

January 5, 2026

Ms. Meagan Tuttle  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703



Re: Letter of Intent  
942-952, 957, 958, & 963 Rise Lane & 969-979 N. Fair Oaks Ave.  
KBA Project #2209

Ms. Meagan Tuttle:

The following is submitted along with the plans and applications for City Staff and Plan Commission consideration.

#### **Organizational Structure:**

##### **Owner:**

Wisconsin Housing Preservation Corporation  
150 E Gilman Street, Suite 1500  
Madison, WI 53703  
(608) 289-8054  
Contact: Mike Slavish  
[mslavish@WHPCCorp.com](mailto:mslavish@WHPCCorp.com)

##### **Architect:**

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

#### **Introduction:**

This proposed conditional use approval involves the property at 963 Rise Lane. Located within the Hawthorne Neighborhood Association and within Urban Design District #5, the site is currently the location of the Rise Madison development. This application requests conditional approval of the fence that was recently installed along the zoning district boundary. The site is zoned CC-T (Commercial Corridor - Transitional) District and is adjacent to TR-C1(Traditional Residential – Consistent 1) and also a small portion of SR-V2 (Suburban Residential – Varied 2).

#### **Development Description:**

This site consists of a new mixed-use, multi-family development with the following buildings:

- A 2-story, 12-unit building with 3-bedroom townhomes
- A 5-story, mixed-use building with 77 apartment units being a mixture of one-, two- and three-bedroom units, an exercise room, a community room and approximately 5,002 SF of commercial space
- A 5-story, 110-unit building with a mixture of one-, two- and three-bedroom units, a community room and a shared rooftop plaza
- A 3-story, 46-unit building for Seniors with a mixture of one- and two-bedroom units, an exercise room and a community room

**Conditional Use Approvals:**

The zoning code requires district boundary screening to “consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height”. Through the finalization of the new construction, the approved wood fencing was changed to an ornamental aluminum fence which does not meet the zoning requirement of a solid fence. This submittal is to request a conditional use approval for the fencing to allow for the ornamental aluminum fence to remain as installed.

The vast majority of this fence is abutting is the Hawthorne Elementary School, and this section of the property along the fence is utilized for walking paths, outdoor recreation, and play areas, which make the activities on both sides of this fence similar in nature. In addition, the new multifamily buildings are located well away from the fencing with significant plantings and landscaping features, resulting in this fencing providing vistas of expansive green space. A non-privacy ornamental fence also allows visibility for elementary students who walk to and from school around the corner of the fence onto North Fair Oaks Avenue, where Rise’s driveway is.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member