

October 14, 2025

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 and UDC Submittal

3205 Stevens St  
**KBA Project #2425**

Ms. Meagan Tuttle:

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

**Organizational Structure:**

Owner:

JD 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

Civil Engineer:

Vierbicher Associates, Inc.  
999 Fourier Dr.  
Madison, WI 53717  
(608) 826-0532  
Contact: Nick Johnson  
njoh@vierbicher.com

Landscaping:

Vierbicher Associates, Inc.  
999 Fourier Dr.  
Madison, WI 53717  
(608) 826-0532  
Contact: Eliot Gore  
egor@vierbicher.com

**Introduction:**

This proposed multi-family development involves a partial redevelopment of the existing residential building complex currently named the Woodland Reserve Apartment Complex. The site includes the 3100 and 3200 blocks of Stevens Street and Bluff Street. Located within the Rocky Bluff Neighborhood, the site is situated between Quarry Park to the north and Hoyt Park to the south. This application requests approval for development of (2) new 4-story, 26-unit multi-family buildings, (1) new 2-story, 3-unit multi-family building and (2) new 2-story, 4-unit multi-family buildings. The site is currently zoned SR-V2 and will remain SR-V2 zoning for the proposed redevelopment. The proposed buildings' size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Medium Residential development. We have met or exceeded all standards of the SR-V2 zoning.

### **Project Description:**

The proposed project is to add an additional 63 dwelling units over (5) buildings to the existing Woodland multi-family apartment complex. The two larger buildings are three-story + loft level apartment buildings with underground parking and pitched roofs. ***For Zoning approval purposes, the two larger buildings are labeled and referred to as four-story due to the utilization of non-mezzanine loft-style units on the third floor.*** The three smaller buildings are two-story town-house style buildings with independent unit entrances, individual garages and pitched roofs.

The redevelopment has been designed to blend with the residential character of the existing apartment complex. The new buildings will occupy spaces on the site where existing open spaces or out-buildings were previously located. The overall complex will include new pedestrian and vehicular pathways to enhance the connection between the existing and new buildings. The new sidewalks through the site will provide well-lit pedestrian connections for neighbors to move between Hoyt and Quarry parks. A new outdoor pool is planned in the center of the complex to provide residents with a communal gathering space. Site lighting is designed utilizing fully cut-off fixtures or low-lumen lamps in compliance with Madison ordinances.

New landscaping will introduce upgraded plantings beds surrounding existing and new buildings. New trees will be planted throughout the site to compensate for the loss of several mature trees due to construction. Please note the following explanation for the street frontage tree placement:

The Woodland Reserve property is bounded by Stevens Street to the north and Bluff Street to the south. Both streets are lined with numerous mature trees, providing robust canopies and ample shade for the tenants, as well as the community. These frontages consist of 9 mature trees along Stevens Street and 12 mature trees along Bluff Street, with another 2 on Bluff Street being recently planted. The total frontage of the lot on both Stevens Street and Bluff Street combine to 1,774 feet, requiring 59 overstory trees and 296 shrubs. Due to the pre-existing tree line along these streets, and the proximity of several of the existing buildings, new plant materials would be strained if located along the property frontage.

To ensure the newly placed landscaping is established in the best possible manner, we are requesting to distribute these trees through the site instead of lining the areas between the buildings and street with these plantings. By distributing these plantings throughout the development, we can enhance additional areas of the site and accentuate the existing layout. We have still provided landscaping along the street frontages, with shrubs and overstory canopy trees where space allowed and based on the existing canopy coverage of the street trees already installed.

### **Architectural Design:**

The new buildings are of a transitional style to complement the existing two-story mansard-roof apartment buildings. Existing buildings' material palette includes red/cream modeled brick facades with brown asphalt shingle mansard roofs. All 5 new buildings will utilize a material palette of light buff masonry veneer with contrasting dark brown metal siding and medium grey horizontal siding. The brick veneer extends to the base of the third floor on the larger buildings, similar to the prominent brick facing on the existing apartments. The contrasting materials and articulations break the buildings' massing into context-sensitive pedestrian scale.

Enclosed parking is provided via underground parking or individual garages in all the new buildings. (8) existing individual garages along with (11) new individual garage stalls provide additional sheltered parking options for the existing buildings' residents. Surface parking is conveniently distributed throughout the site, providing convenient parking for the entire complex. Site access for automobiles

and emergency vehicles is available from both Steven Street and Bluff Street. Bicycle parking is distributed throughout the site for guest use. All residents have access to either a storage unit or secured garage bicycle parking stall. Bluff Street is included on the Metro Transit E-Route with a bus stop sign conveniently located near the central drive entry into the complex.

### **City and Neighborhood Input:**

The development team met with the City and neighboring community on several occasions for this proposed development including a neighborhood meeting on July 14, 2025, a preapplication meeting on November 15, 2024, a DAT meeting on May 8, 2025, and a UDC preapplication meeting on July 17, 2025. In addition, the client has had several conversations with community members regarding this project. The input received has shaped the overall design of the development.

### **Conditional Use Approvals:**

The proposed development requests a conditional use approval for the following:

- To permit additions to an existing residential building complex.
- To permit the construction of a building exceeding 24 units with four stories and height up to 52' for Building 1 and Building 2.

### **Site Development Data:**

Densities:

Lot Area	365,653 S.F. / 8.41 Acres
Dwelling Units	192 D.U. (129 existing + 63 new)
Lot Area / D.U.	1,904 S.F. / D.U.
Density	22.8 units / acre
Lot Coverage	174,504 S.F. / 48%

### **Average Building Heights:**

Building #1	48'-2"
Building #2	48'-2"
Building #3	35'-10"
Building #4	35'-10"
Building #5	35'-10"

### **Dwelling Unit Mix:**

	Existing	Bldg #1	Bldg #2	Bldg #3	Bldg #4	Bldg #5	Total per unit type
Studio	0	5	5	0	0	0	10
Studio + Loft	0	3	3	0	0	0	6
One Bedroom	15	13	13	3	4	4	52
One Bedroom + Loft	0	2	2	0	0	0	4
Two Bedroom	70	3	3	0	0	0	76
Three Bedroom	44	0	0	0	0	0	44
<b>Total</b>	<b>129</b>	<b>26</b>	<b>26</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>192</b>

### **Vehicle Parking:**

	Existing	Bldg #1	Bldg #2	Bldg #3	Bldg #4	Bldg #5	Total
Garage Parking Stalls	8	20	18	6	8	8	68
Surface Parking Stalls	139	16	03	0	0	0	158
<b>Total</b>	<b>147</b>	<b>36</b>	<b>21</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>226</b>

**EV Ready Stalls:** Garage: 17, Surface: 12 = **29 Total**

**Bicycle Parking:**

	Existing	Bldg #1	Bldg #2	Bldg #3	Bldg #4	Bldg #5	Total
Long Term- Garage	8	25	25	6*	8**	8**	80***
Long Term- Storage Unit	129	0	0	0	0	0	129
Long Term- Surface (10% max)	3	1	1	0	0	0	5
Short Term- Surface	22	5	3	3	4	4	41
<b>Total</b>	<b>162</b>	<b>31</b>	<b>29</b>	<b>09</b>	<b>12</b>	<b>12</b>	<b>255</b>

\*(3) garages are for existing bldg. resident use

\*\* (4) garages are for existing bldg. resident use

\*\*\*Total of (11) to be applied to existing units' long-term requirements.

**Net change in parking:**

	Existing	Proposed- Combined
Auto- Garage	84	68
Auto- Surface	136	158
<b>Total</b>	<b>220</b>	<b>226</b>
Bicycle- Long Term	213	214
Bicycle- Short Term	24	41
<b>Total</b>	<b>237</b>	<b>255</b>

**Project Schedule:**

It is anticipated that construction will start in Spring 2026 and be completed in Summer 2027.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member