



May 28, 2025

City of Madison

Planning Department

215 Martin Luther King Jr. Blvd

Madison, WI 53703

Letter of Intent: 124 State St

To whom it may concern:

JD McCormick Properties is submitting this letter of intent for the rezoning of 124 State St from the Planned Development (PD) district to the Downtown Core (DC) district.

124 State St was originally moved to the PD zone in 2018, with the previous owners intending to demolish the existing building and pursue a new development there. JD McCormick has since acquired the property, and there are no plans for redevelopment at the location. Instead, the existing building is now being leased to Singlestitch Madison.

A long-time tenant of JD McCormick, Singlestitch was originally located at our property at 214 State St. They operate a recycled vintage clothing store with current business hours on Wednesday and Thursday from 12:00 p.m. to 7:00 p.m., Friday from 12:00 p.m. to 8:00 p.m., Saturday from 10:00 a.m. to 8:00 p.m., and Sunday from 12:00 p.m. to 6:00 p.m.

Singlestitch plans to continue retail operations at 124 State St without any construction or changes to the existing building there. Given the continued commercial use and lack of redevelopment plans, we intend to move 124 State St from the PD designation back to DC.

If you have any questions regarding this project, you can contact Jaylen Korth at jaylen@jdmccormick.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Jaylen Korth", written in a cursive style.

Jaylen Korth

JD McCormick Properties