



February 10, 2020

Via Email and Hand Delivery

Department of Planning, Community and Economic Development – Planning Division
City of Madison Plan Commission
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
pcapplications@cityofmadison.com

RE: Letter of Intent for West Towne Mall Redevelopment
36 West Towne Mall – Boston Store Demo for Von Maur Building Pad

Dear Planning Staff & Plan Commission Members:

CBL Properties is pleased to submit this letter in connection with the enclosed Land Use Application and supplemental materials for the above mentioned project.

Project Summary – The existing Boston Store at West Towne Mall will be demolished for the creation of a building pad dedicated to the proposed Von Maur Development. The project will include site improvements consisting of additional landscape islands, new surface pavement, and underground detention for stormwater management.

Waiver Request – Per MGO Section 33.24(4)(f)7.a. "Sidewalks shall be provided along all sides of the site abutting a public or private right of way". We are proposing a pedestrian walkway from the new building to the existing transit stop located along the outer ring road of the mall. We are requesting a waiver to excuse us from constructing a sidewalk along the east side of the outer mall ring road for the following reasons:

- Currently, there is no sidewalk in front of the Von Maur project at the outer ring road. However, existing sidewalk is stubbed at the north and south boundaries on the west side of the ring road. For continuity and safety, it is appropriate to maintain the sidewalk on the west side of the ring road.
- Pedestrian safety would become a concern if a short segment of sidewalk would be constructed on the east side of the street. It would be necessary for pedestrians to cross the ring road twice in order to walk along the ring road in front of Von Maur.
- Due to the location of existing property lines, any sidewalk constructed on the east side of the ring would end approximately 120' short of any existing sidewalk along the outer ring road.
- Sidewalk has not been provided on the east side of the ring road as part of other recent developments (Total Wine and Dave & Busters) in order to maintain continuity as noted in the first point.

Project Data –

Location: West Towne Mall
36 West Town Mall (Current Boston Store Parcel)

Building Sq. Ft.: Approx. 82,378 SF (Permitted and Constructed By Others)

Start Construction: March 15, 2020

Complete Construction: October 15, 2021

Land Area: 9.45 Acres

Project Area: 7.66 Acres

Vehicle Parking: 557 (12 ADA)

Bicycle Parking: 42 Spaces

Project Team –

Owner: CBL Properties
Ken Wittler

Architect.: Nelson World Wide
Kevin Spring

Civil: RaSmith
Matt Kocourek

Landscape: RaSmith
Luke Haas

Land Use: Husch Blackwell
Bill White

Sincerely,

CBL & Associates Properties, Inc.



Ken Wittler
Vice President of Development