

July 15, 2024



Mr. Bill Fruhling  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: Letter of Intent – Land Use Application

2001 Londonderry  
KBA Project # 2245

Mr. Bill Fruhling:

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

**Organizational structure:**

Owner:	Northshore Rentals, LLC 3314 Packers Ave. Madison, WI 53704 608-661-9900 Contact: Todd Gebhardt <a href="mailto:manager@northshore-rentals.com">manager@northshore-rentals.com</a>	Architect:	Knothe & Bruce Architects, LLC 8401 Greenway Blvd. Ste 900 Middleton, WI 53562 608-836-3690 Contact: Greg Held <a href="mailto:gheld@knothebruce.com">gheld@knothebruce.com</a>
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (262) 408-5383 Contact: Karl Jensen <a href="mailto:kjen@vierbicher.com">kjen@vierbicher.com</a>	Landscape Design:	Olson Toon Landscaping, Inc. 3570 Pioneer Rd. Verona, WI 53593 (608) 827-9401 Contact: Karen Scott <a href="mailto:karen@olsontoon.com">karen@olsontoon.com</a>

**Introduction:**

This proposed development involves the redevelopment of 2001 Londonderry Drive. The vacant bank building will be demolished and a new four-story multifamily apartment will be constructed. There will be a total of 105 apartment units with 109 enclosed parking stalls for residential use. This site is zoned CC-T (Commercial Corridor – Transitional) and will remain CC-T. This project is within the Transit Overlay District (TOD).

**Project Description:**

The design of the proposed building works with the unique shape of the site to provide a focal point at a prominent intersection of the city. The high-quality masonry, composite siding panel, and composite wood tone siding provide an articulated elevation that supports large, sloped canopy roofs that protrude past the fourth-floor parapets. The shape of the building and its use of earthy and natural materials creates a design that provides primary elevation from any angle the building is viewed from.

Residents will enjoy one underground bike stall and one underground vehicle parking stall per dwelling unit. In addition, there is a surface parking surface for both tenants and guests to use, along with 12 visitor bike stalls. There is also direct access to city sidewalks and infrastructure from multiple entries of the building.

**City and Neighborhood Input:**

The client has met with the city staff on several occasions for this proposed development including a DAT Meeting on May 4, 2023, and a Pre-application meeting with Colin Punt and Jenny Kirchgatter on May 28, 2024. These discussions and subsequent feedback have been incorporated into this proposal.

**Demolition Standards**

The site is currently occupied by a small office building first constructed 1989 and remodeled in 2013. Most recently, this building served as an Associated Bank branch. The building has served the community well but is now outdated and would serve the community better as a multi-family building. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure. The remaining building has no historic significance to this area. It is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. It is not economically feasible to relocate or reuse the existing structure and any salvageable items from the building will be removed prior to demolition.

**Conditional Use Approvals:**

We are requesting permission to raze the existing building and conditional use for the proposed development having more than 36 residential units (total in proposed building is 105 units).

**Site Development Data:**

Densities:

Lot Area	83,6987 S.F. / 1.92 acres
Dwelling Units	105 DU
Lot Area / D.U.	797 S.F./D.U.
Density	55 units/acre
Open Space not required due to TOD Overlay	
Lot Coverage	53,309 S.F. = 64% of total lot (85% Max.)

Building Height: 4 Stories

Dwelling Unit Mix:

Efficiency / Studio	16
One Bedroom	35
One Bedroom + Den	10
<u>Two Bedroom</u>	<u>44</u>
Total Dwelling Units	105

Vehicle Parking:		
Structured (under building)		109 stalls
Surface		48 stalls
Total		157 stalls / 1.5:1 (TOD 1.5:1 max.)

Bicycle Parking:		
Surface Guest		12 stalls
Underground Garage F.M.		90 stalls
Underground Garage W.M.		15 stalls (26 W.M. allowed max.)
Total		117 stalls

**Project Schedule:**

It is anticipated that the construction on this site will start in the Spring 2025 with a final completion of Spring 2026, dependent upon market conditions.

Thank you for your time reviewing our proposal.

Sincerely,



Greg J Held, AIA, CSI