

LAND USE APPLICATION - INSTRUCTIONS & FO

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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 U

NLY:

Date Received _

aid _

☐ Initial Submittal

☐ 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 necesitas un intérprete, traductor, materiales en diferentes formatos, u otra ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yo s koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, av tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov b kom paub txog cov lus qhia no, thov hu rau Koog Npaj ng Division) (608) 266-4635.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

120 N. Orchard St, 122-124 N. Orchard St., 126-128 N. Orchard St., 1313 Randall Ct, 1314 Randall Ct.

Title: _____

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 Joseph Soderholm Company 4 Lakes Properties

Street address 1020 Regent Street 2nd Floor City/State/Zip Madison, WI 53715

Telephone 608-308-2510 Email [REDACTED]

Project contact person Kevin Burow Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd., Ste 900 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email [REDACTED]

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

APPLICATION FORM (CONTINUED)

5. Project Description

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

An 8-story, multi-family development with 48 dwelling units.

Proposed Square-Footages by Type:

Overall (gross): 55,007 Commercial (net): _____ Office (net): _____
Industrial (net): _____ Institutional (net): _____

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

Efficiency: _____ 1-Bedroom: 12 2-Bedroom: 16 3-Bedroom: 5 4 Bedroom: 10 5-Bedroom: 5
Density (dwelling units per acre): 114 Lot Area (in square feet & acres): 18,316 SF / 0.42 Acres

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

Surface Stalls: 7 Under-Building/Structured: _____ Electric Vehicle-ready¹: 1 Electric Vehicle-installed¹: _____

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

Indoor (long-term): 69 Outdoor (short-term): 10

Scheduled Start Date: August 2026

Planned Completion Date: August 2027

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 Tim Parks, Kevin Firchow and Lisa McNabola Date 4/7/22

Zoning staff Jenny Kirchgatter Date 4/7/22

- ☒ **Posted notice of the proposed demolition on the City's Demolition Listserv** (if applicable). Date Posted 7/7/22

- ☐ 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 MGR Govindarajan Date 7/17/25

Neighborhood Association(s) Campus Area Neighborhood Association Date 7/17/25

Business Association(s) _____ Date _____

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

Name of applicant Joseph Soderholm Relationship to property Owner

Authorizing signature of property owner  Date 8/25/2025