

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 \_\_\_\_\_

Zoning District \_\_\_\_\_

Special Requirements 9/26/22  
11:58 a.m. 

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): 6706 and 6714 Odana Road

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** Sean O'Brien      **Company** Northpointe Development II Corporation  
**Street address** 230 Ohio Street, Suite 200      **City/State/Zip** Oshkosh, WI 54902  
**Telephone** (920) 230-3628      **Email** sean@northpointedev.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)** The Merchant Apartments- Madison, LLC  
**Street address** 230 Ohio Street, Suite 200      **City/State/Zip** Oshkosh, WI 54902  
**Telephone** (920) 230-3628      **Email** sean@northpointedev.com

## APPLICATION FORM (CONTINUED)

### 5. Project Description

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

Construction of a 4-story mixed use building with 124 dwelling units, 2 commercial spaces, and underground parking.

#### Proposed Square-Footages by Type:

Overall (gross): 139,122 Commercial (net): 4,791 Office (net): \_\_\_\_\_  
 Industrial (net): \_\_\_\_\_ Institutional (net): \_\_\_\_\_

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

Efficiency: 14 1-Bedroom: 64 2-Bedroom: 20 3-Bedroom: 26 4+ Bedroom: \_\_\_\_\_  
 Density (dwelling units per acre): 58.2 Lot Size (in square feet & acres): 92,674 SF / 2.13 acres

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

Surface Stalls: 44 Under-Building/Structured: 123

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

Indoor: 137 Outdoor: 16

Scheduled Start Date: Spring 2024 Planned Completion Date: Summer 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 Chris Wells and Lisa McNabola Date 7/14/22

Zoning staff Jenny Kirchgatter and Jacob Moskowitz Date 7/14/22

- 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 Keith Furman Date 8/24/22

Neighborhood Association(s) N/A Date \_\_\_\_\_

Business Association(s) N/A Date \_\_\_\_\_

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

Name of applicant Sean O'Brien Relationship to property Developer

Authorizing signature of property owner  Date 09/25/2022