LAND USE APPLICATION LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

All Land Use Applications must be filed with the Zoning Office at the above address.

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 found on the City's web site.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

1. Project Information

Address: 760 Regent Street (Requested)

Title: UW Campus Hotel

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) Zoning

☒ 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 Dave Merrick Company Mortenson

Street address 17975 Sarah Lane #200 City/State/Zip Brookfield, WI 53045

Telephone 262-879-2563 Email dave.merrick@mortenson.com

Project contact person Thomas Miller Company Kahler Slater

Street address 111 W Wisconsin, 3rd Floor City/State/Zip Milwaukee, WI 53203

Telephone 608-225-4040 Email tmiller@kahlerslater.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

4. Project Description

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

The UW Campus Hotel is planned to have meeting space, restaurant and bar area predominantly used by occupants fo the hotel. It includes shared parking with the 780 and 740 Regent Street Office Tenants.

Scheduled start date June 2019 Planned completion date August 2020

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- ☒ Filing fee
- ☒ Land Use Application
- ☒ Letter of intent
- ☒ Legal description
- ☒ Pre-application notification
- ☒ Vicinity map
- ☒ Survey or existing conditions site plan
- ☒ Development plans
- ☒ Land Use Application Checklist (LND-C)
- ☒ Supplemental Requirements
- ☒ Electronic Submittal*

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

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 Heather Stouder Date 2/13/2019

Zoning staff Matt Tucker Date 2/13/2019

☐ Demolition Listserv

☐ 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 any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request.** List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Alder Zach Wood, Colin Bowden, and Chris Hoffman notified 1/23/2019.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Dave Merrick Relationship to property Owner

Authorizing signature of property owner [signature] Date 3/5/2019

☐ All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1”= 40’ or larger

☐ Site Plan

1. Land Use Summary Table, including site area, building square footage, building footprint, number and size of each unit/tenant space, unit type breakdown by bedroom, lot coverage, useable open space, landscape area, paved area, etc.
2. Lot lines and easements, fully dimensioned
3. Utility locations
4. Existing and proposed topography at two-foot maximum intervals
5. Existing/proposed buildings and uses, dimensioned building footprint
6. Required yards and building setbacks
7. Fully dimensioned vehicle parking area, including detail and turning templates for large vehicles
8. Parking summary indicating the total number of parking stalls provided and type
9. Fully dimensioned bike parking, including rack style detail and dimensioned clearances
10. Vision triangles at driveways and intersections
11. Refuse and recycling, loading, outdoor storage and display areas
12. At grade HVAC and utilities, including transformer pedestals, back-up generators, etc.
13. Existing private trees 8” or more in diameter, including size, location, species, and driplines
14. Location, type, materials, height with detail of proposed fences, walls, and other screening materials
15. Hard surface materials
16. Site signage and lighting, including public trees
17. Proposed and existing public improvements adjacent to the project site
18. Phasing (if applicable)

☐ Grading Plan

1. Lot lines and easements, fully dimensioned
2. Existing and proposed contours (two-foot maximum interval), or sufficient spot elevations and drainage direction arrows to convey runoff directions, including proposed changes in terrace grade
3. Limits of excavation
4. Top of curb and sidewalk elevations
5. First floor elevations
6. Pedestrian and vehicle entrance elevations/grades
7. Lowest building opening elevations/grades
8. Existing and proposed retaining wall types, details, and top and bottom of wall elevations
9. Flood plain boundaries and elevations (if applicable)

☐ Utility Plan

1. Lot lines and easements, fully dimensioned
2. Existing and proposed sanitary sewer, storm sewer, and water laterals (include alignments, invert/rim elevations, pipe types, pipe sizes, and pipe slopes)
3. Pipe sizes and types, slopes, inverts, and alignments of public utilities to which proposed or existing services will be connected
4. Existing and proposed private drainage systems (include inlets, pipes, swales, ponds, etc.)
5. Stormwater management measures
6. Calculations for pipe and/or pump sizing for storm sewer systems serving enclosed depressions

☐ Fire Access Plan

1. Refer to Fire Hydrant Worksheet
2. Lot lines and easements, fully dimensioned
3. Fire lane location
4. Aerial access lanes (if building over 30’)
5. Tree canopies at full mature size along aerial access lanes
6. Fire hydrant locations within 500’ of fire lanes
7. Dimension from fire hydrant to fire truck following fire lanes
8. Dimension from fire truck to all exterior portions of the building following walkable path

☐ Roof and Floor Plans

1. Fully dimensioned roof and floor plans drawn to a common architectural scale
2. Layout of rooms
3. Roof mounted mechanical and screening
4. Detailed layout of structured parking
5. Storage and mechanical areas

☐ Building Elevations

1. Fully dimensioned elevations drawn to a common architectural scale
2. Overall building height and finished floor elevations
3. Exterior materials and colors
4. Existing and proposed grade
5. Roof-mounted mechanical equipment and screening methods
6. HVAC venting and penetrations, and architectural lighting
7. 3D renderings
8. Building sections (if applicable)
9. Include street profile rendering (if applicable)

☐ Landscape Plan

1. Completed Landscape Worksheet
2. Site plan and grading plan details
3. Existing private trees 8” or more in diameter, including size, location, species, and driplines
4. All existing public trees, including size, locations, species, and driplines. Note: The final street tree species selection will be determined by City Forestry
5. Proposed trees, including size, location, species, and dripline
6. Plant Schedule identifying the symbol, quantity, scientific and common name, height, spread, size, and points for each planting
7. Other landscape materials, including mulch type, ground plantings and shrubs, size and species, and hard surface materials including terrace
8. Site amenities, including bike parking, benches, trash receptacles, lighting and signage, etc. (if no lighting is proposed, note on plan)
9. Location, type, materials, height with detail of proposed fences, walls, and other screening materials
10. Areas of seeding and sodding or mulching, including terrace
11. Tree removal table indicating which trees, both public and private trees, will be removed. NOTE: All tree removals in the public right-of-way require separate permit and approval by City Forestry (if applicable)
12. Areas to remain undisturbed and limits of land disturbance, including terrace (if applicable)
13. NOTE: Plants shall be depicted at their size at 60% of growth
14. NOTE: Impacts to public trees should be considered when proposing private trees, including species and mature size
15. NOTE: For lots greater than 10,000 square-feet, a registered Landscape Architect stamp is required.

☐ Additional Plan Set Requirements

1. Demolition Plan (if demolition is proposed)
   - Existing conditions site plan indicating what improvements are to be demolished, including buildings, existing private trees 8” or more in diameter, existing public trees, including size, locations, and driplines, sidewalks, driveways, streets, alleys, curb and gutter, etc
2. Lighting/Photometric Plan (if exterior lighting is proposed)
   - Proposed exterior light fixtures, both freestanding and wall mounted
   - Luminaire schedule, including the type and number of each fixture, mounting or pole height and angle, the type of light (metal halide, etc.), wattage, initial lumen rating, uniformity ratio, operating controls, and light levels at the property line four feet above grade
   - Cut sheet of each proposed fixture providing a graphic of the fixtures concealment and light cutoff angle
3. Draft or recorded copies of agreements, easements or restrictions required to develop the project site as proposed
4. Management or operating plan
5. Transportation Demand Management Plan
6. Traffic Impact Study
7. Stormwater Report
8. Street Tree Plan (if significant impacts to existing street trees)
   - All existing and proposed public improvements, including fire hydrants, sidewalks, curb and gutter, streets, driveways, bus stops, lighting, etc.
   - All existing street trees, including size, locations, species and driplines. Note: The final street tree species selection will be determined by City Forestry
   - Aerial fire access zones
   - Indicate which trees are to be removed
   - Proposed changes in terrace including grade and treatment
   - Expected excavation limits in the terrace for soil retention (if applicable)