

From: [timothy morton](#)
To: [Plan Commission Comments](#)
Subject: McCormick project
Date: Wednesday, November 19, 2025 9:00:55 AM

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Writing to encourage the plan for new housing to keep/maintain the path between Bluff and Stevens St. It is well used and would be a great loss for pedestrians in this area.

Thank you

Tim Morton

From: [Joanne Sepich](#)
To: [Plan Commission Comments](#)
Subject: Keep path with Woodland Reserve redevelopment
Date: Tuesday, November 18, 2025 3:15:04 PM

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Hello,

I would like to comment on the Woodland Reserve proposed redevelopment project.

I would like to encourage the plans to keep the existing walkway on the east side of the property between Bluff Street and Stevens Street.

This walkway is a vital connector between Hoyt Park and Quarry Park.

Since many of the streets in this area lack sidewalks, this path is both an efficient and a safe way to reach the parks and the businesses on University Avenue.

Thank you,
Joanne Sepich
2842 Regent St.

From: [Tim Astfalk](#)
To: [Plan Commission Comments](#)
Subject: Comments on Woodland Reserve Proposed Redevelopment
Date: Tuesday, November 18, 2025 9:43:28 AM

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Hi,

I would like to comment on the proposed Woodland Reserve proposed redevelopment project. My comment is about the proposed elimination of the existing walkway on the east side of the property between Bluff Street and Stevens Street.

This walkway is a vital connector between Hoyt Park and Quarry Park. If this walkway is eliminated, it would require a detour of about 1000 feet to Palomino Street to connect from the paved walkway in Hoyt Park to Quarry Park. Walking around to Ridge Street is not a good option for many as there is no sidewalk and significant car traffic on Ridge Street.

Thank you for your consideration of this comment in your review of the proposed plans.

Sincerely,
Tim Astfalk

From: [DAYLE KEITEL HAGLUND](#)
To: [Plan Commission Comments](#)
Subject: Foot Path from BLUFF ST TO STEVENS STREET
Date: Tuesday, November 18, 2025 9:43:07 AM

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Please maintain this path
It is an important and SAFE way for neighbors to walk through to University Ave

Dayle Haglund

2805 Sylvan Ave
Madison, WI 53705

Sent from my iPhone

From: [Darin Bielecki](#)
To: [Plan Commission Comments](#)
Subject: Greetings from McKinley Street
Date: Friday, November 14, 2025 4:22:50 PM

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Hello!

It recently came to my attention that the JD McCormick Properties development project is going to remove the two pathways that we all use often. I am not in favor of that change and would like to communicate that to the city and the developer.

My son and all the children in the neighborhood use that route often and us adults do too. From McKinley Street it is how we access Hoyt and Quarry Park and stay off of busy car traffic Ridge Street (no sidewalk).

I'd like to encourage the decision makers to upgrade the paths and allow us to continue to use them. Thank you for the consideration.

Best,
Darin Bielecki
2938 McKinley Street

(and Linden Bielecki age 7)

From: [Cheri Anderson Swenson](#)
To: [Plan Commission Comments](#)
Subject: JD McCormick Properties redevelopment @ Woodland Reserve
Date: Friday, November 14, 2025 5:22:19 PM

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Please do not remove the public access lane that runs on the east side of the property between Bluff St and Steven St.

This public in right of way serves as a vital link between two of Madison's parkland gems; Hoyt and Quarry Parks. I would like to see McCormick take ownership of maintaining this public right of way, cutting down weed trees and replacing a wider access as accessibility to these park spaces is a major reason that Woodland Reserve is such a desirable place to live.

Cheri Swenson

Sent from my iPhone

From: [Laura Novak](#)
To: [Plan Commission Comments](#)
Cc: [McNabola, Lisa](#); [Vidaver, Regina](#)
Subject: McCormick Woodlands Reserve Property Project
Date: Saturday, November 15, 2025 12:03:34 PM

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Hello,

I am a resident and homeowner on McKinley Street. It is very disappointing given the scale of this project, and its proximity to McKinley street, we were not consulted more (as well as the entire neighborhood). I feel we should have been consulted by both the city of madison and the developers earlier, but I am grateful we are now part of the conversation.

We pay a lot in taxes and it feels like we have been left out of the redevelopment of the end of our street (The east end of the project as we were commonly referred to in the meeting). The developers continually seemed to express a "what is McKinley St?", "Oh, the cul-de-sac" mentality at the meeting. This is not a neighborly attitude given that McKinley Street was here before apartments were there and we are all stewards to the area.

It feels as though we are being "considered" with a zoom meeting a month before the process is set for final approval - a meeting which we all found out about from one neighbor on our street, NOT from the city itself or the developers. The first meeting we were notified about, the project was not going to impact McKinley as significantly without the "carriage houses" right next to us and just buildings at the opposite end of the property. The size and impact has greatly expanded. The change from 3 buildings to 5 is a very big change and just adding it at the end of the process seems quite odd to me. We only realized the project changes when we saw trees being cut down, water holes being dug, and clearing happening at the east end of the property.

This project will impact our lives significantly during construction and forever after the buildings are complete. It will completely change the look and feel of the Rocky Bluff neighborhood. They have already removed trees that were hundreds of years old, and accidentally caused us a day without water (breaking a main?) without any notice work was going to be done.

The only positive impact to McKinley discussed at the meeting was the complete re-haul of our storm water sewer system for the east end of our street (which was not a "kind deed" but a requirement due to the huge volume of the project. The impact of that construction on our street was not really discussed (will there be construction at the end of the cul-de-sac for this project, will our water be affected, how will this tie into our current sewers on McKinley which back up with leaves and debris during storms)? New photos or "views" from our street were not shown in the meeting. Really, we were left with more questions about the impact to us than answers.

I believe the biggest ask (and really only ask other than not tearing down unnecessary trees that house turkeys and owls) at the meeting from the neighborhood residents was to keep the path at the end of McKinley street connecting Bluff and Steven's streets.

I understand that the new proposal after the meeting still allows for removal of all of the trees they "deem necessary" and not to repave or reconstruct the pathway as requested. McCormick said they were keeping the trees and plants at the end of McKinley, but the proposal says and shows otherwise.

I understand a new proposal given after the meeting contained no acknowledgement to keeping the path between Bluff and Stevens or how it would be "repaved" or designed. This is very concerning, since in the meeting McCormick himself agreed to repave the path as if it were "no big deal" and they just "didn't know" the neighborhood used it or wanted to keep it. No one knew because no one asked and no surveying of the path usage

was done. If the path had been surveyed, they would see that every morning multiple children use this to walk to school, bus riders use this to get to the bus stop on Stevens, students going to campus use it, students and staff going up to Hoyt school use it, dog walkers use it, etc. This is a busy path the neighborhood uses and has used for 80+ years.

We were told the new path through the middle of their property would be “better” for the neighborhood. But there was no access to this path from McKinley street provided either.

I am also concerned about (and have asked about before) the is also the lack of sidewalks continually between Ridge Street (which will be a bus route) and Bluff Street (which is a bus route). The influx of people in the neighborhood will exacerbate this problem with more street parking, no sidewalks, and more traffic being hazardous. Many people walk on Ridge street to get to University and there are no sidewalks or bike lanes and parking on both sides.

There was also denial of knowing about the constant dumping of large items in the cul-de-sac, developers insisted they walk the property almost daily and yet they missed the couches and trash that spent 3 months this Summer at the end of our street? Photos included. The trash is being dumped on their property and thus is their responsibility, regardless of who put it there. We have been told by the city, that since it is dumping, this is not a city trash matter but a police matter. Instead of the apartments staying on top of this and getting items removed, McKinley street residents like myself contact the city repeatedly over the last decade to try to get items removed.

I believe the new path should be outlined on their proposal, and guaranteed to be accepted and allow construction to begin.

It has been mentioned by multiple residents that when looking at historical records from the city that path has been used by the public for over 80 years. One neighbor has shared that she recalls the horse farm that was there prior to Les Chateaux being built - at that time the path was already present and used by public. Every winter we care for the path.

Just to recap. I would like to know more about and see in proposals/discussion:

1. The repaving and upkeep of the current foot path at the east end of the property connecting Bluff and Stevens
2. The ideas/thoughts and likelihood of keeping the mature old trees at the east end of the property and end of the cul de sac (two have already been removed)
3. The timeline and impact of the storm sewer project on McKinley Street residents (and our water/storm lines), will these new stormwater drainage systems bypass McKinley’s storm sewer system or feed into it, as it is already overwhelmed and floods during storms?
4. The timeline for construction for the carriage houses at the east end of McKinley St
5. City proposals/discussion around how the influx of residents will reach the bus lines on Ridge street and University Avenue safely (including school age children)
6. Discussion of the impact on McKinley, Stevens, Bluff streets from very large and heavy construction equipment over a prolonged period of time

Thank you,
Laura Novak
Homeowner 3002 McKinley Street

>
>
>

From: [Barbara STREIBEL](#)
To: [Plan Commission Comments](#)
Subject: re Woodland Reserve project
Date: Saturday, November 15, 2025 8:55:00 PM

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Please have the owners of this project keep, or replace, the current pathway that connects Stevens St and Bluff Street at the east end of their property. This path is used by many to walk between Quarry Park and Hoyt Park.
Thanks

From: [Kathy Shurts](#)
To: [Plan Commission Comments](#)
Subject: Woodland Preserve project
Date: Sunday, November 16, 2025 2:47:33 PM

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Hi,

Please consider saving the path between Quarry Park and Hoyt Park. It has fallen in disrepair but provides a nice link to both areas and helps improve our neighborhood.

Best,
Kathy

Kathy Shurts
2822 Chamberlain Ave
Madison, WI 53705

608-770-2269
kashurts@gmail.com

From: [Tom Nordberg](#)
To: [Plan Commission Comments](#)
Subject: Woodland Reserve construction project
Date: Monday, November 17, 2025 6:44:48 AM

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I have concerns about this proposed construction project.

That connecting path between Hoyt Park and Quarry Park (between Stephen Street and Bluff Street)makes our neighborhood more walkable. Without it people and their dogs would have to walk a longer and more dangerous route along Ridge Street or Palomino to go between those two parks. I would prefer to keep that paved path, if possible.

Thank you for your consideration.

Tom Nordberg
2628 Van Hise Ave., Madison, WI 53705.

From: [Josephine Putnam](#)
To: [Plan Commission Comments](#)
Subject: Woodland Reserve path
Date: Monday, November 17, 2025 8:01:09 AM

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Good morning,

I'm a resident of Woodland Reserve and I wanted to advocate for keeping or repaving the path between Bluff and Stevens streets on the eastern end of the property. It's a really big block and it's nice to have safe pedestrian access between Hoyt and Quarry parks. I also frequently use it to walk to catch buses on University ave. It's also very well used by neighbors going on walks and walking their dogs. It's nice to have an alternative to Ridge street which doesn't have a sidewalk.

Thank you!
Josephine Putnam
3212 Bluff St Apt #6
Madison, WI 53705

From: [Pat Malcolm](#)
To: [Plan Commission Comments](#)
Subject: Woodland Reserve project/McCormick Development
Date: Sunday, November 16, 2025 12:24:04 PM

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Please note that the Woodland Reserve project would close the long-standing footpath between Hoyt Park and Quarry Park. This is a path used by many in the area. Madison is a city that is known for its encouragement of recreation, as evidenced by the major commitment of funds to improve the Lake Monona shoreline along John Nolan Drive. It doesn't seem to make sense, then, to close off this path which supports recreational activities between Hoyt and Quarry parks. Please make continued access to this path a requirement of the project.

Best regards,
Pat Malcolm
206 Davidson St Apt 2
Madison 53716

Sent from my iPhone

From: [Richard Adelman](#)
To: [Plan Commission Comments](#)
Subject: Woodland Reserve
Date: Saturday, November 15, 2025 9:05:19 PM

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please save the pathway between Bluff St and Stevens St. It is an important link between the parks for many people.
thank you, Richard Adelman

From: [Stan Temple](#)
To: [Plan Commission Comments](#)
Subject: Bluff to Stevens Street pathway
Date: Friday, November 14, 2025 11:22:16 AM

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I live at 2915 McKinley Street and use the pathway between Bluff Street and Stevens Street daily. I am writing to urge that the path be preserved as part of the proposed development by JD McCormack Properties. That path has existed for decades, which my 83-year-old wife remembers from growing up in the neighborhood after the former riding stable was developed into apartments. I believe it qualifies as a right of way by virtue of its long-term public use, a period of over 20 years, under the legal principle of prescription. The public's use has been continuous, open, and without interruption, and was done without force or the owner's objection.

Stanley A. Temple
2915 McKinley Street
608-720-1224

From: [Mindy Walker](#)
To: [Plan Commission Comments](#)
Subject: Fwd: Woodland Reserve redevelopment
Date: Friday, November 14, 2025 9:01:21 AM

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Sorry, I should have included my address:
2938 McKinley Street

----- Forwarded message -----

From: **Mindy Walker** <mindy.walker@gmail.com>
Date: Fri, Nov 14, 2025, 8:59 AM
Subject: Woodland Reserve redevelopment
To: <pccomments@cityofmadison.com>

I'm writing regarding the proposed redevelopment of Woodland Reserve on Bluff Street. While I support the overall plan to increase housing density and appreciate the developers' efforts to hold a second listening session, I'd like to request that the existing walkway connecting Stevens Street to Bluff Street remain accessible from McKinley Street.

This path is heavily used by neighbors for commuting to school and work, walking dogs, and accessing Hoyt Park and Quarry Park. It's an important connector for our community. Although the walkway needs significant renovation, eliminating access from McKinley would effectively create a dead end, which would negatively impact neighborhood connectivity.

I hope the developers and the city can work together to ensure this path remains in its current location or is otherwise preserved for public use. Maintaining this connection will help keep our neighborhood walkable and vibrant.

Thank you for considering this request. Please let me know if there are opportunities for community input on this matter.

Best regards,
Mindy Walker

From: [G Campbell](#)
To: [Plan Commission Comments](#)
Subject: JD McCormick new proposal for Bluff St. property
Date: Friday, November 14, 2025 9:14:54 AM

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To whom it may concern,

As a homeowner and neighbor to the McCormick property on Bluff St., which has a new proposal that includes the removal of the walking path between Stevens St and Bluff St., I am distressed to hear that after a recent meeting with the residents in the area and hearing that so many of us would like to keep the path, they have decided to remove the path anyway. Because McKinley St., where I live is a cul-de-sac, using the current path to access Bluff and Stevens St. is something we do on a daily basis. There is a fairly high volume of foot traffic there. I see no reason to remove the path as many of us in our neighborhood use it so often.

Please consider ensuring that the path stay at a minimum-preferably it could be maintained or even improved.

Thank you,
Gail Campbell (3002 McKinley st)
Sent from my iPhone

From: [Imogene Austin](#)
To: [Plan Commission Comments](#)
Subject: The Path from Stevens to Bluff at the Cul-de-sac on McKinley
Date: Friday, November 14, 2025 9:20:45 AM

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To whom it may concern,

I'm concerned about the proposal by McCormick Properties to remove the path that connects my street (Bluff St) to the adjacent neighborhood and Quarry Park. Removing this pathway will jeopardize pedestrian safety by forcing walkers to take Ridge street- which doesn't have sidewalks- down to the park or to access McKinley street. I was hit by a car in the neighborhood so I know how crucial it is to limit street crossing at unsafe intersections such as Bluff at Ridge. Growing up on Bluff st., an unsafe setting for kids to play in, my siblings and I always took the path down to McKinley where neighborhood children still spend much time. The path provides a secure and low-risk route to get to safer places in the neighborhood and losing it would put children in danger of harm on the busy streets.

Sincerely,
Imogene Austin

From: [Nick Bratsos](#)
To: [Plan Commission Comments](#)
Subject: Walking path from Stevens Street to Bluff Street
Date: Friday, November 14, 2025 9:11:36 AM

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Hi,

I'm a resident of McKinley Street in the Rocky Bluff neighborhood. I'm writing to express my concern about the proposed demolition of the walking path between Stevens Street and Bluff Street as part of the Woodland Reserve expansion project proposed by JD McCormick Properties.

My wife and I regularly use the walking path, as do most of my neighbors. It offers convenient access to Quarry Park, and University Avenue. Please do not allow the walking path to be removed as part of the Woodland Reserve expansion.

Thanks,
Nick

From: [Joshua and Taylor](#)
To: [Plan Commission Comments](#)
Subject: Woodland reserve expansion
Date: Friday, November 14, 2025 9:02:09 AM

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Hello,

I am writing in regards to the Woodland reserve expansion in Madison Wisconsin. I live at the end of McKinley Street and I wanted to express concerns that the pathway between Bluff to Stevens Street would be removed during this process. This is a beloved neighborhood where many people walk, run, take their dogs for a walk and a safe place that I let my kids practice riding their bike. It is something that is used by many and connects different streets as a community. please consider keeping this as it really makes this a great community and area to live. Thank you!

Taylor Biser

Sent from my iPhone