

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

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



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](#).

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

☐ Original Submittal ☐ Revised Submittal

Parcel # _____

Aldermanic District _____

Zoning District _____

Special Requirements _____ 10/10/22
11:08 a.m. 

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site): 6604 Odana Rd

Title: Market Square Redevelopment

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

- ☒ Zoning Map Amendment (Rezoning) from CC to CCT - Conditional Use
- ☐ 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 Randy Christianson **Company** Walter Wayne Development, LLC
Street address 702 N. High Point Road, # 200 **City/State/Zip** Madison, Wi 53717
Telephone 608-235-9020 **Email** rc@starkcommercial.com

Project contact person Marc Ott **Company** JLA Architects
Street address 800 W. Broadway Suite 200 **City/State/Zip** 53713
Telephone 608-442-3867 **Email** mott@jla-ap.com

Property owner (if not applicant) Market Square Associate, LLC
Street address 1741 Commercial Ave **City/State/Zip** Madison, Wi 53704
Telephone 608-255-3753 **Email** bbosben@apexrents.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

Mixed use building, 6 stories, with 2,200 s.f. of commercial on the first floor, 87 dwelling units, and two levels of enclosed parking.

Proposed Square-Footages by Type:

Overall (gross): 93,516 s.f. Commercial (net): 2,200 s.f. Office (net):
Industrial (net): Institutional (net):

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: 40 1-Bedroom: 36 2-Bedroom: 11 3-Bedroom: 4+ Bedroom:
Density (dwelling units per acre): 69 Lot Size (in square feet & acres): 54,913 s.f. (1.26 acres)

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

Surface Stalls: 19 Under-Building/Structured: 88

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

Indoor: 97 Outdoor: 8

Scheduled Start Date: April 2023 Planned Completion Date: April 2024

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 Heather Stouder Date 6-7-2022

Zoning staff Jenny Kirchgatter Date 6-7-2022

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

- ☐ 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.

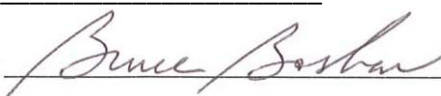
District Alder Keith Furman Date 8-18-2022

Neighborhood Association(s) Neighborhood Meeting Date 7-26-2022

Business Association(s) Neighborhood Meeting Date 7-26-2022

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

Name of applicant Randy Christianson Relationship to property Development Team Contact

Authorizing signature of property owner  Date 10-10-2022