

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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 41250 Receipt No. 81587
Date Received 12/12/07
Received By [Signature]
Parcel No. 0709 231 17026
Aldermanic District 4 - Michael Verrier
GQ zoned PUD; Hold Eng
Zoning District PUD SIP
For Complete Submittal
Application ☒ Letter of Intent ☒
IDUP N/A Legal Descript. ☒
Plan Sets ☒ Zoning Text ☒
Alder Notification 11/1/07 Waiver ☒
Ngbhd. Assn Not. 11/1/07 Waiver ☒
Date Sign Issued 12/12/07

1. **Project Address:** 333 W. Washington Avenue **Project Area in Acres:** 0.25

Project Title (if any): Hyatt Place Hotel - Capitol West GDP Amendment

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Roy Baker Company: LodgeWorks, LP
Street Address: 8100 E. 22nd Street Building 500 City/State: Wichita, KS Zip: 67226
Telephone: (316) 681-5107 Fax: (316) 681-0905 Email: roy.baker@lodgeworks.com
Project Contact Person: Nathan Novak Company: JJR, LLC
Street Address: 625 Williamson St. City/State: Madison, WI Zip: 53703
Telephone: (608) 251-1177 Fax: (608) 251-6147 Email: nate.novak@jjr-us.com
Property Owner (if not applicant): Block 51, LLC (THE ALEXANDER CO, SOLE MEMBER)
Street Address: 145 E. Badger Rd. City/State: Madison, WI Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Phase II of Capitol West Block 51
Change of use from high rise residential to high rise executive suite hotel. Limited meeting space (no banquet halls),
limited food and beverage production ("grab and go" concept), multifunctional lobby and bar, general hotel amenities.

Development Schedule: Commencement Const. post SIP early 2008 Completion Occupancy summer 2009

CONTINUE →

5. Required Submittals:

- ☒ **Site 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:
- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- ☒ **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to; including: 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.
- ☒ **Filing Fee:** \$ 1250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- ☐ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- ☐ A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- ☒ A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 Bassett Neighborhood Master Plan - 1997 Plan, which recommends:

State Capitol - Mixed Use District calls for "New Commercial Development ... to Capitol View
Height Limits" - pg 33

for this property.

- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Alderperson Mike Verveer, Capitol Neighborhoods Inc. President Ledell Zellers - ^{NOVEMBER 1} 2007. Also copied: Peter Ostlund - Bassett District Chair and Jonathan Cooper, Capitol West Steering Committee Chair.

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- ☒ **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 Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy, Bill Froehling Date May 10, 2007 Zoning Staff Ron Towle, Kathy Voeck Date June 13, 2007

Staff meetings Sept 13 2007, Sept 20, 2007, Sept 25 2007
The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Nathan Novak

Date December 12, 2007

Signature

Relation to Property Owner Consultant

Authorizing Signature of Property Owner

Date 12/12/2007

THOMAS C. MILLER, CONTACT - THE ALEXANDER CO., INC.
tcm@alexandercompany.com