

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 6/16/25

Initial Submittal

11:44 a.m. _____

Revised Submittal

Paid _____

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):

922-930 N Fair Oaks & 3357-3375 E Washington Avenue

Title: _____

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 _____

(Demo for 930 N Fair Oaks, 3357 and 3359 E Washington Only)

3. Applicant, Agent, and Property Owner Information

Applicant name _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Project contact person _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Property owner (if not applicant) _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

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Applicant name _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Project contact person _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Property owner (if not applicant) JOHN R. BRIGHAM TRUST MARY B BANOVTZ TRUST (922-930 N Fair Oaks & 3361-3375 E Washington Properties)

Street address PO Box 481 **City/State/Zip** Stoughton, WI

Telephone 608-692-0821 **Email** john@emi-mgmt.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

Building 1 will be a new 5- Story, 171 unit mixed-use building with approximately 3,300 sf of ground floor commercial space and underground parking for 114 automobiles. Building 2 will be a new 2-story, 6 unit townhome building with individual private garages.

Proposed Square-Footages by Type:

Overall (gross): $\frac{\text{Apt} = 250,859 \text{ SF}}{\text{TH} = 11,104 \text{ SF}}$ Commercial (net): $\frac{\text{Apt} = 3,286 \text{ SF}}{\text{TH} = 0 \text{ SF}}$ Office (net): _____
Industrial (net): _____ Institutional (net): _____

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

Efficiency: _____ 1-Bedroom: $\frac{\text{Apt} = 76}{\text{TH} = 0}$ 2-Bedroom: $\frac{\text{Apt} = 68}{\text{TH} = 0}$ 3-Bedroom: $\frac{\text{Apt} = 27}{\text{TH} = 6}$ 4 Bedroom: _____ 5-Bedroom: _____
Density (dwelling units per acre): _____ Lot Area (in square feet & acres): _____

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

Surface Stalls: $\frac{\text{Apt} = 35}{\text{TH} = 6}$ Under-Building/Structured: $\frac{\text{Apt} = 114}{\text{TH} = 6}$ Electric Vehicle-ready¹: _____ Electric Vehicle-installed¹: _____

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

Indoor (long-term): $\frac{\text{Apt} = 165}{\text{TH} = 9}$ Outdoor (short-term): $\frac{\text{Apt} = 43}{\text{TH} = 1}$

¹ See [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 _____ Date _____

Zoning staff _____ Date _____

Posted notice of the proposed demolition on the [City's Demolition Listserv](#) (if applicable). Date Posted 5/16/25

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 Julia Matthews Date _____

Neighborhood Association(s) Carpenter-Ridgeway Date _____

Business Association(s) _____ Date _____

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

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner Mary B Banovetz, Trustee Date _____
JOHN R. BRIGHAM TRUST MARY B BANOVEZ TRUST (922-930 N Fair Oaks & 3361-3375 E Washington Properties)

APPLICATION FORM (CONTINUED)

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

Building 1 will be a new 5- Story, 171 unit mixed-use building with approximately 3,300 sf of ground floor commercial space and underground parking for 114 automobiles. Building 2 will be a new 2-story, 6 unit townhome building with individual private garages.

Proposed Square-Footages by Type:

Overall (gross): Apt = 250,859 SF TH = 11,104 SF Commercial (net): Apt = 3,286 SF TH = 0 SF Office (net): _____
Industrial (net): _____ Institutional (net): _____

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

Efficiency: 0 Apt = 76 TH = 0 1-Bedroom: Apt = 68 TH = 0 2-Bedroom: Apt = 27 TH = 6 3-Bedroom: 0 4 Bedroom: 0 5-Bedroom: 0
Density (dwelling units per acre): 73.8 Lot Area (in square feet & acres): 104,438 S.F./ 2.40 acres

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

Surface Stalls: Apt = 35 TH = 6 Under-Building/Structured: Apt = 114 TH = 6 Electric Vehicle-ready¹: 17 Electric Vehicle-installed¹: _____

¹See Section 28.141(8)(e), MGO for more information

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

Indoor (long-term): Apt = 165 TH = 9 Outdoor (short-term): Apt = 43 TH = 1

Scheduled Start Date: Early Fall 2026 Planned Completion Date: Fall 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 Colin Punt Date 5/5/25

Zoning staff Jacob Moskowitz Date 5/13/25

- ☐ **Posted notice of the proposed demolition on the City's Demolition Listserv** (if applicable). Date Posted 5/16/25

- ☐ 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 Julia Matthews Date 5/16/25

Neighborhood Association(s) Carpenter-Ridgeway Date 5/16/25

Business Association(s) _____ Date _____

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

Name of applicant Travis Fauchald Relationship to property Developer

Authorizing signature of property owner  Date 6.12.25