

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 8
Project # 11-17-13
Legistar # 32132

DATE SUBMITTED: <u>11.25.13</u>	Action Requested
UDC MEETING DATE: <u>12.4.13</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 3302 (3310) Packers Ave.
ALDERMANIC DISTRICT: 12

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Todd Gebhardt Roger Smith
North Shore Rentals Design Coalition Architects
2026 Londonderry Dr

CONTACT PERSON: Roger Smith
Address: 2089 Atwood Ave
Madison, WI 53704
Phone: 608-246-8846
Fax: 608-248-8670
E-mail address: roger@designcoalition.org

PLEASE PRINT!

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

CITY OF MADISON
11:25 am
NOV 25 2013
Planning & Community
& Economic Development

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other Original Design approved by Plan Commission 6/17/13 - Proposed revisions referred by PC to UDC 11/20/13 for review/recommendation

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

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.

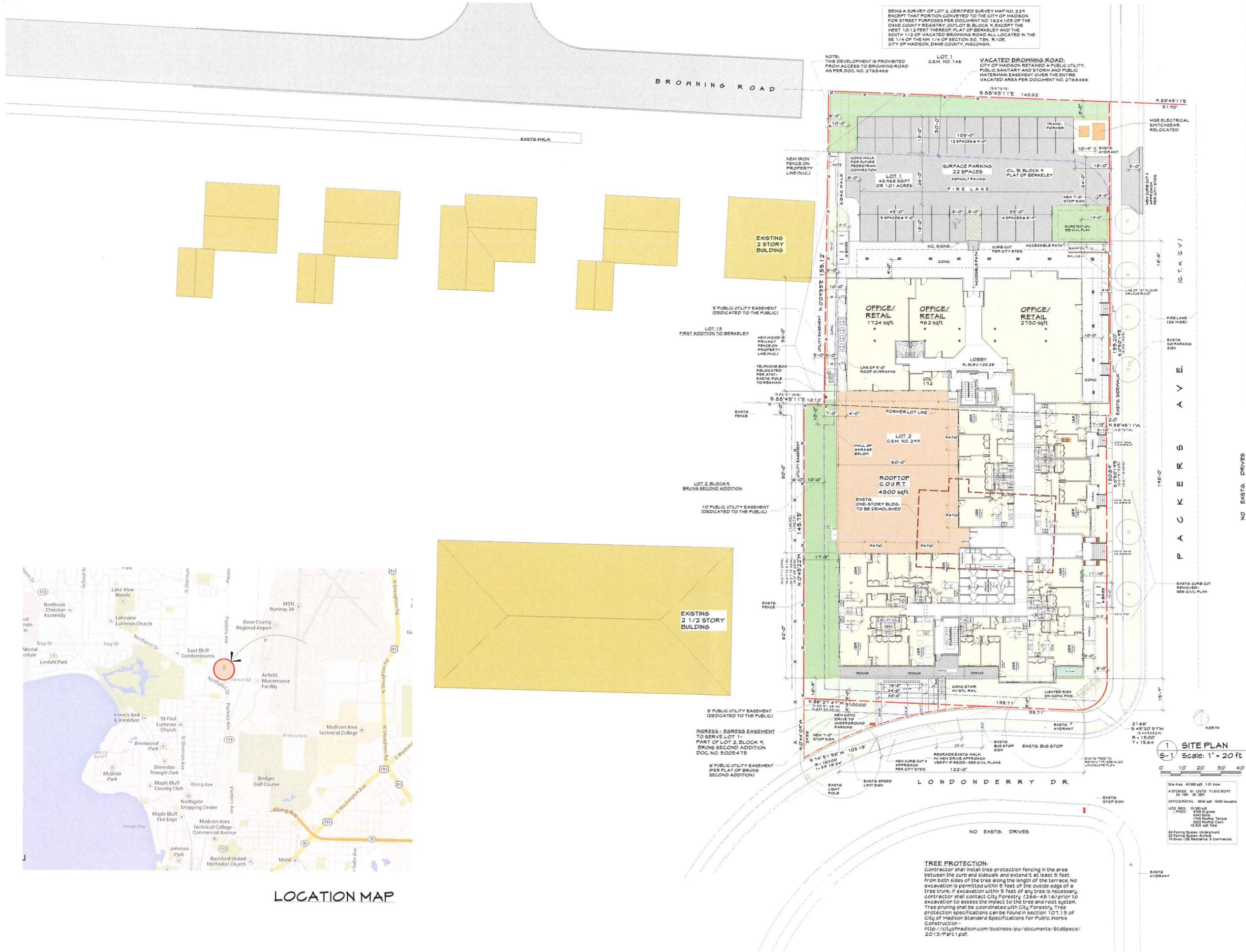
Public Subsidy Requested: None

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



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Mark	Date	Description
11/06/13		FOR CONSTRUCTION
10/02/13		FOR PERMIT
08/28/13		CITY STAFF SIGN-OFF
08/15/13		FOR BID

Project Title
GRANITE RIDGE
3304 Packers Ave
Madison, WI

Drawn By	Issue Date
RKS	11/06/13

Sheet Title
Site Plan (General)

Project ID	Drawing No.
	A-SITE of 28

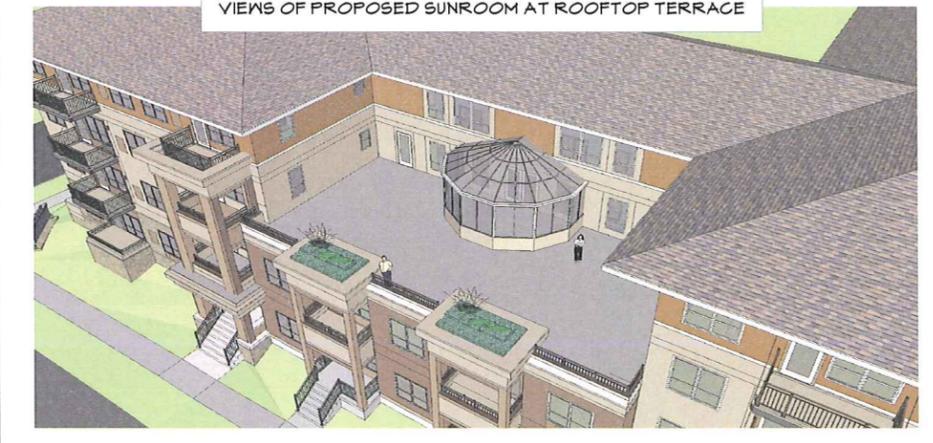


2 NORTH ELEVATION
 A-5 Scale: 1/8" = 1'-0"

- 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



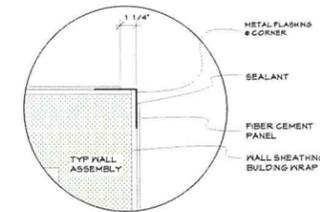
1 EAST ELEVATION
 A-3 Scale: 1/8" = 1'-0"

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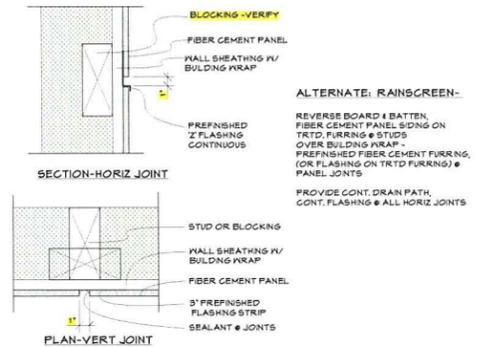
1	10/02/13	FOR PERMIT
	08/20/13	CITY STAFF SIGN-OFF
	08/05/13	FOR BID
Mark	Date	Description
Project Title		
GRANITE RIDGE		
3304 Packers Ave		
Madison, Wi		
Drawn By Issue Date		
Drawn By 10/30/13		
Sheet Title		
North Elevation		
East Elevation		
Project ID	Drawing No.	
	A-2	Prop. Rev
	of	
<small>© 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"

ALTERNATE: RAINSCREEN-
 REVERSE BOARD & BATTEN,
 FIBER CEMENT PANEL SIDING ON
 TRTD FURRING & STUDS
 OVER BUILDING WRAP
 PREFINISHED FIBER CEMENT FURRING,
 (OR FLASHING ON TRTD FURRING) @
 PANEL JOINTS
 PROVIDE CONT. DRAIN PATH,
 CONT. FLASHING @ ALL HORIZ JOINTS



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

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10/02/13	FOR PERMIT
08/28/13	CITY STAFF SIGN-OFF
06/05/13	FOR BID

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
	Prop Rev



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



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

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Mark	Date	Description
	10/05/13	REVISED CITY STAFF SIGN-OFF
	06/28/13	CITY STAFF SIGN-OFF
1	08/05/13	FOR BD

Project Title
GRANITE RIDGE
 3304 Packers Ave
 Madison, Wi

Drawn By Issue Date
 Drawn By **OB/28/13**

Sheet Title
 North Elevation
 East Elevation

Project ID Drawing No.
A-2 Orig
 of



2 SOUTH ELEVATION
A-4 Scale: 1/8" = 1'-0"



1 WEST ELEVATION
A-4 Scale: 1/8" = 1'-0"

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05/08/13 Plan Commission Submittal

Mark	Date	Description
		Project Title

GRANITE RIDGE
3302 PACKERS AVE
MADISON, WI

Drawn By	Issue Date
RKS	05/08/13

Sheet Title
South Elevation
West Elevation

Project ID	Drawing No.
	A-3

Orig
of



VIEW FROM EAST



VIEW FROM SOUTHEAST

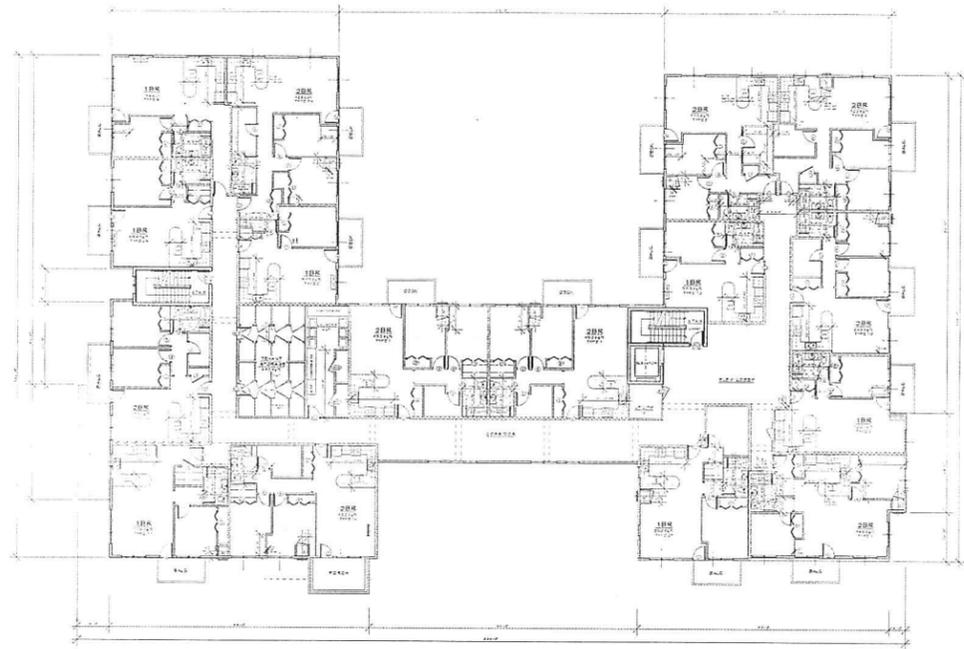
Proposed Development for:
GRANITE RIDGE
9310 PACKERS AVE.
MADISON, WI



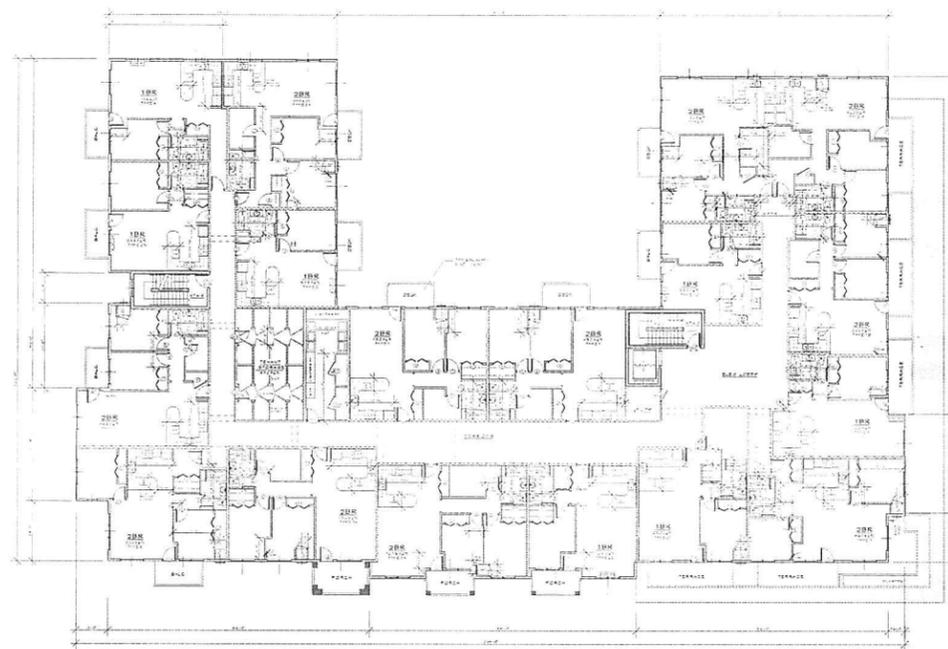
VIEW FROM SOUTHEAST



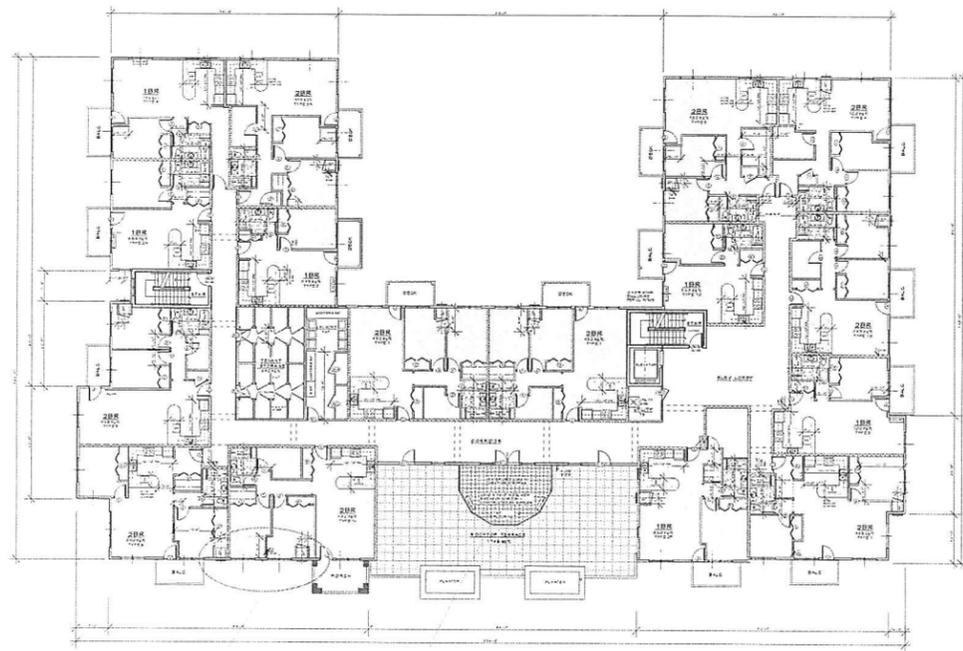
VIEW FROM NORTHEAST



1 4th FLOOR PLAN
 A-4 Scale: 1" = 20 ft
 16,400 sqft
 10 UNITS
 4 2BR
 1 1BR



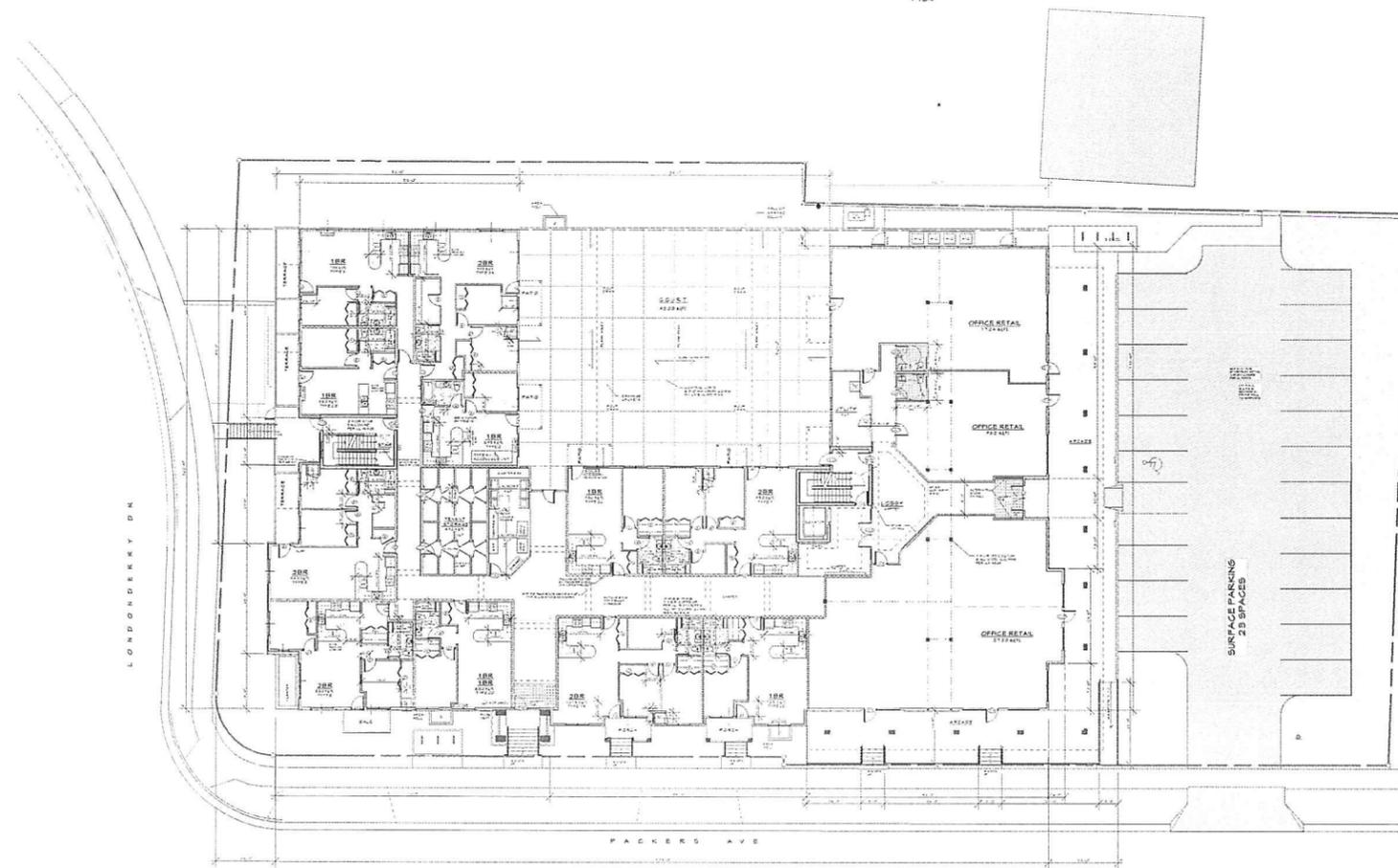
1 SECOND FLOOR PLAN
 A-2 Scale: 1" = 20 ft
 16,440 sqft
 13 UNITS
 11 2BR
 1 1BR



1 3rd FLOOR PLAN
 A-3 Scale: 1" = 20 ft
 17,132 sqft
 10 UNITS
 10 2BR
 0 1BR

MINOR COUNT REDUCTION-
 (ALL FLOORS)

PROPOSED
 SUNROOM



1 FIRST FLOOR PLAN
 A-1 Scale: 1" = 20 ft
 16,532 sqft
 11 UNITS
 9 2BR
 0 1BR

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		GRANITE RIDGE
		3304 Packers Ave
		Madison, WI

Drawn By	Issue Date
RKS	10/30/13

Sheet Title
 FLOOR PLANS

Project ID	Drawing No.
	A-1
	of