

# PART A

Occupant Notification Fee: \$50

Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL Applications for Plan Commission review:

**FOR OFFICE USE ONLY:**

Amt. Paid 200 Receipt # 65689  
Date Received 10-26-05  
Parcel No. 0710-061-3420-0 et al.  
Aldermanic District 6, Judy Olson  
GO UDC, Exist. cond. use  
Zoning District C2, M1  
For complete submittal:  
Application   
Legal Description   
Letter of Intent   
Plans   
Zoning Text   
Received By RJT  
Alder Notif.  Waiver \_\_\_\_\_  
Nbr. Assn. Notif.  Waiver \_\_\_\_\_  
Issued Sign \_\_\_\_\_

1. Address of Site: 2313, 2331, 2335, 2337, 2417, 2435, 2441, 2501, 2503, 2509, and 2525 East Washington Avenue; 2306, 2310, 2314, 2318, 2317, 2401, 2405, 2410, 2415, and 2422 Winnebago Street; and 11 South Fifth Street. (Please See Attached Assemblage Summary)

Name of Project: Union Corners

Acreage of Site: 14.75 acres

2. This is an application for (check at least one):

Rezoning from Varies by parcel: C2 & M1 to PUD - GDP

Conditional Use

Demolition Permit

Other (Describe) \_\_\_\_\_

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (**Any application without a proper, complete and appropriate legal description, will NOT be processed**). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.

Please see attached legal description.

4. **General description of the project or intended use(s) of this property.**  
Demolition of all existing buildings per demolition plan to permit construction of an estimated 450 residential dwelling units consisting of both owner-occupied and rental housing choices; and an estimated 100,000 square feet of commercial space which may include grocery, pharmacy, hardware, financial and other office and commercial services to support surrounding neighborhoods.

5. Are there existing buildings on this site? Yes  
What is the present zoning of this site? C2 & M1 varies, please see attached.  
What are the present uses of this site? Primarily vacant commercial with four (4) single family rental homes, and commercial spaces converted to residential uses.

6. Do you intend to use the existing building(s)? No

7. What exterior changes are proposed to the existing building(s)? N/A
8. What interior changes are proposed to the existing building(s)? N/A
9. Are you proposing to add or build new dwelling units? Yes  
 How many units? 450  
 Owner occupied 350 selling price, from \$ TBD at SIP to\$ \_\_\_\_\_  
 Rental 100 rent levels, from \$ TBD at SIP to\$ \_\_\_\_\_
10. For rental housing will you be accepting section 8 housing vouchers? Per SIP
11. When do you wish to occupy this site or building? Anticipated 2007 for Phase I.
12. Does this proposal involve any development in the public right-of-way? \_\_\_\_\_  
 No \_\_\_ Yes X Explain: Union Corners will require multiple street vacations and dedications, and new underground utilities. Please see attached GDP plans.
13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) Union Corners, LLC c/o Todd R. McGrath, McGrath Associates, 103 N. Hamilton Street, Madison WI 53703. Owners involved in the LLC include: Todd R. McGrath, Lance T. McGrath, Robert G. Wood, and Jerome A. Pasdo. Phone: 608.255.3976 Fax: 608.255.1132

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Todd R. McGrath, McGrath Associates, 103 N. Hamilton Street, Madison WI 53703. Phone: 608.255.3976 Fax: 608.255.1132

14. **Property owner's** authorization signature: Todd R. McGrath  
 [If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].  
 Owner  Offer to Purchase \_\_\_ Other (Explain \_\_\_\_\_)

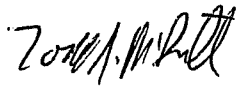
15. **It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Judy Olson and Dan Melton of the Schenk-Atwood-Starkweather-Yahara Neighborhood Association in writing by mail no less than (30) days prior to this submittal.**  
 Yes X No \_\_\_\_\_  
**Date that the alderperson was notified:** May 26, 2004.  
**Date that the Neighborhood Association was notified:** May 26, 2004.

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
  - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
  - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.

[Sec.28.12(10)(g)8. Cr. by Ord. 5869,6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

|  |                       |                  |
|--|-----------------------|------------------|
|  | Managing Member       | October 26, 2005 |
| Applicant Signature  | Relationship to Owner | Date             |

Please print (or type) name and mailing address of above applicant: Union Corners, LLC  
Todd R. McGrath, McGrath Associates, 103 North Hamilton Street, Madison WI 53703  
 Phone 608.255.3976 Fax 608.255.1132

**The following material is REQUIRED for all applications:**

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans **and** seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one- inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.