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 2/10/25 3:51 p.m. ☐ Initial Submittal

Paid _____ ☐ 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 uo 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):
306 N Brooks Street

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 John Leja Company LZ Ventures

Street address 8301 Machine Drive, Suite 102 City/State/Zip Madison, WI 53717

Telephone 608-831-3326 Email jleja@me.com

Project contact person Duane Johnson Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd. Ste 900 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email djohnson@knothebruce.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

APPLICATION FORM (CONTINUED)

5. Project Description

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

This project consists of demolishing the current existing building at 306 N. Brooks St. to construct a 15-story private student ~~housing building with 189 units and 512 bedrooms. The project would also 102 enclosed parking stalls and 11 surface parking~~ stalls.

Proposed Square-Footages by Type:

Overall (gross): 299,356 Commercial (net): _____ Office (net): _____

Industrial (net): _____ Institutional (net): _____

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

Efficiency: 8 1-Bedroom: 14 2-Bedroom: 56 3-Bedroom: 74 4 Bedroom: 29 5-Bedroom: 9

Density (dwelling units per acre): 242 Lot Area (in square feet & acres): 34,269 SF / .78 acres

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

Surface Stalls: 11 Under-Building/Structured: 102 Electric Vehicle-ready[1]: 13 Electric Vehicle-installed[1]: 3

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

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

Indoor (long-term): 286 Outdoor (short-term): 63

Scheduled Start Date: December 2025 **Planned Completion Date**: June 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 Chris Wells Date 1/10/25

Zoning staff Jenny Kirchgatter Date 1/10/25

☐ **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 Alder MGR Govindarajan Date 2/3/25

Neighborhood Association(s) Campus Area Neighborhood Association Date 2/3/25

Business Association(s) Greater State Street Business Association Date 2/3/25

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

Name of applicant John Leja Relationship to property Owner

Authorizing signature of property owner John J Leja John J Leja (Feb 10, 2025 12:41 PST) Date 2/20/25