

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 _____ 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 intérprete, 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):

437/445 West Johnson Street, 215/217/219/221 North Bassett Street, 430/434/438/440 West Dayton Street

Title: Johnson & Bassett Project

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

- Zoning Map Amendment (Rezoning) from PD, DR2 to UMX
- 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 Chad Matesi **Company** Core Bassett, LLC (DE)
Street address 1564 North Milwaukee Street **City/State/Zip** Chicago, IL 60647
Telephone 847.644.9302 **Email** doug@corespaces.com

Project contact person Brian Munson **Company** Vandewalle & Associates
Street address 120 East Lakeside Street **City/State/Zip** Madison, WI 53715
Telephone 608.609.4410 **Email** bmunson@vandewalle.com

Property owner (if not applicant) See Attached
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

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	✓																								
	Filing Fee (\$)	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.																									
	Digital (PDF) Copies of all Submitted Materials noted below	Digital (PDF) copies of all items are required. All PDFs must comply with the <i>Submittal Requirements for PDFs</i> (listed on Pages 3 and 4) and follow the revised submittal procedures outlined on Page 1.																									
	Land Use Application	Forms must include the property owner's authorization																									
	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.																									
	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 City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this document.																									
	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.																									
	Development Plans	For a detailed list of the content requirements for each of these plan sheets, see Land Use Application Form LND-B																									
	<table border="1"> <thead> <tr> <th>Req.</th> <th>✓</th> <th>Req.</th> <th>✓</th> <th>Req.</th> <th>✓</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td></td> <td>Utility Plan</td> <td></td> <td>Roof and Floor Plans</td> <td></td> </tr> <tr> <td>Survey or site plan of existing conditions</td> <td></td> <td>Landscape Plan and Landscape Worksheet</td> <td></td> <td>Fire Access Plan and Fire Access Worksheet</td> <td></td> </tr> <tr> <td>Grading Plan</td> <td></td> <td>Building Elevations</td> <td></td> <td>Street Tree Plan and Street Tree Report</td> <td></td> </tr> </tbody> </table>	Req.	✓	Req.	✓	Req.	✓	Site Plan		Utility Plan		Roof and Floor Plans		Survey or site plan of existing conditions		Landscape Plan and Landscape Worksheet		Fire Access Plan and Fire Access Worksheet		Grading Plan		Building Elevations		Street Tree Plan and Street Tree Report			
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	Supplemental Requirements (Based on Application Type)	<p>Additional materials are required for the following application types noted below. See Land Use Application Form LND-B for a detailed list of the submittal requirements for these application types.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The following Conditional Use Applications: <ul style="list-style-type: none"> <input type="checkbox"/> Lakefront Developments <input type="checkbox"/> Outdoor Eating Areas <input type="checkbox"/> Development Adjacent to Public Parks <input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) <input type="checkbox"/> Demolition Permits <input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning) <input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) <input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts 																									

APPLICATION FORM (CONTINUED)

5. Project Description

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

Redevelop existing student housing for a new student housing project

Proposed Square-Footages by Type:

Overall (gross): 378,115 Commercial (net): _____ Office (net): _____
 Industrial (net): _____ Institutional (net): _____

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

Efficiency:³⁹ _____ 1-Bedroom:⁵ _____ 2-Bedroom:⁶⁷ _____ 3-Bedroom:⁸ _____ 4 Bedroom:⁵⁰ _____ 5-Bedroom: ⁶³ _____
 Density (dwelling units per acre): ²⁶³ _____ Lot Area (in square feet & acres): 43,560 (1.0)

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

Surface Stalls: _____ Under-Building/Structured:⁶² _____ Electric Vehicle-ready¹:⁵ _____ Electric Vehicle-installed¹: ² _____

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

Indoor (long-term): _____ Outdoor (short-term): ²⁴ _____

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

Scheduled Start Date: _____ Planned Completion Date: _____

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 Date 9.7.22

Zoning staff Jenny Kirchgatter Date 9.7.22

- Posted notice of the proposed demolition on the [City's Demolition Listserv](#)** (if applicable). Date Posted 12.16.22

- 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 Date 9.7.22

Neighborhood Association(s) CNI, CANA Date 12.15.22

Business Association(s) _____ Date _____

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

Name of applicant Chad Matesi Relationship to property _____

Authorizing signature of property owner  Date Mar 27, 2023

Owner Signatures

437 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: *Brendan F. Miller*
Brendan F. Miller (Jan 11, 2023 16:53 CST)
Name: Brendan F. Miller
Jan 11, 2023

445 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: *Brendan F. Miller*
Brendan F. Miller (Jan 11, 2023 16:53 CST)
Name: Brendan F. Miller
Jan 11, 2023

215 North Bassett Street
215 N Bassett LLC
5949 County Highway K
Waunakee, WI 53597

Signature: _____
Name: _____

217 North Bassett Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: *Brendan F. Miller*
Brendan F. Miller (Jan 11, 2023 16:53 CST)
Name: Brendan F. Miller
Jan 11, 2023

219 North Bassett Street
Bassett Street LLC
5949 County Highway K
Waunakee, WI 53597

Signature: _____
Name: _____

221 North Bassett Street
Core Madison Bassett LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: *Brendan F. Miller*
Brendan F. Miller (Jan 11, 2023 16:53 CST)
Name: Brendan F. Miller
Jan 11, 2023

430 West Dayton Street
430 West Dayton Street LLC
P.O. Box 694
Madison, WI 53701

Signature: _____
Name: _____

434 West Dayton Street
Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

Signature: _____
Name: _____

440 West Dayton Street
440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____

Owner Signatures

437 West Johnson Street

424 Wisconsin LLC
5223 Tonyawatha Trail
Monona, WI 53716

Signature: _____
Name: _____

445 West Johnson Street

Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

215 North Bassett Street

215 N Bassett LLC
5949 County Highway K
Waunakee, WI 53597

Signature: _____
Name: _____

217 North Bassett Street

Nelson Trust, Jasper
200 The Circle
Austin, TX 78704

Signature: _____
Name: _____

219 North Bassett Street

Bassett Street LLC
5949 County Highway K
Waunakee, WI 53597

Signature: _____
Name: _____


221 North Bassett Street

Core Madison Bassett LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

430 West Dayton Street

430 West Dayton Street LLC
P.O. Box 694
Madison, WI 53701

Signature: 
Name: Brandon Cook
Jan 11, 2023

434 West Dayton Street

Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

Signature: _____
Name: _____

440 West Dayton Street

440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____

Owner Signatures

437 West Johnson Street

424 Wisconsin LLC
5223 Tonyawatha Trail
Monona, WI 53716

Signature: _____
Name: _____

445 West Johnson Street

Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

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5949 County Highway K
Wauwaukee, WI 53597

Signature: _____
Name: _____

217 North Bassett Street

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200 The Circle
Austin, TX 78704

Signature: _____
Name: _____

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Bassett Street LLC
5949 County Highway K
Wauwaukee, WI 53597

Signature: _____
Name: _____

221 North Bassett Street

Core Madison Bassett LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

430 West Dayton Street

430 West Dayton Street LLC
P.O. Box 694
Madison, WI 53701

Signature: _____
Name: _____

434 West Dayton Street

Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

Signature: _____
Name: _____

440 West Dayton Street

440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____

Daniel J Bohl

Daniel J Bohl (Jan 12, 2023 10:03 CST)

Daniel J Bohl

Jan 12, 2023

Owner Signatures

437 West Johnson Street
424 Wisconsin LLC
5223 Tonyawatha Trail
Monona, WI 53716

Signature: _____
Name: _____

445 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

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5949 County Highway K
Wauwaukee, WI 53597

Signature: _____
Name: _____

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Nelson Trust, Jasper
200 The Circle
Austin, TX 78704

Signature: _____
Name: _____

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Bassett Street LLC
5949 County Highway K
Wauwaukee, WI 53597

Signature: _____
Name: _____

221 North Bassett Street
Core Madison Bassett LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

430 West Dayton Street
430 West Dayton Street LLC
P.O. Box 694
Madison, WI 53701

Signature: _____
Name: _____

434 West Dayton Street
Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

Signature: *Dennis Martin*
Name: Dennis Martin
Jan 12, 2023

440 West Dayton Street
440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____

Owner Signatures

437 West Johnson Street
424 Wisconsin LLC
5223 Tonyawatha Trail
Monona, WI 53716

Signature: _____
Name: _____

445 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

215 North Bassett Street
215 N Bassett LLC
5949 County Highway K
Waunakee, WI 53597

Signature: *Steven J Hellenbrand*
Steven J Hellenbrand (Jan 11, 2023 15:40 CST)
Name: Steven J Hellenbrand

217 North Bassett Street
Nelson Trust, Jasper
200 The Circle
Austin, TX 78704

Signature: _____
Name: _____

219 North Bassett Street
Bassett Street LLC
5949 County Highway K
Waunakee, WI 53597

Signature: *Steven J Hellenbrand*
Steven J Hellenbrand (Jan 11, 2023 15:40 CST)
Name: Steven J Hellenbrand

221 North Bassett Street
Core Madison Bassett LLC
1643 N Milwaukee Street
Chicago, IL 60647

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Name: _____

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428 Castle Place #2
Madison, WI 53703-1503

Signature: _____
Name: _____

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440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____