

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



FOR OFFICE USE ONLY:

Date Received 3/29/26 11:30 a.m.

Initial Submittal

Paid

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):

406 N. Frances Street, Madison WI 53703

Title: Jay's - Outdoor Seating Area

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 Jeremy Cynkar Company Destree Design Architects

Street address 1050 W. Washington Ave, Suite 340 City/State/Zip Madison, WI 53703

Telephone 608.512.1883 Email [REDACTED]

Project contact person Jeremy Cynkar Company Destree Design Architects

Street address 1050 W. Washington Ave, Suite 340 City/State/Zip Madison, WI 53703

Telephone 608.512.1883 Email [REDACTED]

Property owner (if not applicant) Jay Wanserski

Street address 602 University Ave City/State/Zip Madison, WI 53703

Telephone 608.444.9025 Email [REDACTED]

APPLICATION FORM (CONTINUED)

5. Project Description

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

A Conditional Use request to extend the hour of operation, install patio lighting and amplified TV sounds.

Proposed Square-Footages by Type:

Overall (gross): 2115 sf Commercial (net): 1855 sf Office (net):
Industrial (net): Institutional (net):

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

Efficiency: 1-Bedroom: 2-Bedroom: 3-Bedroom: 4 Bedroom: 5-Bedroom:
Density (dwelling units per acre): Lot Area (in square feet & acres):

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

Surface Stalls: Under-Building/Structured: Electric Vehicle-ready: Electric Vehicle-installed:

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

1 See Section 28.141(8)(e), MGO for more information

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

Scheduled Start Date: Spring 2026 Planned Completion Date: Spring 2026

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 Ernest Date 2/16/26

Zoning staff Jacob Moskowitz Date 2/16/26

Posted notice of the proposed demolition on the City's Demolition Listserv (if applicable). Date Posted

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 Will Ochowicz Date 2/11/26

Neighborhood Association(s) Campus Area Neighborhood Association Date 2/11/26

Business Association(s) Greater Madison State Street Business Association Date 2/11/26

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

Name of applicant Jeremy Cynkar Relationship to property Architect

Authorizing signature of property owner Date 3/11/26