

July 29, 2026

Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703



Re: Letter of Intent - Land Use Application Submittal

Midtown and Pleasant View
KBA Project #2515

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner:
Joe McCormick Properties
101 N. Mills Street
Madison, WI 53715
(608) 819 -6500
Contact: Joe McCormick
joe@jdmccormick.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:
Vierbicher Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
(608) 826-0532
Contact: Zach Dressler
zdre@vierbicher.com

Introduction:

This proposed multi-family development involves the development of approximately 31 acres of land in the northeastern quadrant of S Pleasant View Road (CTH M) and Mid Town Road. This submission is to create the new plat and establish the zoning classifications for each lot.

Project Description:

The existing tax parcels that were attached (0708-344-8885-0 and 0708-344-9003-0) currently have no improvements on the site. The attachment to the City of Madison was recorded on September 25, 2025.

The new parcels will contain a variety of mixed-use buildings and multifamily structures with various amenities and will also include the necessary stormwater management facilities. New public streets and right-of-way extensions will be developed that will have pedestrian and bicycle facilities to provide interconnectivities for all the lots and integration into the City fabric of this area.

Please see the attached zoning exhibit for the requested zoning classifications for each lot.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including DAT meetings on June 12, 2025, and March 26, 2026, as well as a meeting to discuss the well placement on the property, the attachment of this property to the City of Madison, and meetings with the Planning Department to review the initial layouts and subdivision of the lots for this development.

Project Schedule:

It is anticipated that construction of the initial infrastructure will start in 2027 with the development of the lots to follow in the subsequent years.

Thank you for your time and consideration of our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is fluid and cursive, with the first name "Kevin" and last name "Burow" clearly distinguishable.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member