

May 28, 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 and Urban Design Commission Submittals

603 S. Whitney  
KBA Project #2248

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:  
JT Klein  
818 S. Park St.  
Madison, WI 53715  
612-202-1577  
Contact: Jacob Klein  
[jacob@jtklein.com](mailto:jacob@jtklein.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)

Engineer:  
D'Onofrio Kottke and Associates  
7530 Westward Way  
Madison, WI 53717  
(608) 833-7530  
Contact: Bruce Hollar  
[bhollar@donofrio.cc](mailto:bhollar@donofrio.cc)

Landscape Design:  
Olson Toon  
3570 Pioneer Road  
Verona, WI 53593  
(608) 827-9401  
Contact: Karen Scott  
[karen@olsontoon.com](mailto:karen@olsontoon.com)

**Introduction:**

This proposed project involves Lot 3 of the Westgate Mall redevelopment and is located at 603 S Whitney Way on the southeast corner of S Whitney way and Tokay Blvd. This submittal is an alteration to the General Development Plan for this Planned Development and also the Specific Implementation Plan for this Lot.

**Project Description:**

This will be a 4-story mixed-use building with 167 dwelling units, approximately 2,200 SF of commercial space, 189 underground parking stalls along with surface parking.

This project will be market rate units where residents will have access to great amenities both indoors and outdoors. Strong pedestrian connections will be made so that this is an integral part of this community. The proposed design of this building is complementary to the recently completed adjacent multifamily structures. Proposed materials will include masonry and composite siding in both panels and lap siding. The site will be well landscaped, and residents will have access to outdoor amenity spaces including a pool, an outdoor grilling and gathering area, a variety of outdoor seating areas and a dog run area. All units will also have their own balconies.

A lighter wood-toned accent siding and cream-colored masonry base paired with composite siding details anchor the building to the site. The architecture breaks apart the overall scale of the building with transitions in the façade along with recessed balconies and is complementary to the surrounding structures.

Underground parking is provided on the lower level of the building; surface parking is accessed from South Whitney Way and Sand Pearl Lane, and underground parking is also accessed from Sand Pearl Lane. The site is adjacent to a public transit stop located at S. Whitney Way and Tokay Blvd., allowing for easy access to many areas of the City.

**Zoning Approvals:**

The proposed development requires an alteration to an approved Planned Development. The proposed building’s size, scale and use are within the limits of the City’s Comprehensive Plan for this property, which calls for Regional Mixed Use development. The design for this project is in alignment with the standards of the Commercial Corridor Transitional (CC-T) zoning district as well.

**Site Development Data:**

Densities:

Lot Area	124,583 S.F. / 2.86 acres
Dwelling Units	167 D.U.
Lot Area / D.U.	746 S.F./D.U.
Density	58 units/acre
Lot Coverage	94,542 S.F. / 76%
Usable Open Space	27,030 S.F.

Building Height: 4 Stories / 48'-0"

Commercial Area: 2,185 S.F.

Dwelling Unit Mix:

Studio	23
One Bedroom	70
One Bedroom + Den	17
Two Bedroom	50
Three Bedroom	7
Total	167 D.U.

Vehicle Parking:

Underground	189
Surface parking lot	50
Total	239 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	33
Garage Floor-Mount	138
Commercial Surface	2
<u>Guest Surface</u>	<u>18</u>
Total	191 bike stalls

**Project Schedule:**

It is anticipated that construction will start in Spring of 2025 and be completed in Spring of 2026.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member