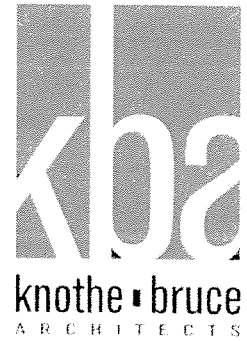


June 12, 2019

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Boulevard  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
2830 Dryden Drive  
**KBA Project #1912**

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Owner: Sherman Plaza Inc.  
1865 Northport Drive, Suite B  
Madison, WI 53704  
608-575-1582  
Contact: David Bruns  
[coachbruns@gmail.com](mailto:coachbruns@gmail.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

Engineer: Vierbicher Associates, Inc.  
999 Fourier Dr.  
Madison, WI 53717  
(608) 826-0532  
(608) 826-0530 fax  
Contact: John Kastner  
[jkas@vierbicher.com](mailto:jkas@vierbicher.com)

Landscape Design: Skidmore Property Services, LLC  
13 Red Maple Trail  
Madison, WI 53717  
(608) 826-0032  
Contact: Paul Skidmore  
[paulskidmore@tds.net](mailto:paulskidmore@tds.net)

**Introduction:**

The site is located on the west side of Dryden Drive and is part of the Sherman Plaza Development. The site is currently owned and managed by Sherman Plaza Inc. and is zoned CC-T (Commercial Corridor Transitional District). This application requests the demolition of an existing 1-story office building to allow the construction of a new 4-story multi-family apartment building with underground parking.

**Project Description:**

The proposed building will be a four-story, market-rate apartment building that will have a total of 27 units and 19 underground parking stalls. This development will provide much needed high-quality housing on the North side of Madison and is integrated onto the property of the Sherman Plaza Shopping Center aka the Northside Town Center where residents can walk to restaurants, a grocery

store, pharmacy, hardware store, banks, and a public library. It is also located adjacent to and across from existing multi-family housing.

**Site Development Data:**

Densities:

Gross Lot Area	22,065 sf / 0.5 Acres
Dwelling Units	27 DU
Lot Area / D.U.	817 sf / unit
Density	54 units/acre

Building Height	4 stories
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Usable Open Space	5,759 sf (5,440 sf required)
Lot Coverage	14,621 sf = 66% (85% Max.)

Proposed New Dwelling Unit Mix:

One Bedroom	20
<u>Two Bedroom Units</u>	<u>7</u>
Total New Dwelling Units	27

Vehicle Parking:

Surface Stalls	20 stalls
<u>Underground</u>	<u>19 stalls</u>
Total	39 stalls

Bicycle Parking for New Development:

Surface Residential	3 stalls
Surface Guest	3 stalls
Underground Garage	5 stalls (wall mount)
<u>Underground Garage</u>	<u>19 stalls (Std. 2'x6')</u>
Total	30 stalls

**Project Schedule:**

It is anticipated that the construction on this site will begin in late 2019 with a final completion date of fall of 2020.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member