

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 10/20/25 12:18 p.m.

☐ Initial Submittal

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☐ 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):

411 W Gilman St, 415 W Gilman St, 421 W Gilman St, 425 W Gilman St, and 433 W Gilman St.

Title: _____

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 Jason Doornbos **Company** LCD Acquisitions, LLC
Street address 315 Oconee Street **City/State/Zip** Athens, GA 30601
Telephone 706.705.6962 **Email** [REDACTED]

Project contact person John Myefski **Company** Myefski Architects
Street address 400 N Michigan Ave, Suite 400 **City/State/Zip** Chicago, IL 60611
Telephone 312-763-2400 **Email** [REDACTED]

Property owner (if not applicant) See attached Letters of Authorizations
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

APPLICATION FORM (CONTINUED)

5. Project Description

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

New construction of a 15-story high-rise, concrete, mixed-use building contain ground level retail, lobby, leasing, parking garage, and multi-family dwelling units above (level 2-15) with private amenities (level 1, 1.5 & 11) and private exterior rooftop amenity deck (level 11).

Proposed Square-Footages by Type:

Overall (gross): 387,012 Commercial (net): 2544 Office (net): 0
Industrial (net): 0 Institutional (net): 0

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

Efficiency: 4 1-Bedroom: 38 2-Bedroom: 85 3-Bedroom: 10 4 Bedroom: 38 5-Bedroom: 85
Density (dwelling units per acre): 288 Lot Area (in square feet & acres): 39,190 SF / 0.8996786 acre

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

Surface Stalls: 0 Under-Building/Structured: 72 Electric Vehicle-ready¹: 15 Electric Vehicle-installed¹: 3

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

Indoor (long-term): 431 Outdoor (short-term): 28

¹ See [Section 28.141\(8\)\(e\), MGO](#) for more information

Scheduled Start Date: Fall 2026 Planned Completion Date: Fall 2029

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 Jessica Vaughn Date 9/19/2025

Zoning staff Date

- ☒ **Posted notice of the proposed demolition on the [City's Demolition Listserv](#)** (if applicable). Date Posted 9/19/2025

- ☐ **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 Alder Ochowicz Date 9/19/2025

Neighborhood Association(s) CANA Date 9/19/2025

Business Association(s) Greater State St Business Association Date 9/19/2025

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

Name of applicant Jason Doornbos Relationship to property

Authorizing signature of property owner See attached LOA Date 10/20/2025