

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):  
 3100 E Washington Ave, Madison, WI 53704

Title: 3100 E Washington

### 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 CSM/UDC

### 3. Applicant, Agent, and Property Owner Information

**Applicant name** Nick Orthmann      **Company** Bear Development, LLC  
**Street address** 4011 80th St      **City/State/Zip** Kenosha, WI 53142  
**Telephone** 262-308-2656      **Email** northmann@beardevelopment.com

**Project contact person** Nick Orthmann      **Company** Bear Development, LLC  
**Street address** 4011 80th St      **City/State/Zip** Kenosha, WI 53142  
**Telephone** 262-308-2656      **Email** northmann@beardevelopment.com

**Property owner (if not applicant)** LLS Enterprises, LLC  
**Street address** 2695 Ashbourne Lane      **City/State/Zip** Madison, WI 53711  
**Telephone** \_\_\_\_\_      **Email** lskarty@tds.net

**LAND USE APPLICATION - INSTRUCTIONS & FORM****LND-A****APPLICATION FORM (CONTINUED)****5. Project Description**

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

3100 E Washington is the proposed development of a five-story building containing 192-units. The building will have below grade parking and first floor and outdoor amenity space available to residents.

**Proposed Square-Footages by Type:**

Overall (gross): 254,903 Commercial (net): \_\_\_\_\_ Office (net): \_\_\_\_\_  
 Industrial (net): \_\_\_\_\_ Institutional (net): \_\_\_\_\_

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

Efficiency: \_\_\_\_\_ 1-Bedroom: 86 2-Bedroom: 106 3-Bedroom: \_\_\_\_\_ 4 Bedroom: \_\_\_\_\_ 5-Bedroom: \_\_\_\_\_  
 Density (dwelling units per acre): 87 Lot Area (in square feet & acres): 96,161

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

Surface Stalls: 53 Under-Building/Structured: 89 Electric Vehicle-ready<sup>1</sup>: 14 Electric Vehicle-installed<sup>1</sup>: 3  
<sup>1</sup> See Section 28.141(8)(e), MGO for more information

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

Indoor (long-term): 192 Outdoor (short-term): 20

Scheduled Start Date: December 2023 Planned Completion Date: December 2025

**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 4/6/2023

Zoning staff Jenny Kirchgatter Date 4/6/2023

- Posted notice of the proposed demolition on the City's Demolition Listserv (if applicable).** Date Posted 5/9/2023

- 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 Amani Latimer Burris Date 7/7/2023

Neighborhood Association(s) Carpenter-Ridgeway Neighborhood Date 7/7/2023

Business Association(s) Madison Northside Business Association Date 7/7/2023

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

Name of applicant Nick Orthmann Relationship to property Developer/Applicant

Authorizing signature of property owner  Date 8-5-23