

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 3/22/24 5:14 p.m.

Received by _____

☐ Original Submittal ☐ Revised Submittal

Parcel # _____

Aldermanic District _____

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): 9453 Spirit Street (also known as 305 Bear Claw Way)

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 Ryan McMurtrie **Company** United Financial Group, Inc
Street address 660 W. Ridgeview Dr. **City/State/Zip** Appleton, WI 54911
Telephone 920-968-8137 **Email** RMcMurtrie@ufgroup.net

Project contact person Kevin Burow **Company** Knothe & Bruce Architects
Street address 8401 Greenway Blvd Suite 900 **City/State/Zip** Middleton, WI 53562
Telephone 608-836-3690 **Email** kburow@knothebruce.com

Property owner (if not applicant) Paragon Place at Bear Claw Way II LLC
Street address 660 W. Ridgeview Dr. **City/State/Zip** Appleton, WI 54911
Telephone 920-968-8137 **Email** RMcMurtrie@ufgroup.net

APPLICATION FORM (CONTINUED)

5. Project Description

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

Three 3-story, 4-unit townhome buildings with attached garages and a 3-story, 3 unit townhome building also with attached garages

Proposed Square-Footages by Type:

Overall (gross): Bldg 1 = 10,063 SF Commercial (net): _____ Office (net): _____
 Bldg 2 = 7,553 SF
 Bldg 3 = 10,063 SF Industrial (net): _____ Institutional (net): _____
 Bldg 4 = 10,063 SF

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

Efficiency: _____ 1-Bedroom: _____ 2-Bedroom: _____ 3-Bedroom: _____ 4+ Bedroom: _____
 +Den
 Density (dwelling units per acre): 11.5 Lot Size (in square feet & acres): 56,943 SF / 1.3 Acres

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

Surface Stalls: 30 pad stalls Under-Building/Structured: _____
 Bldg 1 = 8
 Bldg 2 = 6
 Bldg 3 = 8
 Bldg 4 = 8

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

Indoor: 15 Outdoor: 2

Scheduled Start Date: Spring 2025 Planned Completion Date: 2026

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 Date 10/17/23

Zoning staff _____ Date 10/17/23

- ☐ **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 Nikki Conklin Date 12/1/23

Neighborhood Association(s) Elderberry Neighborhood Association Date 12/1/23

Business Association(s) _____ Date _____

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

Name of applicant Ryan McMurtrie Relationship to property Applicant

Authorizing signature of property owner _____ Date 3/22/24

Paragon Place at Bear Claw Way II LLC
 By: United Apartments, Inc.
 By: Richard A. Braatz, Vice President