

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: 530 Junction Road

Title: City Center phase 2

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

- Zoning Map Amendment (rezoning) from expired PD to renewed PD w/ text amendment
- 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 Steve Shulfer Company Shulfer Architects, LLC

Street address 7780 Elmwood Ave. #208 City/State/Zip Middleton, WI 53562

Telephone 608-836-7570 Email sshulfer@shulfearchitects.com

Project contact person Ross Treichel Company Shulfer Architects, LLC

Street address 7780 Elmwood Ave. #208 City/State/Zip Middleton, WI 53562

Telephone 608-836-7570 Email rtreichel@shulferarchitects.com

Property owner (if not applicant) Lokre Companies / 5256 Elmore Avenue LLC et al

Street address PO BOX 215 City/State/Zip Plover, WI 54467

Telephone 715-342-9200 Email rolly@lokre.com

4. Project Description

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

Development of a new 5-story mixed-use (residential/retail) building as phase 2 of the original City Center PD.

Scheduled start date October, 2017 Planned completion date January, 2019

5. Required Submittal Materials

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Filing fee | <input type="checkbox"/> Pre-application notification | <input type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Vicinity map | <input type="checkbox"/> Supplemental Requirements |
| <input type="checkbox"/> Letter of intent | <input type="checkbox"/> Survey or existing conditions site plan | <input type="checkbox"/> Electronic Submittal* |
| <input type="checkbox"/> Legal description | <input 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 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

- 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 Jessica Vaughn Date 4/12/2017

Zoning staff Jacob Moskowitz Date 4/12/2017

- 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 Paul Skidmore; March 25, 2017 via email

Junction Ridge Neighborhood; March 25, 2017 via email

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 Steve Shulfer Relationship to property Architect

Authorizing signature of property owner  Date 6-27-17