

# 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:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_


Received by \_\_\_\_\_

Original Submittal       Revised Submittal

Parcel # \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Special Requirements 9/26/22  
12:04 p.m. 

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): 415 N. Lake Street, Madison, WI 53715

Title: State Street Campus Garage Mixed-Use project

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

- Zoning Map Amendment (Rezoning) from UMX to PD (Planned Development)
- 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 28.134 (3) Conditional Use for elevator overrun and mechanical screening above capitol view height limits.

### 3. Applicant, Agent, and Property Owner Information

**Applicant name** Michael Oates      **Company** Eppstein Uhen Architects  
**Street address** 309 W. Johnson Street, Suite 202      **City/State/Zip** Madison, WI 53703  
**Telephone** (414) 298-2221      **Email** mikeo@eua.com

**Project contact person** Michael Oates      **Company** Eppstein Uhen Architects  
**Street address** 309 W. Johnson Street, Suite 202      **City/State/Zip** Madison, WI 53703  
**Telephone** (414) 298-2221      **Email** mikeo@eua.com

**Property owner (if not applicant)** City of Madison - Mathew Wachter  
**Street address** 215 Martin Luther King Jr. Blvd. P.O. Box 2983      **City/State/Zip** Madison, WI 53701-2983  
**Telephone** (608) 228-8683      **Email** Mwachter@cityofmadison.com

4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Make sure to review the *Submittal Requirements for PDFs* (listed on Pages 3 and 4). Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in [Land Use Application Form LND-B](#).

Req.	Required Submittal Information	Contents	
		Fee Calculation: PD \$1,500+\$200 = \$1,700, Conditional use \$600+\$100 = \$700, Demo \$600 = Total \$3,000.	✓
X	Filing Fee (\$3,000 )	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.	
X	Digital (PDF) Copies of all Submitted Materials noted below	Digital (PDF) copies of all items are required. All PDFs <b>must comply</b> with the <i>Submittal Requirements for PDFs</i> (listed on Pages 3 and 4) and follow the revised submittal procedures outlined on Page 1.	
X	Land Use Application	Forms must include the property owner’s authorization	
X	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	
X	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the <a href="#">City’s Demolition Listserv</a> at least 30 days prior to submitting an application. For more information, see Page 1 of this document.	
X	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc.	
X	Development Plans	For a detailed list of the content requirements for each of these plan sheets, see <a href="#">Land Use Application Form LND-B</a>	
	Req.	✓	Req.
	Site Plan		Utility Plan
	Survey or site plan of existing conditions		Landscape Plan and Landscape Worksheet
	Grading Plan		Building Elevations
		Req.	✓
		Roof and Floor Plans	
		Fire Access Plan and Fire Access Worksheet	
	Supplemental Requirements (Based on Application Type)	<p>Additional materials are required for the following application types noted below. See <a href="#">Land Use Application Form LND-B</a> for a detailed list of the submittal requirements for these application types.</p> <p><input type="checkbox"/> The following Conditional Use Applications:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Lakefront Developments</li> <li><input type="checkbox"/> Outdoor Eating Areas</li> <li><input type="checkbox"/> Development Adjacent to Public Parks</li> </ul> <p><input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)</p> <p><input type="checkbox"/> Demolition Permits</p> <p><input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning)</p> <p><input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs)</p> <p><input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts</p>	

## APPLICATION FORM (CONTINUED)

### 5. Project Description

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

Demolition of the existing Lake Street Parking Ramp, Construction of a new mixed-use building with bridge connections to the Frances Street Parking Ramp.

The uses include: parking, bus terminal and student housing with related common spaces. 28.134 (3) Conditional Use for elevator overrun above capitol view height limits.

#### Proposed Square-Footages by Type:

Overall (gross): 522,437 sf Commercial (net): 0 sf Office (net): 0 sf  
 Industrial (net): 0 sf Institutional (net): 0 sf

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

Efficiency: 44 1-Bedroom: 29 2-Bedroom: 94 3-Bedroom: 10 4+ Bedroom: 71  
 Density (dwelling units per acre): 241/acre Lot Size (in square feet & acres): 44,985 sf / 1.03 acres

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

Surface Stalls: 0 Under-Building/Structured: 504

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

Indoor: 339 Outdoor: 36

Scheduled Start Date: September 2023 Planned Completion Date: May 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 Kevin Firchow Date 9-9-22

Zoning staff Jenny Kirchgatter Date 9-9-22

- 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 District 2, Alder Patrick Heck Date 8-26-22

Neighborhood Association(s) \_\_\_\_\_ Date 8-26-22

Business Association(s) \_\_\_\_\_ Date 8-26-2

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

Name of applicant Michael Oates Relationship to property Architect

Authorizing signature of property owner Matthew R Wachter Date 9-26-22