

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 1/23/26 4:26 p.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):

117 - 125 North Butler

Title: The Bella 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 Cliff Fisher Company Fisher Apartments

Street address 380 West Washington Avenue City/State/Zip Madison, WI 53703

Telephone 608.213.2828 Email [REDACTED]

Project contact person Ray White, Architect Company Dimension IV Madison Design Group

Street address 6515 Grand Teton Plaza, suite 120 City/State/Zip Madison, WI 53719

Telephone 608.829.4454 Email [REDACTED]

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

APPLICATION FORM (CONTINUED)

5. Project Description

5-story apartment building with 72 units and basement parking garage. 8 units (approximately 4,000 square feet) will be income (60% AMI) and rent-restricted. Staff report item 1.f. requested same material on all sides at the ground floor. Brick masonry desired on south street facade and revising the metal siding to masonry is not required by the ordinance and adds construction costs which adversely impacts the intended rent affordability this development is trying to achieve. Major Alteration review requested to use metal siding at ground level at east and west (side) elevations and the north (rear) elevation as permissible by the Zoning Ordinance in lieu of the wood siding. Refer to sheets A2.0, A2.1 and A5.X.*

Proposed Square-Footages by Type:

Overall (gross): 52,764 SF Commercial (net): _____ Office (net): _____
 Industrial (net): _____ Institutional (net): _____

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

Efficiency: 4 1-Bedroom: 63 2-Bedroom: 5 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: 0 Under-Building/Structured: 14 Electric Vehicle-ready¹: 1 Electric Vehicle-installed¹: 1

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

Indoor (long-term): 72 Outdoor (short-term): 8

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

Scheduled Start Date: October 2025 **Planned Completion Date:** September 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 Lisa McNabola Date May 30, 2025

Zoning staff Jenny Kirchgatter Date May 30, 2025

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

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 Will Ochowicz Date May 2025; January 2026 for Major Alteration

Neighborhood Association(s) Capital Neighborhoods Date May 2025

Business Association(s) Central Business Improvement District Date May 2025

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

Name of applicant Cliff Fisher Relationship to property Land Owner & Developer

Authorizing signature of property owner  Date January 23, 2026

*Other conditional use minor alterations previously reviewed by Staff include revision to 72 apartment units and shifting building entrance to the east to allow for a better entrance and reduced exterior ramp.