

March 27, 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: Land Use Application Supplemental Materials

Mixed-Use Redevelopment
2 S Mills St / 1111-1135 Regent St
KBA Project #2526

Ms. Meagan Tuttle:

The following is submitted in response to Staff request for additional information related to the Land Use Application submitted on March 2, 2026.

Supplemental Materials include:

1. Additional renderings from the Bowen St perspective
2. Materials Board PDF demonstrating colors and selections.
3. Precedent imagery of the proposed Juliet balconies.
4. Diagrammatic sections through the building indicating the Regent St step-back as well as the proposed requested areas of height transition waiver

Thank you for the opportunity to submit these documents. We look forward to the upcoming Staff Report and Plan Commission meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Tills', with a stylized flourish at the end.

Matthew Tills, AIA



CONCEPT IMAGE

MIXED USE REDEVELOPMENT
2 S. MILLS ST. / 1111-1113 REGENT ST. MADISON, WI



2026-03-27 | 2526



CONCEPT IMAGE



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CONCEPT IMAGE

MIXED USE REDEVELOPMENT
2 S. MILLS ST. / 1111-1113 REGENT ST. MADISON, WI



2026-03-27 | 2526 knothe • bruce ARCHITECTS

02 | CEMENT FIBER SIDING

JAMES HARDIE OR EQ. | TIMBER BARK
4" / 8" EXPOSURE
ADJACENT TRIM TO MATCH

03 | METAL PANEL - CONCEALED FASTENER

TBD | BLACK

08 | COMPOSITE WINDOWS

TBD | BLACK

09 | HANDRAILS & RAILINGS

TBD | BLACK
POWDER COATED ALUM.

04 | METAL PANEL - CONCEALED FASTENER

ALFLEX OR EQ. | BRONZE

01 | CEMENT FIBER PANEL

JAMES HARDIE OR EQ. | COBBLESTONE

05 | SIMULATED WOOD - ALUM. PANEL & SOFFIT

LONGBOARD OR EQ. | DARK FIR

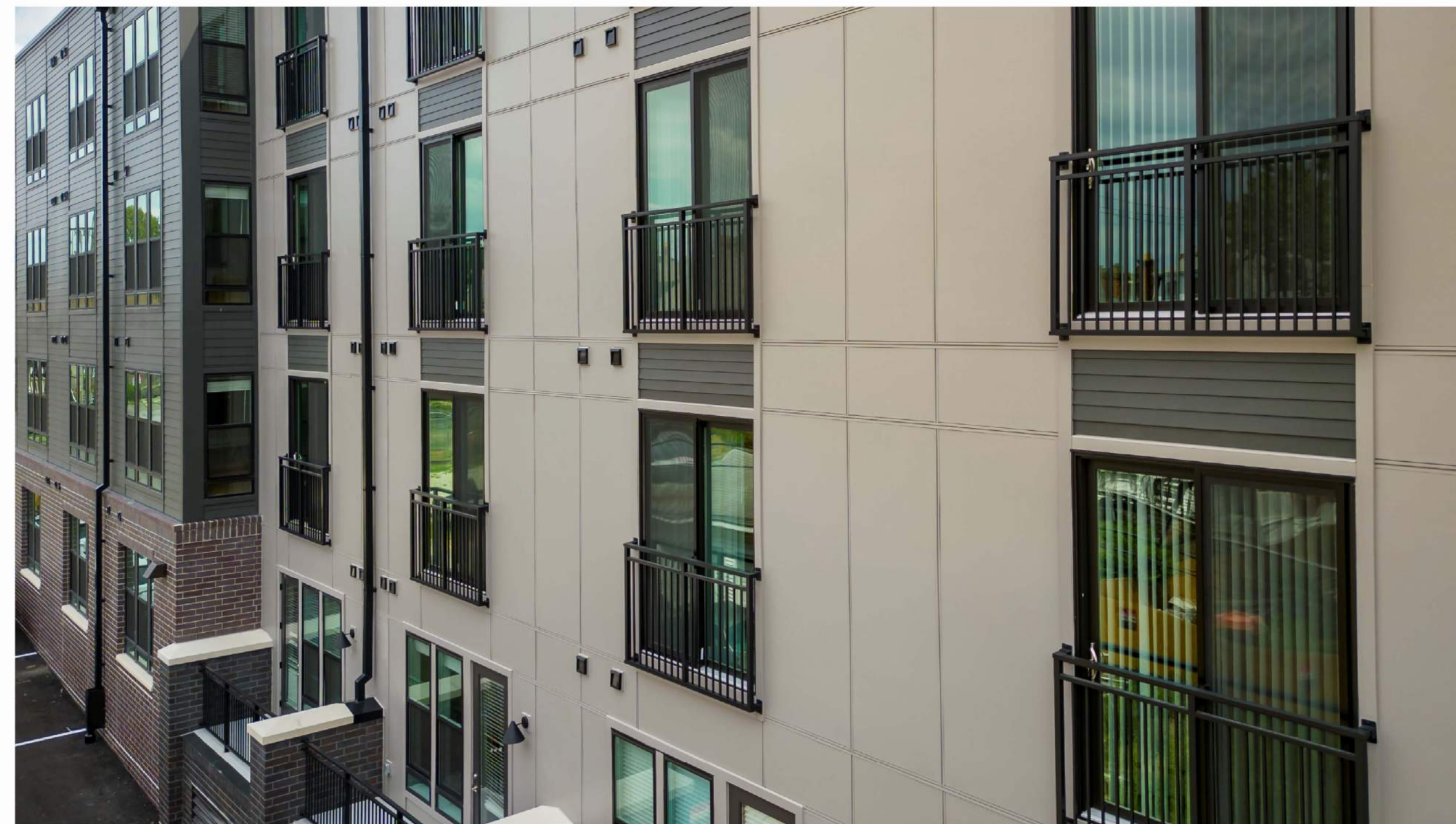
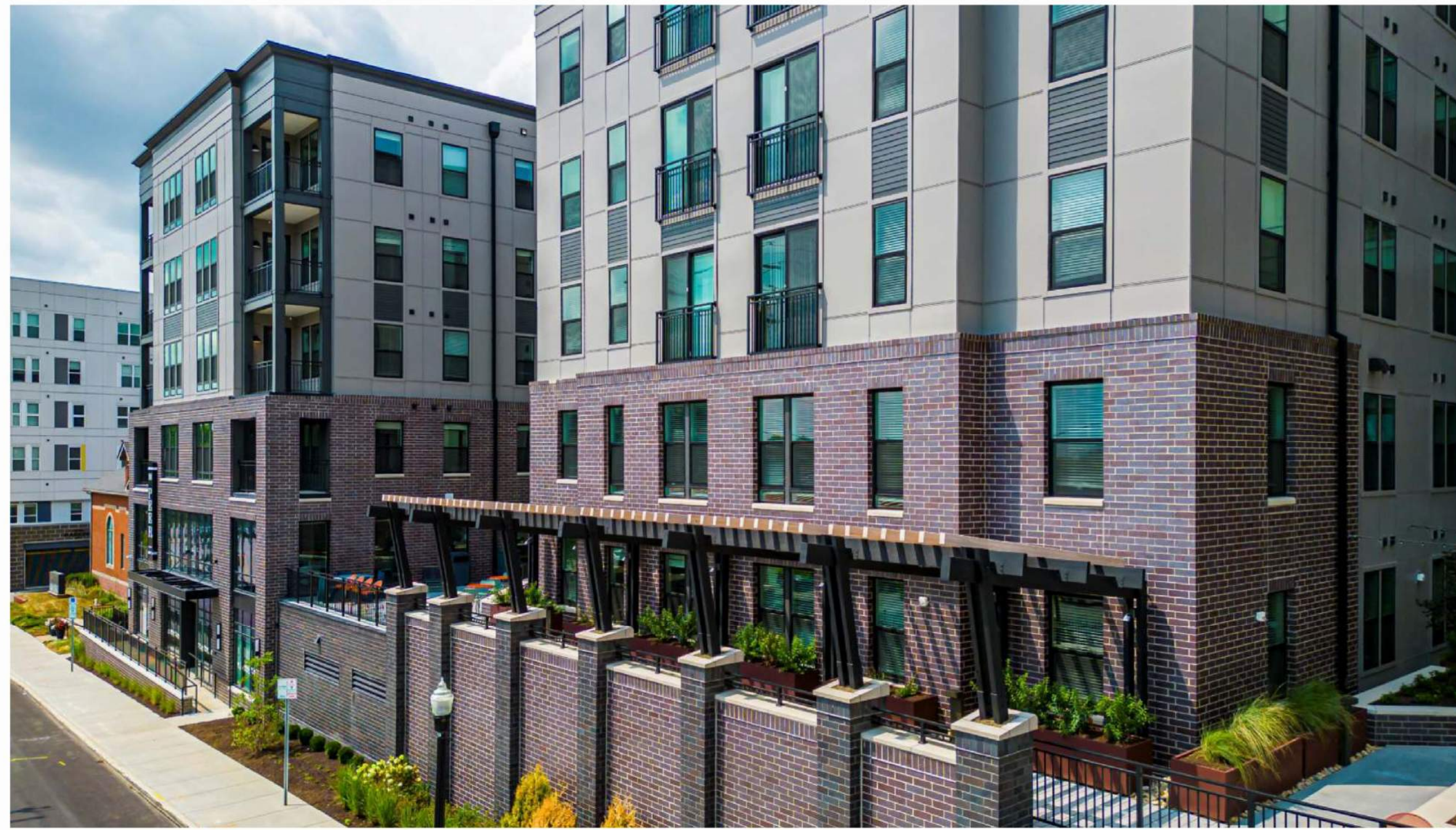
07 | CAST STONE

PRAIRIE STONE OR EQ. | ASH

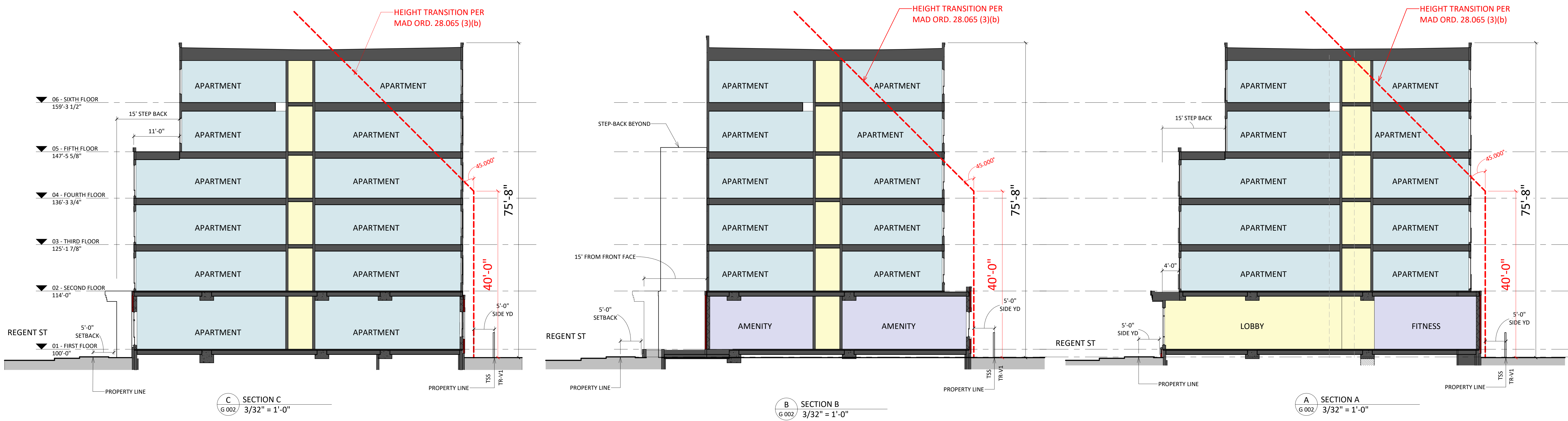
06 | MASONRY VENEER

CLOUD CERAMICS OR EQ. | EBONY IS

MATERIAL BOARD



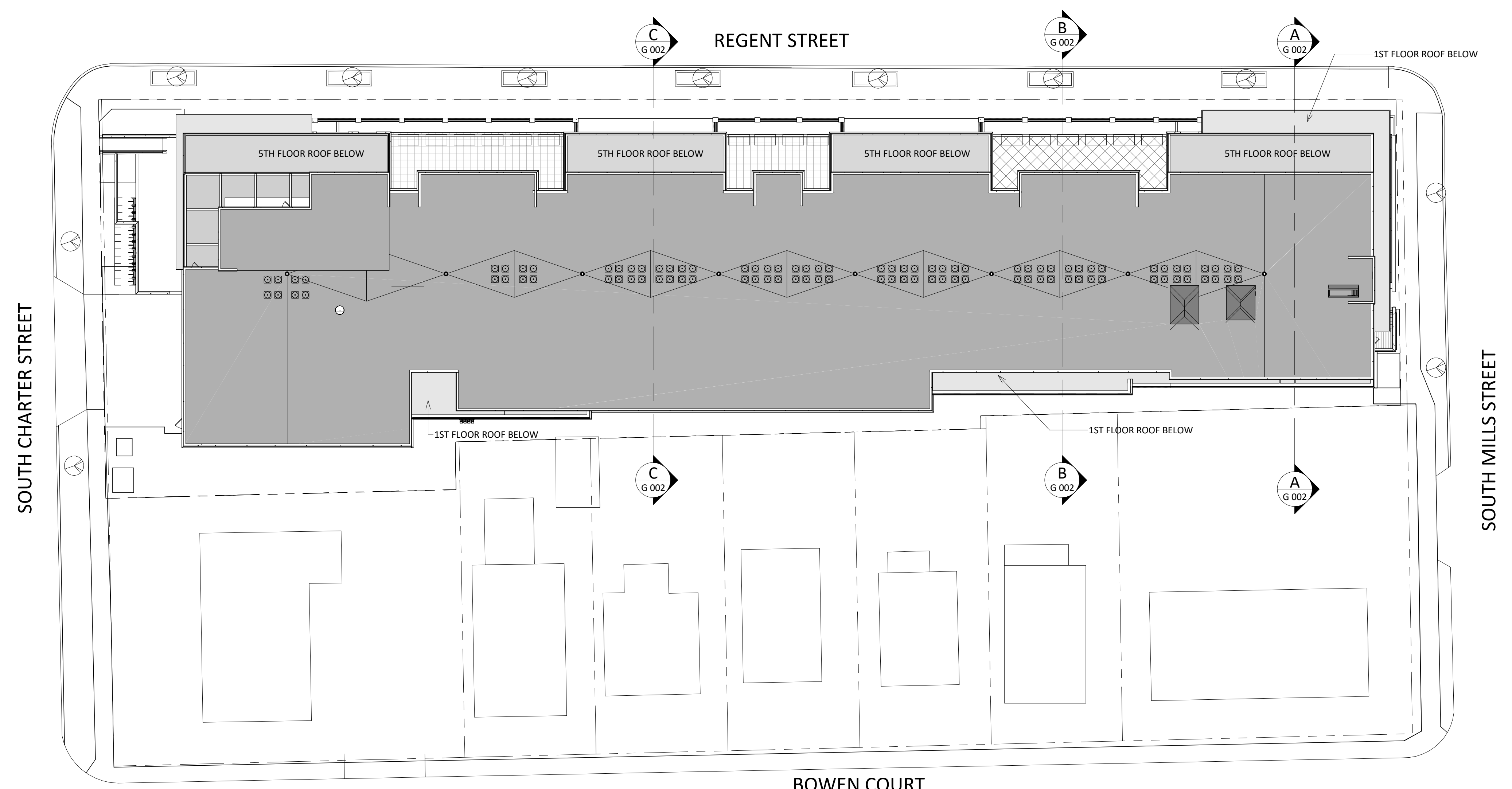
JULIET BALCONY PRECEDENCE



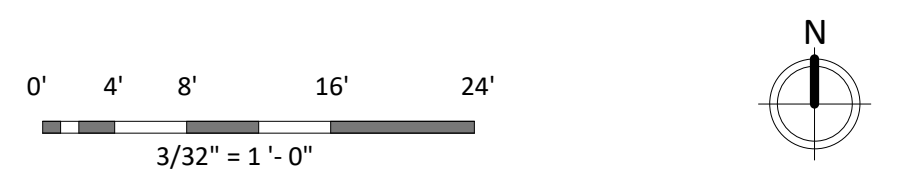
C SECTION C
G 002 3/32" = 1'-0"

B SECTION B
G 002 3/32" = 1'-0"

A SECTION A
G 002 3/32" = 1'-0"



1 OVERALL PLAN
G 002 1" = 20'-0"



CONCEPT SECTIONS

MIXED USE DEVELOPMENT
2 S MILLS ST. / 1111-1113 REGENT ST. MADISON, WI 53715

