

# 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 \_\_\_\_\_  
 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): 310-322 E WASHINGTON AVE, MADISON, WI  
INCLUDES PARCEL AT 8 N HANCOCK ST.  
 Title: ST. JOHN'S DEVELOPMENT

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

- Zoning Map Amendment (Rezoning) from UMX to PD-GDP-SIP
- 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** ST. JOHN'S LUTHERAN CHURCH      **Company** ST. JOHN'S LUTHERAN CHURCH  
**Street address** 322 E WASHINGTON AVE      **City/State/Zip** MADISON, WI 53703  
**Telephone** 608.256.2337      **Email** PETERB@STJOHNSMADISON.ORG

**Project contact person** MARK BINKOWSKI      **Company** MRB HOLDINGS  
**Street address** 10 E DOTY ST, STE 300      **City/State/Zip** MADISON, WI 53703  
**Telephone** 608.235.5230      **Email** MBINKOWSKI@ULI.COM

**Property owner (if not applicant)** (SAME AS 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:

DEMOLITION OF EXISTING CHURCH FOR 10 STORY MIXED USE PROJECT WITH AFFORDABLE HOUSING (130 UNITS) + GROUND FLOOR SPACE FOR ST. JOHN'S + COMMUNITY SERVICE ORGS.

Proposed Square-Footages by Type:

Overall (gross): 177,390 Commercial (net): 14,325 Office (net): \_\_\_\_\_  
 Industrial (net): \_\_\_\_\_ Institutional (net): \_\_\_\_\_

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

Efficiency: 42 1-Bedroom: 53 2-Bedroom: 34 3-Bedroom: 1 4+ Bedroom: 0

Density (dwelling units per acre): 261 Lot Size (in square feet & acres): 21,710 SF / 0.498 ACRES

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

Surface Stalls: — Under-Building/Structured: 63

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

Indoor: 131 Outdoor: 20

Scheduled Start Date: FALL 2023 Planned Completion Date: SPRING 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 DAT MTG - KEVIN FIRCHOW Date 7/21/22  
 Zoning staff DAT MTG - JENNY KIRCHGATTER Date 7/21/22

**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 ALDER PATRICK HECK Date MULTIPLE  
 Neighborhood Association(s) CNI / JAMES MADISON PARK Date MULTIPLE  
 Business Association(s) DOWNTOWN BID Date 9/22/22

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

Name of applicant ST. JOHN'S LUTHERAN CHURCH Relationship to property OWNER

Authorizing signature of property owner  Date 08 NOV. 2022  
 Congregation President