

KOHL'S

February 23, 2005

Mr. Brad Murphy
City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Drive
Madison, WI 53703

Re: Letter of Intent for Plan Commission Submittal - Alteration of Existing Conditional Use
Appeal of Urban Design Commission-Conditions for Final Approval

Dear Mr. Murphy,

Kohl's Department Stores is proposing to construct a store addition of approximately 17,000 square feet to the north side of the existing Kohl's store located in the West Towne Mall at 7401 West Towne Way. The existing department store is an 89,593 square foot masonry building. The 17,000 square foot addition to the building will be comprised almost entirely of stock room and employee service area. These "back-of-house" functions are located in the proposed expansion allowing additional, contiguous retail selling space and improved customer services to the existing selling floor for the shoppers of West Towne Mall. This alteration is considered to be minor by City staff and by Alderman Skidmore.

We have presented our project before the City of Madison - Urban Design Commission (UDC) on two separate occasions. The first presentation was for initial approval. The commission made several comments and recommendations for our project, including the recommendation that we should consider the addition of windows for the north elevation of the building adjacent to the "back-of-house" functions. In our second presentation requesting final approval, we addressed all of the UDC recommendations, but came to the decision that the addition of windows on the north elevation was not warranted due to the fact that almost the entire addition to the north side of the building is stock-room, employee bathrooms and employee locker rooms. In consideration of the UDC recommendation for windows, we instead proposed to add architectural elements to the building that provide the architectural scale, rhythm and change of materials similar to windows, but would be constructed of solid materials. It does not make rational sense to us to include expanses of glass in the north elevation of the building, only to reveal stock rooms and our garment retrieval system to the passing public. The addition of windows would also present security and energy efficiency issues that would be unprecedented in our national chain of 637 stores. Additionally windows are not required under the current written ordinance.

The UDC insists that we include windows on the north elevation of our expansion, for architectural enhancement of the building, and has made this their only remaining condition for final approval of our project. The UDC has placed what we feel is an unwarranted and irrational condition for approval on our project, requesting that "form not follow function". Therefore, it is our intent to appeal their recommendations to the Plan Commission. We have attached the UDC meeting minutes, which pertain to our project.

We would like to appeal to you and your commission's sense of civic responsibility to guide us, and our project, through the approval process. It is our intention to begin construction of our expansion project as soon as we obtain all approvals and permits.

Sincerely,



David R. De Vos
Director of Store Planning
Kohl's Department Store

Index of Submitted Materials
Urban Design Commission
Madison, Wisconsin

Submittal Date: 02/09/05

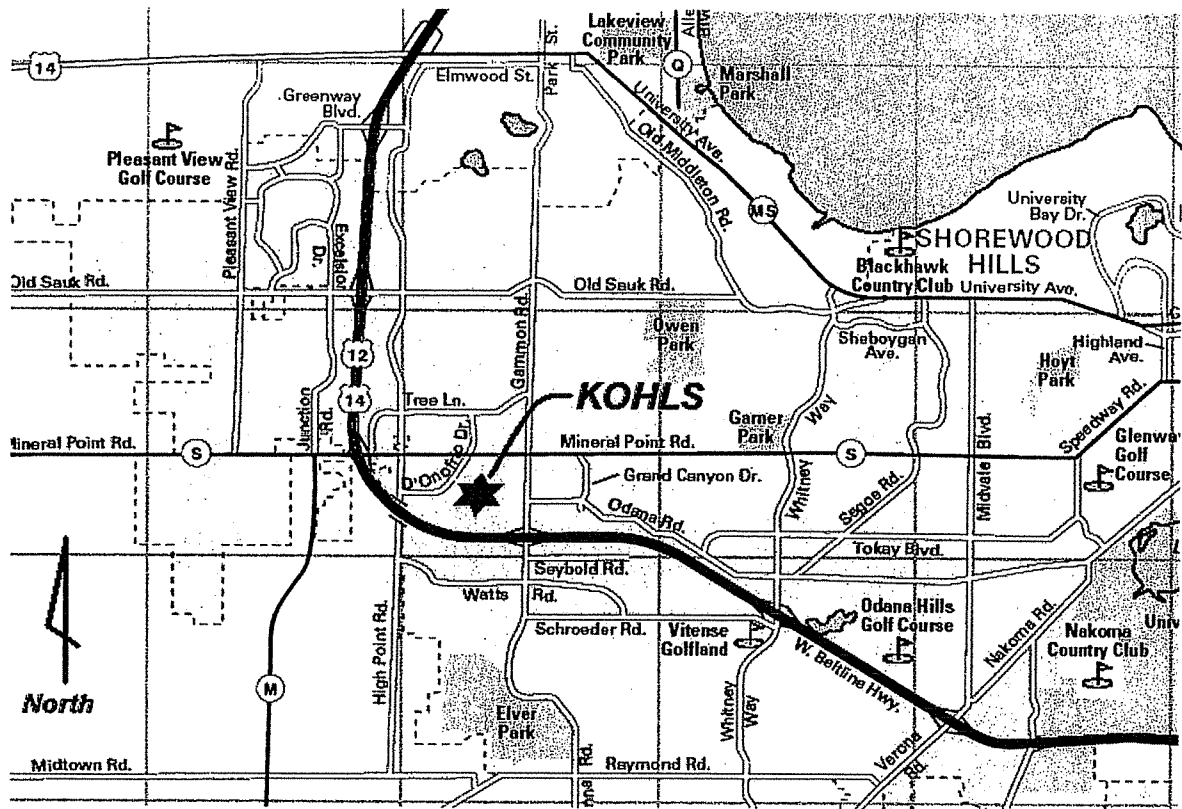
Meeting Date: 02/16/05

Action Requested: ***Final Approval and/or Recommendation***

Kohl's Department Store
7401 West Towne Way
Madison, Wisconsin 53719

- Location Map - 8 ½" x 11" (1 sheet)
- Project Narrative – 8 ½" x 11" (2 sheets)
- Overall Site Plan, West Towne Mall – Parking Study; showing location of existing and proposed buildings - 11" x 17" – (1 sheet)
- Site Plan showing existing Kohls Dept. Store and proposed addition – 11" x 17" – (1 sheet)
- Grading Plan – 11" x 17" – (1 sheet)
- Landscape Plan/Utility equipment screening – 11" x 17" – (1 sheet)
- Building Elevations – 11" x 17" – (1 sheet)
- Lighting Plan/Details - 8 ½" x 11" (2 sheets) /Photometrics – 11" x 17" (1 sheet)
- Tree Protection Plan– (Allison Tree Care, dated 02-01-05) – (13 Pages)

LOCATION MAP



Kohls Department Store
7401 West Towne Way
Madison, Wisconsin 53719

Proposed Expansion

Kohl's Department Store

7401 West Towne Way

West Towne Mall

Madison, WI 53719

Project Description

Kohl's Department Stores, Inc. is proposing an expansion of approximately 17,000+/- square feet to its existing 89,593 SF department store located in the West Towne Mall. The store expansion will extend the face of the building (east elevation) approximately 80-feet to the north. The northeast corner of the building will be clipped at 45-degrees to accommodate the curvature of West Towne Way, the private drive which fronts the expansion on the north. The building expansion footprint in the rear (west elevation) will be configured to accommodate two additional truck berths (at-grade truck docks) which are required by ordinance, and an additional space for the trash compactor. Landscaping will be modified throughout the expansion area to provide esthetics as well as adequate screening from public areas.

Site & Parking

The store site design will be modified to accommodate the building expansion. The grades of the northwest access drive will be modified to accommodate the truck loading/unloading berths and the compactor berth. The store parking lot will be modified to provide extensions of pedestrian sidewalks to the remainder of the shopping mall parking. Accessible parking will remain at the main store entrance. Adequate bicycle parking will be added at the northeast corner of the building addition. Additional storm sewer is proposed to serve the truck berth areas, as well as providing drainage for the building expansion roof area. The building expansion will be served by an existing sanitary sewer lateral on the north end of the existing building. Existing water service laterals will provide potable water the building expansion.

Site Lighting & Signage

Lighting for the building addition will be provided via wall mounted light fixtures. The fixtures are full cut-off fixtures manufactured by Lithonia Lighting. Signage on the existing building will remain as is. There is no additional signage planned for the site.

Building Elevations

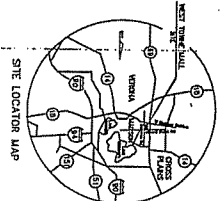
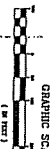
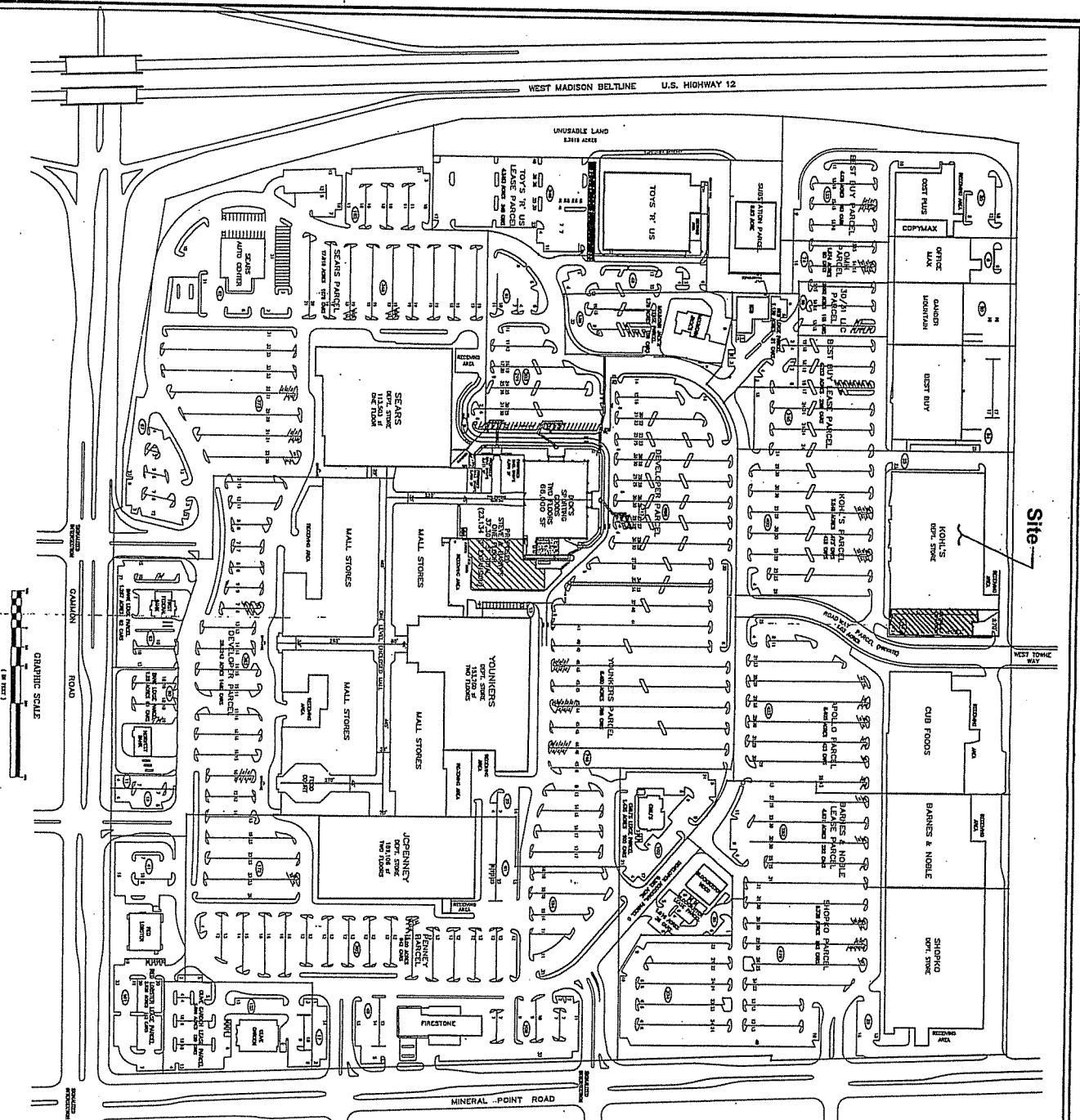
General comments and recommendations by the UDC along with the Draft ordinance "Large Retail Developments" have been considered and implemented into the elevations of the proposed addition.

The following is a brief description of what is depicted on the building elevation drawing:

- The high wall has been extended for the full width of the addition on the East elevation.
- The Northeast corner of the addition has been clipped at a 45 degree angle to eliminate the close proximity to the driveway and West Towne Way. (approximately 15'-0")
- The clipped corner takes on the existing entrance square EIFS 4' x 4' grid treatment with a split-face CMU base , 3'-4" high; flanked by EIFS and masonry piers at each corner.
- In order to overcome the appearance of a long linear monolithic North wall facing West Towne Way, we have introduced three 8'-9" wide (4' x 4' grid) x 8" EIFS piers with a split-face CMU base 3'-4" high. The expanse between the piers consists of split-face CMU (dark color to match existing), with a split-face CMU base (light color to match existing). The rhythm of these piers was coordinated with the existing mature tree locations.
- The use of windows on the addition was taken into consideration, however actual windows do not lend themselves to the interior functions of the addition; i.e. stock rooms and shelving, mezzanine stock room and shelving, and apparel retrieval system. The scale of the 4' x 4' grid on the pier and corner elements are designed to help create the same "human" scale that windows would provide.
- The use of split-face CMU and EIFS in the earth tone colors and textures is in keeping with the existing building architectural theme and style.

WEST MADISON BELTLINE U.S. HIGHWAY 12

UNUSABLE LAND 8318 ACRES



AREA	DISTANCE FT.	PROPOSED SQ. FT.	PROPOSED ANCHOR
2ND SHOPPING CENTER	1,600	3,400,000	SEE PLAN
3RD SHOPPING CENTER	2,000	2,400,000	SEE PLAN
4TH SHOPPING CENTER	2,800	2,000,000	SEE PLAN
5TH SHOPPING CENTER	3,500	1,600,000	SEE PLAN

SITE STRATEGIES

SHOWING CENTER DEVELOPMENT

1. RETAIL STORES TO BE DEVELOPED IN PHASES.

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MILLER McCOY, INC.
CONSULTING ENGINEERS
218 GARDEN ROAD, CHATTANOOGA, TENNESSEE 37404

WEST TOWNE MALL
MADISON, WISCONSIN

STUDY NAME: PARKING STUDY

DATE: 10/20/04

REVISION: 04/0

DRAWN BY: DMM

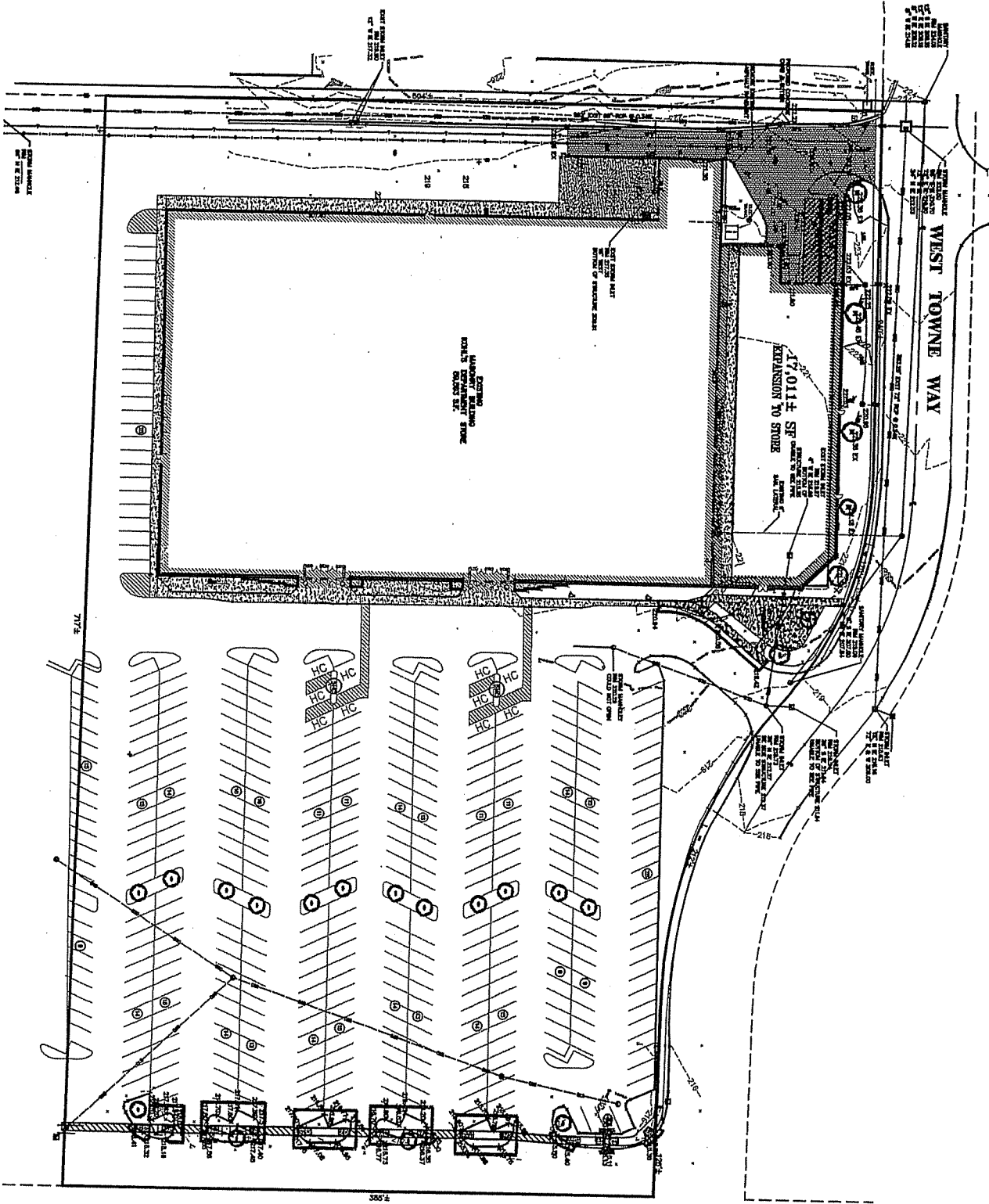
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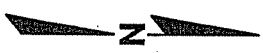
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CBL & ASSOCIATES PROPERTIES, INC.
2030 HAMILTON PLACE BLVD
SUITE 500
CHATTANOOGA, TN 37421-6000
423-655-0001



LEGEND

- EXISTING 1'-FOOT GRADE CONTOUR
- EXISTING 5'-FOOT GRADE CONTOUR
- PROPOSED 1'-FOOT GRADE CONTOUR
- PROPOSED 5'-FOOT GRADE CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE TOP OF CURB
- EXISTING WATERMAIN VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED ASPHALT PAVEMENT



DEBERRY
 10000 W. 11th Ave. (416) 291-1111
 Fax: (416) 291-1115
 (Ontario) Project No. 0503 (2004) 142-200

NATIONAL SURVEY & ENGINEERING ASSOCIATION HAS REVIEWED THESE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEERS REGULATIONS AND THE ENGINEERING COUNCIL OF ONTARIO. THIS REVIEW DOES NOT CONSTITUTE A GUARANTEE OR ASSURANCE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE LIABILITY OF ENGINEERING CONSULTANTS AS TO THE CORRECTNESS AND ADEQUACY OF THE INFORMATION CONTAINED HEREIN SHALL BE LIMITED TO THE PROFESSIONAL STANDARDS OF THE ENGINEERING ACT AND THE PROFESSIONAL ENGINEERS REGULATIONS.

PROJECT MANAGER: Fred H. Spalding, P.E.

KOHL'S DEPARTMENT STORE
MADISON-WEST MADISON WI

PRELIMINARY
GRADING AND DRAINAGE PLAN

Hydrex Survey & Engineering
 2000 N. Lincoln Ave. #200
 Madison, WI 53703
 (608) 261-1111
 www.hydrex.com



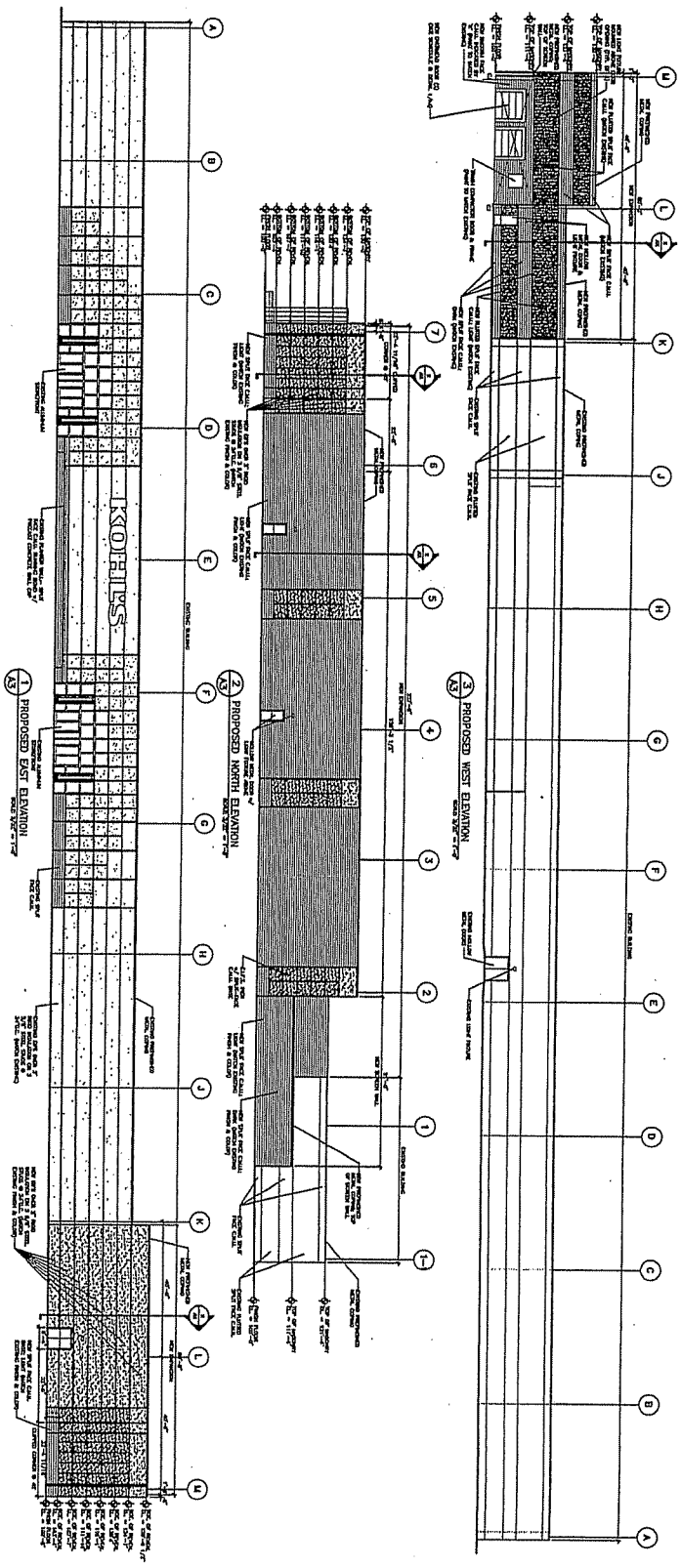
REVISIONS	DATE	BY

PROJECT NO. 0503 (2004) 142-200

SHEET NO.

SCHLÖDER PHONE #442/6.1760
 CHD HGIT
 FAX 414.276.1764
 Email info@schloeder.com

KOHL'S
 Madison West #0223
 7401 West Town Way
 Madison, WI 53719
 Kohl's Department Stores, Inc.
 105 W. Wisconsin
 Milwaukee, WI 53233
 TEL. (414) 763-2700
 FAX. (414) 763-2700

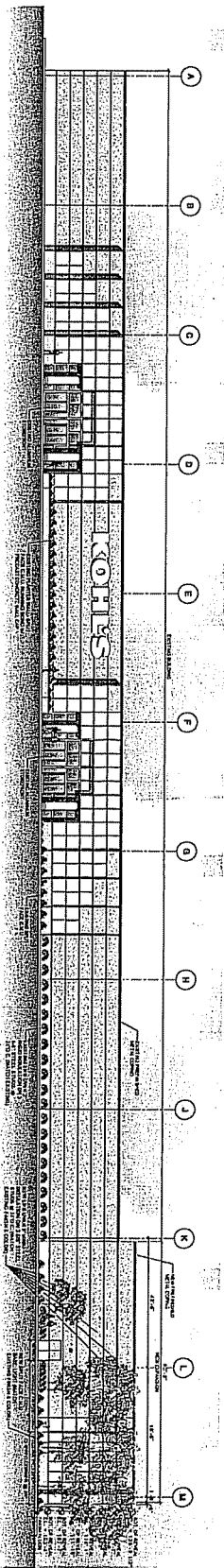


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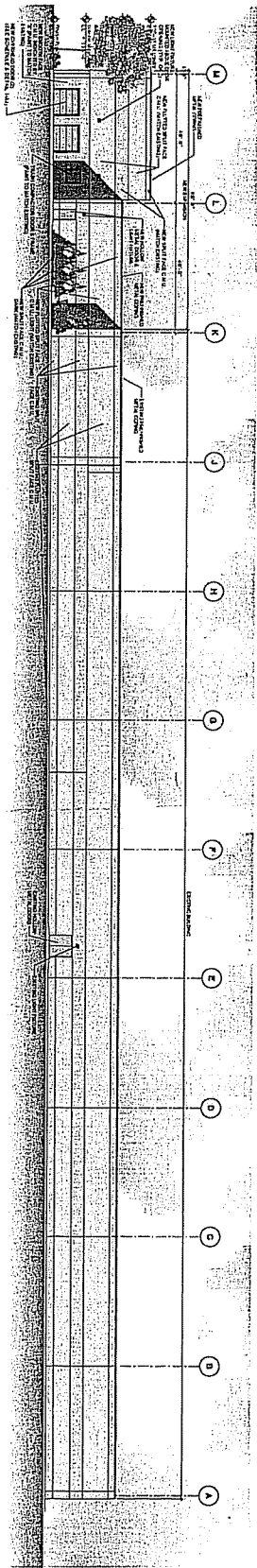
EXTERIOR ELEVATIONS

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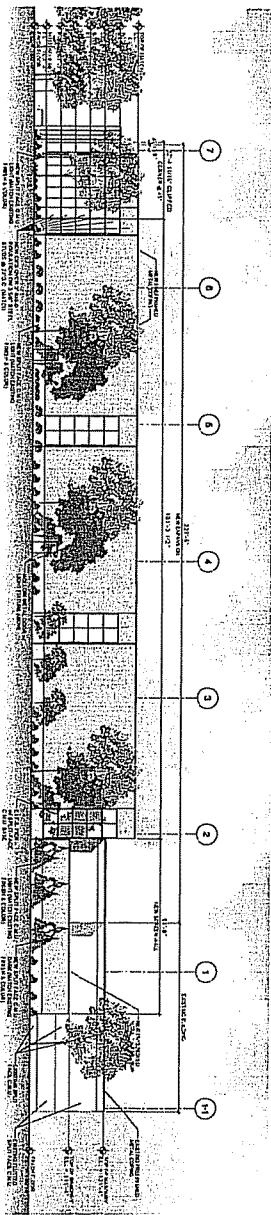
Architect: Schloeder
 Designer: HGIT
 Date: 10/20/00
 Project: Kohls
 Drawing No: A3



1 PROPOSED EAST ELEVATION



2 PROPOSED WEST ELEVATION



3 PROPOSED NORTH ELEVATION

DATE	4/23/09
BY	3M
PROJECT NO.	4123104
PROJECT NAME	Kohl's
PROJECT ADDRESS	7401 WEST 100th AVE
CITY	MINNETONKA, MN
STATE	55343



MADISON WEST - 40223
 7401 WEST 100th AVE
 MINNETONKA, MN 55343
 Developed by
 Kohl's Department Stores, Inc.
 10000 W. Lake Avenue
 Menomonee Falls, Wisconsin 53051
 TEL: (262) 753-7000

EXTERIOR ELEVATIONS

DATE	4/23/09
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