

LAND USE APPLICATION - INSTRUCTIONS & FORM

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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 10/22/25 11:46 a.m.

☐ Initial Submittal

aid _____

☐ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the [Subdivision Application](#). If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed [UDC 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.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

3205 Stevens St

Title: _____

2. This is an application for (check all that apply)

- ☐ Zoning Map Amendment (Rezoning) from _____ to _____
- ☐ Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- ☐ Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☒ Conditional Use or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit ☐ Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name Joe McCormick **Company** JD McCormick Properties
Street address 101 N. Mills St. **City/State/Zip** Madison, WI 53715
Telephone 608-819-6500 **Email** joe@jdmccormick.com

Project contact person Kevin Burow **Company** Knothe & Bruce Architects
Street address 8401 Greenway Blvd., Ste 900 **City/State/Zip** Middleton, WI 53562
Telephone 608-836-3690 **Email** kburow@knothebruce.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

Partial redevelopment of an existing residential complex including: (2) new 4-story, 26-unit multi-family buildings, (1) new 2-story 3-unit multi-family building, (2) new 2-story, 4-unit multi-family buildings.

Proposed Square-Footages by Type: ***New buildings only- refer to LOI for complete site statistics***

Overall (gross): 84,721 SF Commercial (net): _____ Office (net): _____
Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units): ***New buildings only, unless noted otherwise***

Efficiency: 16 1-Bedroom: 41 2-Bedroom: 6 3-Bedroom: 0 4 Bedroom: 0 5-Bedroom: 0

Density (dwelling units per acre): 22.8 units/acre Lot Area (in square feet & acres): 365,653 sf / 8.41 acres

Includes 129 existing units

Proposed On-Site Automobile Parking Stalls by Type (if applicable): ***Includes existing***

Surface Stalls: 158 Under-Building/Structured: 68 Electric Vehicle-ready¹: 29 Electric Vehicle-installed¹: 0

Proposed On-Site Bicycle Parking Stalls by Type (if applicable): ***Includes existing***

Indoor (long-term): 214 Outdoor (short-term): 41

Scheduled Start Date: Spring 2026 **Planned Completion Date:** Summer 2027

6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Lisa McNabola Date 11/15/24 & 7/17/25

Zoning staff Jacob Mozkowitz Date 11/15/24 & 7/17/25

- ☒ **Posted notice of the proposed demolition on the** [City's Demolition Listserv](#) (if applicable). Date Posted 8/29/25

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☒ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Regina Vidaver Date 8/27/25

Neighborhood Association(s) Rocky Bluff Date 8/27/25

Business Association(s) _____ Date _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Joe McCormick Relationship to property Owner

Authorizing signature of property owner  Date 10/06/2025