



## MEMORANDUM

Date: September 1, 2016

To: Redevelopment Authority  
From: David Buck, CDD

RE: Update and Discussion on 460 Ahnaip Street (RR Donnelley) – Northpointe Development Proposal

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At the RDA meeting on July 27, 2017, representatives of Northpointe Development introduced their interest in acquiring the RR Donnelley property and presented a conceptual two-phase development proposal:

Phase I – Adaptive reuse and redevelopment of the Banta Building into an 80-unit residential apartment project including 50 covered and 123 surface parking stalls.

Phase II - Construction of two 6-unit single-story apartment buildings including 12 covered and 12 surface parking stalls.

The RDA requested that staff follow-up with Northpointe Development and bring the item back for further discussion. The city has been in contact with the developers and Mayor Merkes, RDA Chairperson Vanderhyden, and Community Development staff met with Northpointe Development at the Oconomowoc School Apartments (a similar redevelopment/adaptive reuse project) on August 17, 2016 to see a historic building conversion project first hand and discuss their proposal in more detail.

Following the meeting, Northpointe revised the Phase II portion of their project plan to change the two 6-unit single-story apartment buildings to a single 60-unit three story apartment building with 60 underground parking stalls and waterfront patio areas. It is important to note that this proposal is conceptual only and requires extensive financial analysis and market studies on the developers end.

The discussion item is being brought back to the RDA at this time primarily because the information provided from Northpointe Development was given at the meeting itself not providing sufficient time for the RDA to review it and/or conduct meaningful dialogue. The goal of the discussion is to provide feedback to Northpointe Development about the merits of their proposal and the desire for the RDA to support the project.

Original



SITE	
0.9 ACRES	CITY PARK
6.3 ACRES	REMAINING SITE
7.2 ACRES	TOTAL APPROXIMATE ACREAGE
UNITS	
(12)	SINGLE STORY COTTAGE UNITS
(80)	APARTMENT UNITS
(92)	TOTAL UNITS
PARKING	
(123)	APARTMENT SURFACE PARKING
(50)	APARTMENT INDOOR PARKING
(44)	APARTMENT FLEX PARKING
(13)	PARK PARKING
(12)	COTTAGE GARAGE PARKING
(12)	COTTAGE DRIVEWAY PARKING
(254)	TOTAL PARKING

**PRELIMINARY SITE PLAN**  
 SCALE: 1" = 60'-0"  
 NORTH



**PROJECT INFORMATION**  
 PROJECT NUMBER 1622520

**NORTHPOINTE**  
**BANTA BUILDING**  
 460 AHNAP STREET • MENASHA, WI 54952

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 MAY 27, 2016

**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**  
 PRELIMINARY SITE PLAN

SHEET NUMBER  
**A1.1**

Revised



SITE	
0.9 ACRES	CITY PARK
6.3 ACRES	REMAINING SITE
7.2 ACRES	TOTAL APPROXIMATE ACREAGE
UNITS	
(60)	NEW BUILDING APARTMENT UNITS
(80)	ADAPTIVE RE-USE APARTMENT UNITS
(140)	TOTAL UNITS
PARKING	
(138)	APARTMENT SURFACE PARKING
(50)	EXISTING APARTMENT INDOOR PARKING
(60)	NEW BUILDING UNDERGROUND PARKING
(248)	TOTAL PARKING

1.8 STALLS/UNIT

(8) ADDITIONAL PARK PARKING STALLS

PRELIMINARY ADAPTIVE RE-USE UNIT MIX	
(24)	ONE BEDROOM
(24)	TWO BEDROOM
(32)	THREE BEDROOM
(80)	TOTAL
PRELIMINARY NEW BUILDING UNIT MIX	
(12)	ONE BEDROOM
(48)	TWO BEDROOM
(60)	TOTAL

PRELIMINARY PROJECT WIDE UNIT MIX	
(36)	ONE BEDROOM
(72)	TWO BEDROOM
(32)	THREE BEDROOM
(140)	TOTAL

**PRELIMINARY SITE PLAN**  
SCALE: 1" = 60'-0"



**PROJECT INFORMATION**  
PROJECT NUMBER 1622520

NORTHPOINTE  
**BANTA BUILDING**  
460 AHNAP STREET • MENASHA, WI 54952

**PRELIMINARY DATES**  
MAY 27, 2016  
AUG. 26, 2016

**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**

PRELIMINARY SITE PLAN

SHEET NUMBER

**A1.1**