

# 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:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Original Submittal  Revised Submittal

Parcel # \_\_\_\_\_

Aldermanic District 8/12/2020 **RECEIVED**

Zoning District 11:31 a.m.

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. (<http://www.cityofmadison.com/development-services-center/documents/SubdivisionApplication.pdf>)

## APPLICATION FORM

### 1. Project Information

Address: PART OF BLOCK 101, CITY OF MADISON, WI

Title: AMERICAN EXCHANGE DEVELOPMENT

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

- Zoning Map Amendment (Rezoning) from DC to PD-GDP-SIP
- 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 MARK BINKOWSKI Company URBAN LAND INTERESTS

Street address 10 E. DOTY ST #300 City/State/Zip MADISON, WI 53703

Telephone 608.268.7023 Email MBINKOWSKI@ULI.COM

Project contact person MARK BINKOWSKI Company URBAN LAND INTERESTS

Street address 10 E. DOTY ST. #300 City/State/Zip MADISON, WI 53703

Telephone 608.268.7023 Email MBINKOWSKI@ULI.COM

Property owner (if not applicant) ULI PROPERTIES, LLC

Street address 10 E. DOTY ST #300 City/State/Zip MADISON, WI 53703

Telephone 608.268.7023 Email \_\_\_\_\_

**4. Required Submittal Materials**

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B (<https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf>).

Req.	Required Submittal Information	Contents	No. of Copies	✓
	Filing Fee (\$ )	Refer to the Fee Schedule on Page 6. Make checks payable to City Treasurer.	1	?
	Land Use Application	Forms must include the property owner's authorization.	1	✓
	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	1	✓
	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this application.	1	✓
	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc.  <b>** When submitting, you must collate the Letters of Intent with the Development Plans **</b>	28	✓
	Development Plans	Twenty-Eight (28) <u>legible &amp; scaled</u> 11" x 17" copies, collated and stapled.	28	
	Site Plan	<b>** When submitting, you must collate the Letters of Intent with the Development Plans **</b>  For a detailed list of the content requirements for each of these plan sheets, please see Land Use Application Form LND-B ( <a href="https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf">https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf</a> )		✓
	Survey or site plan of existing conditions			✓
	Grading Plan			✓
	Utility Plan			✓
	Landscape Plan and Landscape Worksheet			✓
	Building Elevations			✓
	Roof and Floor Plans			✓
	Fire Access Plan and Fire Access Worksheet			✓
	Supplemental Requirements (Based on Application Type)		Additional materials are required for the following application types noted below. Please see Land Use Application Form LND-B ( <a href="https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf">https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf</a> ) for a detailed list of the submittal requirements for these application types.  The following Conditional Use Applications: <input type="checkbox"/> Lakefront Developments <input type="checkbox"/> Outdoor Eating Areas <input type="checkbox"/> Development Adjacent to Public Parks <input checked="" type="checkbox"/> Demolition Permits <input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) <input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts <input checked="" type="checkbox"/> Zoning Map Amendments (i.e. Rezoning) <input checked="" type="checkbox"/> Planned Development- General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs)	Include in Plan Set as required
	Digital Copies of all Submitted Materials	Digital copies of all items, submitted in hard copy are required. All development plan set sheets must be scalable to full- and half-size sheets. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or in an email to <a href="mailto:pcapplications@cityofmadison.com">pcapplications@cityofmadison.com</a> . The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as <a href="https://www.dropbox.com">Dropbox.com</a> ) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.	1	✓

**APPLICATION FORM (CONTINUED)**

**5. Project Description**

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

REDEVELOPMENT OF THE BLIGHTED PROPERTIES IN BLOCK 101 CONTROLLED BY ULI  
TO DEVELOP AN UNDERGROUND, 6 LEVEL PARKING GARAGE + 9 STORY MIXED-USE OFFICE  
BUILDING ABOVE

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

Efficiency: \_\_\_\_\_ 1-Bedroom: \_\_\_\_\_ 2-Bedroom: \_\_\_\_\_ 3-Bedroom: \_\_\_\_\_ 4+ Bedroom: \_\_\_\_\_

Density (dwelling units per acre): \_\_\_\_\_ Lot Size (in square feet & acres): \_\_\_\_\_

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

Surface Stalls: 0 Under-Building/Structured: 844

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

Indoor: 212 Outdoor: 0

Scheduled Start Date: SPRING 2021 Planned Completion Date: SUMMER 2023

**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 STOUNDER, KEVIN FIRCHOW, Date MAY 15, 2020 + INDIVIDUALLY  
 Zoning staff MATT TUCKER, JANINE GLASSER, HEATHER BAILEY Date ON NUMEROUS OTHER OCCASSIONS

**Demolition Listserv** (<https://www.ci.watmadison.com/developmentCenter/demolitionNotification/notificationForm.cfm>).

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.

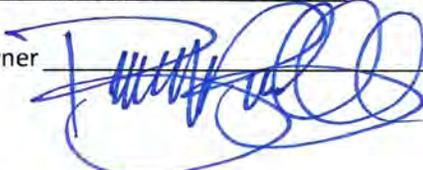
District Alder MIKE VERVEER Date MULTIPLE

Neighborhood Association(s) CNI Date MULTIPLE

Business Association(s) BID Date 7/29/20

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

Name of applicant MARK BINKOWSKI Relationship to property OWNER'S REP

Authorizing signature of property owner  Date JULY 29, 2020