APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務,請致電 (608)266-4910.

City of Madison Building Inspection Division 215 Martin Luther King Jr Blvd, Ste 017 PO Box 2985 Madison, WI 53701-2985 (608) 266-4551



Submit the following via email to:

- Building Inspection at <u>sprapplications@cityofmadison.com</u> and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see submittal schedule)

| Part | 1: General A | pplication Information | | | | | | |
|---|---|---|------------------|-----------|-------|--|--|--|
| Street Address: | | 3205 Stevens St #3009 | | | | | | |
| Alder District: | | 5 - Alder Regina Vidaver | Zoning District: | | SR-V2 | | | |
| Project Contact Person Name | | Kevin Burow | Role | Architect | : | | | |
| Company Name | | Knothe & Bruce Architects | | | | | | |
| Phone | | 608-836-3690 | Email | ji a | | | | |
| | Completed Application (this form) | | | | | | | |
| | Property Owner Permission (signature on this form or an email providing authorization to apply) | | | | | | | |
| | Copy of Notification sent to the Demolition Listserv Date Sent | | | | | | | |
| | Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <u>District Alder</u> , <u>City-registered neighborhood association(s)</u> , and <u>City-listed business association(s)</u> . Date Sent | | | | | | | |
| | \$600 Demolition Application Fee (additional fees may apply depending on full scope of project) | | | | | | | |
| | Demolition Plan | | | | | | | |
| | Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? 🔘 Yes 🔘 No | | | | | | | |
| Part 2: Information for Landmarks Historic Value Review | | | | | | | | |
| | Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition | | | | | | | |
| | Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos) | | | | | | | |
| □ | _ | Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition) | | | | | | |
| | Will existing structure be relocated? | | | | | | | |
| | Optional: Proposed mitigation plans for properties with possible historic value | | | | | | | |

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the <u>published schedule</u>.
- Applicant must <u>make an appointment</u> to pick up "Public Hearing" sign from Zoning Counter and post the sign on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. A schedule confirmation will be emailed to the designated project contact. Contact staff at pcapplications@cityofmadison.com with questions.

Part 4: Signature

| Property Owner Authorizing Signature (or authorized via attached email) | | Joseph McCormick (Oct 2, 2025 17:07:38 EDT) | | | | |
|---|--------------|---|-------------------------|--|--|--|
| Property Owner Name | | | Joe McCormick | | | |
| Company Name | | | JD McCormick Properties | | | |
| Street Address | | | 101 N. Mills St. | | | |
| Phone | 608-819-6500 | Email | n | | | |

| For Office Use Only | | | | |
|---------------------|--|--|--|--|
| Date: | | | | |
| Accela ID No.: | | | | |

September 29, 2025

Ms. Heather Bailey, Ph. D.
Preservation Planner
Neighborhood Planning, Preservation + Design Section
City of Madison Department of Planning, Community and Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent – Landmarks Submittal 3205 Stevens St #3009 KBA Project #2425

Ms. Heather Bailey:

The following is submitted together with the plans and application for the Landmarks staff consideration of approval.

Organizational Structure:

Owner: JD McCormick 101 N Mills St Madison, WI 53715 (608) 819-6500 Contact: Colin Smith

Email:

Architect:

Knothe & Bruce Architects, LLC 8401 Greenway Blvd., Ste 900 Middleton, WI 53562 (608) 836-3690

Contact: Kevin Burow

Email:

Introduction:

This proposed multi-family development involves the further development of 3205 Stevens St. located south of Quarry Park and north of Hoyt Park. Located within the Rocky Bluff Neighborhood, the site is currently the Woodland Reserve Apartment complex. This application requests permission for the removal of the existing building for the development of (2) new 3-story, 29-unit multi-family buildings, (1) 2-story, 4-unit multi-family building, (1) 2-story, 3-unit multi-family building and (1) 2-story, 8-unit multi-family building, with a future 1-story clubhouse and a pool. The development will include 73 units and both underground and surface parking. The site is currently zoned SR-V2and will remain SR-V2 zoning for the proposed redevelopment.

Demolition Information

The existing building was most recently used as a rental property. The building has become outdated and in need of major repairs and updates. It is not economically feasible to move or reuse the existing structure. The site is currently underutilized and would be better utilized with the addition of more rental units. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure.

The building will be demolished using a backhoe; no explosives will be used for demolition. During demolition, concrete, brick and block from walls will be separated or hauled off site for reuse as clean fill or recycled as base material. Metals from the structure, electrical, ductwork, piping, windows and building materials will be separated and placed in the metal salvage/recycle containers. Asphalt will be hauled to an asphalt plant for recycling.

The demolition of the structures will occur in Spring of 2026 and take no longer than (1) month to complete.

Construction Information

Please see attached Property Lookup Record.

Thank you for your time and consideration of our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP

Managing Member

Keni Bu

Lisa Ruth Krueger

From: Vidaver, Regina <district5@cityofmadison.com>

Sent: Wednesday, August 27, 2025 9:11 PM

To: Lisa Ruth Krueger; board@rockybluffmadison.org

Cc: Colin Smith; Kevin Burow

Subject: RE: Woodland Reserve Apartment Project - 10 Day Notice of Land Use Application and

Request for Waiver

CAUTION: External email.

Thank you Lisa. I approve the waiver of the 30 day notice.

Best wishes,
Regina Vidaver, District 5 Alder
Common Council President
City of Madison, WI
<u>District5@cityofmadison.com</u>
Subscribe to my blog for updates

To report a problem: https://www.cityofmadison.com/reportaproblem/

Speeders Hotline: (608) 266-4624 -- https://www.cityofmadison.com/reportaproblem/trafficenforcement.cfm

To report an incident to police: https://www.cityofmadison.com/police/selfreport/reportIncident.cfm

For Zoning related questions: https://www.cityofmadison.com/dpced/bi/zoning-signs/14/

From: Lisa Ruth Krueger < Irkrueger@knothebruce.com>

Sent: Wednesday, August 27, 2025 2:47 PM

To: Vidaver, Regina < district5@cityofmadison.com>; board@rockybluffmadison.org

Cc: Colin Smith <colin@jdmccormick.com>; Kevin Burow <KBurow@knothebruce.com>; Lisa Ruth Krueger

<!rkrueger@knothebruce.com>

Subject: Woodland Reserve Apartment Project - 10 Day Notice of Land Use Application and Request for Waiver

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good afternoon Alder Vidaver and the Rocky Bluff Neighborhood Association,

I wanted to formally inform you of our intent to submit a Land Use Application for further development of the Woodland Reserve Apartment property at 3205 Stevens Street. This project would entail the addition of (2) apartment buildings with approximately 29 dwelling units each and underground parking, (2) carriage houses with 4 units, (1) carriage house with 3 units, and possibly a future outdoor pool. This project would also include razing the rental property at 3009 Stevens St as well as existing garages on the property.

It was a pleasure seeing everyone at the neighborhood meeting on July 14, 2025 and presenting this project.

We are planning on submitting the Land Use Application no earlier than September 22, 2025. Because this is within the 30 day requirement, we respectfully request a waiver for the 30 day notice.

Please let me know if you have any questions, and if you are able to approve the waiver.

Thank you, Lisa Ruth



Lisa Ruth Krueger | Permit Specialist

►Direct: 608.270.8146
☐ Irkrueger@knothebruce.com

Office: 608.836.3690 www.knothebruce.com

8401 Greenway Blvd , Suite 900, Middleton, WI 53562

(in

Lisa Ruth Krueger

From: noreply@cityofmadison.com

Sent: Thursday, August 28, 2025 8:41 AM

To: Lisa Ruth Krueger

Subject: City of Madison Demolition Notification Request Confirmation

CAUTION: External email.

Dear applicant,

Your demolition permit notification message has been received by the notification administrator and will be reviewed prior to posting within three business days. For more information on the demolition permit pre-application notification requirement, please contact the City of Madison Planning Division at (608) 266-4635.

This is an automated reply, please do not reply to this email.

Lisa Ruth Krueger

From: noreply@cityofmadison.com

Sent: Thursday, August 28, 2025 9:32 AM

To: Lisa Ruth Krueger

Subject: City of Madison Demolition Notification Approved

CAUTION: External email.

Dear applicant,

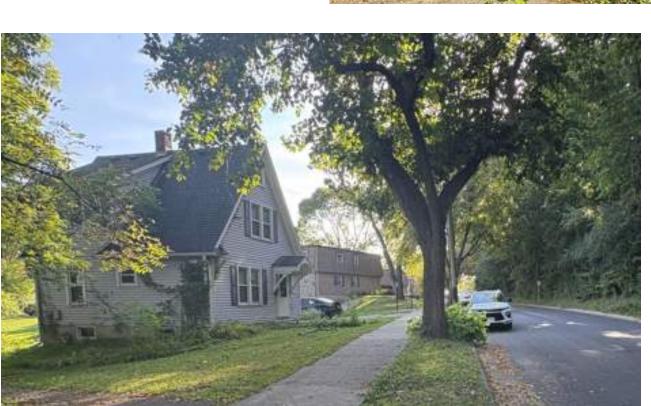
Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on August 28, 2025 at 9:32 AM. Your demolition permit application can be filed with the Zoning Office, 215 Martin Luther King Jr. Blvd, Suite 017, on the next business day following 30 days of the posting of this notification message. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

Comments:

A waiver from the district alder will be required in order for you to file sooner for review sooner than 30 days from this online notification.

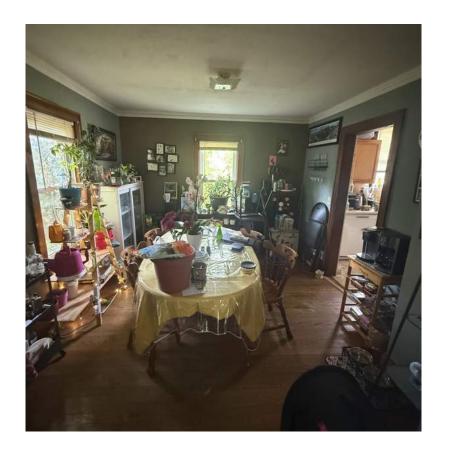




















City of Madison Property Information Property Address: 3205 Stevens St

Parcel Number: 070921217018

Information current as of: 8/27/25 06:00AM

OWNER(S)

QUARRY TOWN PARTNERSHIP

% JSM PROPERTIES

101 N MILLS ST MADISON, WI 53715

REFUSE COLLECTION

District: 08A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year Land Improvements Total

 2024
 \$3,378,000
 \$20,718,000
 \$24,096,000

 2025
 \$3,378,000
 \$23,102,000
 \$26,480,000

2024 TAX INFORMATION

Net Taxes: \$426,487.28

Special Assessment: \$1,042.20 Other: \$0.00

Total: \$427,529.48

PROPERTY INFORMATION

Property Type: Apartments Property Class: Commercial Zoning: SR-V2 Lot Size: 370,303 sq ft

Frontage: 701 - Stevens St Water Frontage: NO
TIF District: 0 Assessment Area: 9924

COMMERCIAL BUILDING INFORMATION

Please contact assessor@cityofmadison.com for Commercial Property Data.

Property Information Questions?

Assessor's Office

210 Martin Luther King, Jr. Boulevard, Room 101

Madison, Wisconsin 53703-3342

Phone: (608) 266-4531

Email: <u>assessor@cityofmadison.com</u>

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