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

• All Land Use Applications should be filed directly with the Zoning Administrator.

1. Project Address: 2048 and 2100 WINNEBAgo ST. Project Area in Acres: 1.80

Project Title (if any): WINNEBAgo MIXED-USE DEVELOPMENT

2. This is an application for: PUD/GDP

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

☐ Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: ____________________ to Proposed Zoning (ex: R1, R2T, C3): ____________________

☐ Rezoning to or Amendment of a PUD or PCD District:

☐ Ex. Zoning: _________________ to PUD/PCD-GDP

☐ Ex. Zoning: _________________ to PUD/PCD-SIP


☐ Conditional Use ☐ Demolition Permit ☑ Other Requests (Specify): DEMOLITION PERMIT

3. Applicant, Agent & Property Owner Information:

Applicant’s Name: JOHN R. YOUNG Company: ACCIPITER PROPERTIES, INC.
Street Address: 1882 E. MAIN STREET # 201 City/State: MADISON, WI Zip: 53704
Telephone: (608) 241-6317 Fax: (608) 241-6337 Email: john@accipiterproperties.com

Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS LLC
Street Address: 116 N. FENW ST. City/State: MADISON, WI Zip: 53703
Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net

Property Owner (if not applicant): N/A

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING

Development Schedule: Commencement NOV 2012 Completion FALL 2013
5. Required Submittals:

- **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:
    - 7 copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
    - 7 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - 1 copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

- **Letter of Intent (12 copies)**: describing this application in detail including, but not limited to: 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.
  - For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

- **Filing Fee**: $1450 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

- **Electronic Submittal**: 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 Adobe
  - Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to
  - pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable
  - to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested
  - persons registered with the City 30 or 60 days prior to filing their application using the online notification
  - tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A
  - written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance
  - of wrecking permits and the start of construction.

- **Zoning Text (12 copies)**: must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 SCHUHL-ATWOOD NEIGHBORHOOD PLAN, which recommends:
    - REDEVELOPMENT FOR ARTIST STUDIOS, ACT RELATED RETAIL, PROFESSIONAL OFFICES AND HOUSING for this property.

- **Pre-application Notification**: Section 28.12 of the Zoning Code requires that the applicant notify the district alder
  - and any nearby neighborhood & business associations in writing 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:
    - **MAKAYLA RUMMEL (8-30-11)**  SHENK-ATWOOD-STACKHEATHER-YAHANNA NEIGHBORHOOD ASSOC.
    - **(8-30-11)**

- **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 and Planning Division staff; note staff persons and date.

- **Check here if this project will be receiving a public subsidy**. If so, indicate type in your Letter of Intent.

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

<table>
<thead>
<tr>
<th>Printed Name</th>
<th>John R Young</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td>John R Young</td>
</tr>
<tr>
<td>Relation to Property Owner</td>
<td>same</td>
</tr>
<tr>
<td>Authorizing Signature of Property Owner</td>
<td>John R Young</td>
</tr>
</tbody>
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Effective May 1, 2009