

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:

Paid _____ Receipt # _____

Date received _____

Received by _____

Original Submittal Revised Submittal

Parcel # _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review required by _____

UDC PC

Common Council Other _____

Reviewed By _____



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](#).

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site): 1824 South Park Street

Title: Geovani LLC, 1004 Fish Hatchery Road, Madison, WI 53715

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 Permitted Use for A-2 (Restaurant) and M (Mercantile)

3. Applicant, Agent, and Property Owner Information

Applicant name Toby Arteaga **Company** Geovani, LLC
Street address 1004 Fish Hatchery Road **City/State/Zip** Madison, WI 53715
Telephone 608-445-4043 **Email** tobyarteaga@hotmail.com

Project contact person Eric Kom **Company** Sketchworks Architecture
Street address 7780 Elmwood Avenue, Suite 208 **City/State/Zip** Middleton, WI 53562
Telephone 608-836-7570 **Email** ekom@sketchworksarch.com

Property owner (if not applicant) Geovani, LLC
Street address 1004 Fish Hatchery Rd **City/State/Zip** Madison, WI 53715
Telephone 608-445-4043 **Email** tobyarteaga@hotmail.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

Tenant Improvement project to construct a grocery store and restaurant; Single story building with office mezzanine

Proposed Square-Footages by Type:

Overall (gross): 6,800 SF Commercial (net): 6,000 SF 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:
Density (dwelling units per acre): Lot Size (in square feet & acres):

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

Surface Stalls: 33 Under-Building/Structured:

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

Indoor: Outdoor: 6

Scheduled Start Date: January 2022 Planned Completion Date: June 2022

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 Kevin Firchow Date 28 September 2021
Zoning staff Jenny Kirchgatter Date 28 September 2021

Posted notice of the proposed demolition on the City's Demolition Listserv (if applicable).

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 Sheri Carter (#14) Date 16 Sept 2021 (seeking waiver)
Neighborhood Association(s) Burr Oaks Date 1 Oct 2021 (seeking waiver)
Business Association(s) South Metropolitan Business Association Date 1 Oct 2021 (seeking waiver)

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

Name of applicant Toby Arteaga Relationship to property Owner

Authorizing signature of property owner [Signature] Date 10-1-21