

March 2, 2026
April 21, 2026- LUA Revision



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 - Land Use Application Submittal Revision

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

Ms. Meagan Tuttle:

The following is submitted together with supplemental site plan, floorplans, elevations, and renderings a for the staff and Plan Commission's consideration of approval. These materials have been prepared in response to the Plan Commission's feedback and requested modifications at the public hearing on April 13, 2026. Due to the brief time period to accomplish updates, the final Civil, Landscape, Site lighting and fire access plans are not included in this resubmittal. The forthcoming updated Consultant plans will fully comply with all staff disposition comments and ordinance requirements.

Organizational Structure:

Owner:
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Architect:
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8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Matt Tills
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Engineer:
The Sigma Group Inc.
3510 Parmenter St, Ste 100
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(414) 643-4163
Contact: Christopher Carr
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Landscape Design:
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Introduction:

This application requests approval to combine and redevelop three parcels on the south side of Regent Street between S. Mills and S. Charter Streets (addresses: 2 S. Mills St and 1111–1135 Regent St) into a single six-story mixed-use building. The site is currently occupied by Hong Kong Café, Choles Floral, and a surface parking lot. The combined parcel will retain its Traditional Shopping Street (TSS) zoning.

Project Description:

The proposed development is a six-story, mixed-use building containing:

- 108 dwelling units
- 3,124 sq. ft. of ground-floor commercial space
- 60 underground vehicle parking stalls
- Secure resident bicycle parking and short-term bicycle parking for guests and commercial users
- Enhanced landscaping, outdoor gathering areas, and a modest roof deck for residents on the sixth floor (NW corner)

Design and Context

The project implements the City's Comprehensive Plan designation for Community Mixed-Use and follows the Regent Street South Campus Neighborhood plan by stepping back along Regent Street. The undulating Regent Street façade maximizes natural daylight for units while creating an active street presence and enlarged street terrace/sidewalk. Entrances at the two primary street intersections feature recessed entries with sweeping architectural awnings. Underground vehicle and bicycle parking for the residents' use is accessed via a single garage entry located on the S. Charter Street side. 20% of the parking stalls will be EV-ready. Bicycle parking stalls for guests and commercial users are conveniently located on the East and West sides of the site. The nearest public transit stop is conveniently located on the north side of Regent Street, immediately across from the building entry.

To reduce potential impacts on adjoining Bowen Court residences to the south, the façade uses darker materials at lower levels to minimize glare. A shadow study is included with the application demonstrating limited shadow impacts given the site's position and Regent Street step-backs. Because of the site's shallow depth and the need to maintain project viability, a full conforming height transition would unacceptably reduce unit count; a waiver is requested (see Conditional Use Approvals).

Materials include warm brown masonry, bronze-toned metal panels, beige/off-white cement fiber siding, and wood-toned accents. Primary resident vehicle access to the underground garage is from S. Charter Street. Ten percent of the auto stalls will be EV-ready. The site is within the Transit Overlay District; the nearest public transit stop is directly across Regent Street from the main entry.

Floodplain/Floor Elevation:

City Engineering has provided a minimum flood protection elevation requiring the primary entrances to be elevated approximately two feet above existing grade. The east and west entries provide generous stairs and accessible transitions in accordance with that requirement. Further details are included in the civil drawings.

Conditional Use Approvals Requested:

- Mixed-use building in the TSS district exceeding four stories
- Waiver to the height transition requirement (exceeding a 1:1 rise:run / 45° plane up to maximum allowed height)
- Less than 50% commercial on the street-facing façade in the TSS district (See resubmittal note below)
- Dwellings in a mixed-use building exceeding 60 units

Updates in 04.21.2026 Resubmittal:

In response to Plan Commission and Alder Evers' feedback at the 04/13/26 Plan Commission meeting, the developer and design team have made the following adjustments to the project design:

1. Enlarge the commercial primary street frontage from 11% (37'-1") to 35% (120') on the western side of the North (Regent St) elevation. The commercial area was increased from 1,200 s.f. to 3,124 s.f. The ground floor frontage at this location was altered to create an elevated linear access walkway along the front of the building with a stair access on one end and stair/ADA ramp on the other. The access walkway is partially covered by a raised building mass with colonnade under a portion of the building. The walkway is approximately 11' in width, allowing for seating along the street/sidewalk front if desired by tenants.
2. To provide a step-back along S. Mills street per the neighborhood plan and staff recommendations, the 6th floor step-back and roof deck has been relocated to the S. Mills corner from the original location at the NE/S. Charter St corner. Although not fully compliant with the prescribed neighborhood plan step-back, this modification still provides a modulation of the façade along a portion of the street, breaking down the massing of the building.
3. Height transition along South façade: No changes have been made to the south façade in the revised design. The development team respectfully stands by the original design's rationale for requesting the height transition waiver:
 - a. The building materials along the south façade intentionally place light colors at the upper story(s) to create the sense of massing reduction. The articulation of the windows and remaining materials on the lower portion create a natural variability to the façade that lessens its perceived mass.
 - b. As demonstrated in the provided solar impact study, the positioning of the building to the north of the adjacent residential properties, eliminates any concern of shadow casting.

Community and City Coordination:

The project team has engaged with City staff, elected officials, and neighborhood stakeholders throughout planning. Key meetings include:

- August 13, 2025- Preapplication meeting with Lisa Ernest, City of Madison Planning
- October 9, 2025 – Meeting with Alder Evers
- October 13, 2025 – Meeting with Alder Evers and Business Leaders
- November 3, 2025 - Meeting with Alder Evers and Neighborhood Assoc Presidents

- November 15, 2025 – City of Madison Development Assistance Team Meeting
- December 16, 2025 – Meeting with Alder Evers and Regent St Committee
- January 12, 2026 – Meeting with the Greenbush Neighborhood Association
- February 10, 2026 – Meeting with Lisa Ernest, City of Madison Planning
- February 13, 2026 - Meeting with Jacob Moskowitz, City of Madison Zoning
- February 25, 2026 – Neighborhood Meeting with residents within 200 feet of the project
- February 26, 2026 – Meeting with Joint Campus Association Committee
- April 13, 2026 – Plan Commission Meeting- Referred to 04/27/26

Site Development Data:

Zoning: Traditional Shopping Street - TSS
 Overlay District: Transit Overlay District
 Lot Area: 36,415 S.F. / 0.836 acres

	Revised 04/21/2026	<u>Original 03/02/2026</u>
Dwelling Units:	108 D.U.	111 D.U.
Lot Area / D.U.:	337 S.F./D.U.	328 S.F./D.U.
Density:	129 units/acre	134 units/acre
Lot Coverage:	29,258 S.F. / 80.3 %	30,949 S.F. / 85 %
Building Height:	6 Stories / 77'-8"	6 Stories / 77'-8"
Commercial Area:	3,124 S.F.	1,200 S.F.

Dwelling Unit Mix:		
Studio	10	10
One Bedroom	01	01
Two Bedroom	41	44
Four Bedroom	36	37
Five Bedroom	20	19
Total	108 D.U.	111 D.U.

Vehicle Parking:		
Underground	60	60
Surface Parking	0	0
Total	60 vehicle stalls	60 vehicle stalls
	20% EV-ready	20% EV-ready

Bicycle Parking:		
Garage Wall-Mount	43	44
Garage Floor-Mount	131	133
Commercial Surface	05	02
Guest Surface	11	12
Total	190 bike stalls	191 bike stalls

Project Schedule:

Anticipated construction start:
Estimated completion:

Fall/Winter 2026
Spring/Summer 2028

Thank you for your review and consideration. We look forward to working with staff, plan commission, and the neighborhood through the approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Tills". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matthew Tills, AIA