



Location
3302 Packers Avenue

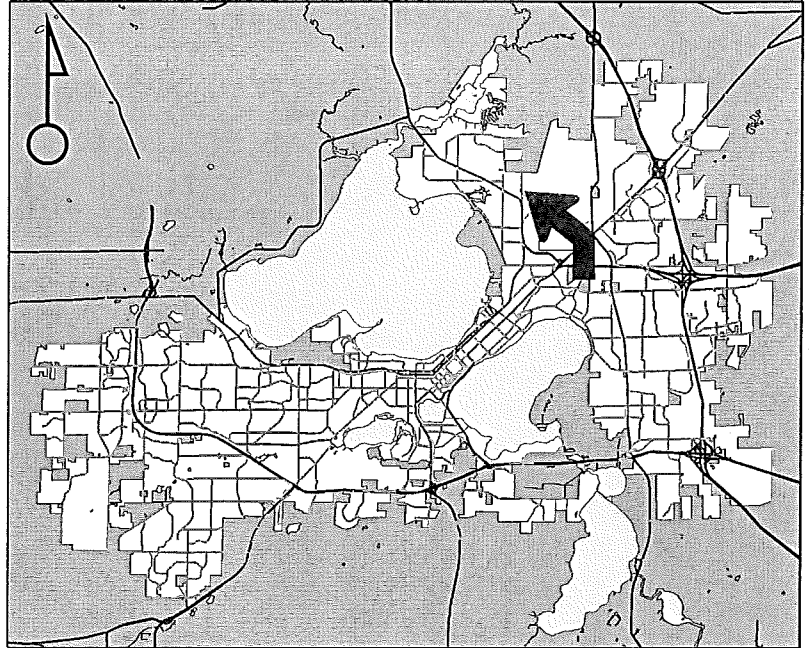
Project Name
Granite Ridge Apartments

Applicant
Alex Einsman - Northshore Rentals, LLC

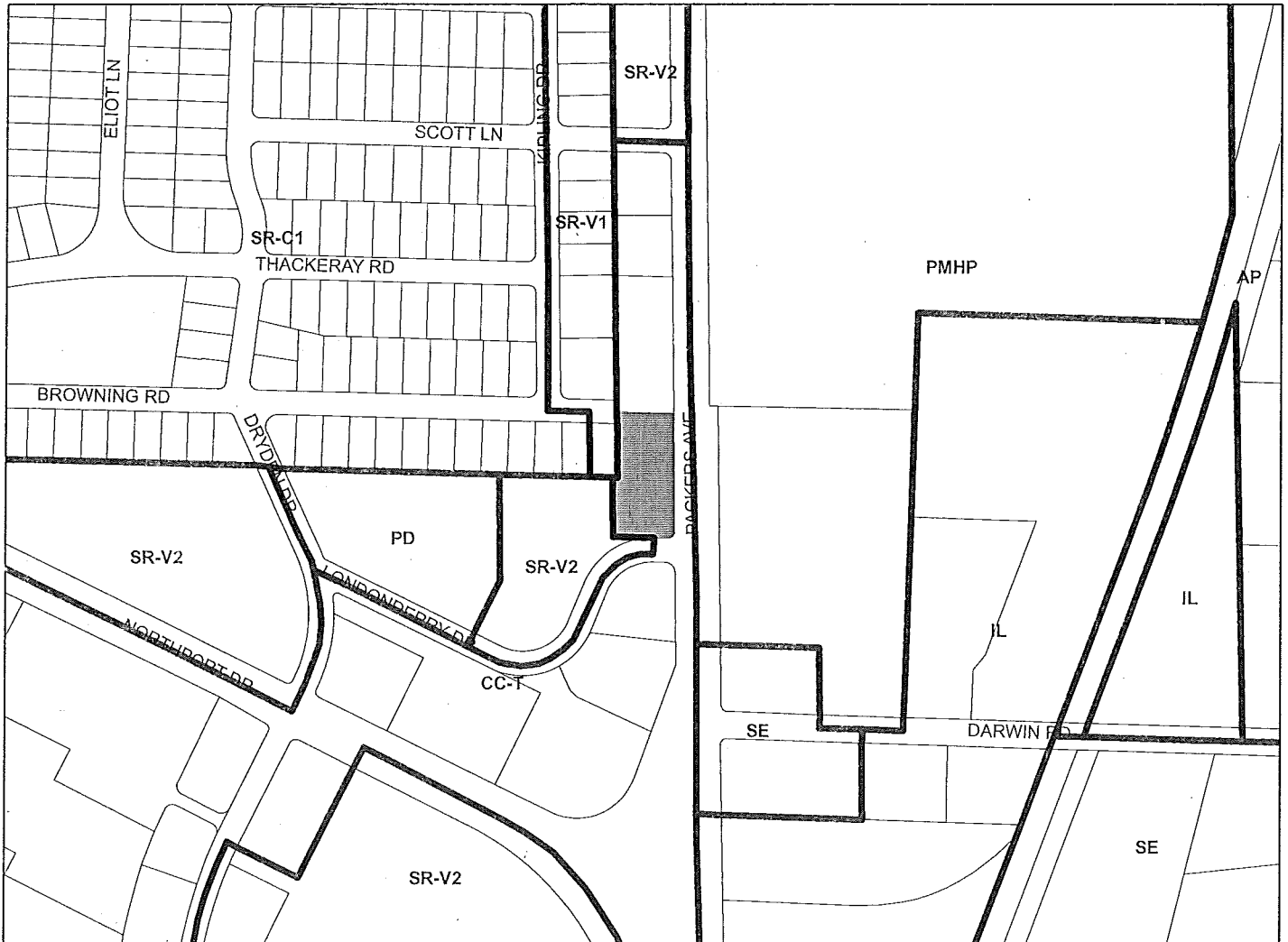
Existing Use
Previously approved mixed-use building

Proposed Use
Approve design modifications to to
previously approved mixed-use building

Public Hearing Date
Plan Commission
18 November 2013

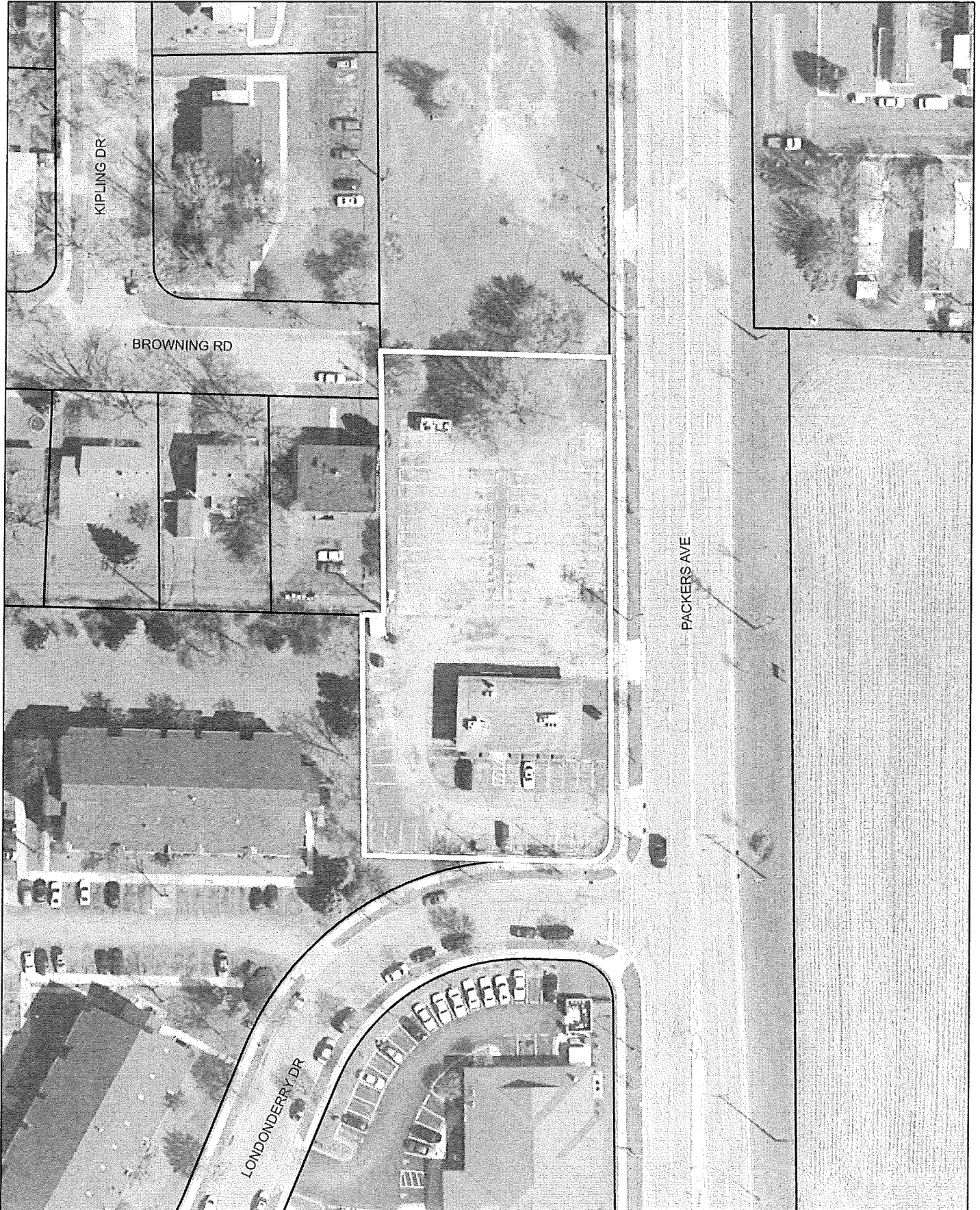


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 November 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

- 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

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$600</u> Receipt No. <u>148675</u>
Date Received	<u>10/30/13</u>
Received By	<u>596</u>
Parcel No.	<u>10810-302-1301-1</u>
Aldermanic District	<u>12 Larvy Palm</u>
Zoning District	<u>CC-F</u>
Special Requirements	<u>CU</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

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 61 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/altered 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~~ ²⁰ 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 Relationship to Property: Developer
Authorizing Signature of Property Owner Todd Gebhardt Date 7 May 2013

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

Submittal of proposed changes: This submittal reflects proposed changes to the building design as it was approved by Plan Commission June 17, 2013. These changes include:

1. A reduction of window count at the southeast corner of the building facing Packers Avenue.
2. Addition of exterior grilles required for the HVAC system.
3. Revised railings at balconies and terraces.
4. The addition of a sunroom at the 3rd floor rooftop terrace.

Information listed in letter 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.

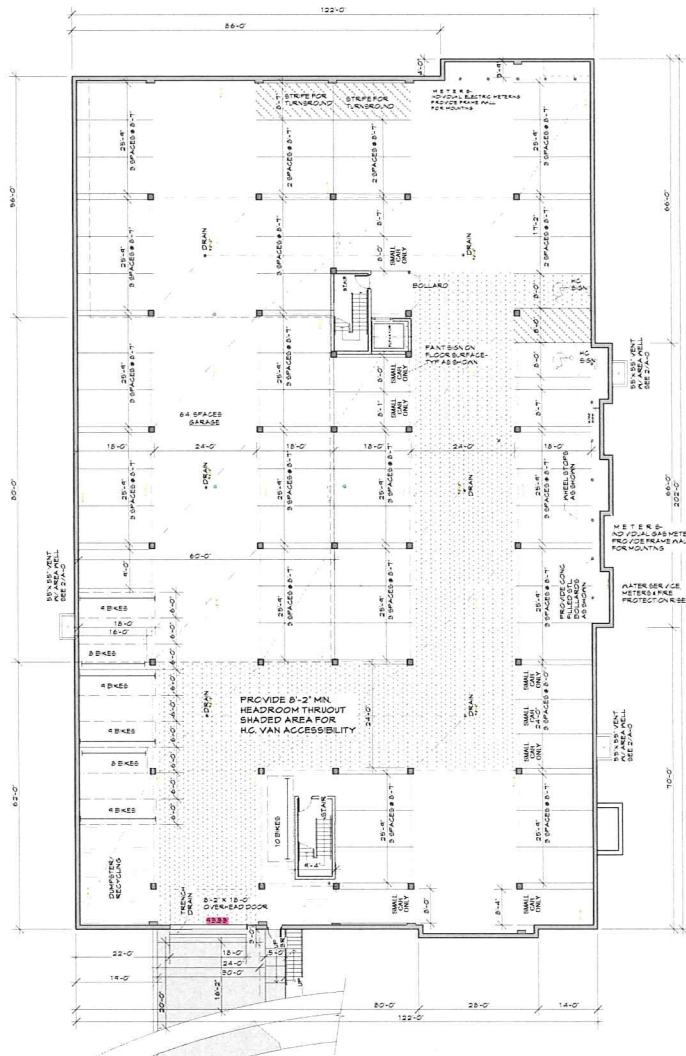
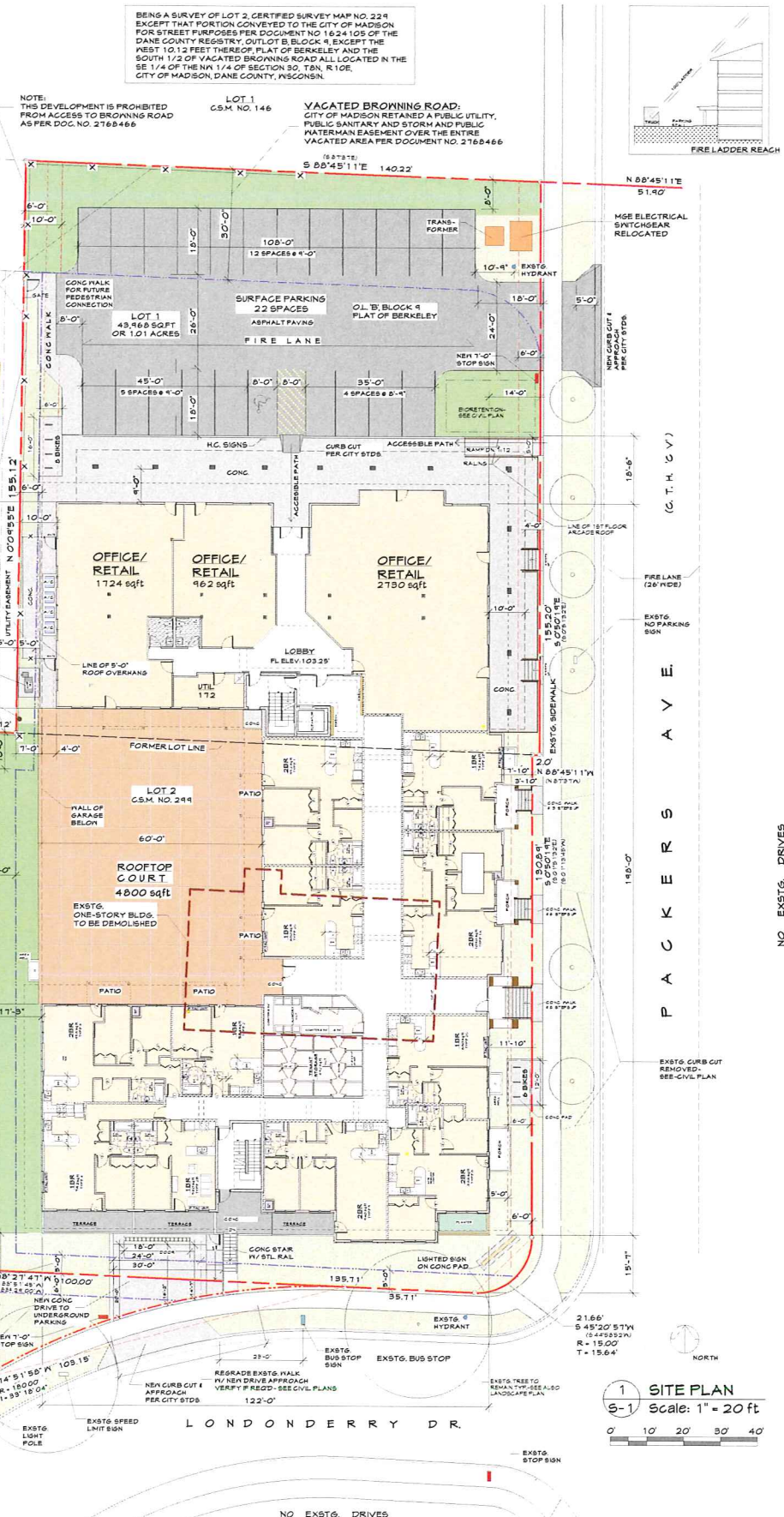
Public Subsidy Requested: None

Usable Open Space:

Required: 15,520 sq. ft.

Provided: 4,768 At grade
4,940 Balconies
1,746 Rooftop Terrace
4,800 Rooftop Court

Total: 16,308 sq. ft. Total



1 GARAGE PLAN
Scale: 1" = 20 ft
24,538 sqft
64 SPACES
62 Bikes



design coalition
DESIGN COALITION INC. ARCHITECTS
COMMUNITY DESIGN CENTER
2088 ATWOOD AVENUE
MADISON, WI 53704-5354
phone: 608.246.8846
fax: 608.246.8670
website: www.designcoalition.org

Site Area: 43,968 sqft 1.01 Acre
4 STORIES 61 UNITS 71,812 SQ FT
26 1BR 35 2BR
OFFICE/RETAIL: 6504 sqft -5450 leasable
UOS REQ: 15,360 sqft
PROV: 4768 At grade
4940 Balcs
1746 Rooftop Terrace
4800 Rooftop Court
16,308 sqft Total
64 Parking Spaces -Underground
22 Parking Spaces -Surface
74 Bikes - (68 Residential, 6 Commercial)

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Mark	Date	Description
1	10/05/13	REVISED CITY STAFF SIGN-OFF
	08/28/13	CITY STAFF SIGN-OFF FOR BD
	08/05/13	

Project Title
GRANITE RIDGE
3304 Packers Ave
Madison, WI

Drawn By
RKs

Issue Date
08/28/13

Sheet Title
Site Plan (General)
Garage Plan

Project ID
Drawing No.
A-SITE
of 28

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TREE PROTECTION:
Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.19 of City of Madison Standard Specifications for Public Works Construction - <http://cityofmadison.com/business/pw/documents/stdspecs/2013/Part1.pdf>.



VIEW FROM EAST



design
coalition

DESIGN COALITION ARCHITECTS
COMMUNITY DESIGN CENTER
200 ATWOOD AVENUE
MADISON, WI 53704-0304
PHONE: 608 246 8846
FAX: 608 246 8870
WEBSITE: www.designcoalition.org

Proposed Development for:
3302 PACKERS AVE.
MADISON, WI

10/30/13



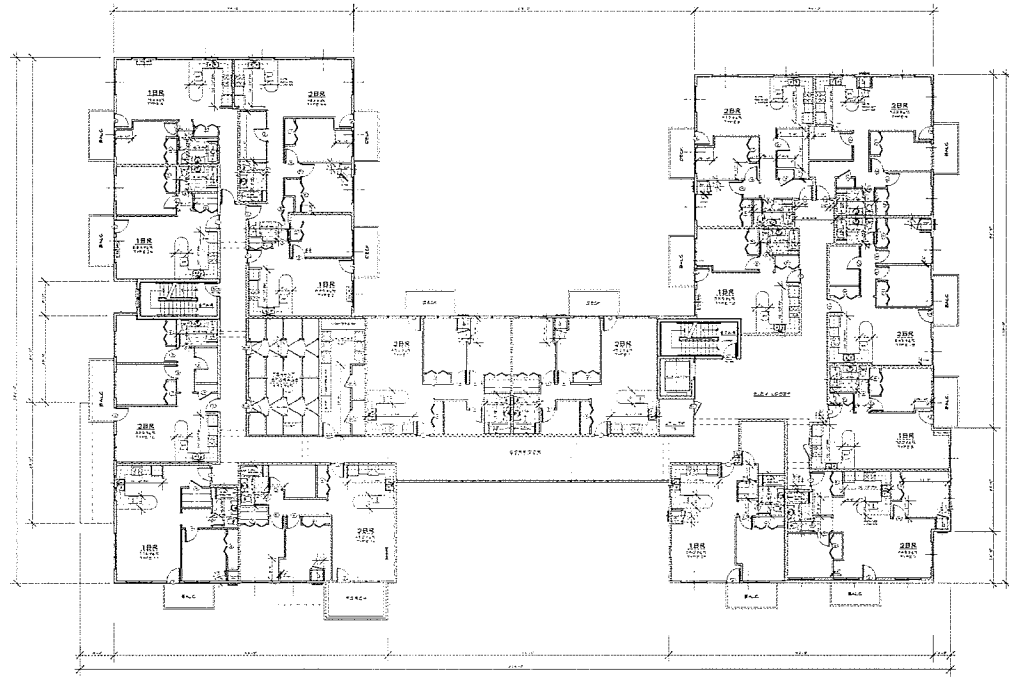
VIEW FROM SOUTHEAST



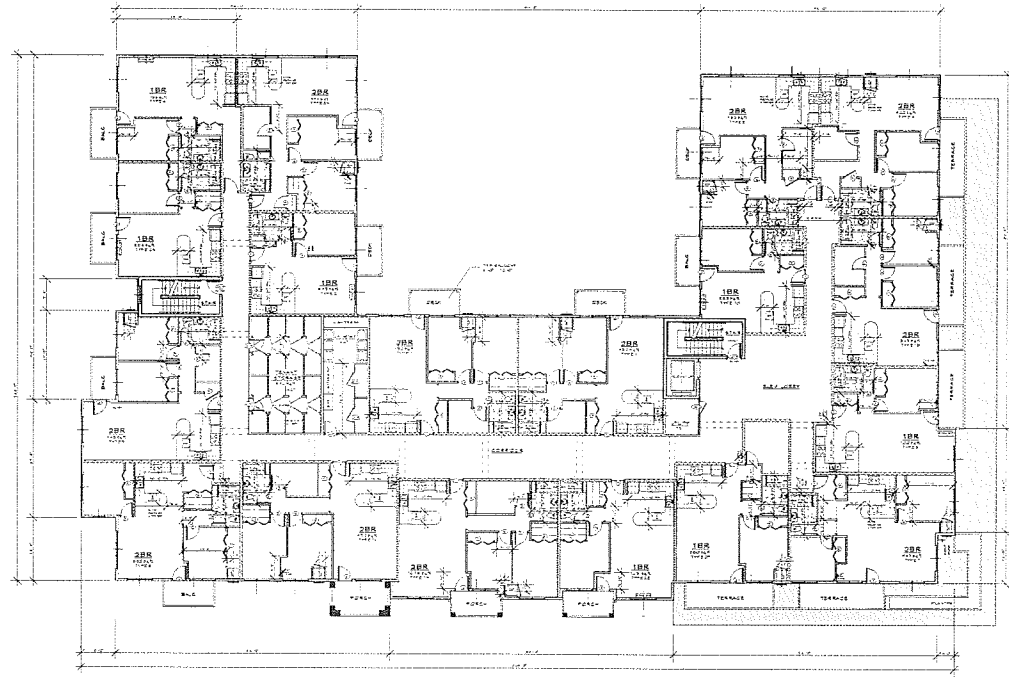
VIEW FROM NORTH



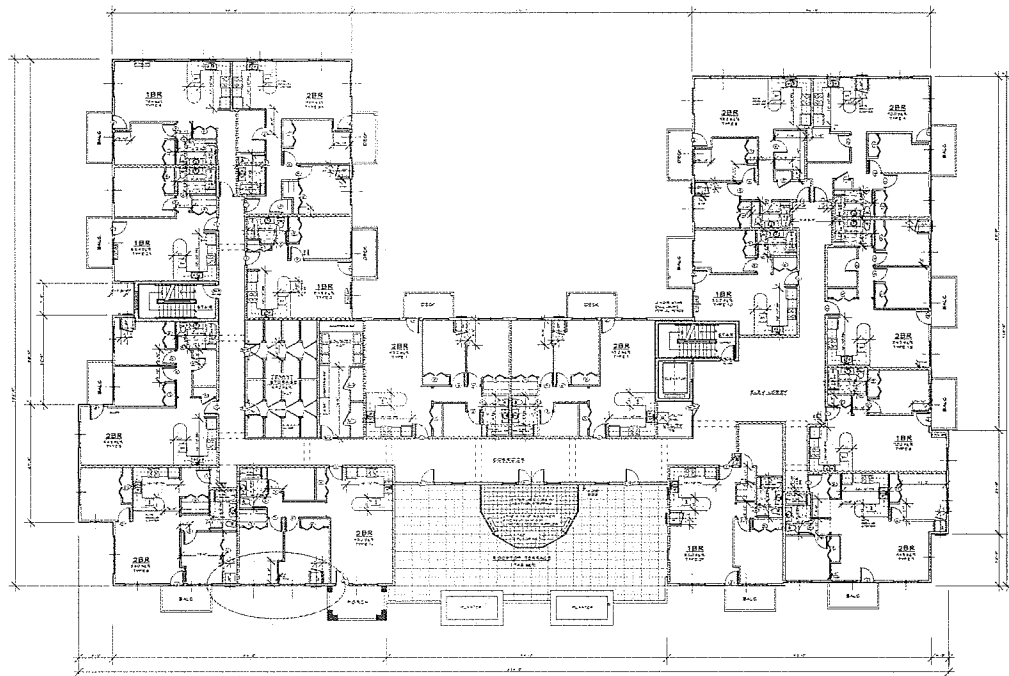
VIEW FROM NORTHEAST



1 4th FLOOR PLAN
 A-4 Scale: 1" = 20 ft
 16,403 sqft
 10 UNITS
 4 DBR
 1 BR



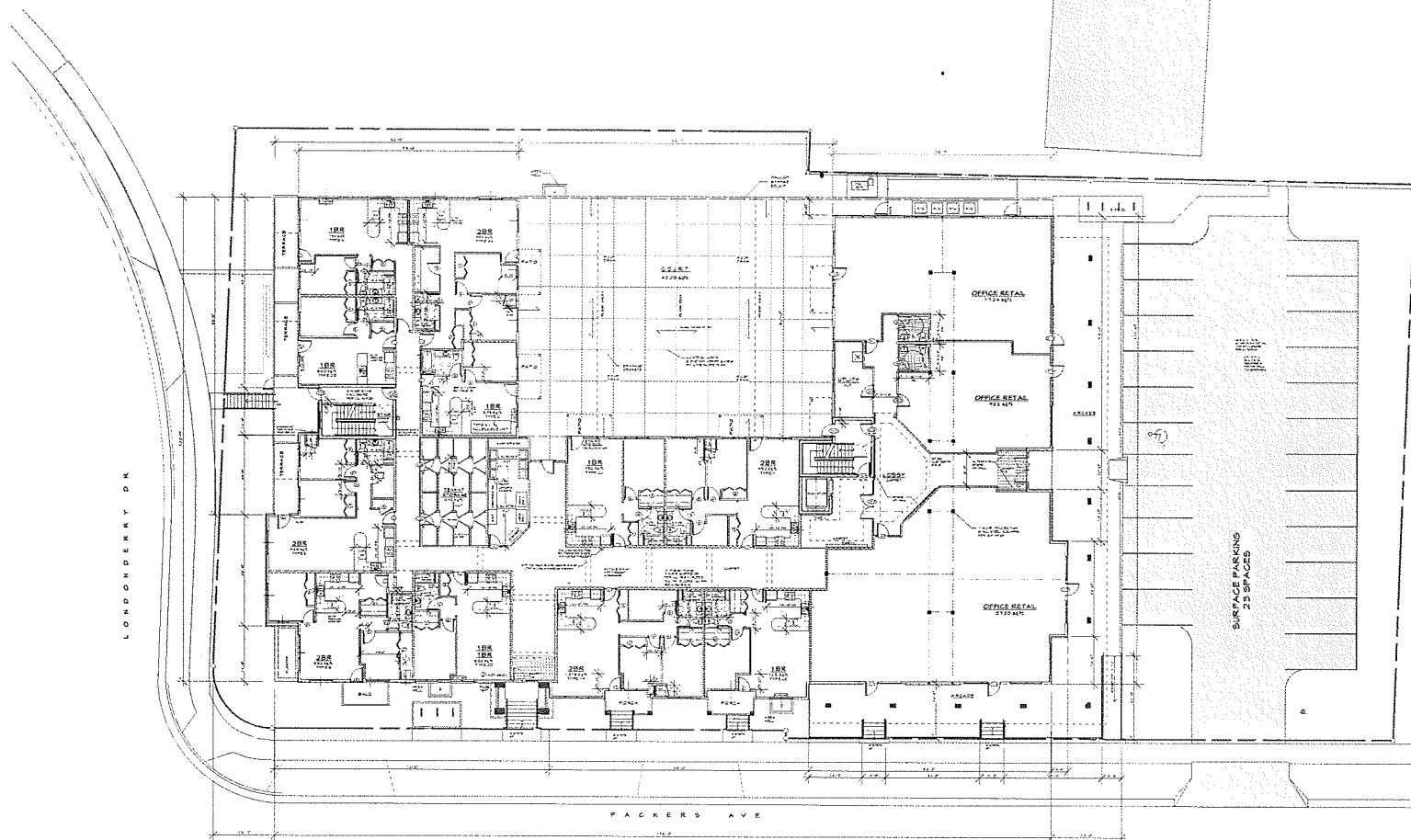
1 SECOND FLOOR PLAN
 A-2 Scale: 1" = 20 ft
 16,440 sqft
 10 UNITS
 11 DBR
 1 BR



1 3rd FLOOR PLAN
 A-3 Scale: 1" = 20 ft
 17,132 sqft
 16 UNITS
 10 DBR
 6 BR

WINDOW COUNT REDUCTION-
 (ALL FLOORS)

PROPOSED
 SUNROOM



1 FIRST FLOOR PLAN
 A-1 Scale: 1" = 20 ft
 10,632 sqft
 11 UNITS
 5 DBR
 0 BR

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Mark	Date	Description

Drawn By	Issue Date
RKS	10/30/13

Sheet Title
 FLOOR PLANS

Project ID	Drawing No.
	A-1



2 NORTH ELEVATION
A-5 Scale: 1/8" = 1'-0"

- TYP WINDOW SIZES**
- A 2'-10" X 5'-4"
 - B 3'-4" X 6'-0"
 - C 2'-8" X 3'-8"
 - D 2'-2" X 3'-8"
 - E 2'-10" X 3'-10"



VIEWS OF PROPOSED SUNROOM AT ROOFTOP TERRACE



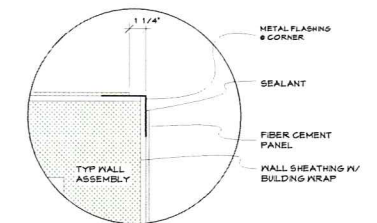
1 EAST ELEVATION
A-3 Scale: 1/8" = 1'-0"

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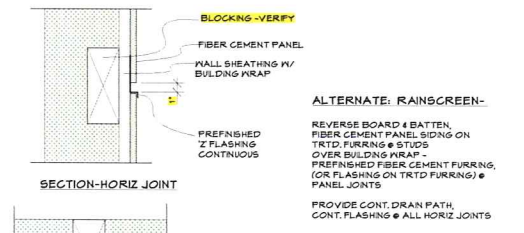
10/02/13	FOR PERMIT	
08/28/13	CITY STAFF SIGN-OFF	
08/05/13	FOR BID	
Mark	Date	Description
Project Title		
GRANITE RIDGE		
3304 Packers Ave		
Madison, Wi		
Drawn By		
Issue Date		
10/30/13		
Sheet Title		
North Elevation		
East Elevation		
Project ID	Drawing No.	
	A-2	
	of	
<small>© Design Coalition Inc.</small>		



1 SOUTH ELEVATION
 A-6 Scale: 1/8" = 1'-0"



4 DETAIL @ PANEL CORNERS
 A-6 Scale: 3/4" = 1'-0"



5 PANEL JOINT DETAIL
 A-6 Scale: 3/4" = 1'-0"



2 WEST ELEVATION
 A-6 Scale: 1/8" = 1'-0"

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10/02/13	FOR PERMIT	
09/28/13	CITY STAFF SIGN-OFF	
08/05/13	FOR BID	
1		
Mark	Date	Description
Project Title		
GRANITE RIDGE		
3304 Packers Ave		
Madison, WI		
Drawn By Issue Date		
Drawn By 10/30/13		
Sheet Title		
South Elevation		
West Elevation		
Project ID	Drawing No.	
	A-3	
	of	
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