

LAND USE APPLICATION - INSTRUCTIONS & FORM

UDA

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:

Paid _____ Receipt # _____

Date received _____

Received by _____

☐ Original Submittal ☐ Revised Submittal

Parcel # _____

Aldermanic District _____

Zoning District _____

Special Requirements 9/12/22
1:21 p.m. **received** _____

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

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.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site): 219 North Fair Oaks Avenue, Madison WI 53714

Title: North Fair Oaks Apartments

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

- ☒ Zoning Map Amendment (Rezoning) from C-3 (Town of Blooming Grove) to TR-UI (City of Madison)
- ☐ 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 William Butcher & Eric Welch **Company** 219 North Fair Oaks, LLC
Street address 1341 Spaight Street #1 **City/State/Zip** Madison WI 53703
Telephone 608-301-5008 **Email** wjbutcher@gmail.com

Project contact person Anastasia Benko **Company** Potter Lawson, Inc
Street address 749 University Row, Suite 300 **City/State/Zip** Madison, WI 53705
Telephone 608-274-2741 **Email** anastasiab@potterlawson.com

Property owner (if not applicant) SWAYNK, LLC
Street address 219 North Fair Oaks **City/State/Zip** Madison WI, 53714
Telephone 608-576-1294 **Email** east-side-service@sbglobal.net

APPLICATION FORM (CONTINUED)

5. Project Description

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

The proposed development is a 112-unit multi-family building designed for market rate housing with amenity spaces that focus on the site's relationship to adjacent Starkweather Creek. It includes both surface parking and 1 level of under ground parking with 4 stories of above grade units.

Proposed Square-Footages by Type:

Overall (gross): 135,759 SF Commercial (net): - Office (net): -
Industrial (net): - Institutional (net): -

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

Efficiency: 40 1-Bedroom: 30 2-Bedroom: 39 3-Bedroom: 3 4+ Bedroom: -
Density (dwelling units per acre): 26.5 Lot Size (in square feet & acres): 184,445 SF (4.23 AC)

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

Surface Stalls: 46 Under-Building/Structured: 66

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

Indoor: 115 (59 Floor mounted/56 Wall Mounted) Outdoor: 12

Scheduled Start Date: April 2023 Planned Completion Date: July 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 Kevin Firchow, Tim Parks & Dan McAuliffe Date 11/4/2021

Zoning staff Jenny Kirchgatter Date 11/4/2021

- ☒ **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 Grant Foster Date 8/5/2022

Neighborhood Association(s) SASY Neighborhood - Ryan Koglin & Davy Mayer Date 8/5/2022

Business Association(s) Date

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

Name of applicant William Butcher & Eric Welch Relationship to property Developer

Authorizing signature of property owner  Date 9.9.2022



Parking Adjustments

(To be accompanied by a site plan and information supporting the requested adjustment.)

FOR OFFICE USE ONLY

Date:

Received by:

Zoning District:

Parcel No.:

Special Conditions:

Type or print, using pen, not pencil. Check the parking adjustment(s) which is requested.

- | | |
|---|--|
| ☐ Deferred provision of parking | ☐ Off-site parking availability |
| ☐ Shared parking (see separate request form) | ☐ Moped substitution |
| ☐ Parking stall reduction | ☒ Bicycle substitution |
| ☐ Bicycle parking reduction | ☐ Parking exceeding maximum |
| ☐ Shared car availability | |
| ☐ Transit corridor proximity | |

Address of Property: 219 North Fair Oaks Avenue, Madison, WI 53714

Name & Address of Owner: William Butcher, Eric Welch

219 North Fair Oaks Avenue, Madison, WI 53714

Name & Address of Applicant (or owner's representative):

Potter Lawson, Inc. 749 University Row Unit 300, Madison, WI 53705

Phone Number: 6082742741

Email: anastasiab@potterlawson.com

Brief Summary of Proposal: 219 North Fair Oaks, LLC is requesting that the addition of wall mounted bicycle parking adds to the the required count based on zoning requirements. The building includes 112 units, with 127 bicycle stalls required. Bicycle parking for residents will be provided in the underground parking area. 59 floor mounted spaces will be provided with the addition of 56 wall mounted spaces. The remaining 12 spaces will be provided on floor mounted on site as the required guest parking. The stalls meet the prescribed access aisle requirements.

2/25/13 Doc.

The following section is to be filled in by the applicant with Zoning staff assistance. The applicant must submit information to support the request for a parking adjustment.

1) On bus route: ☒ YES ☐ NO

2) Within 1000 feet of bicycle path: YES ☒ NO

3) Bicycle rack on private property: ☒ YES ☐ NO

4) Public bike parking in public right of way within 200 feet: YES ☒ NO

If yes, number of bike stalls:

5) Hours of operation: _____ to _____

6) Is this peak demand time for other uses: YES ☐ NO ☐

7) Is this a change of use? ☐ Yes ☒ No

8) New Building: ☒ Yes ☐ No

9) Addition to existing building: ☐ Yes ☒ No

10) Existing or potential shared parking: YES ☒ NO

If yes, address:

Number of stalls:

Applicant's Signature:



Date: 2022.09.12

Parking Adjustments To Be Filled in by Zoning Staff

Existing Parking Requirement:	Existing Number of Stalls Provided:			
Proposed Parking Requirement:	Proposed Number of Stalls Provided:			
Number of Stalls Adjusted:	Percent of Adjustment Requested:			
11) Availability & Accessibility of Alternative Parking [1=Plenty available, 5=Little available (<i>bad</i>)]:				
a) On-street availability (Rate 1 to 5):				
b) Public parking within 500 feet: _____ stalls				
c) Other _____ stalls				
12) Impact on adjacent residential neighborhoods. Rate 1 to 5 [1=Low impact, 5=High impact (<i>bad</i>)]:				
13) Number of residential parking permits issued in the block (if applicable):				
14) Anticipated increased demand. Rate 1 to 5 [1=Low, 5=high (<i>bad</i>)]:				
Because of the diversity of situations and neighborhoods, some of the above criteria have greater influence on the parking stall reduction request. The following criteria are significant in this case.				
1	4	7	11.a.	10
2	5	8	11.b.	12
3	6	9	11.c.	13

Administrative Approval of Parking Stall Reduction Request

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking:
Applicant:
Parking reduction up to 20 parking stalls:
Zoning Administrator:
Parking reduction of more than 20 stalls but less than 25% of the required parking:
Director of Planning & Community & Economic Development:

Zoning Administrator: _____

Administrative Approval of Parking in Excess of the Maximum Number of Stalls

Parking exceeding the requirement by the lesser of 5 parking stalls or 10% of maximum:
Applicant:
Parking exceeding maximum by up to 20 stalls:
Zoning Administrator:
Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum:
Director of Planning & Community & Economic Development:

Zoning Administrator: _____