

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Original Submittal Revised Submittal

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. (<http://www.cityofmadison.com/development-services-center/documents/SubdivisionApplication.pdf>)

APPLICATION FORM

1. Project Information

Address: _____

Title: _____

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

Zoning Map Amendment (Rezoning) from _____ to _____

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 _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B (<https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf>).

Req.	Required Submittal Information	Contents	No. of Copies	✓										
	Filing Fee (\$)	Refer to the Fee Schedule on Page 6. Make checks payable to City Treasurer.	1											
	Land Use Application	Forms must include the property owner's authorization.	1											
	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	1											
	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this application.	1											
	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc. ** When submitting, you must collate the Letters of Intent with the Development Plans **	28											
	Development Plans	Twenty-Eight (28) <u>legible & scaled</u> 11" x 17" copies, collated and stapled.	28											
	Site Plan	** When submitting, you must collate the Letters of Intent with the Development Plans ** For a detailed list of the content requirements for each of these plan sheets, please see Land Use Application Form LND-B (https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf)												
	Survey or site plan of existing conditions													
	Grading Plan													
	Utility Plan													
	Landscape Plan and Landscape Worksheet													
	Building Elevations													
	Roof and Floor Plans													
	Fire Access Plan and Fire Access Worksheet													
	Supplemental Requirements (Based on Application Type)	Additional materials are required for the following application types noted below. Please see Land Use Application Form LND-B (https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf) for a detailed list of the submittal requirements for these application types. The following Conditional Use Applications: <table style="display: inline-table; vertical-align: top; margin-left: 20px;"> <tr> <td><input type="checkbox"/> Lakefront Developments</td> <td><input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts</td> </tr> <tr> <td><input type="checkbox"/> Outdoor Eating Areas</td> <td><input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning)</td> </tr> <tr> <td><input type="checkbox"/> Development Adjacent to Public Parks</td> <td><input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs)</td> </tr> <tr> <td><input type="checkbox"/> Demolition Permits</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)</td> <td></td> </tr> </table>	<input type="checkbox"/> Lakefront Developments	<input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts	<input type="checkbox"/> Outdoor Eating Areas	<input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning)	<input type="checkbox"/> Development Adjacent to Public Parks	<input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs)	<input type="checkbox"/> Demolition Permits		<input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)		Include in Plan Set as required	
<input type="checkbox"/> Lakefront Developments	<input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts													
<input type="checkbox"/> Outdoor Eating Areas	<input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning)													
<input type="checkbox"/> Development Adjacent to Public Parks	<input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs)													
<input type="checkbox"/> Demolition Permits														
<input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum)														
	Digital Copies of all Submitted Materials	Digital copies of all items, submitted in hard copy are required. All development plan set sheets must be scalable to full- and half-size sheets. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or in an 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.	1											

APPLICATION FORM (CONTINUED)

5. Project Description

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

The project is a multi-family development consisting of 6 apartment buildings.

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: 202 1-Bedroom: 281 2-Bedroom: 94 3-Bedroom: 4+ Bedroom:

Density (dwelling units per acre): 50.8/Acre Lot Size (in square feet & acres): 494,348 SF or 11.35 Acres

Proposed On-Site Automobile Parking Stalls by Type (if applicable):

Surface Stalls: 286 Under-Building/Structured: 325

Proposed On-Site Bicycle Parking Stalls by Type (if applicable):

Indoor: Outdoor:

Scheduled Start Date: Fall 2021 Planned Completion Date: Spring 2023

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 Tim Parks Date June 8, 2020

Zoning staff Matt Tucker Date June 8, 2020

Demolition Listserv (https://www.cityofmadison.com/developmentCenter/demolitionNotification/notificationForm.cfm).

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 all applicable neighborhood and business associations in writing no later than 30 days prior to FILING this request. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Sambah Baldeh Date April 8, 2020

Neighborhood Association(s) Greater Sandburg - Susan Pastor Date April 8, 2020

Business Association(s) Date

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

Name of applicant Nick Patterson Relationship to property Developer

Authorizing signature of property owner [Signature] Date 10-8-20

BUILDING DATA										
BLDG	UNITS						PARKING			
	ST	1BR	1BR+	2BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
A1	33	46	4	16	99	115	57	60	117	1.18 / U
A2	33	46	4	16	99	115	57	59	116	1.17 / U
B1	33	46	4	16	99	115	57	37	94	0.95 / U
B2	33	46	4	16	99	115	57	46	103	1.04 / U
C1	26	43	4	18	91	109	51	44	95	1.04 / U
C2	44	30	4	12	90	102	46	40	86	0.96 / U
T.	202	257	24	94	577	671	325	286	611	1.06 / U
MIX	35.0%	44.5%	4.2%	16.3%						0.91 / BR

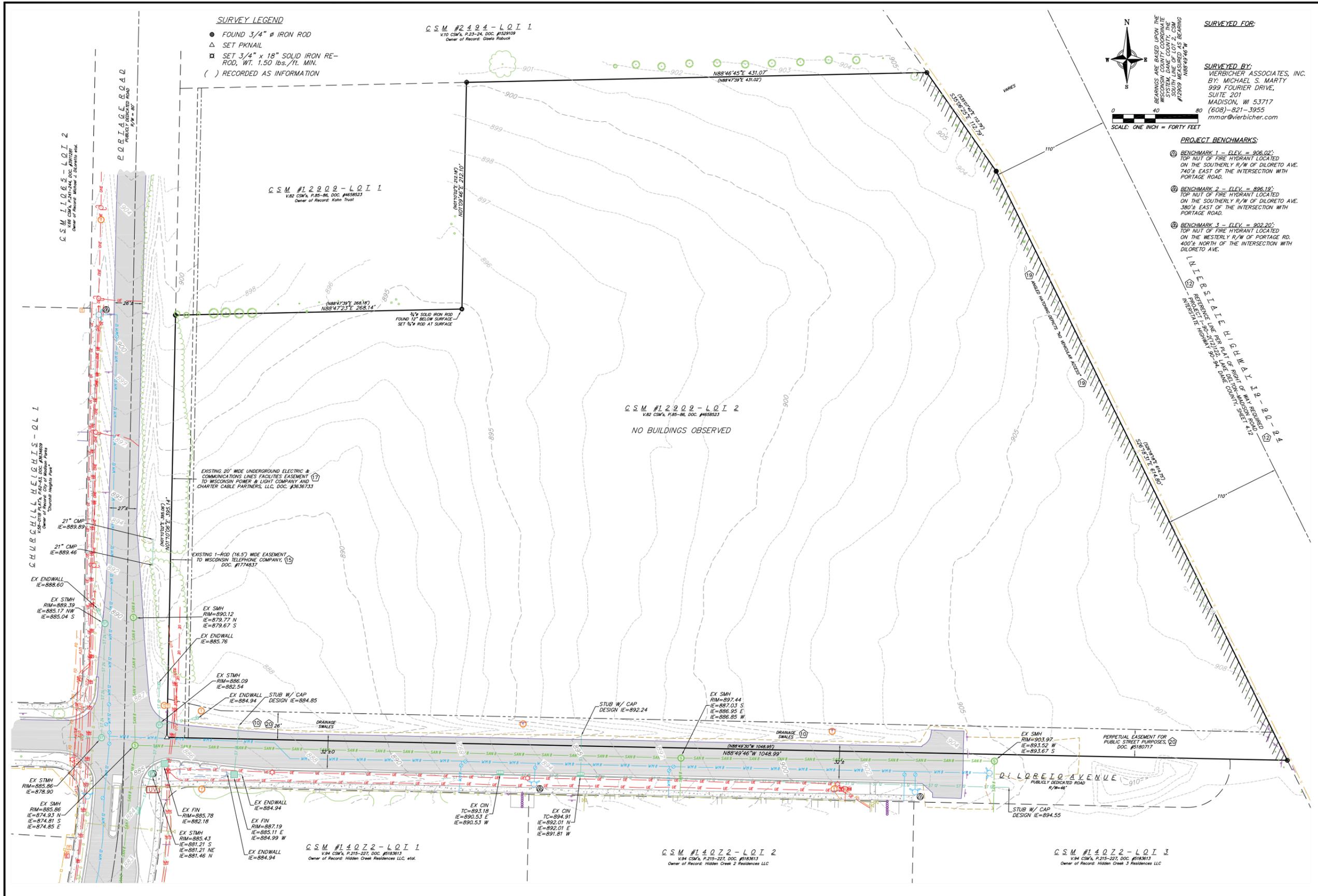
NOTE: ALL PARKING STALLS TO BE 9'-0" x 18'-0" UNLESS NOTED OTHERWISE.



EXISTING MULTI FAMILY BUILDING
82 UNITS

(2) EXISTING MULTI FAMILY BUILDING
TOTALING 194 DWELLING UNITS





SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- △ SET PKNAIL
- SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS INFORMATION

CSM #2494-LOI 1
 V.10 CSM's, P.23-24, DOC. #1529109
 Owner of Record: Gisela Huback

CSM #12909-LOI 1
 V.82 CSM's, P.85-86, DOC. #4658523
 Owner of Record: Kohn Trust

CSM #12909-LOI 2
 V.82 CSM's, P.85-86, DOC. #4658523
 NO BUILDINGS OBSERVED

CSM #14022-LOI 1
 V.94 CSM's, P.215-227, DOC. #5183613
 Owner of Record: Hidden Creek Residences LLC, et al.

CSM #14022-LOI 2
 V.94 CSM's, P.215-227, DOC. #5183613
 Owner of Record: Hidden Creek 2 Residences LLC

CSM #14022-LOI 3
 V.94 CSM's, P.215-227, DOC. #5183613
 Owner of Record: Hidden Creek 3 Residences LLC

SURVEYED FOR:

SURVEYED BY:
 VIERBICHER ASSOCIATES, INC.
 BY: MICHAEL S. MARTY
 999 FOURIER DRIVE,
 SUITE 201
 MADISON, WI 53717
 (608)-821-3955
 mmr@vierbicher.com

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, 1983 EDITION, ZONE 16N, SOUTH LINE OF LOT 2, CSM #12909 MEASURED, AS BEARING N88°39'46" W

SCALE: ONE INCH = FORTY FEET

- PROJECT BENCHMARKS:**
- ① BENCHMARK 1 - ELEV. = 906.02'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 740'± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
 - ② BENCHMARK 2 - ELEV. = 886.18'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 380'± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
 - ③ BENCHMARK 3 - ELEV. = 902.20'; TOP NUT OF FIRE HYDRANT LOCATED ON THE WESTERLY R/W OF PORTAGE RD. 400'± NORTH OF THE INTERSECTION WITH DILORETO AVE.

vierbicher
 planners | engineers | advisors
 Phone: (608) 261-3898

ALTA/NSPS LAND TITLE SURVEY
 LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NW¼ OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN.

REVISIONS	NO.	DATE	REMARKS

SCALE: 1"=40' (22"x34")

DATE: October 02, 2019

DRAFTER: MKRI/AMEA/MMAR

CHECKED: PKNU

PROJECT NO.: 190233

S-808

1 of 2

DESCRIPTION AS PROVIDED IN TITLE COMMITMENT NO. NCS-975379-MAD, FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

DESCRIPTION: Lot Two (2) of Certified Survey Map No. 12909, recorded in the Dane County Register of Deeds Office, in Volume 82 of Certified Survey Maps, at Pages 85-86, as Document Number 4658523, Town of Burke, Dane County, Wisconsin.

Tax ID No.: 014/0810-222-9170-0

NOTES PERTAINING TO TABLE REQUIREMENTS:

ITEM 1: MONUMENTS

Monuments have been shown.

ITEM 2: THE ADDRESSES OF THE PARCELS SURVEYED ARE:

No address assigned to this parcel.

ITEM 3: FLOOD ZONE CLASSIFICATION:

By graphic plotting only, the parcel surveyed falls within "Zone X - Areas determined to be outside the 0.2% chance floodplain" of the Flood Insurance Rate Map Community Panel Number 268 of 850, Map Number 55025C02684, Map Revised date September 17, 2014.

ITEM 4: GROSS LAND AREA: 494,348 square feet, more or less.

ITEM 5: VERTICAL RELIEF WITH THE SOURCE OF INFORMATION:

Contours and benchmark information are shown. Elevations depicted are based upon the NAVD88 Datum (2012 Geoid).

ITEM 6: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK:

Improvements listed in Item 8 have been shown.

ITEM 9: NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES:

There are no clearly identifiable parking spaces located within the parcel surveyed.

ITEM 11: LOCATION OF UTILITIES:

Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20193509103, 20193509231, 20193509325, 20193509339. Location of buried private utilities are not within the scope of this survey.

With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.1.14, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, B11 or other similar utility-locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS:

Names of adjoining owners have been noted and are based upon information obtained from the AccessDane website on September 27, 2019.

ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK:

At the time field survey work was performed, there was no visible, observed evidence, of which the surveyor is aware, of recent earth moving work, building construction, or building additions.

ITEM 17: PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK:

There are no proposed changes in street right-of-way lines of which the surveyor is aware.

At the time field survey work was performed, there was no evidence of recent street or sidewalk construction or repairs of which the surveyor is aware.

ITEM 18: WETLANDS

There were no delineation markers observed in the process of conducting the field survey work, and the surveyor was not provided with any information regarding a field delineation of wetlands as conducted by others.

ITEM 19: INCLUDE ANY PLOTTABLE OFFSITE EASEMENTS

Plottable offsite easements referenced in the title work have been shown.

ITEM 21(a): STREET TREES AND TREES LARGER THAN 12" IN DIAMETER SHALL BE LOCATED AND SHOWN ON THE FACE OF THE PLAT OR MAP.

Street trees and trees larger than 12" in diameter have been shown.

ITEM 21(b): THE SIZE AND INVERT ELEVATION OF SANITARY SEWERS AND STORM SEWERS SHALL BE MEASURED WHERE PRACTICAL. WHERE MEASUREMENT OF SAID UTILITIES IS NOT PRACTICAL, SIZE AND INVERT ELEVATIONS SHALL BE SHOWN ON THE PLAT OR MAP BASED UPON AVAILABLE RECORD DRAWINGS.

Invert elevations of sanitary sewer and storm sewer were measured as a part of this survey. Size of sanitary sewer, storm sewer, and water main have been shown based upon City of Madison utility maps.

ITEM 21(c): A MINIMUM OF TWO (2) PROJECT BENCHMARKS SHALL BE SHOWN ON THE FACE OF THE PLAT OR MAP.

Benchmarks have been shown.

ITEM 21(d): IMPROVEMENTS LYING WITHIN THE STREET RIGHT-OF-WAYS FOR PORTAGE ROAD AND DILORETO AVENUE IMMEDIATELY ADJACENT TO THE PARCELS SURVEYED SHALL BE LOCATED. IMPROVEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO, SIDEWALK, PAVEMENT, CURB & GUTTER, CURB CUTS, UTILITIES, UTILITY POLES, UTILITY PEDESTALS AND SIGNS. TOPOGRAPHIC SURVEY SHOTS SHALL BE TAKEN AT REGULAR INTERVALS AND IN SUFFICIENT DETAIL TO PREPARE A DIGITAL TERRAIN MODEL WITHIN SAID RIGHT-OF-WAYS.

Improvements have been shown.

SURVEYOR HAS BEEN PROVIDED WITH A COPY OF TITLE COMMITMENT NO. NCS-975379-MAD, COMMITMENT DATE OF AUGUST 20, 2019 AT 8:00A.M., FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES SCHEDULE B, PART II, EXCEPTIONS PERTAINING TO THE PARCEL SURVEYED ARE AS FOLLOWS:

- 10 **EXCEPTION 10:** Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any.
Contours have been depicted indicating location of drainage swales observed during the course of field survey work. Drainage ditches, tiles, feeders and laterals were not observed during the course of field survey work. The parcel surveyed was being farmed for agricultural purposes and contained a mature corn crop during the time that field survey work was performed and drainage ditches, tiles, feeders and laterals, and other drainage easements of which the surveyor is not aware may be present. (Affects Parcel Surveyed.)
- 11 **EXCEPTION 11:** Not a survey related exception.
- 12 **EXCEPTION 12:** Award of Damages recorded March 28, 1960 as Document No. 999063.
Document describes land acquired for Interstate Highway 90-94 (n.k.a. 39-90-94) R/W lying easterly of, and immediately adjacent to, the parcel surveyed. It includes all existing, future, and potential common law or statutory easements or rights of direct access between any traveled way of the Interstate Highway, designated as Interstate Highway 90-94, and all of the abutting remaining real property. Refer to Document. (Affects Parcel Surveyed.)
- 13 **EXCEPTION 13:** Resolution recorded November 26, 1975 as Document No. 1450903.
Resolution amends the part of the City of Madison Extraterritorial Plat approval jurisdiction within which the City will continue to approve land divisions and plats. General in nature and not plottable. Refer to Document. (Affects Parcel Surveyed.)
- 14 **EXCEPTION 14:** Note on Certified Survey Map No. 2494, recorded July 22, 1977, as Document No. 1529109.
-This property is located within a City of Madison sewer district and will be subject to both metropolitan and City of Madison sewer charges in the future and, because of its proximity to urban development, will likely be subject to other assessments and charges for public improvements in the near future. Refer to Document. Nothing to plot. (Affects Parcel Surveyed.)
- 15 **EXCEPTION 15:** Right of Way Grant Easement to Wisconsin Telephone Company recorded April 11, 1983, as Document No. 1774837 and noted on CSM No. 12909.
Easement shown. Refer to Document. (Affects Parcel Surveyed.)
- 16 **EXCEPTION 16:** Terms and provisions of Joint Driveway Agreement recorded September 4, 1985, as Document No. 1897474.
Agreement falls outside the limits of the parcel surveyed and is therefore not shown. Refer to Document. (Does not affect Parcel Surveyed.)
- 17 **EXCEPTION 17:** Easement to Wisconsin Power and Light Company and Charter Cable Partners, LLC, recorded January 22, 2003, as Document No. 3636733, and noted on CSM No. 12909.
Easement shown. Refer to Document. (Affects Parcel Surveyed.)
- 18 **EXCEPTION 18:** Notes on Certified Survey Map No. 12909, recorded May 26, 2010, as Document No. 4658523.
-No Vehicular Access. No Vehicular Access shown. (Affects Parcel Surveyed.)
-Refer to building site information contained in the Dane County Soil Survey. Nothing to plot. (Affects Parcel Surveyed.)
- 19 **EXCEPTION 19:** Matters disclosed by Certified Survey Map No. 12909.
No vehicular access shown. Easements referenced on said CSM are already covered in the above Exceptions. (Affects Parcel Surveyed.)
- 20 **EXCEPTION 20:** Perpetual Easement for Public Street Purposes recorded August 31, 2015, as Document No. 5180717.
PLE Easement area shown. TLE Easement area has expired on December 31, 2016 and has therefore not been shown. Refer to Document. (Affects Parcel Surveyed.)

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING MAILBOX
- EXISTING POST
- ▽ EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING ENDWALL
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING UTILITY POLE
- ☆ EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING SHRUB
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- W — W — EXISTING WIRE FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- — — EXISTING TREE LINE
- — — EXISTING EDGE OF GRAVEL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT/WALK

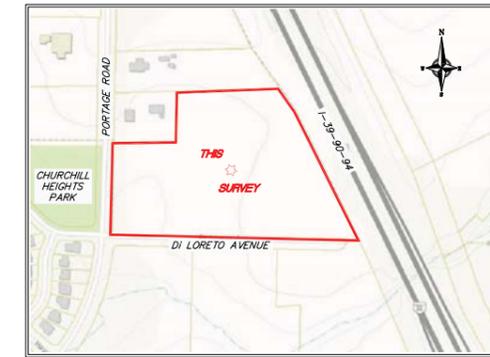
ADDITIONAL NOTES:

1. This survey was prepared based upon information provided in the Title Commitment No. NCS-975379-MAD, dated August 20, 2019 at 8:00a.m. from First American Title Insurance Company National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703.
2. This survey is based upon field survey work performed on September 10, 11, and 19, 2019. Any changes in site conditions after September 19, 2019 are not reflected by this survey.
3. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.

SURVEYED FOR:

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

LOCATION MAP
(NOT TO SCALE)





vierbicher
planners | engineers | advisors
Phone: (608) 261-5898

ALTA/NSPS LAND TITLE SURVEY
LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NW¼ OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: 1"=40' (22"x34")

DATE: October 02, 2019

DRAFTER: MKRI/AMEA/MMAR

CHECKED: PKNU

PROJECT NO.: 190233

S-808

2 of 2

Heather Stouder
Director, Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

October 7, 2020

RE: Zoning Map Amendment- 5422 Portage Road

Dear Heather Stouder:

Please find enclosed a Land Use Application for the rezoning of property at 5422 Portage Road. A legal description of said property is contained in the submittal documents. The property is adjacent to Churchill Heights Park and Hidden Creek Residences. The zoning proposed is from Temp-A, Agricultural District, to TR-U2, Traditional Residential Urban 2 District. The proposed use of property located at 5422 Portage Road would consist of a six building multi-family community. A more complete description of the development is contained in the submittal documents.

Existing Condition

The 11.3 acres of property is currently being utilized for agricultural purposes. There are no observed structures on the property.



Building Profile

Building Facade. Vertical interval techniques will be incorporated within the facade using stepbacks and color variations among portions of the facade. Varying roof lines will assist in vertical separation to align with the urban design.

Building Material. The building will have one level of heated underground parking and four stories of apartments. The apartments will be built with wood frame. The exterior of the building will be covered primarily with Brick, smart-siding and hardie plank, all of which are long lasting and easy to maintain.

Building Amenities. The apartment complex will incorporate several community and event spaces, secured bike storage, and library.

Finishes. This building will be furnished with top of the market finishes. The wider hallways will have commercial grade carpet, high efficiency LED lighting and accent colors. The individual apartment unit will have its own washer and dryer, luxury vinyl planking, and painted with low-VOC paints. The kitchen will be furnished with stainless steel sink and faucet with a pull-out sprinkler, solid surface glass stove, stainless steel refrigerator and open-kitchen style granite countertop. Each apartment unit will also have its stand alone heating and cooling system, which allows the tenant to control his or her room temperature.

Property Management. This development will have an on-site resident manager who is managed directly by Interstate Overlook. This property management team will be easily reachable either by residents, the neighborhood, or City of Madison. In addition, we have a thorough and specific resident background verification process-and enforce our lease conditions and building rules.

These uncertain times make it difficult to spend too much cash at the preliminary stage of development until we have authorization to proceed. With that being said, I have submitted the following materials for your review:

INTERSTATE OVERLOOK, LLC

- Land Use Application
- Notification to Alder & Neighborhood Association
- Property Legal Description
- Site Plan
- Survey
- Slides from July 30 Plan Commission Work Session
- Neighborhood Plan Amendment Request

We're excited to present this proposal to the City of Madison for a zoning map amendment from Temp-A to TR-U2. Thank you, in advance, for your thoughtful consideration of our proposal.

Sincerely,

Interstate Overlook, LLC



Nicholas Patterson

Development

Representing Interstate Overlook, LLC

Heather Stouder
Director, Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

September 30, 2020

RE: Hanson Neighborhood Development Plan – 5422 Portage Road

Ms. Heather Stouder:

Interstate Overlook LLC hereby requests to deviate from the neighborhood plan in the Hanson neighborhood. East Madison is a vibrant and rapidly growing part of the city, yet the Hanson neighborhood, located in East Madison, only suggests a very small portion of lands to be designated as residential use. The Neighborhood Plan, consisting of 1,839 acres, recommends that 57.9 acres or 3.2% of the lands be allocated for residential use, all of which are on the Southeastern most portion of the Neighborhood Plan. The Neighborhood Plan further divides this portion, which is just West of Interstate 90-94 and East of Dane County Regional Airport, into 2.4% of low density residential, 0.2% of low-medium density residential, and 0.6% of medium density residential. In order to keep up with the rising demand for housing in East Madison, the Hanson neighborhood needs higher density housing.

There are several reasons why it is reasonable to deviate from the neighborhood plan.

1. **Road Network-** The neighborhood plan recommends a public road network that runs through the property. This road network would consist of more than 1,500 linear feet of public roads, not to mention sidewalks, utilities, and other infrastructure, that will cost over a million dollars. These lands cannot be developed in this manner because it is not financially feasible given the proposed lower density in the neighborhood plan. In order to overcome the infrastructure costs, the plan needs less infrastructure and higher density.
2. **Density-** The neighborhood plan recommends less than 8 dwelling units per acre consisting of owner occupied housing, which allows for a maximum of 80 single family units to be developed that would cost \$390,000 to \$450,000 per home. The comps in the area, all of which are in the Greater Sandburg Neighborhood, range from \$250,000 to \$333,000 and have an average selling price of \$284,600. These lands will not be developed in this manner because it is not financially feasible, because the selling prices would exceed the market prices of homes in the neighborhood.

Interstate Overlook LLC can meet the demand for housing in East Madison by providing an estimated 577 market-rate apartments through a phased development. The density that Interstate Overlook can provide is sustainable for the neighborhood and will create a larger tax base for the city, as well as millions of dollars of disposable income to support East Towne mall and the retail/restaurant community surrounding the mall, both of which are failing due to Prairie Lakes in Sun Prairie and also Covid-19 closures.

3. **Proximity to Airport-** The site is located under a runway. It is not wise to put owner occupied housing under a runway as the City has learned in recent months with the F-35 debate. Why make this mistake again?



4. **Proximity to Interstate-** The property immediately abuts the Interstate. It is not wise to put owner occupied housing on the Interstate due to the noise. Medium to high density housing is ideal next to a noisy interstate, because higher density housing will be a buffer to the lower density housing across Portage Road to the West.
5. **Landowner Interest-** The property owner (seller) and Interstate Overlook LLC (buyer) both want to develop a high-quality, multi-family community. There is no interest in developing a subdivision that will fail to entice buyers to purchase a home right off the highway and under a runway at prices above market value.
6. **Proximity to American Center-** The site is located off of Portage Road, which is a high traffic connecting street to Hansen Road and the interstate, a back door to American Center. American Center has several big employers, e.g. UW Health, Alliant Energy, American Family, etc. There is a tunnel and bike path adjacent to the site that will connect to American Center. Medium to High Density housing is ideal for these large employment centers.

In Conclusion, we ask that the City consider our position and amend or update the Hanson neighborhood plan that was adopted over 20 years ago. A multi-family community will tie in very well with the various existing multifamily housing South of the property and along the Interstate.

Sincerely,

Nick Patterson

Representative of Interstate Overlook, LLC