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 3/11/25 12:00 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 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):

722 Moorland Rd. Madison, WI 53713

Title: Zapata Housing Cooperative

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 Paul Schechter Company Sunny Side Development

Street address 1231 E. Dayton St. City/State/Zip Madison, WI 53703

Telephone (608) 239-8500 Email paul@sunnysidedevelopment.org

Project contact person Same Company Same

Street address Same City/State/Zip Same

Telephone Same Email Same

Property owner (if not applicant) Zapata Housing Cooperative

Street address 722 Moorland Rd. City/State/Zip Madison, WI 53713

Telephone (512) 750-9257 Email zapatacooperative@gmail.com

APPLICATION FORM (CONTINUED)

5. Project Description

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

Zapata is a zero-equity housing cooperative, centered-around Latiné culture/community, for low-income families. It received a subsidy of $551,000 from the City of Madison Affordable Housing Fund and signed a permanent LURA that requires 9 out of 12 units to be at 60% AMI.

Proposed Square-Footages by Type:

Overall (gross): 4583 Commercial (net): 0 Office (net): 0

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

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

Efficiency: 11-SRO 1-Bedroom: 1 2-Bedroom: 0 3-Bedroom: 0 4 Bedroom: 0 5-Bedroom: 0

Density (dwelling units per acre): 12/.337 = 35.61 Lot Area (in square feet & acres): 14,680sf or 0.337 acres

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

Surface Stalls: 2 Under-Building/Structured: 2 Electric Vehicle-ready[1]: 0 Electric Vehicle-installed[1]: 0

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

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

Indoor (long-term): 12 Outdoor (short-term): 0

Scheduled Start Date: 3/14/2023 **Planned Completion Date**: 1/27/2025 (passed final insp.)

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 Colin Punt Date 2/12/2025

Zoning staff Jenny Kirchgatter Date 2/12/2025

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

☑ 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 Knox Date 2/12/2025

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

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

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

Name of applicant Paul Schechter Relationship to property Developer

Authorizing signature of property owner Date 2/14/2025