

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 700 - Receipt # 033228-0004
 Date received 8/2/17
 Received by [Signature]
 Parcel # 0810-323-0601-2
 Aldermanic district 15-AHRENS
 Zoning district TE
 Special requirements [Crossed out]
 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: 3116 COMMERCIAL AVENUE - MADISON, WI 53714
 Title: ALABASTER DUCKLING - NIGHTCLUB + TAP ROOM

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

3. Applicant, Agent and Property Owner Information

Applicant name JASON SOCHA Company ALABASTER HOLDINGS, LLC
 Street address 140 STONEHAVEN DR. City/State/Zip SUN PRAIRIE, WI 53590
 Telephone 608 213.9838 Email SOCHA.JASON@SOCHADEV.COM
 Project contact person MICHAEL DESBARRES Company MOB DESIGN, LLC
 Street address 624 W. MADISON ST. City/State/Zip SPRING GREEN, WI 53588
 Telephone 608.334.2661 Email MJD2333@GMAIL.COM
 Property owner (if not applicant) GALT, LTD
 Street address 4695 KRISTY RD City/State/Zip MADISON, WI 53718
 Telephone NA Email NA

4. Project Description

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

SEEKING CONDITIONAL USE APPROVAL TO CONVERT THE PROPERTY AT 3116 COMMERCIAL AVENUE INTO A NIGHTCLUB & TAPROOM.

Scheduled start date DEC 2017 Planned completion date SPRING 2018

5. Required Submittal Materials

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

- Checklist of required materials including 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, and 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.

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.

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 MATT TUCKER / KEVIN FIRCHOW Date 2017-06-29
Zoning staff Date

- 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:

ALDERMAN DAVID AURENS - CARPENTER-ROGEMAN NEIGHBORHOOD ASSOC.
NOTIFIED VIA EMAIL DATED TUESDAY, MAY 23, 2017

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.

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

Name of applicant ALABASTER HOLDINGS, LLC JASON SOCHA & GREGORY KVERBERG Relationship to property POTENTIAL OWNER

Authorizing signature of property owner Date