

# 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 # \_\_\_\_\_ 4/11/22  
12:00 p.m. \_\_\_\_\_

Aldermanic District \_\_\_\_\_ **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): 3900 Monona Drive, 3918 Monona Drive, 3920 Monona Drive, 109 Cottage Grove Road

Title: \_\_\_\_\_

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

- Zoning Map Amendment (Rezoning) from NMX to TSS
- 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** Tyler Krupp **Company** Threshold Development

**Street address** 1954 Atwood Avenue **City/State/Zip** Madison, WI 53704

**Telephone** (415) 260-0113 **Email** tyler@thresholddevelopmentgroup.com

**Project contact person** Kevin Burow **Company** Knothe & Bruce Architects

**Street address** 7601 University Ave, Ste 201 **City/State/Zip** Middleton, WI 53562

**Telephone** (608) 836-3690 **Email** kburow@knothebruce.com

**Property owner (if not applicant)** Joe Krupp

**Street address** 1954 Atwood Ave. **City/State/Zip** Madison, WI 53704

**Telephone** 415-260-0113 **Email** Joe@primurbanproperties.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

A mixed-use building consisting of a 5 story building with 69 dwelling units and includes underground parking, surface parking, and commercial space for UW Credit Union and Java Cat Coffee Shop

Proposed Square-Footages by Type:

Overall (gross): 79,193 S.F. Commercial (net): APPROX. 6,346 S.F. Office (net): Industrial (net): Institutional (net):

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

Efficiency: 7 1-Bedroom: 39 2-Bedroom: 23 3-Bedroom: 4+ Bedroom: Density (dwelling units per acre): 77.5 D.U./Acre Lot Size (in square feet & acres): 38,252 S.F./.89 Acres

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

Surface Stalls: 23 stalls Under-Building/Structured: 77 stalls

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

Indoor: 69 stalls Outdoor: 16 stalls

Scheduled Start Date: Spring 2023 Planned Completion Date: Spring 2024

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, Tim Parks Date 9/9/2021 Zoning staff Jenny Kirchgatter Date 9/9/2021

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 Grant Foster -- District 15 Date 3/10/2022 Neighborhood Association(s) N/A Date Business Association(s) Lake Edge Business Association Date 3/10/2022

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

Name of applicant Tyler Krupp Relationship to property Owner

Authorizing signature of property owner [Signature] Date 4/7/22