

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 sprapplications@cityofmadison.com and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see [submittal schedule](#))

Part 1: General Application 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	[REDACTED]
☐	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 District Alder , City-registered neighborhood association(s) , and City-listed business association(s) .		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? ☐ Yes ☐ No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible
☐	Optional: Proposed mitigation plans for properties with possible historic value

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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 [published schedule](#).
- Applicant must [make an appointment](#) 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	

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: [REDACTED]

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: [REDACTED]

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-V2 and 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,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

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
District5@cityofmadison.com
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/traffickenforcement.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 <lrkrueger@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 <lrkrueger@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

✉ lrkrueger@knothebruce.com

Office: 608.836.3690

🖱 www.knothebruce.com

📍 [8401 Greenway Blvd, Suite 900, Middleton, WI 53562](#)



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.

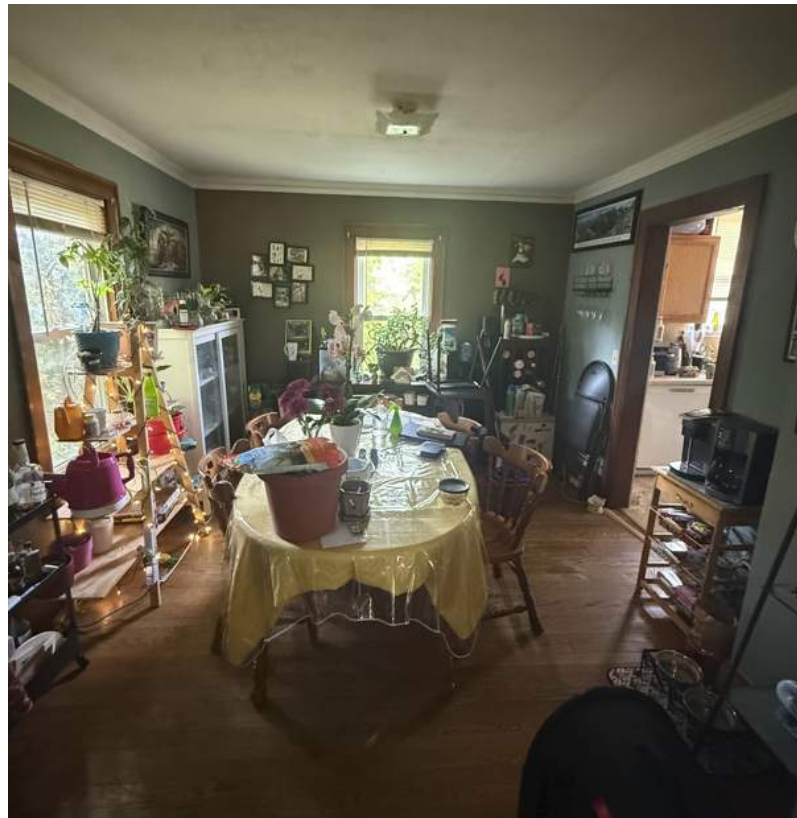


3203 STEVENS ST EXTERIOR PHOTOS

WOODLAND RESERVE REDEVELOPMENT
MADISON

LANDMARKS SUBMITTAL | 10.08.2025 | #2425





3205 STEVENS ST INTERIOR PHOTOS

WOODLAND RESERVE REDEVELOPMENT
MADISON



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?

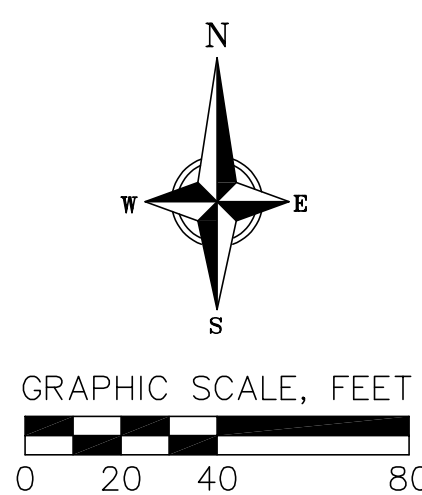
Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com



1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE EXISTING JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING/PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

- | | |
|---|---------------------------|
|  | CURB AND GUTTER REMOVAL |
|  | ASPHALT REMOVAL |
|  | CONCRETE REMOVAL |
|  | BUILDING REMOVAL |
|  | TREE REMOVAL |
|  | SAWCUT |
|  | UTILITY STRUCTURE REMOVAL |
|  | UTILITY LINE REMOVAL |



PROJECT NO. 240R36	CHECKED NJOH		DRAFTER NJOH		DATE 09/19/2025	
	REVISIONS		REVISIONS		REVISIONS	
	NO.	DATE	REMARKS	NO.	DATE	REMARKS