

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 5/28/24 9:55 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):

3535 University Ave through 3553 University Avenue

Title: 3575 University Avenue

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

- Zoning Map Amendment (Rezoning) from PD to CC_T
- 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 Randy Christianson Company Walter Wayne Development

Street address 702 N. High Point Road City/State/Zip Madison WI, 53717

Telephone 608.235.9020 Email rc@starkcommercial.com

Project contact person Patrick Terry Company JLA Architect- Planners

Street address 800 W Broadway - Suite 200 City/State/Zip Monona WI, 53713

Telephone 608.442.3823 Email pterry@jla-ap.com

Property owner (if not applicant) University 3000 LLC

Street address 1741 Commercial Ave City/State/Zip Madison WI, 53713

Telephone 608.255.3573 Email bbosben@apexrents.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

A 5 story mixed-use building containing retail/commercial uses, multi-family dwelling units, associated resident/tenant amenities, storage and service spaces. The project will also have structured parking to serve all uses on site.

Proposed Square-Footages by Type:

Overall (gross): 66,523 sf Commercial (net): 1,435 sf Office (net): zero
 Industrial (net): zero Institutional (net): zero

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

Efficiency: 39 1-Bedroom: 23 2-Bedroom: 9 3-Bedroom: 0 4 Bedroom: 0 5-Bedroom: 0

Density (dwelling units per acre): 120 units/acre Lot Area (in square feet & acres): 30,250 sf/0.7 acre

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

Surface Stalls: 0 Under-Building/Structured: 77 Electric Vehicle-ready¹: 8 Electric Vehicle-installed¹: 2

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

Indoor (long-term): 71 Outdoor (short-term): 8

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

Scheduled Start Date: December 1, 2024 Planned Completion Date: April 1, 2026

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 Jessica Vaughn, Colin Punt, Tim Parks Date 4/17/2024, 5/23/2024

Zoning staff Tim Torester, Sean Malloy, Date 4/17/2024, 5/23/2024

Posted notice of the proposed demolition on the [City's Demolition Listserv](#) (if applicable). Date Posted 4/22/2024

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 Vidaver Date 4/22/2024

Neighborhood Association(s) Sunset CVillage Date 5/20/2024

Business Association(s) N/A Date N/A

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

Name of applicant Randy Christianson Relationship to property Owner's Representative

Authorizing signature of property owner Randy Christianson Date May 28, 2024