

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 9-8-25 11:18 a.m.

☐ Initial Submittal

Paid _____

☐ 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):

515 W. DAYTON STREET, MADISON, WI 53701

Title: 511 W. DAYTON HOUSING

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 PAUL CURTA Company C&S 4 ARCHITECTURE
Street address 4401 REGENT ST. #102 City/State/Zip MADISON, WI 53705
Telephone 608-345-1114 Email [REDACTED]

Project contact person SAME AS APPLICANT Company _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

Property owner (if not applicant) JEFF ROOD - MAD PROPS LLC
Street address 1709 PAYSON CT. City/State/Zip MADISON WI 53719
Telephone 608-334-2010 Email [REDACTED]

LAND USE APPLICATION - INSTRUCTIONS & FORM

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APPLICATION FORM (CONTINUED)

5. Project Description

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

ADDING A NEW 2-STORY, 2-UNIT APARTMENT BLDG. BEHIND AN
EXISTING 3-UNIT APARTMENT BUILDING AS A RESIDENTIAL BUILDING COMPLEX

Proposed Square-Footages by Type:

Overall (gross): 3,117 Commercial (net): _____ Office (net): _____
2 STORIES + BASEMENT. Industrial (net): _____ Institutional (net): _____

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

Efficiency: _____ 1-Bedroom: _____ 2-Bedroom: _____ 3-Bedroom: 2 4 Bedroom: _____ 5-Bedroom: _____
Density (dwelling units per acre): 50 Lot Area (in square feet & acres): 4,356 (.1 acres)

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

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

Proposed On-Site Bicycle Parking Stalls by Type (if applicable): ¹ See [Section 28.141\(8\)\(e\), MGO](#) for more information

Indoor (long-term): 8 Outdoor (short-term): 5

Scheduled Start Date: DEC. 2025 Planned Completion Date: AUG. 1, 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 FRUTOW Date 7.11.25

Zoning staff JACOB MOSKOWITZ Date 7.11.25

- ☐ **Posted notice of the proposed demolition on the [City's Demolition Listserv](#)** (if applicable). Date Posted NA

- ☐ **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 VERVEER (EMAIL) Date 7.24.25 (2)
8.7.25 & 9.4.25

Neighborhood Association(s) CUP NEIGHBORHOODS (EMAIL & LINDA) Date 7.24.25 (2)
8.7.25 & 9.4.25

Business Association(s) _____ Date _____

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

Name of applicant PAUL CUTZ Relationship to property ARCHITECT.

Authorizing signature of property owner [Signature] Date 9.8.25

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