

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 _____ 5/20/2020

Zoning District _____ 10:35 a.m.

Special Requirements _____

Review required by _____

UDC PC

Common Council Other _____

Reviewed By _____

RECEIVED

All Land Use Applications must be filed with the Zoning Office at the above address.

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 found on the City's web site. (<http://www.cityofmadison.com/development-services-center/documents/SubdivisionApplication.pdf>)

APPLICATION FORM

1. Project Information

Address: 2902 East Washington Avenue, 2812-2814 East Johnson Street, 401 North Lawn Avenue

Title: 2902 East Washington Avenue LLC

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) Zoning
- 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 2902 East Washington Avenue LLC Company 2902 East Washington Avenue, LLC

Street address 10 East Doty Street, Suite 300 City/State/Zip Madison, WI 53703

Telephone 608-695-9899 Email amorrison@uli.com

Project contact person Anne Neujahr Morrison Company 2902 East Washington Avenue, LLC

Street address 10 East Doty Street, Suite 300 City/State/Zip Madison, WI 53703

Telephone 608-695-9899 Email amorrison@uli.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

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4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B (<https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf>).

Req.	Required Submittal Information	Contents	No. of Copies	✓										
✓	Filing Fee (\$)	Refer to the Fee Schedule on Page 6. Make checks payable to City Treasurer.	1											
✓	Land Use Application	Forms must include the property owner's authorization.	1											
✓	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	1											
✓	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this application.	1											
✓	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc. ** When submitting, you must collate the Letters of Intent with the Development Plans **	28											
	Development Plans	Twenty-Eight (28) legible & scaled 11" x 17" copies, collated and stapled.	28											
✓	Site Plan	** When submitting, you must collate the Letters of Intent with the Development Plans ** For a detailed list of the content requirements for each of these plan sheets, please see Land Use Application Form LND-B (https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf)												
✓	Survey or site plan of existing conditions													
✓	Grading Plan													
✓	Utility Plan													
✓	Landscape Plan and Landscape Worksheet													
✓	Building Elevations													
✓	Roof and Floor Plans													
✓	Fire Access Plan and Fire Access Worksheet													
	Supplemental Requirements (Based on Application Type)	Additional materials are required for the following application types noted below. Please see Land Use Application Form LND-B (https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf) for a detailed list of the submittal requirements for these application types. The following Conditional Use Applications: <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Lakefront Developments</td> <td><input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts</td> </tr> <tr> <td><input type="checkbox"/> Outdoor Eating Areas</td> <td><input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning)</td> </tr> <tr> <td><input type="checkbox"/> Development Adjacent to Public Parks</td> <td><input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs)</td> </tr> <tr> <td><input type="checkbox"/> Demolition Permits</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)</td> <td></td> </tr> </table>	<input type="checkbox"/> Lakefront Developments	<input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts	<input type="checkbox"/> Outdoor Eating Areas	<input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning)	<input type="checkbox"/> Development Adjacent to Public Parks	<input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs)	<input type="checkbox"/> Demolition Permits		<input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)		Include in Plan Set as required	
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<input type="checkbox"/> Demolition Permits														
<input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)														
	Digital Copies of all Submitted Materials	Digital copies of all items, submitted in hard copy are required. All development plan set sheets must be scalable to full- and half-size sheets. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or in an email to pcapplications@cityofmadison.com . The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.	1											

APPLICATION FORM (CONTINUED)

5. Project Description

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

The Project is a mixed use development consisting of a 135 units of housing, approximately 8,000sf of commercial space, 107 underground parking stalls, 11 surface parking stalls a landscaped courtyard and loading areas.

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

Efficiency: _____ 1-Bedroom: 109 2-Bedroom: 26 3-Bedroom: _____ 4+ Bedroom: _____

Density (dwelling units per acre): 82 Lot Size (in square feet & acres): 71,407sf (1.64 acres)

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

Surface Stalls: 11 Under-Building/Structured: 107

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

Indoor: 135 Outdoor: 18

Scheduled Start Date: Fall 2020 Planned Completion Date: Spring 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 Sydney Prusak and Kevin Firchow Date 12/14/2018, 12/9/2019, 4/1/2020, 5/7/2020

Zoning staff Jenny Kirchgatter Date 12/9/2019, 5/7/2020

- Demolition Listserv** (<https://www.cityofmadison.com/developmentCenter/demolitionNotification/notificationForm.cfm>).

- 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 Alder Syed Abbas, District 12 Date April 20, 2020

Neighborhood Association(s) Eken Park Neighborhood Association Date April 20, 2020

Business Association(s) _____ Date _____

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

Name of applicant 2902 East Washington Avenue LLC Relationship to property Owner/Developer

Authorizing signature of property owner  Date 5/20/2020