

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 5/5/21
10:59 a.m. RECEIVED

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): 575 Zor Shrine Place, Madison, Wisconsin 53719

Title: Multi-Family at 575 Zor Shrine Place

2. This is an application for (check all that apply)

- Zoning Map Amendment (Rezoning) from SE to TR-U2
- 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 Mark Laverty **Company** Saturday Properties
Street address 3546 Dakota Ave S, Ste D **City/State/Zip** St. Louis Park, MN 55416
Telephone (262) 707-7863 **Email** mlaverty@saturdayproperties.com

Project contact person Mark Laverty **Company** Saturday Properties
Street address 3546 Dakota Ave S, Ste D **City/State/Zip** St. Louis Park, MN 55416
Telephone (262) 707-7863 **Email** mlaverty@saturdayproperties.com

Property owner (if not applicant) Zor Shrine, Shriners International c/o Robert Gorsuch
Street address 5951 McKee Road, Suite 100 **City/State/Zip** Fitchburg, WI 53719
Telephone 608.250.5500 **Email** rgorsuch@oakbankonline.com

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. Make sure to review the *Submittal Requirements for PDFs* (listed on Pages 3 and 4). 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](#).

Req.	Required Submittal Information	Contents	✓				
	Filing Fee (\$ 1,750)	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.	✓				
	Digital (PDF) Copies of all Submitted Materials noted below	Digital (PDF) copies of all items are required. All PDFs must comply with the <i>Submittal Requirements for PDFs</i> (listed on Pages 3 and 4) and follow the revised submittal procedures outlined on Page 1.	✓				
	Land Use Application	Forms must include the property owner's authorization	✓				
	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.	✓				
	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 document.	✓				
	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.	✓				
	Development Plans	For a detailed list of the content requirements for each of these plan sheets, see Land Use Application Form LND-B	✓				
	Req.	✓		Req.	✓	Req.	✓
	Site Plan			Utility Plan		Roof and Floor Plans	
	Survey or site plan of existing conditions			Landscape Plan and Landscape Worksheet		Fire Access Plan and Fire Access Worksheet	
	Grading Plan			Building Elevations			
	Supplemental Requirements (Based on Application Type)	Additional materials are required for the following application types noted below. See Land Use Application Form LND-B for a detailed list of the submittal requirements for these application types.					
		<input type="checkbox"/> The following Conditional Use Applications: <ul style="list-style-type: none"> <input type="checkbox"/> Lakefront Developments <input type="checkbox"/> Outdoor Eating Areas <input type="checkbox"/> Development Adjacent to Public Parks <input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)					
		<input type="checkbox"/> Demolition Permits <input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning) <input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) <input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts					

APPLICATION FORM (CONTINUED)

5. Project Description

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

The project will divide the site into four plats - one remaining as SE, and two being rezoned to TR-U2. Two multi-family market rate buildings are proposed on the the TR-U2 lots providing 479 units with mix of studio, alcove, 1 bdrm, and 2 bdrm units. The building height of five levels above-grade will be constructed of 5 levels of Type III, light wood frame construction over a Type I concrete podium.

Proposed Square-Footages by Type: * Note: quantities provided below are for both buildings. LUA submittal package will breakout quantities by building

Overall (gross): 471,479 Commercial (net): 0 Office (net): 0
 Industrial (net): 0 Institutional (net): 0

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

Studio Efficiency: 131 1-Bedroom: 95 2-Bedroom: 73 3-Bedroom: 0 Alcove: 180

Density (dwelling units per acre): 67.3 Lot Size (in square feet & acres): 7.12 acres

Proposed On-Site Automobile Parking Stalls by Type (if applicable): * Note: surface parking does not include within northern street easement

Surface Stalls: 255 Under-Building/Structured: 247

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

Indoor: 479 Outdoor: 50

Scheduled Start Date: 12/15/21 Planned Completion Date: 8/31/23

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 Colin Pant - planning, Tim Troester - Eng, Sean Malloy - Eng, Jeff Quamme - Land Records, Bill Sullivan - Fire, Ann Firewald - parks, Tim Sobot - Transit Planner III. Date 1/7/21
 Zoning staff Jenny Kirchgatter, Tim Troester - Dev Manager Date 1/7/21

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 Paul Skidmore and Nikki Conklin Date 4/2/21
 Neighborhood Association(s) West Madison Neighborhood - Joseph Ryan Date 3/24/21
 Business Association(s) not applicable Date _____

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

Name of applicant Mark Laverty Relationship to property Developer
 Authorizing signature of property owner robert c gorsuch  Date May 3, 2021