

February 2, 2026

Ms. Meagan Tuttle
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent - CSM Submittal
2 S Mills Street / 1111-1135 Regent St.
KBA Project #2512

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:

Peerless Development
105 S York St, Ste. 350
Elmhurst, IL 60126
(773) 562-2485
Contact: Joseph Patrick
Email: jpatrick@peerlessdev.com

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: kburow@knothebruce.com

Engineer:

The Sigma Group Inc.
3510 Parmenter St, Ste 100
Middleton, WI 53562
(414) 643-4163
Contact: Christopher Carr
Email: ccarr@thesigmagroup.com

Project Description:

This proposed multi-use residential development involves the redevelopment of 2 S Mills Street and 1111-1135 Regent Street located on south side of Regent Street between S Mills and S Charter Streets. Located near the University of Wisconsin Madison, the site is currently occupied by a restaurant, a parking lot, and a floral shop. This application requests permission for the removal of the existing buildings for the development of a new 6-story mixed-use building. The development will include 113 apartment units, underground parking, and 1300 SF of commercial space. The site is currently zoned TSS and will remain TSS zoning for the proposed redevelopment. This CSM is required in order to combine these three parcels for this new development.

Project Schedule:

It is anticipated that construction will start in the fall of 2026 and be completed in summer of 2028.

Thank you for your time and consideration of our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member