

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 11/3/25 8:53 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 hwm hom ntawv los sis hwm 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):

2926 Atwood Ave, 238 S. Fair Oaks Ave, 234 S. Fair Oaks Ave, 232 S. Fair Oaks Ave.

Title: Atwood Ave Apartments

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	<u>Tim Lemkuil</u>	Company	<u>TriNova Ventures LLC</u>
Street address	<u>507 Bruce Street</u>	City/State/Zip	<u>Verona, WI 53593</u>
Telephone	<u>608-209-2183</u>	Email	<u>[REDACTED]</u>

Project contact person	<u>Jacob Morrison</u>	Company	<u>Potter Lawson, Inc</u>
Street address	<u>749 University Ave</u>	City/State/Zip	<u>Madison, WI 53705</u>
Telephone	<u>608-274-2741</u>	Email	<u>[REDACTED]</u>

Property owner (if not applicant)	<u>Same as applicant</u>		
Street address	_____	City/State/Zip	_____
Telephone	_____	Email	_____

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

APPLICATION FORM (CONTINUED)

5. Project Description

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

The proposed development consists of demolishing 2 existing buildings and redeveloping a new 4-Story mixed-use building with 33 residential units and approx. 3,900sf of retail space.

Proposed Square-Footages by Type:

Overall (gross): 56,322 sf Commercial (net): 3,800 sf Office (net): _____
Industrial (net): _____ Institutional (net): _____

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

Efficiency: N/A 1-Bedroom: 24 2-Bedroom: 7 3-Bedroom: N/A 4 Bedroom: N/A 5-Bedroom: N/A
Density (dwelling units per acre): 75 DU/Acre Lot Area (in square feet & acres): 18,068 sf / 0.4148 acres

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

Surface Stalls: 0 Under-Building/Structured: 18 Electric Vehicle-ready¹: 3 Electric Vehicle-installed¹: 1

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

Indoor (long-term): 31 Outdoor (short-term): 12

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

Scheduled Start Date: May 2026 Planned Completion Date: May 2027

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 Tim Parks Date 8/1/25

Zoning staff Jenny Kirchgatter Date 8/1/25

- ☒ **Posted notice of the proposed demolition on the [City's Demolition Listserv](#)** (if applicable). Date Posted 9/3/25

- ☐ 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 Dina Nina Martinez-Rutherford (District 15) Date 9/22/25

Neighborhood Association(s) SASY (Shenk Atwood Starkweather Yahara) Date 9/22/25

Business Association(s) Atwood Winnebago Business Association Date 9/10/25

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

Name of applicant Tim Lemkuil Relationship to property Owner

Authorizing signature of property owner  Date 8.4.25