

# **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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

## **FOR OFFICE USE ONLY:**

Amt. Paid 550 Receipt No. 58844  
 Date Received 3-9-05  
 Received By RT  
 Parcel No. 0710-233-0086-8  
 Aldermanic District 16, Judy Compton  
 GQ OK!  
 Zoning District A  
 For Complete Submittal  
 Application ☒ Letter of Intent ☒  
 IDUP N/A Legal Descript. ☒  
 Plan Sets ☒ Zoning Text ☐  
 Alder Notification ☐ Waiver 3-1-05  
 Nbrhd. Assn Not. ☐ Waiver ☐  
 Date Sign Issued 3-9-05

1. Project Address: 5810, 5830 FEMRITE DR. Project Area in Acres: 15.4 ACRES

Project Title (if any): STATE OF WISCONSIN OFFICE BUILDING

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 checked="" type="checkbox"/> Rezoning from <u>TEMPA4</u> to <u>M-1</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit		
<input type="checkbox"/> Other Requests (Specify): _____			

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: ROLLY LOKRE Company: LOKRE DEVELOPMENT CO.  
 Street Address: POB 2037 City/State: WAUSAU WI Zip: 54402  
 Telephone: (715) 849-5125 Fax: (715) 574-6915 Email: rolly@lokre.com

Project Contact Person: PETER KUHA Company: EPPSTEIN UHEN ARCHITECTS  
 Street Address: 333 E CHICAGO ST City/State: MILWAUKEE WI Zip: 53202  
 Telephone: (414) 291-8190 Fax: (414) 271-7794 Email: peterk@eppsteinuhen.com

Property Owner (if not applicant): INVESTOR LLC Michael John - MEMBER  
 Street Address: 210 GRAND City/State: WAUSAU WI Zip: 54402

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: 98,000 SF OFFICE BUILDING, 1-STORY. 370 STALL SURFACE PARKING LOT.

Development Schedule: Commencement APRIL 2005 Completion NOVEMBER 2005

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 1/2 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:** \$ 550 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](mailto: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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:

JUDY COMPTON, JUDY COMPTON CALLED KATHY VOECK WAIVING NOTIFICATION

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 BILL ROBERTS Date 3-3-05 | Zoning Staff KATHY VOECK Date 3-3-05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name ROLAND LOKRE - MEMBER Date \_\_\_\_\_  
 Signature [Signature] Relation to Property Owner OWNER  
 Authorizing Signature of Property Owner [Signature] Date \_\_\_\_\_