

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: 131 S Fair Oaks Avenue, Madison, WI 53704
Title: TBD

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)
- X Conditional Use or Major Alteration to an Approved Conditional Use
- X Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Michael Thorson Company Inventure Capital LLC
Street address 2820 Walton Commons W, Ste 125 City/State/Zip Madison, WI 53704
Telephone 608.468.6605 Email michael.thorson@inventure-capital.com
Project contact person Same Company
Street address _____ City/State/Zip
Telephone _____ Email _____
Property owner (if not applicant) Oak Park Properties LLC
Street address 131 S Fair Oaks Ave City/State/Zip Madison, WI 53704
Telephone +1 (608) 249-5391 Email cmartin@kessenichs.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:
Mixed-use redevelopment with 161 residential units and approximately 11,000 square
feet of commercial & retail space.

Scheduled start date February, 2018 Planned completion date May, 2019

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

X 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, Tim Parks, et al Date 10/20/16, 6/21/17 & 7/6/17
 Zoning staff Matt Tucker, et al Date 6/21/17 & 7/6/17

X Demolition Listserv

Public subsidy is being requested (indicate in letter of intent)

X 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 Marsha Rummel, SASY neighborhood & SASY Preservation and Development Committee:
11/21/16; 6/22/17; 7/12/17; 8/15/17; & 8/16/17

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 Michael Thorson Relationship to property Contract Owner

Authorizing signature of property owner  Date August 16, 2017