June 15, 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 - Land Use Application Submittal

Starkweather Plat Lot 5
KBA Project #2609

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner:
Threshold Development
2020 Eastwood Dr.
Madison, WI 53704
608-233-6000
Contact: Tyler Krupp
tyler@thresholddevelopmentgroup.com

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

Engineer:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3950
Contact: Randall T. Kolinske
rkol@vierbicher.com

Landscape Design:
Bernau Design + Architecture
(262) 378-1120
Contact: Shane Bernau
sbernau@bernau-design.com

Introduction:
This proposed multi-family development involves Lot 5 of the Starkweather Plat with a 4-story, mixed-use building including commercial space that fronts a public access outlot. This property is located at 108 N. Leon Street, within the Eastmorland Community Neighborhood. The property is currently zoned CC-T and will remain CC-T zoning.

This application requests the conditional use approval of a new 4-story mixed-use building with over 60 dwelling units as well as a conditional use approval for the commercial space facing the outlot instead of the primary street (N Leon Street).

Project Description:
The proposed project is a mixed-use development consisting of 124 dwelling units (Studio, One Bedroom and Two Bedroom). There are 125 resident-only underground parking stalls with an additional 10 surface parking stalls for residents and guests. The building includes approximately 4,500 SF of commercial space along with a Community Room, Fitness Room, and co-working space facing the public outlot on the ground floor at the south side of the building.

This building showcases high-quality materials for the exterior. The combination of a modern and industrial palette continues the tone that was set with the first building currently being constructed on Lot 4 within the Starkweather Plat.

Off-white vertical metal panels are broken into horizontal striations across the façade and complimented with wood-tone accents throughout. A solid, dark grey masonry base around the perimeter with dark corrugated metal panel brings contrast and grounding to create a modern, industrial design. The architectural rhythm breaks apart the overall scale of the building by strategically layering contrasting textures and colors to create symbiosis with the surrounding neighborhoods and landscaping elements.

The site design is intended to provide a seamless connection with the public access outlot that was submitted with Lot 4. The plaza on Outlot 2 is designed as a flexible space for residents, commercial guests, and public gatherings such as farmers markets and food trucks, providing a combination of concrete and permeable pavers. There is a connection between the outlot with the roof plaza that is complemented with natural landscaping and stone retaining walls. These transitions in both the landscaping and building plans are particularly sensitive to the context of the development.

City and Neighborhood Input:
We have met with the City on several occasions for this proposed development including coordination of the overall master plan for this former Voit Farm property. The overall development was presented at DAT on 2/27/2025, and the proposed building addressed within this submittal was presented to DAT on 3/26/2026. This input has helped shape this proposed building.

Conditional Use Approvals:
The proposed development requires conditional use to allow for more than 60 dwelling units in a mixed-use building. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Medium Residential development. We have met or exceeded all standards of the CC-T zoning.

Site Development Data:

Densities:	
Lot Area	77,315 S.F. / 1.77 acres
Dwelling Units	124 D.U.
Lot Area / D.U.	624 S.F. / D.U.
Density	70 units / acre
Lot Coverage	55,620 S.F. / 72%
Building Height:	4 Stories / 60'-1"
Commercial Area:	4,500 S.F.

Dwelling Unit Mix:	
Studio	38
One Bedroom	63
Two Bedroom	23
Total	124 D.U.

Vehicle Parking:	
Underground	125 (including 4 ADA)
Surface Parking Lot	10 (including 1 ADA)
Total	135 vehicle stalls

Bicycle Parking:	
Garage Floor-Mount	127
Guest Surface	12
Commercial Surface	5
Total	144 bike stalls

Project Schedule:
It is anticipated that construction will start in Spring of 2027 and be completed in Summer of 2028.

Thank you for your time and consideration of our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Ph. 608.836.3690
knothebruce.com
8401 Greenway Blvd., Suite 900
Middleton, WI 53562