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:

Date Received __1/8/25 11:20 a.m.

_____ Paid

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☐ Initial Submittal

☐ Revised Submittal

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. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):
77 Sirloin Strip, Madison, WI

Title: Serenity Lofts

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

☑ Zoning Map Amendment (Rezoning) from TR-V2 to TR-U1

☐ 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 (demolition permit to be requested if Zoning amendment and CUP approved)

3. Applicant, Agent, and Property Owner Information

Applicant name Julian Walters Company Eminent Development Company

Street address _____ City/State/Zip _____

Telephone 608-235-5837 Email jwalters@eminentdc.com

Project contact person Steve Shulfer Company Sketchworks Architecture

Street address 2501 Parmenter St., suite 300A City/State/Zip Middleton, WI 53562

Telephone 608-836-7570 Email sshulfer@sketchworksarch.com

Property owner (if not applicant) Current Owner: Hanna's S&T, LLC (Applicant is buyer/owner pending approval of this application)

Street address 77 Sirloin Strip City/State/Zip Madison, WI 53713

Telephone _____ Email _____

APPLICATION FORM (CONTINUED)

5. Project Description

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

Redevelop the existing property into a multi-family housing project serving low-income and senior residents. The project aims to fulfill a dire need in the Madison community. Zoning amendment and CUP is requested to achieve necessary density for project viability.

Proposed Square-Footages by Type:

Overall (gross): 102,000 sf (19k/flr) Commercial (net): 0 Office (net): 0

Industrial (net): 0 Institutional (net): 0

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

Efficiency: 8 1-Bedroom: 47 2-Bedroom: 17 3-Bedroom: 2 4 Bedroom: 0 5-Bedroom: 0

Density (dwelling units per acre): 46.7 proposed Lot Area (in square feet & acres): 67,866 sf (1.56 acres)

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

Surface Stalls: 17 Under-Building/Structured: 82 Electric Vehicle-ready[1]: 4 Electric Vehicle-installed[1]: 4

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

[1] See Section 28.141(8)(e), MGO for more information

Indoor (long-term): 74 Outdoor (short-term): 8

Scheduled Start Date: May, 2026 **Planned Completion Date**: July, 2027

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 Tim Parks Date 12/18/2024

Zoning staff Jenny Kirchgatter Date 12/18/2024

☐ **Posted notice of the proposed demolition on the** City's Demolition Listserv (if applicable). Date Posted _____

☐ 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 Isador Knox Date 12/18/2024

Neighborhood Association(s) Capitol View Neighborhood Association Date 12/18/2024

Business Association(s) Capital East Business Association Date 12/18/2024

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

Name of applicant Julian Walters Relationship to property Developer

Authorizing signature of property owner Julian Walters Date 1/6/2025