

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$50.00</u>	Receipt No. _____
Date Received <u>3/26/2009</u>	Received By _____
Parcel No. _____	Aldermanic District <u>2-Konkel</u>
GQ _____	Zoning District <u>R6</u>
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP _____	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver _____
Ngbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver _____
Date Sign Issued _____	

1. Project Address: 214 N. Hamilton **Project Area in Acres:** .08 acres
Project Title (if any): VFW Building

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input checked="" type="checkbox"/> Rezoning from <u>R6</u> to <u>C2</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Idriz Sabini Company: _____
 Street Address: 422 Calloway Blvd. City/State: La Crosse, WI Zip: 54603
 Telephone: (608) 519-1450 Fax: () Email: _____
 Project Contact Person: William F. White, Esq. Company: Michael Best & Friedrich LLP
 Street Address: P.O. Box 1806 City/State: Madison, WI Zip: 53701-1806
 Telephone: (608) 257-3501 Fax: (608) 283-2275 Email: wfwhite@michaelbest.com
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Maintain current use of VFW building as office use, undertake facade improvements in order to present a more favorable aspect to the street and improve energy efficiency

Development Schedule: Commencement To be determined Completion To be determined

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set (drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent:** **Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 850.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL Adobe Acrobat PDF files** compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 → The site is located within the limits of City of Madison 2006 Comprehensive Plan, which recommends:
mixed-use buildings, neighborhood commercial uses and office/services uses for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Brenda Konkel and Mansion Hill Neighborhood Association, 3/9/2009
 If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 Planner Tim Parks * Date 3/9/09 | Zoning Staff Pat Anderson * Date 3/9/09
 (* See enclosed letter from Michael Best & Friedrich LLP dated 3/9/2009)

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name William F. White, Esq. Date 3/26/2009
 Signature [Signature] Relation to Property Owner Attorney

Authorizing Signature of Property Owner [Signature] Date 3-26-09



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→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder Brenda Konkel and Mansion Hill Neighborhood Association, 3/9/2009

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

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Planner Tim Parks * Date 3/9/09 Zoning Staff Pat Anderson * Date 3/9/09
(* See enclosed letter from Michael Best & Friedrich LLP dated 3/9/2009)

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name William F. White, Esq. Date 3/26/2009

Signature [Handwritten Signature] Relation to Property Owner Attorney

Authorizing Signature of Property Owner [Handwritten Signature] Date 20 May 2009





Michael Best & Friedrich LLP
Attorneys at Law
One South Pinckney Street
Suite 700
Madison, WI 53703
P.O. Box 1806
Madison, WI 53701-1806
Phone 608.257.3501
Fax 608.283.2275

William F. White
Direct 608.283.2246
Email wfwhite@michaelbest.com

March 24, 2009

Mr. Bradley A. Murphy, Director
City of Madison, Dept. of Planning and Development
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
Madison, WI 53701-2985

Re: 214 N. Hamilton Street

Dear Mr. Murphy:

This is a letter of intent submitted on behalf of the rezoning of the above-referenced property from R-6 to C-2.

Applicant: Idriz Sabani
422 Calloway Blvd.
LaCrosse, WI 54603

Agent for Applicant: William F. White
Michael Best & Friedrich, LLP
One S. Pinckney Street, Suite 700
P.O. Box 1806
Madison, WI 53701-1806
(608) 283-2246
WFWhite@MichaelBest.com

Existing Condition and Use of the Property. The property has been used as an office building for a nonprofit organization, the Veterans of Foreign Wars. The VFW has entered into a contract to sell the building to the Applicant.

Development Schedule for the Project. Upon closing, the property shall be maintained as a market rate office use with minor exterior improvements. The improvements will be used to achieve energy efficiency and to improve the external aesthetics of the building.

Contractor. No contractor has yet been selected.

Design elements are being created with:

Colin L. Godding
107 N. Hamilton St.
Madison, WI 53703

MICHAEL BEST

& FRIEDRICH LLP

Mr. Bradley A. Murphy
March 24, 2009
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Proposed Type of Business: Office use.

Gross Square Footage of Building: 10,000 square feet of leasable space.

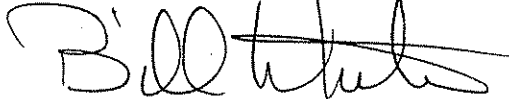
Number of Parking Stalls: The site is across from Capital Square North Parking ramp.

Purpose of the Rezoning: The purpose is to conform the long-standing use to a commercial standard in the C-2 zoning district and to remove it as a nonconforming use. Other properties in the immediate area also enjoy C-2 zoning classifications.

Please let me know if you have any questions.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:cmm

cc: Idriz Sabani
Robert Carpenter

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Bob Carpenter Judy Compton
608-829-7153 608-223-6007
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