

# 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 \_\_\_\_\_  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):  
4687 Verona Rd, Madison, WI 53711

Title: McDonald's Site 480060

### 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** Kevin C. Wehner **Company** KL Engineering, Inc.  
**Street address** 5400 King James Way, Ste. 200 **City/State/Zip** Madison, WI 53719  
**Telephone** (608) 663-1218 **Email** kwehner@klengineering.com

**Project contact person** Kevin C. Wehner **Company** KL Engineering, Inc.  
**Street address** 5400 King James Way, Ste. 200 **City/State/Zip** Madison, WI 53719  
**Telephone** (608) 663-1218 **Email** kwehner@klengineering.com

**Property owner (if not applicant)** McDonald's USA (Contact Person: Joe Coconato)  
**Street address** 711 Jorie Boulevard, 3rd Floor **City/State/Zip** Oak Brook, IL 60523  
**Telephone** (630) 649-8330 **Email** joe.coconato@us.mcd.com



APPLICATION FORM (CONTINUED)

5. Project Description

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

Demolish existing building and construct a new building to operate as a McDonald's restaurant with a drive-through. Access to Verona Road frontage road will be removed. Two access points to Red Arrow Trail are proposed.

Proposed Square-Footages by Type:

Overall (gross): 4,049 Commercial (net): 4,049 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: 27 Under-Building/Structured: 0 Electric Vehicle-ready: 0 Electric Vehicle-installed: 0

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

Indoor (long-term): 0 Outdoor (short-term):

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

Scheduled Start Date: 8/1/23 Planned Completion Date: 11/1/23

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 DAT Meeting on 5/26/22 and 8/25/22 Date Zoning staff DAT Meeting on 5/26/22 and 8/25/22 Date

Posted notice of the proposed demolition on the City's Demolition Listserv (if applicable). Date Posted 5/1/23

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 Yannette Figueroa Cole Date 3/31/23 Neighborhood Association(s) Dunn's Marsh (Barry Hayes) Date 3/31/23 Business Association(s) N/A Date

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

Name of applicant Kevin C. Wehner Relationship to property Engineer

Authorizing signature of property owner Date 05/04/2023