

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$1250.00 Receipt No. 77456

Date Received 12-27-06

Received By MWA

Parcel No. 0709-231-0518-8, 20-3, 21-1, 22-9, & 23-7

Aldermanic District 4- Mike Venner

GQ EXIST CU, remed. site DNR

Zoning District C2-R6

For Complete Submittal

Application Letter of Intent

IDUP Legal Descript.

Plan Sets Zoning Text

Alder Notification 11-27-06 Waiver

Ngbrhd. Assn Not. " Waiver

Date Sign Issued 12-27-06

1. **Project Address:** 454 W. Johnson Street **Project Area in Acres:** .87

Project Title (if any): 454 West

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from C2/R6 to PUD-GDP-SIP Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Justin Harder Company: Fleming Development

Street Address: 2960 Triverton Pike City/State: Madison, WI Zip: 53711

Telephone: (608) 277-8887 Fax: (608) 277-8982 Email: _____

Project Contact Person: Gary Brink Company: Gary Brink & Associates, Inc.

Street Address: 8401 Excelsior Drive City/State: Madison, WI Zip: 53717

Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: jjbrink@tds.net

Property Owner (if not applicant): Hound Dog, LLC (Erik Minton)

Street Address: 21 N. Butler Street City/State: Madison, WI Zip: 53703

4. Project Information:

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

12 story single structure consisting of 197 condominium units, 9,205 sf of commercial space, 9,106 sf of health club space and two levels of underground parking.

Development Schedule: Commencement May 2007 Completion August 2008

5. Required Submittals:

- Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee: \$1750.⁰⁰ See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a Reuse and Recycling Plan approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials. — 10/06 to Mr. Hurie
- A Zoning Text must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as INDIVIDUAL Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 268-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of _____ Plan, which recommends _____ for this property.

- Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than 30 days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder Michael Verveer and Jeff Erlanger State/Langdon Neighborhood 11/27/06.

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner	<u>Tim Parks</u>	Date	<u>10/26/06</u>	Zoning Staff	<u>Matt Tucker</u>	Date	<u>10/26/06</u>
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The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Gary P. Brink Date 12/27/06

Signature [Signature] Relation to Property Owner Architect

Authorizing Signature of Property Owner Howard Dog LLC by [Signature] Date 12/22/06