

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 122 State Street

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 17, 2026

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Joe McCormick
Street address 101 N Mills St
Telephone 608-819-6500

Company JD McCormick Properties
City/State/Zip Madison, WI 53715
Email joe@jdmccormick.com

Project contact person Kevin Burow
Street address 8401 Greenway Blvd., Ste 900
Telephone 608-836-3690

Company Knothe & Bruce Architects
City/State/Zip Middleton, WI 53562
Email kburow@knothebruce.com

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*)

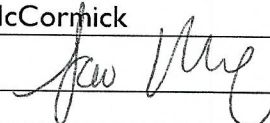
- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on March 26, 2026.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Katie Savannah McCormick Relationship to property Owner
 Authorizing signature of property owner  Date 6/1/26

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §33.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

June 1, 2026

Jessica Vaughn; Urban Design Commission Secretary
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985



Re: Letter of Intent – UDC Informational
122 State Street
KBA Project #2314

Ms. Jessica Vaughn,

On behalf of our client, JD McCormick Properties, the following is submitted together with the plans and application for the Urban Design Commission's Informational Review and consideration:

Project Description:

We are pleased to present our proposal for the renovation of the building located at 122 State Street. Situated on the north side of State Street in the middle of the 100 Block of State Street, the proposed development will feature a façade renovation of the existing 6-story building along with a complete interior renovation for a new mixed-use building comprising 35 multifamily units and approximately 1,500 sq.ft. of commercial space.

Conformance with Downtown Urban Design Guidelines

- The building placement, floor heights, and entries are all existing and comply with the design guidelines.
- The predominant use of masonry materials helps to establish the appropriate pattern similar to other buildings on State Street with a strong base, a unique middle portion, and distinctive top to the building. The composite panels used at the top of the building are also used in accent locations and are complimentary to overall design.
- A strong cornice provides a positive visual termination at the top of the building and is well integrated into the façade design.
- Enlarged glazing at the first-floor level of the State Street façade highlights the main building entry along with the first-floor commercial spaces. It also reflects the historic pattern and rhythm of storefront bays common on State Street.
- Enlarged windows provide an enhanced visual pattern of openings on all sides of the building.
- There are no balconies on the street-facing facades and as such do not extend over the public right-of-way.
- Minimal accent lighting is proposed to help accentuate the building architecture. The fixtures are full cut-off and shine only downward on the façade.

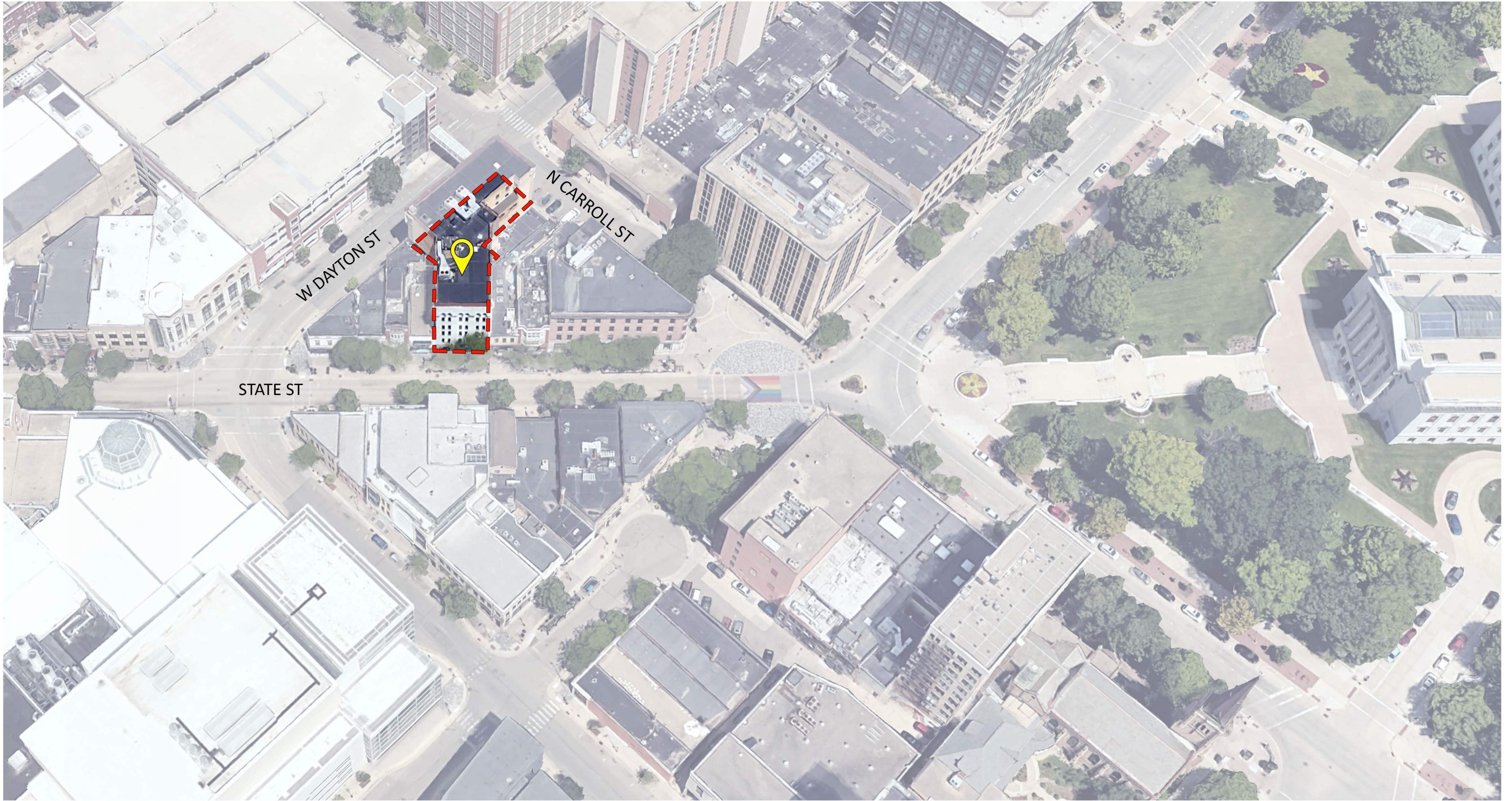
We look forward to collaborating with you on this project and welcome your feedback on these initial design concepts.

Thank you for considering 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



STATE ST

W DAYTON ST

N CARROLL ST

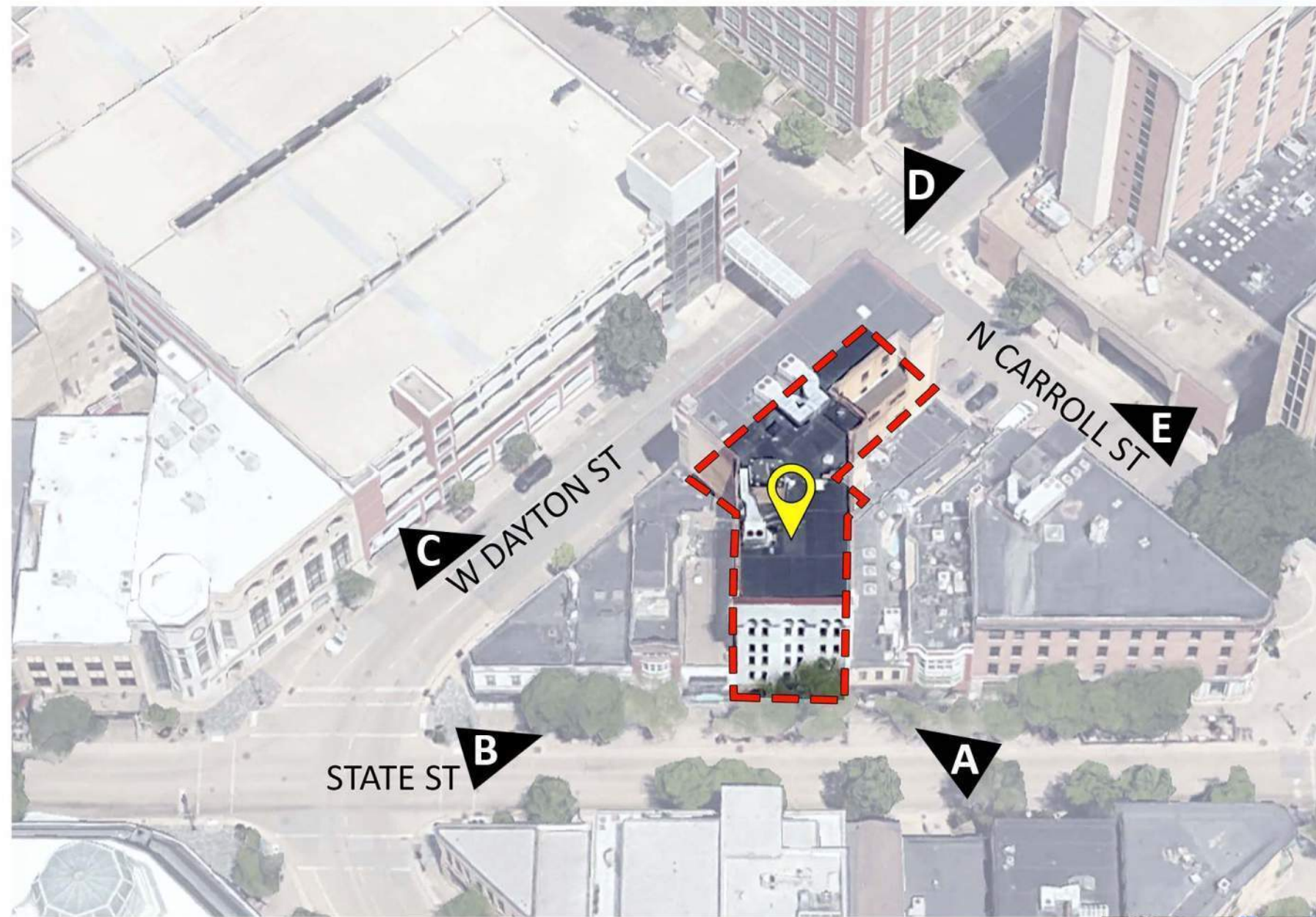


SITE LOCATOR MAP

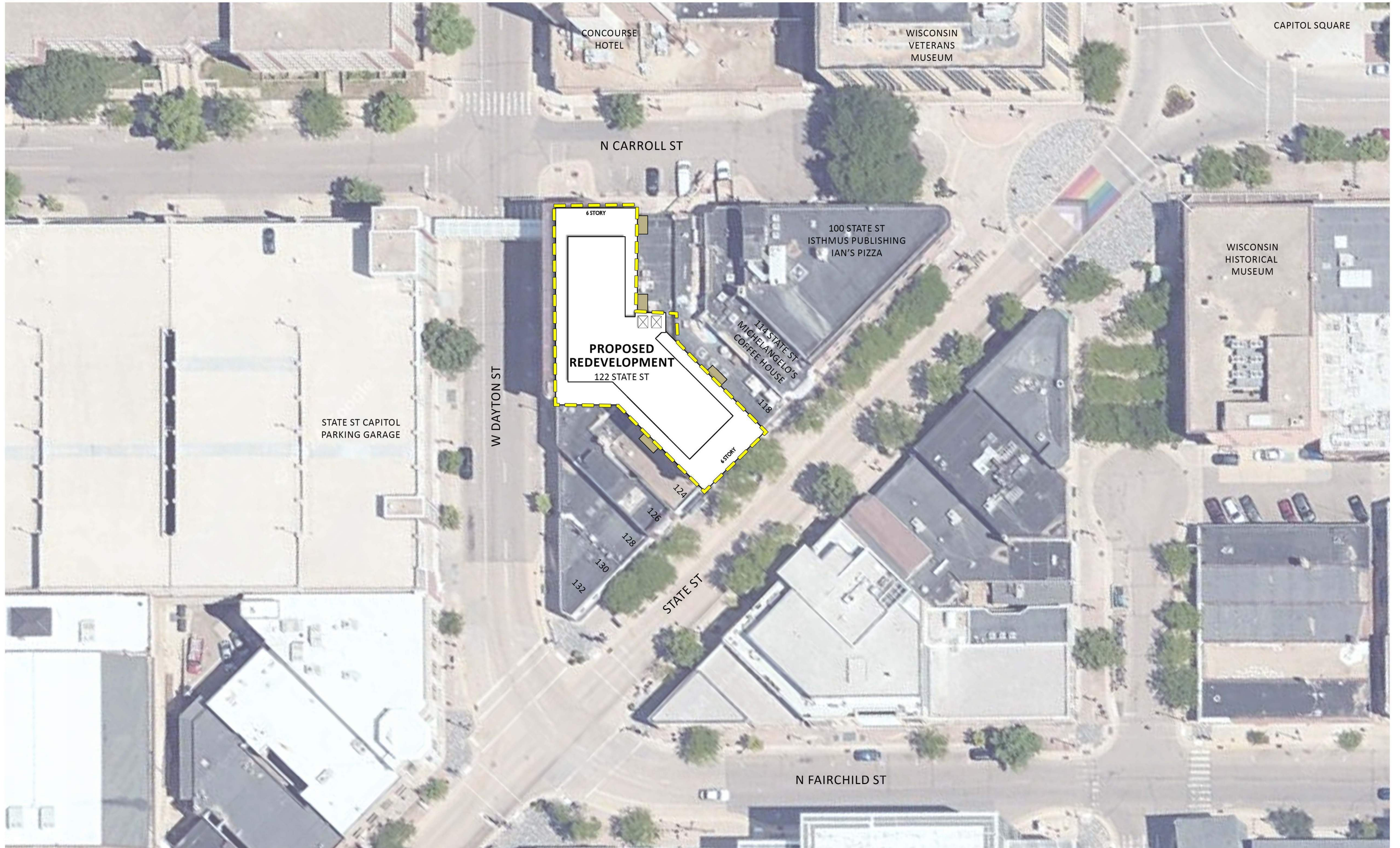
STATE STREET REDEVELOPMENT
122 STATE ST., MADISON, WI

UDC INFORMATIONAL SUBMITTAL | 2026-06-01 | 2314





CONTEXT IMAGES



CONCOURSE HOTEL

WISCONSIN VETERANS MUSEUM

CAPITOL SQUARE

N CARROLL ST

100 STATE ST
ISTHMUS PUBLISHING
IAN'S PIZZA

WISCONSIN HISTORICAL MUSEUM

PROPOSED REDEVELOPMENT
122 STATE ST

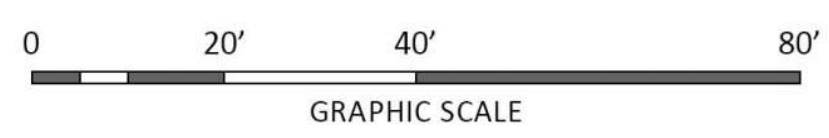
114 STATE ST
MICHELANGELO'S COFFEE HOUSE

STATE ST CAPITOL PARKING GARAGE

W DAYTON ST

STATE ST

N FAIRCHILD ST



CONCEPTUAL SITE PLAN

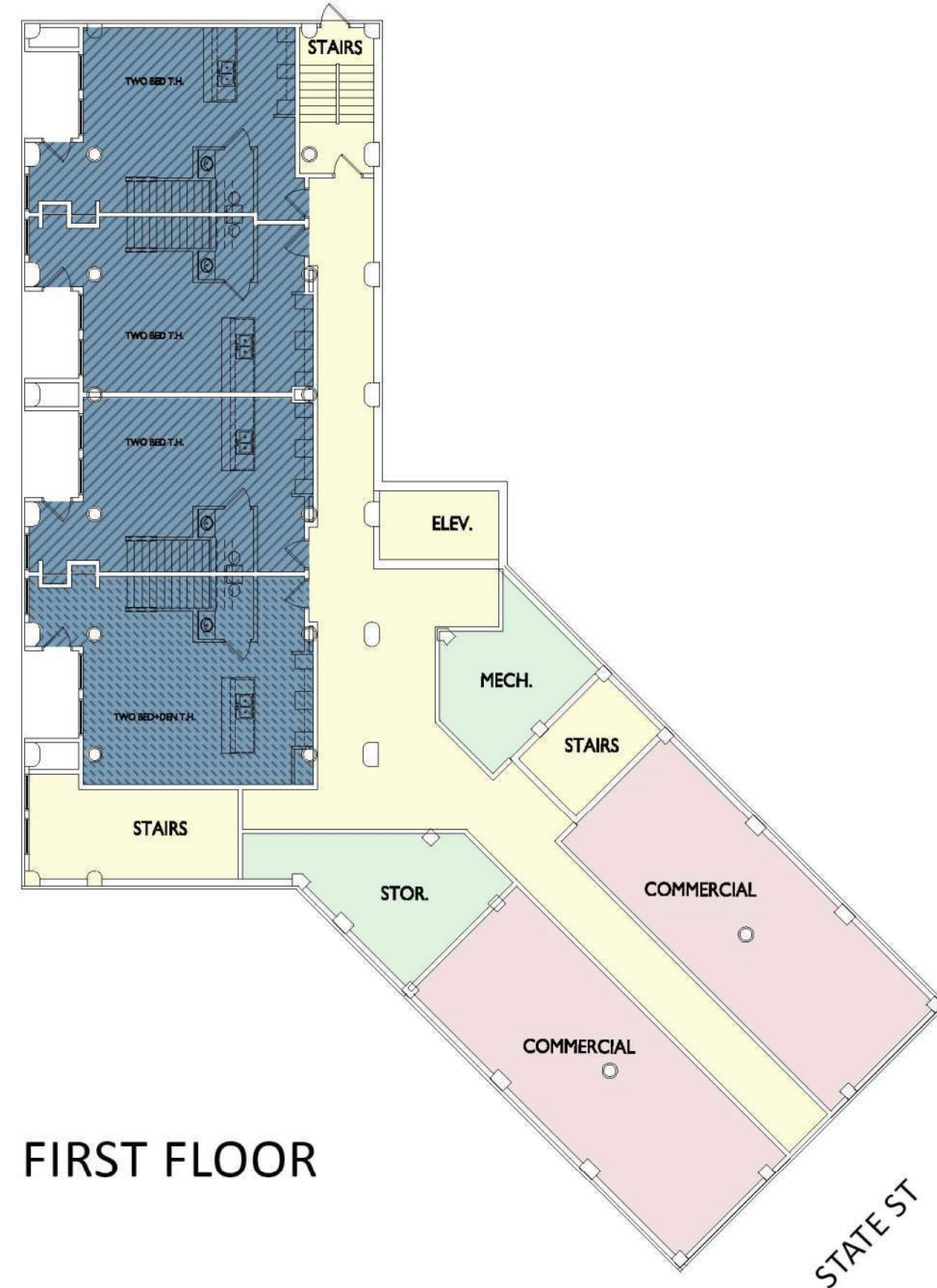
STATE STREET REDEVELOPMENT
122 STATE ST, MADISON, WI

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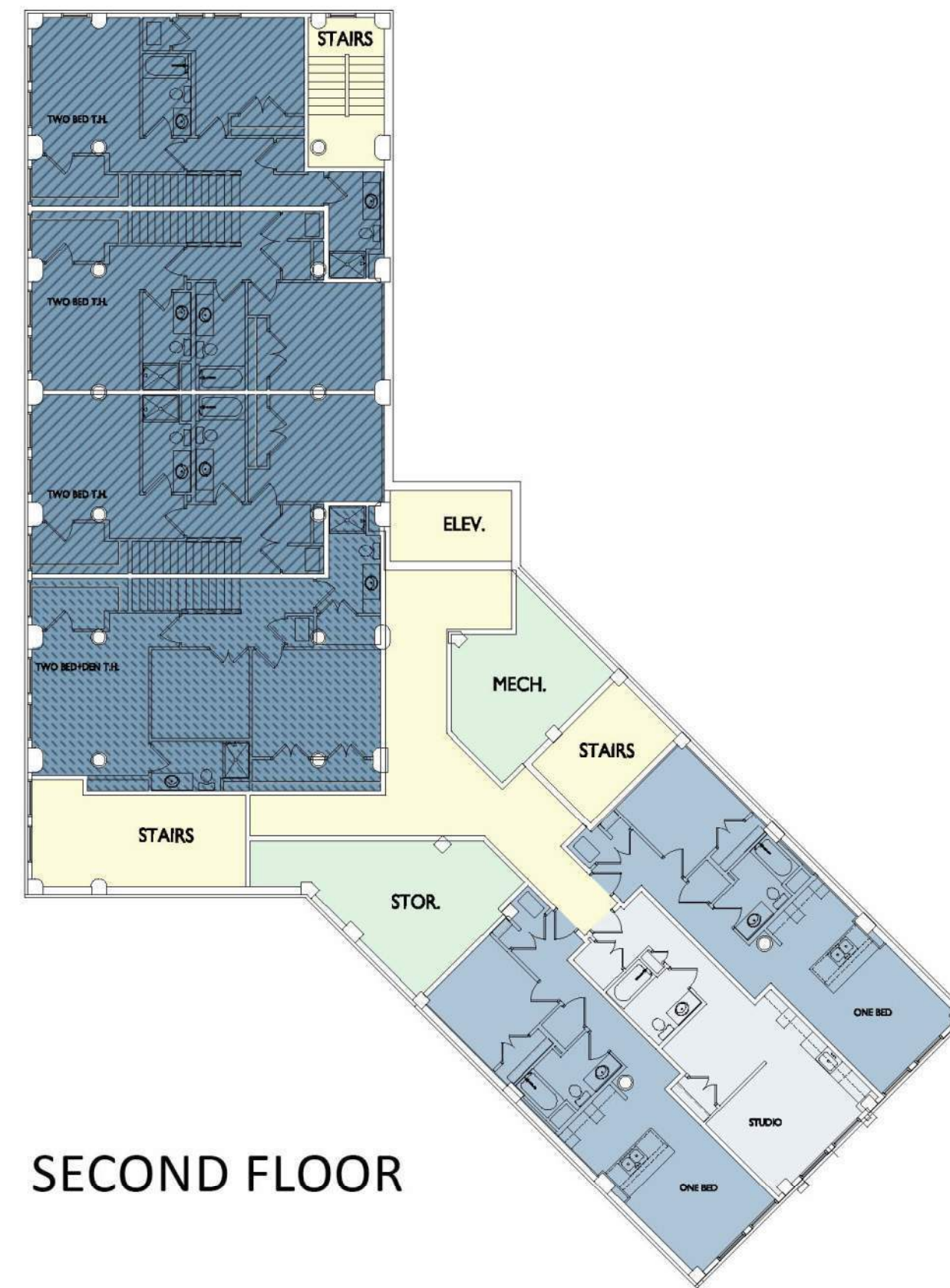
N CARROLL ST

W DAYTON ST



FIRST FLOOR

STATE ST



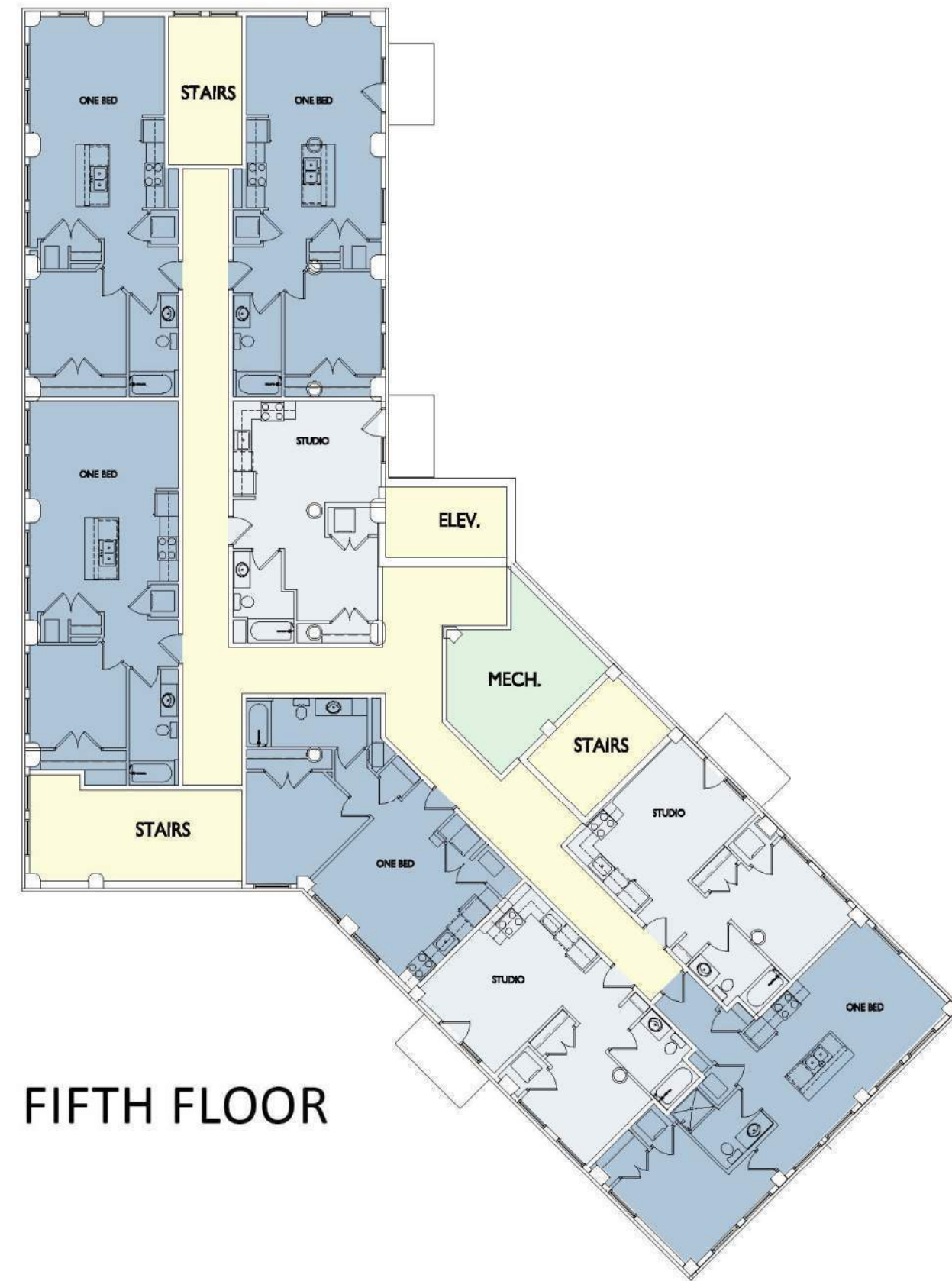
SECOND FLOOR



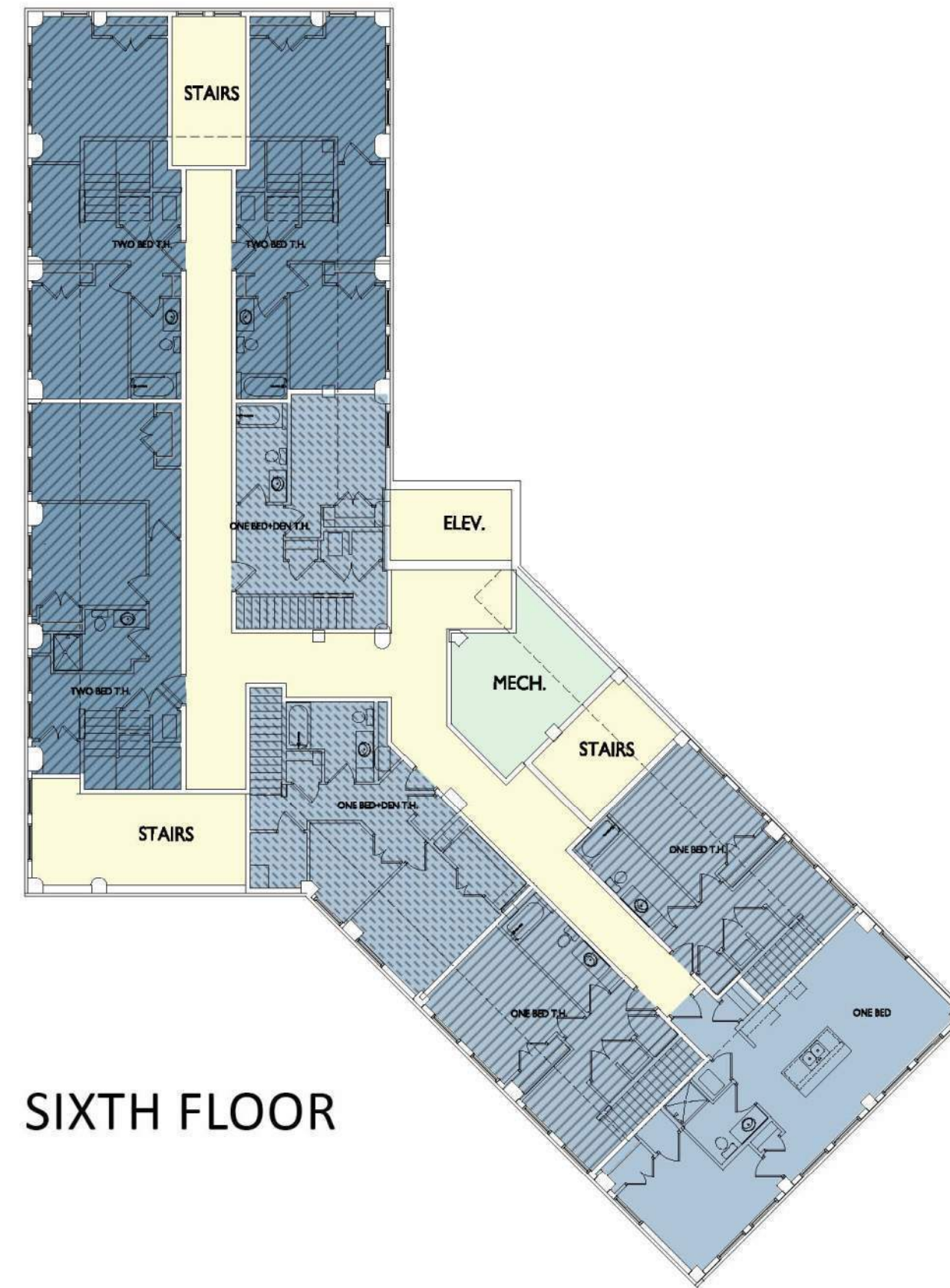
THIRD FLOOR



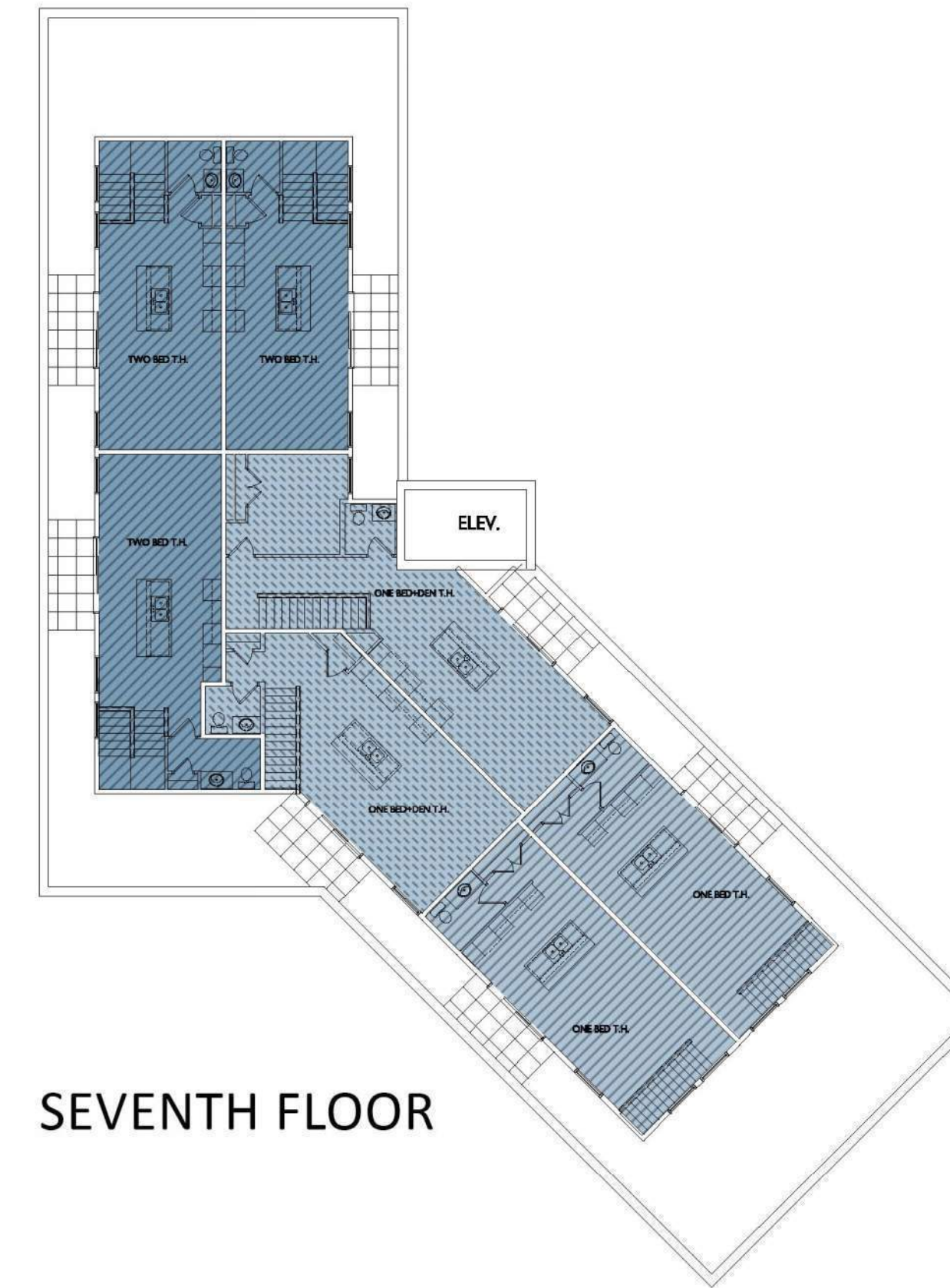
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



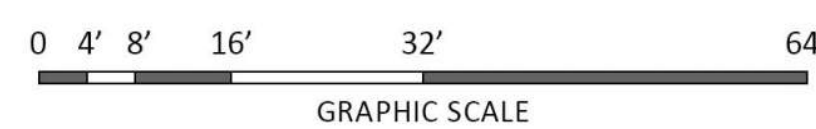
SEVENTH FLOOR

LEGEND

- CIRCULATION
- AMENITY
- STUDIO
- STUDIO/LOFT
- 1 BEDROOM
- 1 BEDROOM + LOFT
- 1 BEDROOM TH
- 1 BEDROOM TH + DEN
- 2 BEDROOM TH
- 2 BEDROOM TH + DEN
- MECH./STORAGE
- COMMERCIAL

UNIT MIX

STUDIO	8
STUDIO/LOFT	1
1 BEDROOM	13
1 BEDROOM + LOFT	2
1 BEDROOM TOWNHOME	2
1 BEDROOM TOWNHOME + DEN	2
2 BEDROOM TOWNHOME	6
2 BEDROOM TOWNHOME + DEN	1
TOTAL	35



CONCEPTUAL FLOOR PLANS

STATE STREET REDEVELOPMENT
122 STATE ST., MADISON, WI

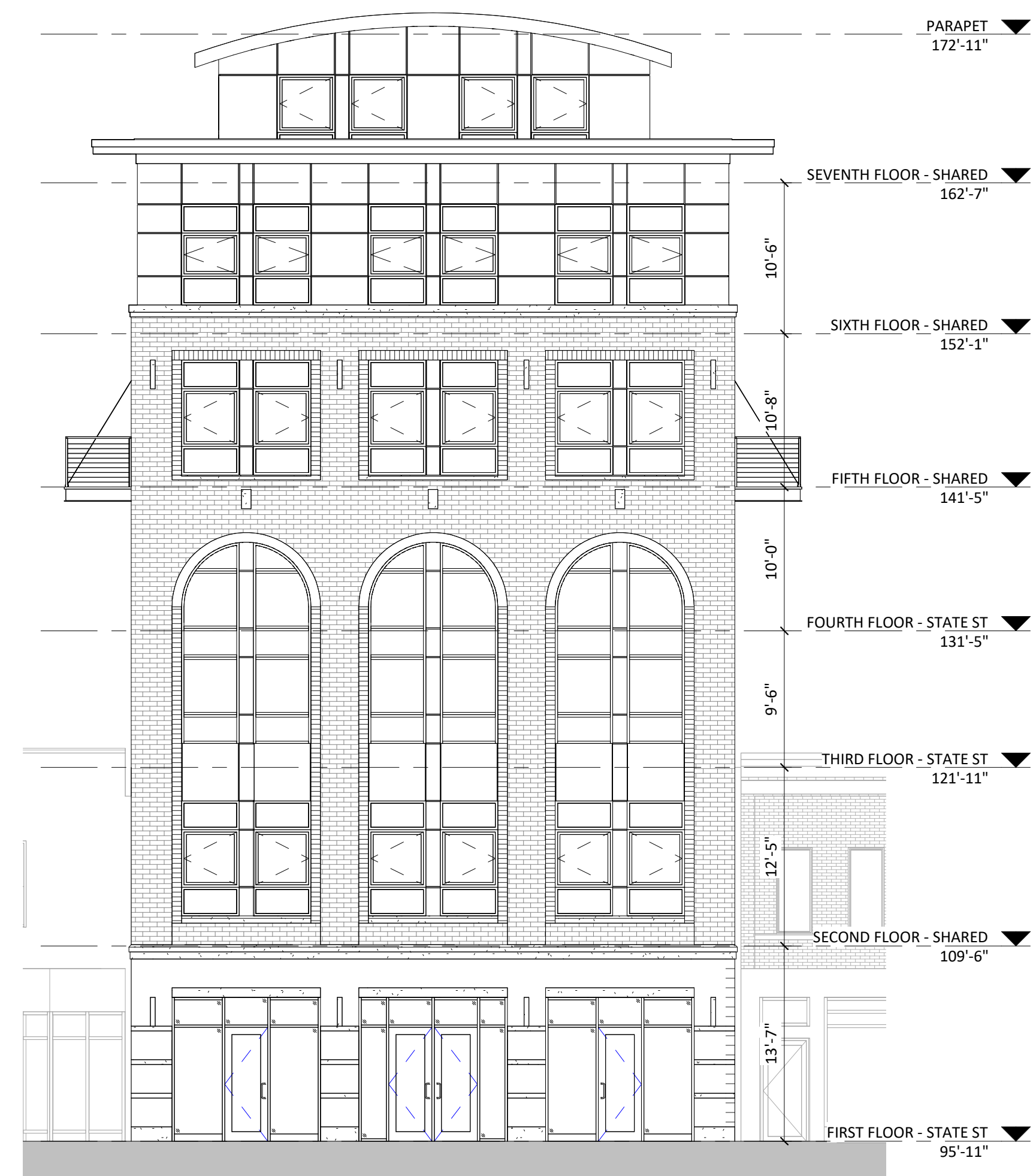
UDC INFORMATIONAL SUBMITTAL | 2026-06-01 | 2314



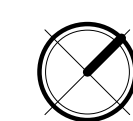
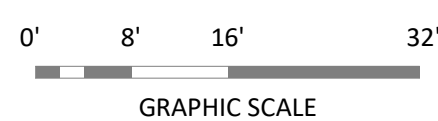


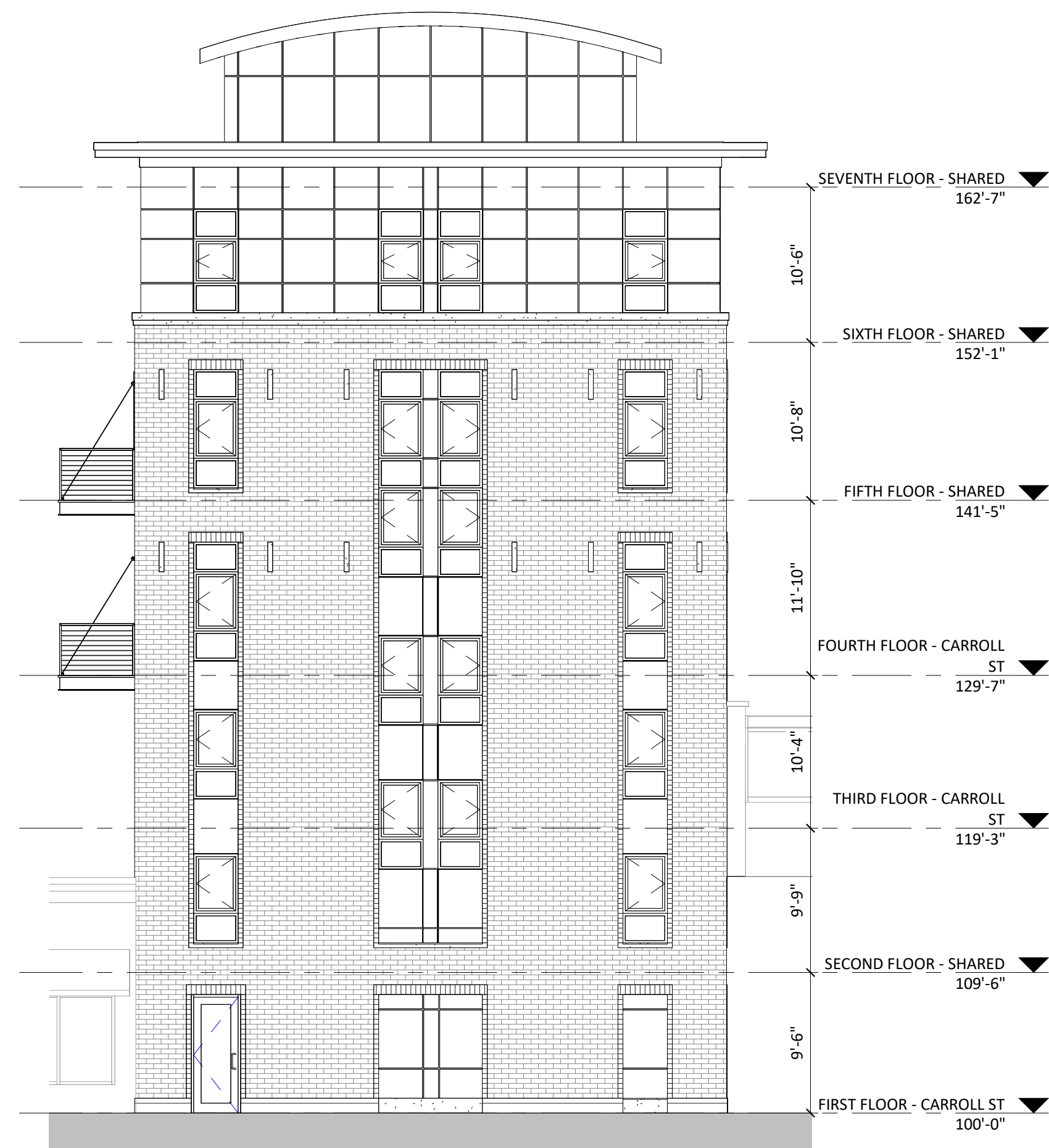
3 CITY ELEVATION - INNER - SOUTHWEST
AC201 1/8" = 1'-0"

2 CITY ELEVATION - INNER - WEST
AC201 1/8" = 1'-0"



1 CITY ELEVATION - SOUTH - STATE ST
AC201 1/8" = 1'-0"

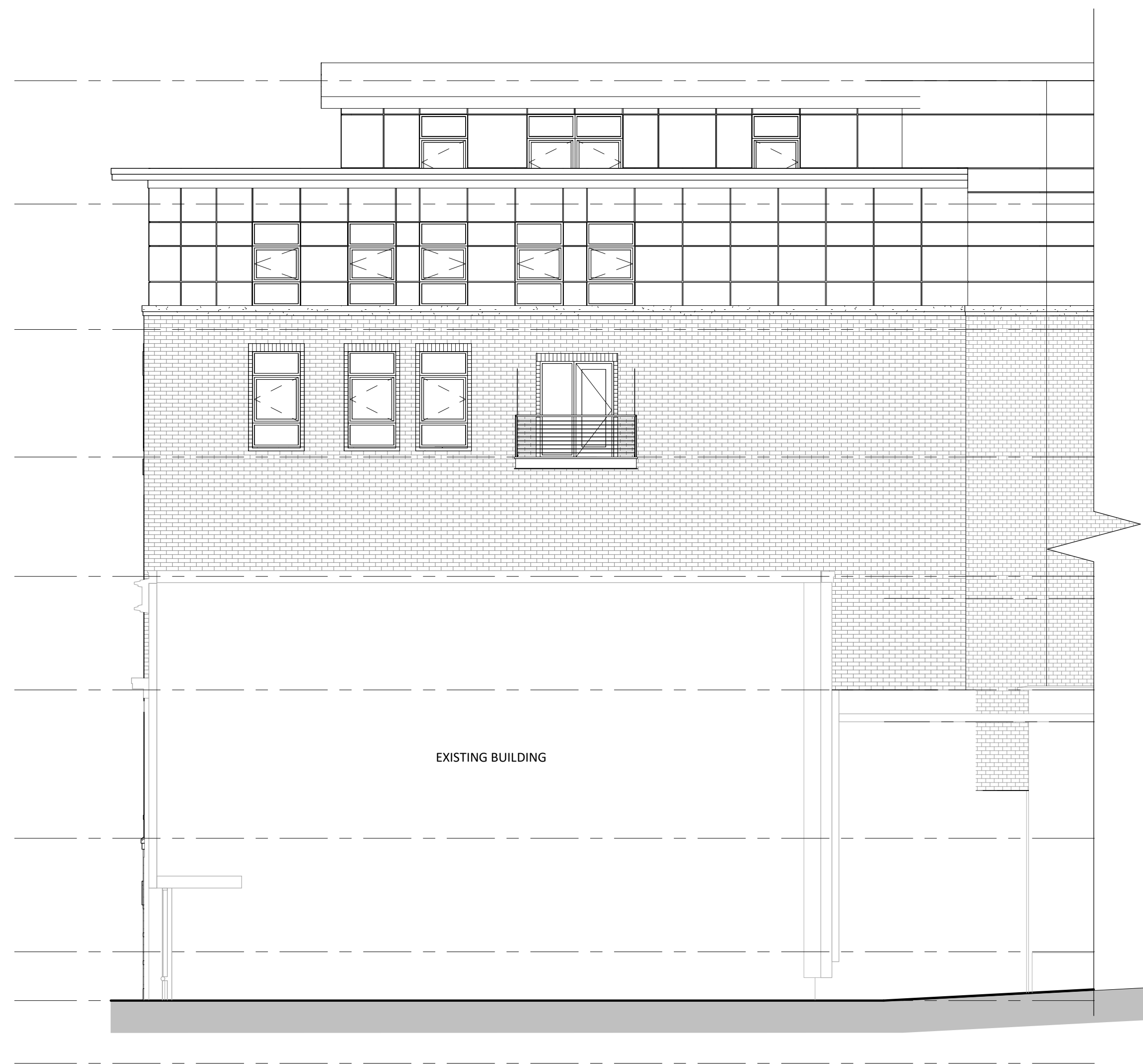




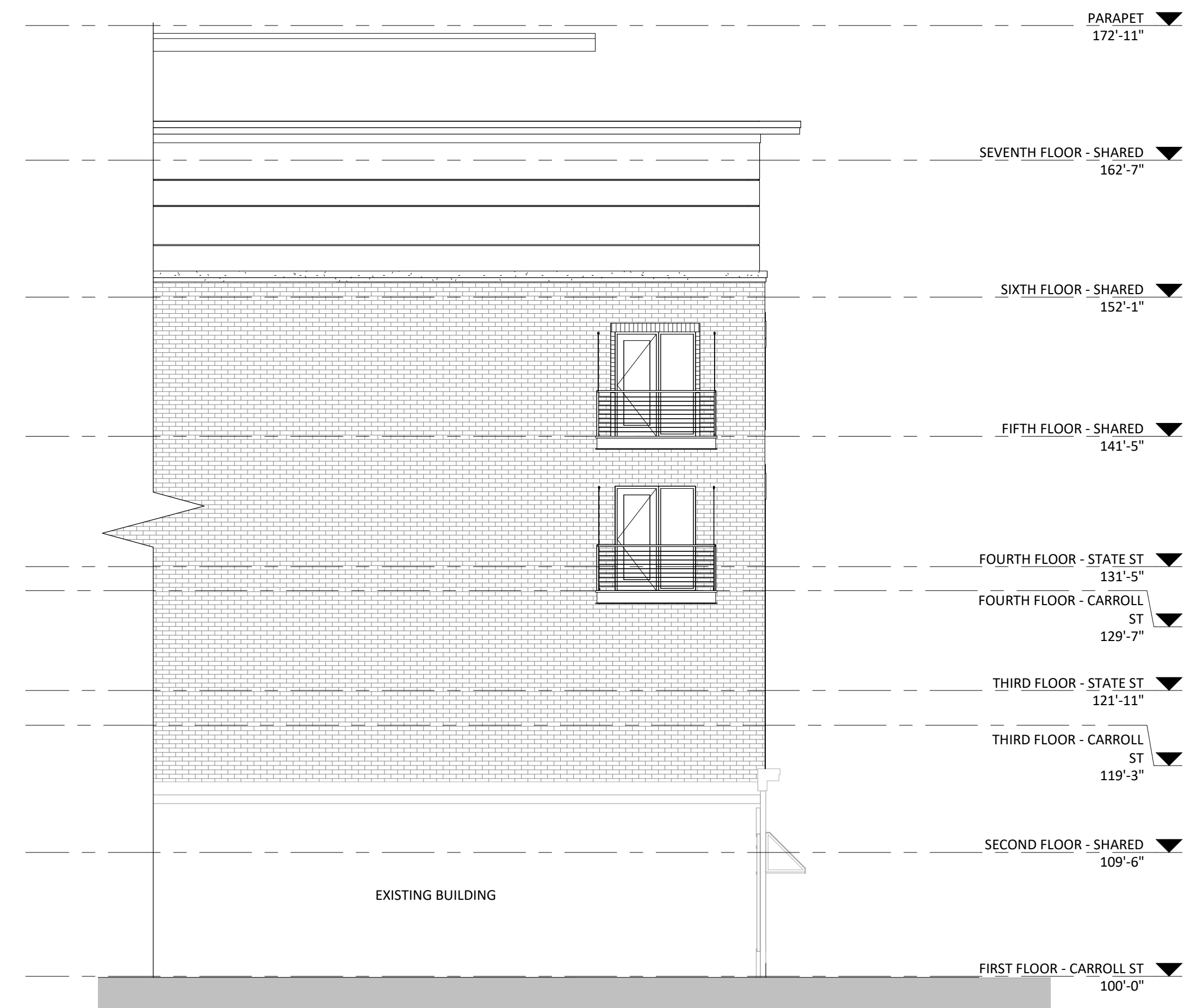
2 CITY ELEVATION - NORTHEAST - CAROL ST
 AC202 1/8" = 1'-0"



1 CITY ELEVATION - NORTHWEST - DAYTON ST
 AC202 1/8" = 1'-0"



2 CITY ELEVATION - INNER - EAST
AC203 1/8" = 1'-0"



1 CITY ELEVATION - INNER - SOUTHEAST
AC203 1/8" = 1'-0"





CONCEPT IMAGE
NE PERSPECTIVE ALONG STATE ST



CONCEPT IMAGE
NW PERSPECTIVE FROM STATE ST



CONCEPT IMAGE

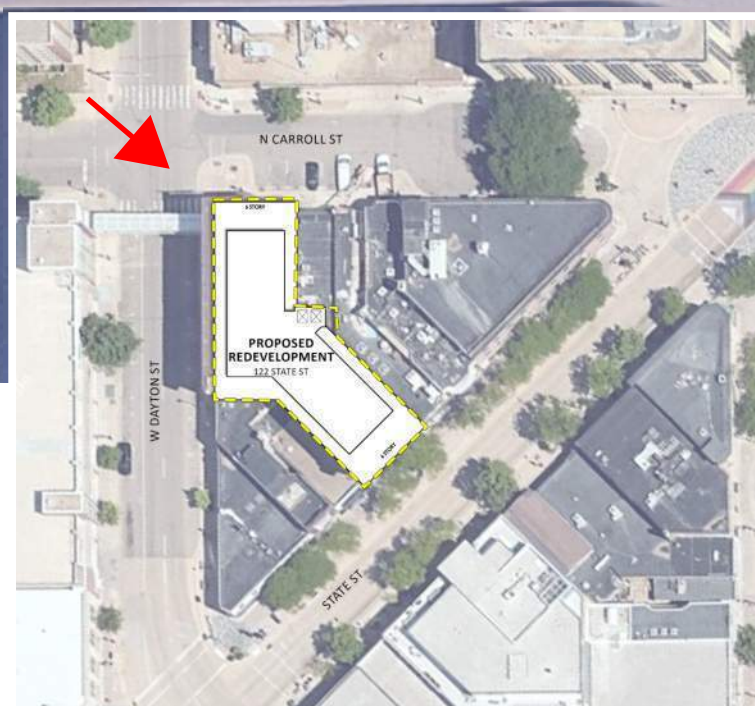
NORTH PERSPECTIVE

STATE STREET REDEVELOPMENT
122 STATE ST MADISON, WI

UDC INFORMATIONAL | 2026-06-01 | 2314



knothe + bruce
ARCHITECTS



CONCEPT IMAGE

AT CORNER OF N. CARROLL ST & W. DAYTON ST

STATE STREET REDEVELOPMENT
122 STATE ST MADISON, WI

UDC INFORMATIONAL | 2026-06-01 | 2314





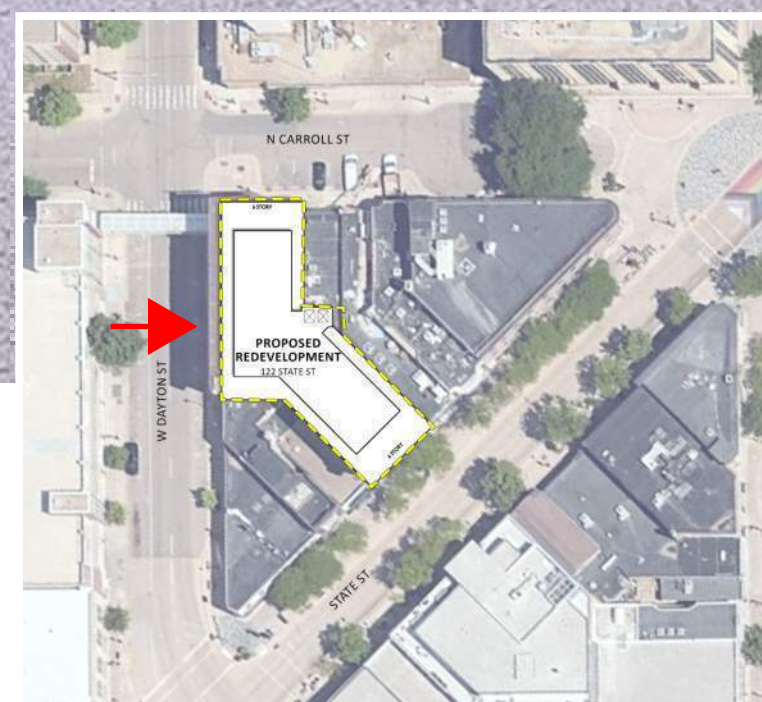
CONCEPT IMAGE

ALONG W. DAYTON ST

STATE STREET REDEVELOPMENT
122 STATE ST MADISON, WI



UDC INFORMATIONAL | 2026-06-01 | 2314 knothe + bruce ARCHITECTS



CONCEPT IMAGE

SOUTH PERSPECTIVE FROM W. DAYTON ST

STATE STREET REDEVELOPMENT
122 STATE ST MADISON, WI

UDC INFORMATIONAL | 2026-06-01 | 2314





CONCEPT IMAGE

SW PERSPECTIVE FROM W. DAYTON ST

STATE STREET REDEVELOPMENT
122 STATE ST MADISON, WI

UDC INFORMATIONAL | 2026-06-01 | 2314

