

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 ntau 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>✓</th> <th>Req.</th> <th></th> <th>✓</th> <th>Req.</th> <th></th> <th>✓</th> </tr> </thead> <tbody> <tr> <td></td> <td>Site Plan</td> <td></td> <td></td> <td>Utility Plan</td> <td></td> <td></td> <td>Roof and Floor Plans</td> <td></td> </tr> <tr> <td></td> <td>Survey or site plan of existing conditions</td> <td></td> <td></td> <td>Landscape Plan and Landscape Worksheet</td> <td></td> <td></td> <td>Fire Access Plan and Fire Access Worksheet</td> <td></td> </tr> <tr> <td></td> <td>Grading Plan</td> <td></td> <td></td> <td>Building Elevations</td> <td></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)	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. ☐ The following Conditional Use Applications: ☐ Lakefront Developments ☐ Outdoor Eating Areas ☐ Development Adjacent to Public Parks ☐ Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) ☐ Demolition Permits ☐ Zoning Map Amendments (i.e. Rezoning) ☐ Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) ☐ 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):

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

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

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:
Name:

Brendan F. Miller
Brendan F. Miller Jan 11, 2023 16:53 CST
Brendan F. Miller
Jan 11, 2023

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

Signature:
Name:

Brendan F. Miller
Brendan F. Miller Jan 11, 2023 16:53 CST
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:
Name:

Brendan F. Miller
Brendan F. Miller Jan 11, 2023 16:53 CST
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:
Name:

Brendan F. Miller
Brendan F. Miller Jan 11, 2023 16:53 CST
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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200 The Circle
Austin, TX 78704

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5949 County Highway K
Waunakee, WI 53597

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1643 N Milwaukee Street
Chicago, IL 60647

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430 West Dayton Street

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P.O. Box 694
Madison, WI 53701

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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: _____

215 North Bassett Street

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

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Name: _____

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Nelson Trust, Jasper
200 The Circle
Austin, TX 78704

Signature: _____

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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: _____

434 West Dayton Street

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

Signature: *Dennis Martin*

Name: Dennis Martin

Dennis Martin (Rev. 11-2019) 10x37 (411)

Jan 12, 2023

440 West Dayton Street

440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 53593

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, 2022 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, 2022 15:40 CST)
Name: Steven J Hellenbrand

221 North Bassett Street
Core Madison Bassett LLC
1643 N Milwaukee Street
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