

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



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](#).

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

 Original Submittal Revised Submittal

Parcel # _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review required by _____

 UDC PC

 Common Council Other _____

Reviewed By _____

APPLICATION FORM**1. Project Information**Address (list all addresses on the project site): 402 W Wilson Street Madison, WI 53703Title: 402 W Wilson St**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

X Demolition Permit Other requests _____

3. Applicant, Agent, and Property Owner InformationApplicant name Nick Orthmann Company 402 Flats, LLC c/o Bear Development, LLCStreet address 4011 80th Street City/State/Zip Kenosha, WI 53142Telephone 262-308-2656 Email northmann@beardevelopment.comProject contact person Nick Orthmann Company Bear Development, LLCStreet address 4011 80th Street City/State/Zip Kenosha, WI 53142Telephone 262-308-2656 Email northmann@beardevelopment.comProperty owner (if not applicant) Responsible Esthetics, LLCStreet address 402 W Wilson St City/State/Zip Madison, WI 53703Telephone 608-237-8800 Email barbK@aacd.com (Barb Kachelski)

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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. 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 (\$ 600)	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.	X																																				
	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.	X																																				
	Land Use Application	Forms must include the property owner's authorization	X																																				
	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.	X																																				
	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.	X																																				
	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.	X																																				
	Development Plans	For a detailed list of the content requirements for each of these plan sheets, see Land Use Application Form LND-B																																					
	<table border="1"> <thead> <tr> <th>Req.</th> <th></th> <th>✓</th> <th>Req.</th> <th></th> <th>✓</th> <th>Req.</th> <th></th> <th>✓</th> </tr> </thead> <tbody> <tr> <td></td> <td>Site Plan</td> <td></td> <td></td> <td>Utility Plan</td> <td></td> <td></td> <td>Roof and Floor Plans</td> <td></td> </tr> <tr> <td></td> <td>Survey or site plan of existing conditions</td> <td></td> <td></td> <td>Landscape Plan and Landscape Worksheet</td> <td></td> <td></td> <td>Fire Access Plan and Fire Access Worksheet</td> <td></td> </tr> <tr> <td></td> <td>Grading Plan</td> <td></td> <td></td> <td>Building Elevations</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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						
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	Supplemental Requirements (Based on Application Type)	<p>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.</p> <p><input type="checkbox"/> The following Conditional Use Applications:</p> <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 <p><input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)</p> <p><input checked="" type="checkbox"/> Demolition Permits</p> <ul style="list-style-type: none"> <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 	X																																				

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

The proposed development is the new construction of 54-apartment units in a 4-story building. Demolition of the existing structure is required to facilitate the project. Please refer to the LOI for a more detailed overview.

Proposed Square-Footages by Type:

Overall (gross): 67,984 Commercial (net): _____ Office (net): _____
Industrial (net): _____ Institutional (net): _____

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

Efficiency: _____ 1-Bedroom: 29 2-Bedroom: 25 3-Bedroom: _____ 4+ Bedroom: _____

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

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

Surface Stalls: _____ Under-Building/Structured: 29

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

Indoor: 60 Outdoor: 6

Scheduled Start Date: 12/1/2022 Planned Completion Date: 3/31/2023

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 Lisa McNabola/Kevin Firchow Date 3/3/2022 (DAT meeting)

Zoning staff Jenny Kirchgatter Date 3/3/2022 (DAT meeting)

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 Mike Vermeer Date 10/31/2022

Neighborhood Association(s) Bassett District of Capitol Neighborhoods, Inc. Date 10/31/2022

Business Association(s) Central Business Improvement District (BID #1) Date 10/31/2022

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

Name of applicant Nick Orthmann Relationship to property Applicant/Developer/Purchaser

Authorizing signature of property owner Barb Kachelski Date 10/31/2022

Barb Kachelski
Responsible Esthetics, LLC