

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 9/26/22
11:58 a.m.

received

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site): 6706 and 6714 Odana Road

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 Sean O'Brien **Company** Northpointe Development II Corporation
Street address 230 Ohio Street, Suite 200 **City/State/Zip** Oshkosh, WI 54902
Telephone (920) 230-3628 **Email** sean@northpointedev.com

Project contact person Kevin Burow **Company** Knothe & Bruce Architects
Street address 7601 University Ave Ste 201 **City/State/Zip** Middleton, WI 53562
Telephone (608) 836-3690 **Email** kburow@knothebruce.com

Property owner (if not applicant) The Merchant Apartments- Madison, LLC
Street address 230 Ohio Street, Suite 200 **City/State/Zip** Oshkosh, WI 54902
Telephone (920) 230-3628 **Email** sean@northpointedev.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

Construction of a 4-story mixed use building with 124 dwelling units, 2 commercial spaces, and underground parking.

Proposed Square-Footages by Type:

Overall (gross): 139,122 Commercial (net): 4,791 Office (net): _____
Industrial (net): _____ Institutional (net): _____

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

Efficiency: 14 1-Bedroom: 64 2-Bedroom: 20 3-Bedroom: 26 4+ Bedroom: _____

Density (dwelling units per acre): 58.2 Lot Size (in square feet & acres): 92,674 SF / 2.13 acres

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

Surface Stalls: 44 Under-Building/Structured: 123

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

Indoor: 137 Outdoor: 16

Scheduled Start Date: Spring 2024 Planned Completion Date: Summer 2025

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 Chris Wells and Lisa McNabola Date 7/14/22

Zoning staff Jenny Kirchgatter and Jacob Moskowitz Date 7/14/22

- ☒ **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.

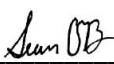
District Alder Keith Furman Date 8/24/22

Neighborhood Association(s) N/A Date _____

Business Association(s) N/A Date _____

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

Name of applicant Sean O'Brien Relationship to property Developer

Authorizing signature of property owner  Date 09/25/2022