal for the vacant portion of the lot located at 605 Cottage Grove Road. The lot fronts against Claire Street across from the YMCA. For approval and submittal purposes, the project will be called "Claire Street Apartments".

### Project Team

**Owner:**

Capitol One Real estate llc.; Contact: Farooq Shahzad; [capitol.petroleum@gmail.com](mailto:capitol.petroleum@gmail.com); 608-209-0822

**Architect:**

Aro Eberle Architects; Contact: Doug Pahl; [pahl@aroeberle.com](mailto:pahl@aroeberle.com); 608-204-7464

**Civil Engineer:**

Professional Engineering; Contact: Roxanne Johnson; [rjohnson@pe-wi.com](mailto:rjohnson@pe-wi.com); 608-849-9378

**Landscape Architect:**

Design Studio Etc.; Contact: Garret Perry; [gerry@designstudioetc.com](mailto:gerry@designstudioetc.com); 608-358-6344

**Structural Engineer:**

Cold Spring Design; Contact: Conor Nelan; [cnelan@coldspringdesign.net](mailto:cnelan@coldspringdesign.net); 920-568-9530

### Existing Conditions

The parcel at 605 Cottage Grove road has an operating convenience store and gas station, however approximately half of the lot remains empty and undeveloped. The vacant portion is mostly grass at present. This project would create a new property line subdividing the parcel into two lots, creating an independent lot for the proposed structure.

### Proposed Structure

The new parcel will be 18,066 S.F. which accommodates a nine unit apartment building with an approximate footprint of 3650 S.F. There will be two three-bedroom units, three two-bedroom units and four one-bedroom units. The three-bedroom units and one two-bedroom unit will be located at grade. The building will be three stories tall with an approximate height of 32'.

A total of 14 parking stalls will be provided, one of which will be an accessible stall (van accessible). Bicycle parking will also be provided within the building at the rates required by the zoning code.

#### Additional Information

See submitted plans for further information on lot coverage, parking, grading and utilities. The Land value is estimated to be roughly \$80,000. The probable construction cost is estimated at \$1,000,000.00.

Best regards,

A handwritten signature in black ink, appearing to read 'DPahl', with a stylized, horizontal flourish extending to the right.

Doug Pahl AIA  
Aro Eberle Architects, Inc.