



# 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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$850</u>	Receipt No. <u>82125</u>
Date Received <u>6-6-07</u>	
Received By <u>KAW</u>	
Parcel No. <u>0708-253-0097-7</u>	
Aldermanic District <u>01-Jed Sanborn</u>	
GQ <u>UDC</u>	
Zoning District <u>Ag</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <u>        </u>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input checked="" type="checkbox"/>	Waiver <u>        </u>
Ngrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <u>        </u>
Date Sign Issued <u>6-6-07</u>	

1. Project Address: 821 SOUTH GAMMON ROAD Project Area in Acres: .609

Project Title (if any): SJR ENTERPRISES COMMERCIAL DEVELOPMENT

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>AG</u> to <u>CI</u>	<input type="checkbox"/> Rezoning from <u>        </u> to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from <u>        </u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): <u>        </u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: RICH KLINKE Company: SJR ENTERPRISES LLC  
Street Address: 4518 MONONA DRIVE City/State: MADISON, WI Zip: 53716  
Telephone: ( ) 222 6000 Fax: ( ) 222 6546 Email: richard@klnkecleaners.com

Project Contact Person: JOHN J BIENO Company: JJK DESIGN BUILD  
Street Address: 634 WEST MAIN STREET City/State: MADISON, WI Zip: 53703  
Telephone: ( ) 257 1090 Fax: ( ) 257 1092 Email: jbieno@jtkdesignbuild.com

Property Owner (if not applicant): TOLLY NICHOLSON  
Street Address: 6329 HUBBARD AVENUE City/State: MIDDLETON, WI Zip: 53562

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REMOVAL OF EXISTING BUILDINGS TO ACCOMMODATE A NEW MIXED-USE OFFICE/RETAIL BUILDING WITH A DRIVE-THRU.

Development Schedule: Commencement SEPTEMBER '07 Completion FEBRUARY '08

CONTINUE →

**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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ \_\_\_\_\_ 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 buildings, **photos** of the interior and exterior 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 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.
- 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](mailto: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) 266-4635 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 the: COMPREHENSIVE Plan, which recommends:

TRANSIT ORIENTED DESTINATION (TEED) AND MEDIUM DENSITY HOUSING 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:

ALJED SANDBORN      JAN 18, 2007      GREENTREE NEIGHBORHOOD ASSOC      MARCH 20, 2007  
HIGHPOINT NEIGHBORHOOD ASSOC      MARCH 16, 2007

NOTE: 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 TIM PARKS Date 1-11-07 | Zoning Staff LAIT FLICKER Date 1-11-07

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

Printed Name JOHN O'BRIEN Date 6-4-06

Signature [Signature] Relation to Property Owner AGENT / ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 6-6-07