

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: 215 Martin Luther King Boulevard (Block 88) & 215 South Pinckney Street (Block 105)

Title: Judge Doyle Square - Madison Public Parking Facility & Bicycle Center and Private Development (Block 88 and 105)

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

- Zoning Map Amendment (rezoning) from DC (Downtown Core District) to PD (Planned Development)
- 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 James R. DeStefano Company Lothan Van Hook DeStefano Architecture LLC

Street address 57 West Grand Avenue, Suite 300 City/State/Zip Chicago, Illinois 60611

Telephone (312) 527-1500 Email jdestefano@lvdarchitecture.com

Project contact person Chris Oddo Company InSite Consulting Architects, LLC

Street address 115 E. Main Street, Suite 200 City/State/Zip Madison, Wisconsin 53703

Telephone (608) 445-9594 Email chris@icsarc.com

Property owner (if not applicant) Beitler Real Estate Services LLC (as Tenant); City of Madison (as Landlord/Property Owner)

Street address 980 North Avenue, Suite 1225 City/State/Zip Chicago, Illinois 60611

Telephone (312) 768-7000 Email pbeitler@beitlerre.com

4. Project Description

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

Block 88 Private Development is a residential apartment building with private parking and ground floor retail. Block 105 Private Development consists of a residential apartment building with private parking and ground floor retail and a hotel building with hotel parking. (note: conditional use - 28.134 (3) rooftop mech.)
 Scheduled start date Block 88: Spring 2018 Planned completion date Block 88: November 2019
Block 105: November 2019 Block 105: January 2022

5. Required Submittal Materials

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Filing fee | <input checked="" type="checkbox"/> Pre-application notification | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map | <input checked="" type="checkbox"/> Supplemental Requirements |
| <input checked="" type="checkbox"/> Letter of intent | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal* |
| <input checked="" type="checkbox"/> Legal description | <input checked="" type="checkbox"/> 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 pccapplications@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 udccapplications@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 Natalie Erdman and Kevin Firchow Date July 2016

Zoning staff Matt Tucker Date July 2016

- 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:

Alder Verveer, Capitol Neighborhood Assoc. Pres. Jeff Vercauteren, Madison's Central Business Improvement District Director Tiffany Kenney

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 James R. DeStefano Relationship to property Designer

Authorizing signature of property owner _____ Date _____

Matthew Mikolajewski, Director
 | 2 |

Based on the Land Use Application request, additional materials may be required as indicated below. The materials identified in this form are in addition to the materials required for all Land Use Applications.

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Demolition Permit

In addition to items required for all Land Use Applications, the following items are required for all proposed demolitions, as per Section 28.185, MGO, including:

1. Prior to the filing of an application, the applicant or their agent is required to provide notification to the Demolition Listserv at least **30 days** prior to filing their application.
2. Photos of the exterior and interior of the building.
3. Written report of a licensed architect or engineer describing the condition of the building. *City provided information.*
4. Approval of a **Reuse and Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits, pursuant to Section 28.185(7)(a)(5), MGO. Recycling Coordinator Bryan Johnson can be reached at 608-267-2626 or by Bjohnson2@cityofmadison.com. Within 60 days of the completion of demolition activity, the applicant shall submit documentation showing compliance with the approved Reuse and Recycling Plan, pursuant to Section 28.185(10), MGO.

Lakefront Development (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for proposed lakefront development as per Section 28.138, MGO, including:

1. Complete inventory of shoreline vegetation in any area proposed for building, filling, grading, or excavating
2. Any trees and shrubs to be removed as a result of the proposed development (not more than 30% of the frontage shall be cleared of trees and shrubs within 35 feet of the Ordinary High Water Mark (OHWM))
3. Measurement of the lot coverage within 35 feet of the OHWM, which cannot exceed 20%, with the exception of public paths within this area
4. Detailed plans for site grading, filling, and any retaining walls
5. Contextual information related to the five buildings on either side or within 300 feet on either side of the subject property (whichever is less). If utilizing as-built data from nearby properties to determine the lakefront yard, a survey completed by a Registered Land Surveyor in the State of Wisconsin showing the pertinent principal building setbacks of nearby properties must be included. The required minimum lakefront yard may be either:

The average distance between the OHWM and the principal buildings on the two adjoining lots, provided these distances are within 20' of one another.

OR

The median setback of the principal building on the five (5) developed lots or 300 feet on either side (whichever is less). If this method is utilized, the established setback must be no less than 30% of the lot depth of the subject property, and could be more, based on the placement of buildings as measured to establish the median.

For the purposes of determining the OHWM, use the following base elevations: Lake Mendota 850.7 National Geodetic Vertical Datum (NGVD) and Lake Monona 845.82 NGVD.

Outdoor Eating Areas (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for outdoor eating area requests per Section 28.151, MGO including:

1. Seating plan
2. Entrance and exit locations
3. Operational details, including hours of operation, total occupancy (seated and standing, inside and outside), and a description of how the area will be separated from parking areas or sidewalks

☐ Modifications to Parking Requirements (Parking Reduction or Exceeding the Maximum)

In addition to the items required for all Land Use Applications, the following items are required for requests to modify the parking requirements, either reducing or exceeding the requirements as per Sections 28.141(5) and (6), MGO, including:

1. Documentation regarding the actual parking demand for the proposed use
2. The impact of the proposed use on the parking and roadway facilities in the surrounding area
3. Whether the proposed use is located near a parking area that is available to the customers, occupants, employees, and guests of the proposed use
4. The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives
5. Whether the proposed use is new or is an alteration, addition, or expansion of an existing use

☐ Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts

Qualified development within the Downtown Core District and Urban Mixed-Use District are required to address how the proposal relates to the adopted Downtown Urban Design Guidelines. This information should be provided along with all copies of the other application materials.

☐ Development Adjacent to Public Parks (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for requests for non-residential development immediately adjacent to a City-owned public park, as per Section 28.139, MGO, including:

1. Complete inventory of vegetation in any area proposed for development within 100 feet of a park boundary
2. Any proposed removal of trees and other vegetation within 100 feet of the park boundary (Removal of vegetation within 35 feet of the park boundary may be limited.)
3. Detailed grading and drainage plan for the area within 35 feet of the park boundary

☒ Zoning Map Amendments (Rezoning)

In addition to items required for all Land Use Applications, the following items are required for rezoning requests, including:

Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres, in MS Word format. When multiple zoning districts are requested, a map showing those districts on the site is required. Unless comprised of whole platted lots, a metes and bounds description prepared by a Registered Land Surveyor in the State of Wisconsin must be included.

☒ Planned Development General Development Plan (GDP) / Planned Development Specific Implementation Plan (SIP)

In addition to the items required for all Land Use Applications, the following items are required for Planned Development GDP and SIP requests, as per Section 05-098, MGO, including:

Planned Development GDP

1. Proposed zoning text, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards
2. An accurate vicinity map, including the project site and its relationship to surrounding properties, existing topography and key features, buildings and structures
3. Analysis of potential economic impacts to the community, including the cost of municipal services and any additional infrastructure
4. When requested, a general outline of intended organizational structure related to property owners' association, deed restrictions, and private provision of common services

Planned Development SIP

1. An accurate map of the area covered by the SIP, including the relationship to the overall GDP
2. Circulation, including public and private roads, driveways, walkways and parking facilities, traffic projections, and mitigation measures
3. Detailed lot layout and subdivision plat, including the location and description of any areas to be dedicated to the public (if applicable)
4. Complete architectural character of the building or buildings included on the SIP
5. Proof of financing capability and anticipated construction schedule
6. A specific zoning text for the portion of the PD District to be developed under the SIP, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards, which shall be consistent with the zoning text approved with the GDP (if applicable)
7. Agreements, bylaws, provisions, or covenants which govern the organizational structure, use, maintenance, and continued protection of the development and any of its common services, common open areas, or other facilities

NA

NA

MIA