

## 1.1 | LAND USE APPLICATION

## 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



## 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 \_\_\_\_\_

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.

## 1. Project Information

Address: 4002 Evan Acres Road, Madison, WI 53718  
Title: Four Lakes District

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

- Zoning Map Amendment (rezoning) from General Commercial to PD-GDP  
 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** Peter Tan Company Strang, Inc.  
**Street address** 811 E. Washington Av., #200, City/State/Zip Madison WI 53703  
**Telephone** 608 276-9200 Email ptan@strang-inc.com  
**Project contact person** Peter Tan Company Strang, Inc.  
**Street address** 811 E. Washington Av., #200 City/State/Zip Madison WI 53703  
**Telephone** 608 276-9200 Email ptan@strang-inc.com  
**Property owner (if not applicant)** Daniel Brown, Ho-Chunk Nation  
**Street address** P.O. Box 667 City/State/Zip Black River Falls, WI  
**Telephone** 608 223-9576 x 3538 Email Dan.Brown@ho-chunk.com

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## 4. Project Description

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

This project creates a cultural and entertainment destination campus that includes the following: Casino expansion/remodeling, Hotel, Conference Center, Parking Structures, Heritage Center, Outdoor Dining, Outdoor Event Space, Restored Wetlands and Interpretive Paths, Athletic and Retail Facilities.

Scheduled start date To be determined Planned completion date 29 months after start date

## 5. Required Submittal Materials

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

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

\*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](mailto: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](mailto: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 Tim Parks, Janine Glaeser Date 1/16/2019

Zoning staff Matt Tucker Date 1/16/2019

- 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:  
Alderperson Mike Tierney, January 22, 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 Peter Tan Relationship to property Architect

Authorizing signature of property owner [Signature] Date 3/11/19