

Jun 06, 2006

To City of Madison Plan Commission,

Letter of Intent for 2110 N Sherman Ave - Martinson Office Building
per Land Use Application

Owner:

Martinson Real Estate
Dan Martinson
2110 N. Sherman Ave.
Madison, WI 53704

Construction Schedule:

Spring 08 through Autumn '08

Design & Construction team:

Architect: Design Coalition Inc.
Builder: Undetermined
Surveyor: Badger Surveying and Engineering
Structural Engineer: Undetermined

Uses & Sizes of building

The property currently is occupied by Martinson Real Estate. We propose to remove the existing building, which was a former fast food restaurant, and construct a new 2 story, 5790 sq.ft building with 5258 sq.ft. of office space. Parking will be reconfigured, and one existing curb cut will be removed and another existing curb cut will be modified to reduce its width from 30'-0" to 24'-0".

Summary of building:

	Parking provided	
	Cars	Bikes
Office -- 5790 ft ² gross	16 (19.3 req.)	5

Square Footage of Site: 14,457± ft².

Capacity of building for assembly occupancy: N/A

Hours of Operation: 6 AM to 10 PM business hours for commercial space.

Snow & trash removal: Trash removal by city @ curbside. Snow clearing by Owner.

Legal Description: The north 1/2 of Lot 15, Lot 16 and the South 10 feet of Lot 17, Block 1, Prospect Hill, in the City of Madison, Dane County, Wisconsin

