

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 6/12/23 11:00 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 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):

970 N. Gammon Rd., Madison, WI 53717

Title: N/A

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

- Zoning Map Amendment (Rezoning) from PD to LMX
- 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 TLC Solutions Wisconsin, LLC / Chandon Willia Company TLC Solutions Wisconsin
Street address 515 Junction Rd, Suite C City/State/Zip Madison, WI 53717
Telephone 608-279-9183 Email chandonchic@gmail.com

Project contact person Leslie Elkins Company Kramer, Elkins & Watt, LLC
Street address 2801 Coho St, Suite 300 City/State/Zip Madison, WI 53713
Telephone 608-709-7115 Email elkins@kewlaw.com

Property owner (if not applicant) 970 North Gammon Road Property LLC
Street address 6709 Hubbard Ave City/State/Zip Middleton, WI 53562
Telephone 608-212-4623 Email mike.herl@madisoncommercialre.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

TLC Solutions Wisconsin, LLC ("TLC") is under contract to purchase the property located at 970 N. Gammon Rd., currently zoned PD. TLC is applying to change to LMX. TLC intends to lease the space to Isthmus Wellness, LLC, for use as an acupuncture clinic and massage studio.

Proposed Square-Footages by Type:

Overall (gross): 39,521 sq ft (lot) Commercial (net): 39,521 sq ft (lot) Office (net): _____
 Industrial (net): _____ Institutional (net): _____

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

Efficiency: _____ 1-Bedroom: _____ 2-Bedroom: _____ 3-Bedroom: _____ 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: 23 Under-Building/Structured: _____ Electric Vehicle-ready¹: _____ Electric Vehicle-installed¹: _____

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

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

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

Scheduled Start Date: November 2023 **Planned Completion Date:** March 2024

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 5/9/23

Zoning staff Jenny Kirchgatter Date 5/9/23

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

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.

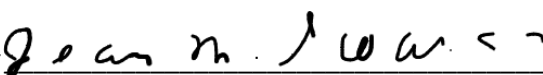
District Alder Kristin Slack (19) Date 5/12/13

Neighborhood Association(s) Werford Village Homeowners Association (Jim Rather) Date 5/12/13

Business Association(s) N/A Date _____

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

Name of applicant TLC Solutions Wisconsin, LLC / Chandon Williams Relationship to property Buyer with accepted offer

Authorizing signature of property owner  Date 06 / 12 / 2023