

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 5/13/24 11:54 a.m.
Paid

- Initial Submittal
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):
521 E Washington Ave.

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 John Leja Company LZ Ventures
Street address 8301 Machine Drive, Suite 102 City/State/Zip Madison, WI 53717
Telephone 608-831-3326 Email jleja@me.com

Project contact person Duane Johnson Company Knothe & Bruce Architects
Street address 8401 Greenway Blvd. Ste 900 City/State/Zip Middleton, WI 53562
Telephone 608-836-3690 Email djohnson@knothebruce.com

Property owner (if not applicant)
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:

An 8-story building with administrative offices on the first floor and partial basement and 70 multifamily units on floors 2 through 8 with 8 surface parking stalls accessed off Blair St

Proposed Square-Footages by Type:

Overall (gross): 46,199 Commercial (net): Office (net): 3,377 Industrial (net): Institutional (net):

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

Efficiency: 70 1-Bedroom: 2-Bedroom: 3-Bedroom: 4 Bedroom: 5-Bedroom: Density (dwelling units per acre): 292 Lot Area (in square feet & acres): 10,527 SF / 0.24 acres

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

Surface Stalls: 8 Under-Building/Structured: Electric Vehicle-ready: 1 Electric Vehicle-installed:

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

Indoor (long-term): 65 Outdoor (short-term): 13

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

Scheduled Start Date: January 2025 Planned Completion Date: November 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 Kevin Firchow Date 3/19/24

Zoning staff Jenny Kirchgatter Date 3/19/24

Posted notice of the proposed demolition on the City's Demolition Listserv (if applicable). Date Posted 4/12/24

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 Marsha Rummel Date 4/12/24

Neighborhood Association(s) Capitol Neighborhoods Date 4/12/24

Business Association(s) Central Business Improvement District Date 4/12/24

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

Name of applicant John Leja Relationship to property

Authorizing signature of property owner John J Leja Date 05/09/2024