

June 15, 2026

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: Huxley Street Apartments, 1201 Huxley Street & 1910 Roth St., Madison, WI 53704
Parcel Numbers: 0810-313-0403-3, 0810-313-0404-1

Please accept the revised submittal package for DevCo Residential Group's proposal to develop a 163-unit affordable multifamily residential community at 1201 Huxley Street, the former transit hub site located in District 12 in the City of Madison. Changes have been made to the site plan and the building elevations to address UDC comments. Site plan changes include shifting the northernmost building south to create additional buffer area, adding a sidewalk on the south side of the central entrance road, relocation of play amenities and dog parks, relocation of parking, addition of fence and retaining walls. Changes to the buildings include maintaining walk-up units along the first floor to create connection to Huxley St., building datum lines, consistent materials on the base, middle, top, and decreased repetitive patterns. We are proposing to raise the site and provide green roof area to meet city stormwater requirements. Fencing and wall details are included in the UDC presentation update and in the landscape plans.

The project will transform an underutilized property into a vibrant residential community that provides high-quality, long-term affordable housing for working families and individuals. The proposed development will consist of 163 affordable rental apartments serving households earning between 50% and 70% of Area Median Income (AMI). The community will include a mix of one-, two-, and three-bedroom units designed to accommodate a variety of household types and support the City's efforts to expand access to stable, workforce housing.

Existing Site Conditions

The project site is located at 1201 Huxley Street and 1901 Roth Street. It is the location of a former transit hub facility. The property is vacant and currently consists primarily of paved surfaces and infrastructure associated with its prior transit use. The site's size, location, and proximity to public transportation, neighborhood services, and employment centers make it well suited for residential redevelopment.

Redevelopment of the property will involve removal of remaining transit infrastructure, site grading, installation of utilities, and construction of new residential buildings and site improvements. The project will incorporate landscaped open spaces, pedestrian connections, and site amenities that contribute to the surrounding neighborhood fabric while creating a welcoming residential environment.

Land Use and Entitlements

To facilitate the proposed development, the project team intends to pursue the following approvals from the City of Madison:

- Land Use Approval to rezone one parcel from TR-U1 to TR-U2 so that both parcels are zone TR-U2
- Change in Use approval for the proposed residential building complex and density.

In addition, the development team will submit a Certified Survey Map (CSM) to combine the two existing parcels that currently comprise the project site into a single development lot. The proposed subdivision will result in one consolidated lot that will accommodate the entire residential development. There are no additional development lots proposed as part of the subdivision application. The intent of the CSM is to create a single lot configuration that supports efficient site planning, building placement, circulation, and utility infrastructure for the multifamily residential community.

The Subdivision application for the CSM has been submitted concurrently with the Land Use application, allowing the City to review the lot consolidation and land use approvals in parallel as part of the overall development proposal. These approvals will allow for an appropriate residential density and building configuration that supports the creation of meaningful affordable housing while remaining consistent with the surrounding neighborhood context.

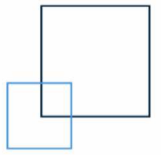
Proposed Development Program

The project will consist of 163 multifamily apartment units designed to provide comfortable, durable, and energy-efficient homes for residents.

The preliminary unit mix will include a combination of one-, two-, and three-bedroom apartments, providing housing options suitable for individuals, couples, and families. Resident amenities are expected to include:

- A community room and shared gathering spaces
- On-site property management offices
- Landscaped outdoor spaces and common areas include two dog parks and two playgrounds (serving different age groups)
- Bicycle storage and resident parking.

The buildings will be designed to promote long-term operational sustainability while providing high-quality living environments for residents.



Operations and Staffing

DevCo Residential Group will own and operate the residential community. On-site property management staff will maintain regular office hours for leasing, resident services, and property operations.

Anticipated staffing for the development includes:

- 1 Property Manager
- 2 Leasing and administrative staff
- 2 Maintenance personnel

This staffing structure will ensure professional property management, responsive maintenance, and consistent oversight of building operations.

Project Schedule and Phasing

The proposed development is anticipated to be constructed in a single phase, allowing for coordinated construction and efficient project delivery.

The current projected schedule is as follows:

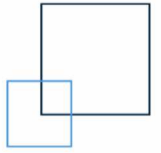
- **Entitlements and Approvals:** July 2026
- **Site Plan & Building Plan Approvals:** October 2026
- **Project Closing:** November 2026
- **Construction Start:** Shortly after closing in late 2026
- **Construction Duration:** Approximately 16 months
- **Projected Completion:** April 2028

This project proposes to complete civil infrastructure in one phase and to deliver buildings as they are completed. Community amenities will be completed concurrently with each building and available to residents upon project completion.

Project Team

The proposed development will be delivered by an experienced team with expertise in affordable housing development, architecture, and civil engineering.

- **Developer:** DevCo Residential Group
Trevor Martinez, Development Manager, Nick Storlie, Senior Development Associate, Melanie Davies, Senior Planning Manager, & Corban Lawlor, Planning Associate.
- **Architect:** Kaas Wilson Architects
Nick Conniff, Vice President of Operations, Amy Caran, Architectural Designer 3, & Esau Rodriguez, Architect 2.
Civil Engineer & Surveyor: Civil Site Group
Matt Pavek, Civil Engineer, David Knaeble PE, Project Manager, Will Bruestle EIT, Project Engineer & Jazmin Hernandez, Landscape Designer, Rory Synsteliën, Director of Land Surveying



The team brings extensive experience designing and delivering multifamily residential developments that are responsive to community needs and aligned with local planning objectives.

Community Impact

Redevelopment of the former transit hub site represents an important opportunity to increase the supply of high-quality affordable housing in Madison. The project will provide 163 new affordable homes for households earning between 50% and 70% of AMI, helping address the city's growing demand for workforce housing.

By converting an underutilized and vacant property into a well-designed residential community, the development will enhance land use efficiency, support transit accessibility, and contribute positively to the continued vitality of District 12.

Conclusion

DevCo Residential Group is committed to working collaboratively with the City of Madison and community stakeholders to deliver a thoughtful, high-quality affordable housing development at 1201 Huxley Street. We appreciate the opportunity to present this proposal and look forward to continuing discussions as the project advances through the City's review process.