



City of Madison

Proposed Demolition & Conditional Use

Location
3302 Packers Avenue

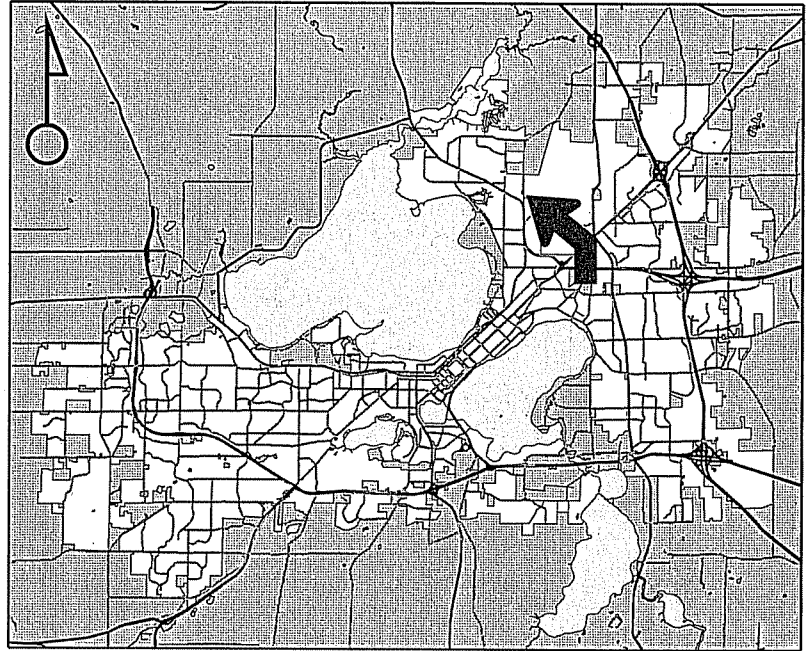
Project Name
Granite Ridge Apartments

Applicant
El Corral Bar & Restaurant, LLC/
Alex Einsman - Northshore Rentals, LLC

Existing Use
Vacant restaurant

Proposed Use
Demolish restaurant and construct mixed-use building with 6,700 square feet of commercial space and 61 apartment units

Public Hearing Date
Plan Commission
17 June 2013

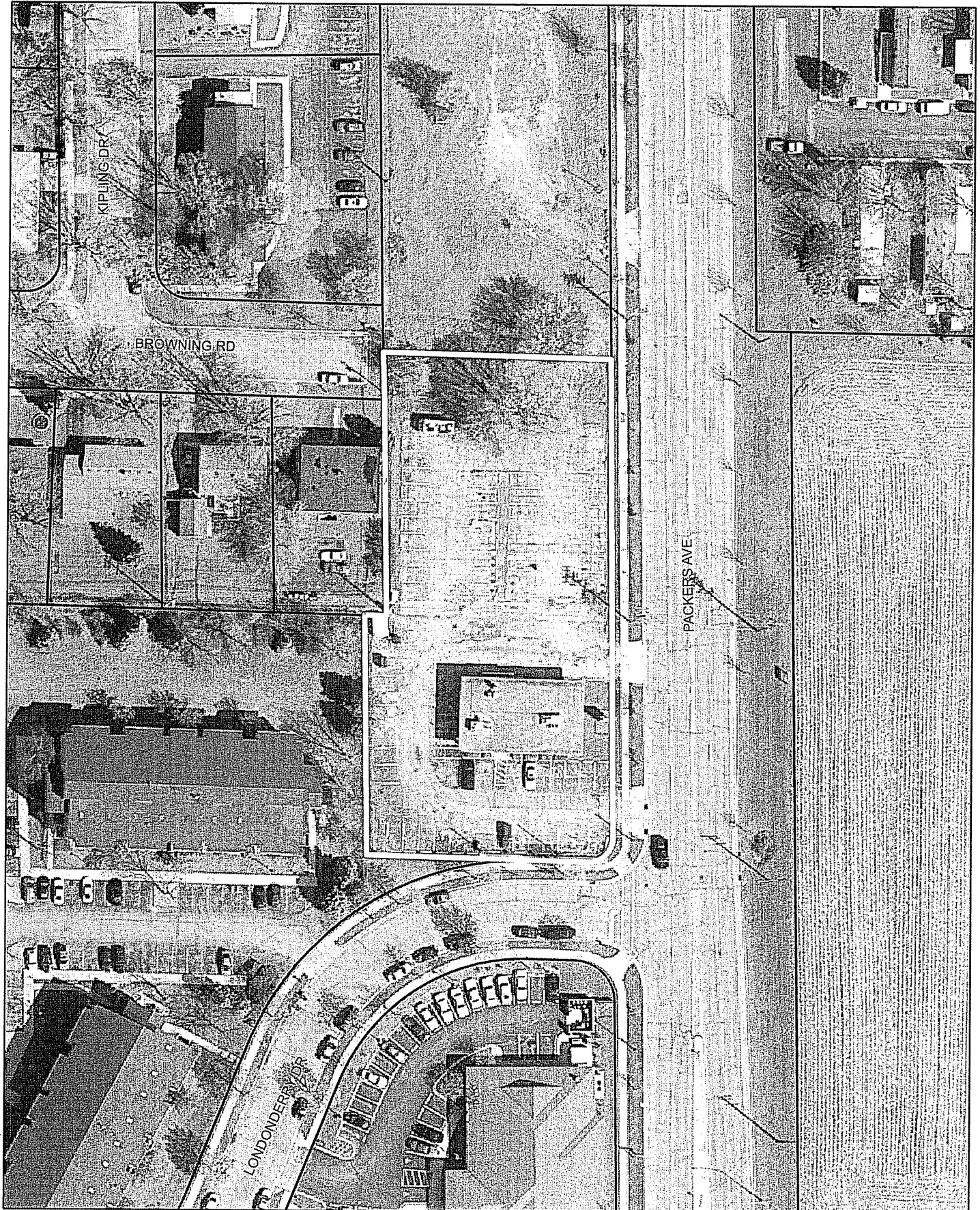


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 June 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

FOR OFFICE USE ONLY:

Amt. Paid ~~\$600~~ ^{\$950} Receipt No. 142562 ¹⁴²⁵⁶³

Date Received 5/8/13

Received By ESK

Parcel No. 0810-302-1301-1

Aldermanic District 12

Zoning District CC-T

Special Requirements NONE

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

1. Project Address: 3302 Packers Avenue
Project Title (if any): Granite Ridge Apartments

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Todd Gebhardt Company: Northshore Rentals, LLC
Street Address: 2026 Londonderry Drive City/State: Madison, WI Zip: 53704
Telephone: (608) 661-9900 Fax: () Email: _____

Project Contact Person: Alex Einsman Company: Northshore Rentals, LLC
Street Address: 2026 Londonderry Drive City/State: Madison, WI Zip: 53704
Telephone: (608) 661-9900 Fax: () Email: _____

Property Owner (if not applicant): El Corral Bar & Restaurant, LLC
Street Address: 3625 Heatherstone Ridge City/State: Sun Prairie, WI Zip: 53590

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New construction of a 4-story, mixed-used building, to include 01 dwelling units, ground-level retail/commercial space and below-building parking
Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Larry Palm, District 12 Alder; Berkley Oaks Neighborhood Association

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT, Firchow, Stroud Date: multiple Zoning Staff: Tucker, others Date: multiple

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Todd Gebhardt Party: Developer

Authorizing Signature of Property Owner Todd Gebhardt Date 7 May 2013

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
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Total:	16,247 sq. ft. Total

