

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: The American Center Plat Hanson Addition

Location: 5501 Portage Road

Applicant: Richard Wilberg - American Family Mutual Insurance Company

- Preliminary Within City
 Final Outside City

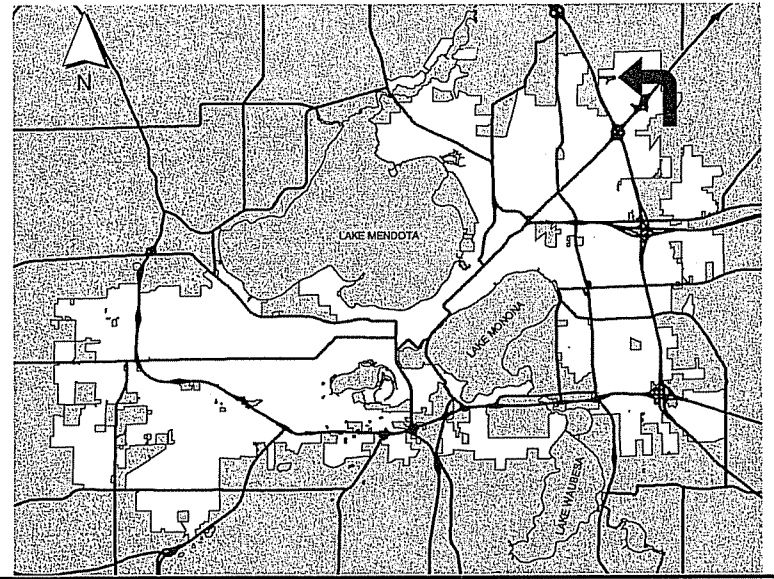
From 03 To: 04

Proposed Use: Future Office Development

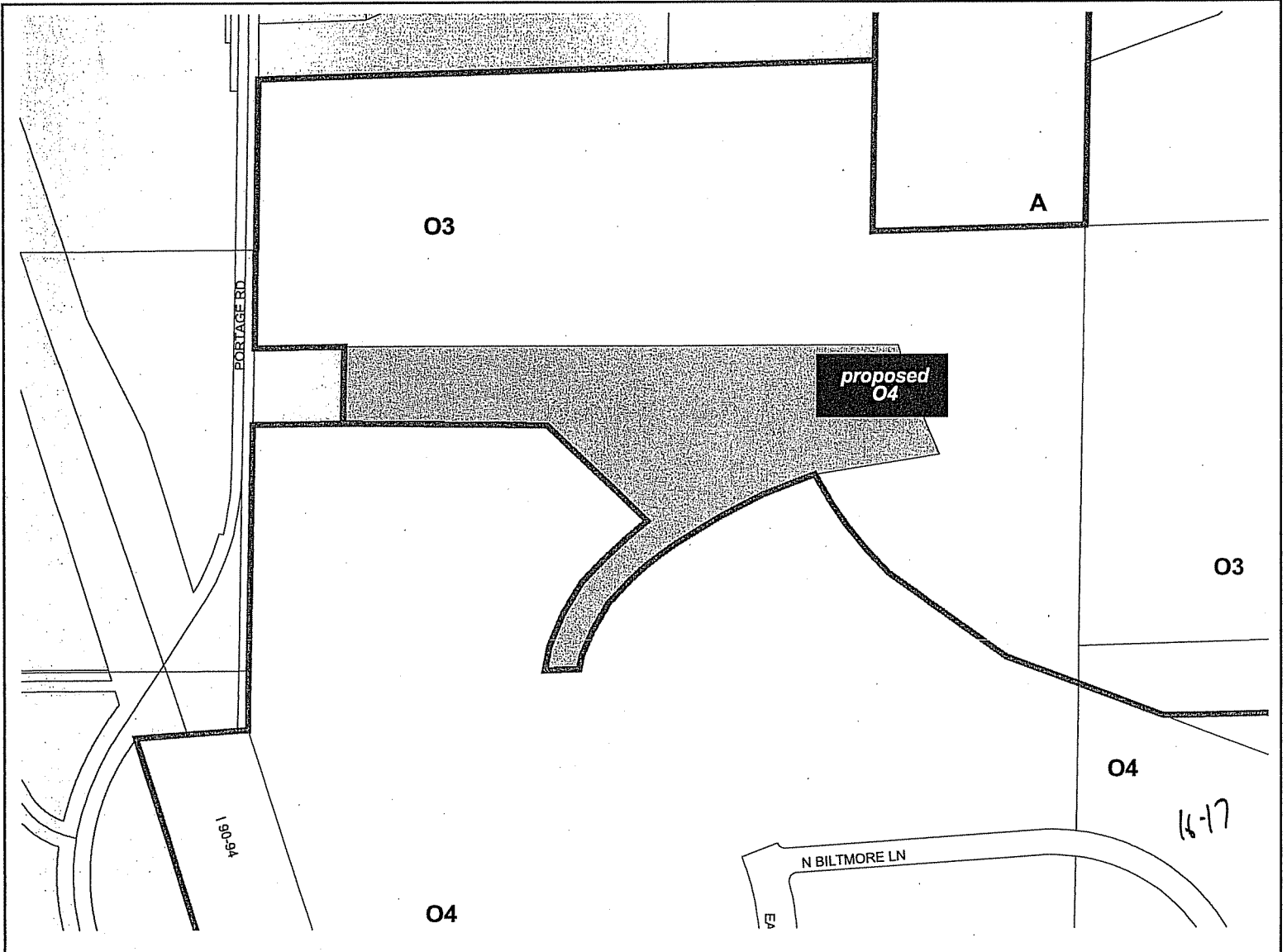
Public Hearing Dates:

Plan Commission 02 May 2005

Common Council 17 May 2005



For Questions contact: Tim Parks at 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

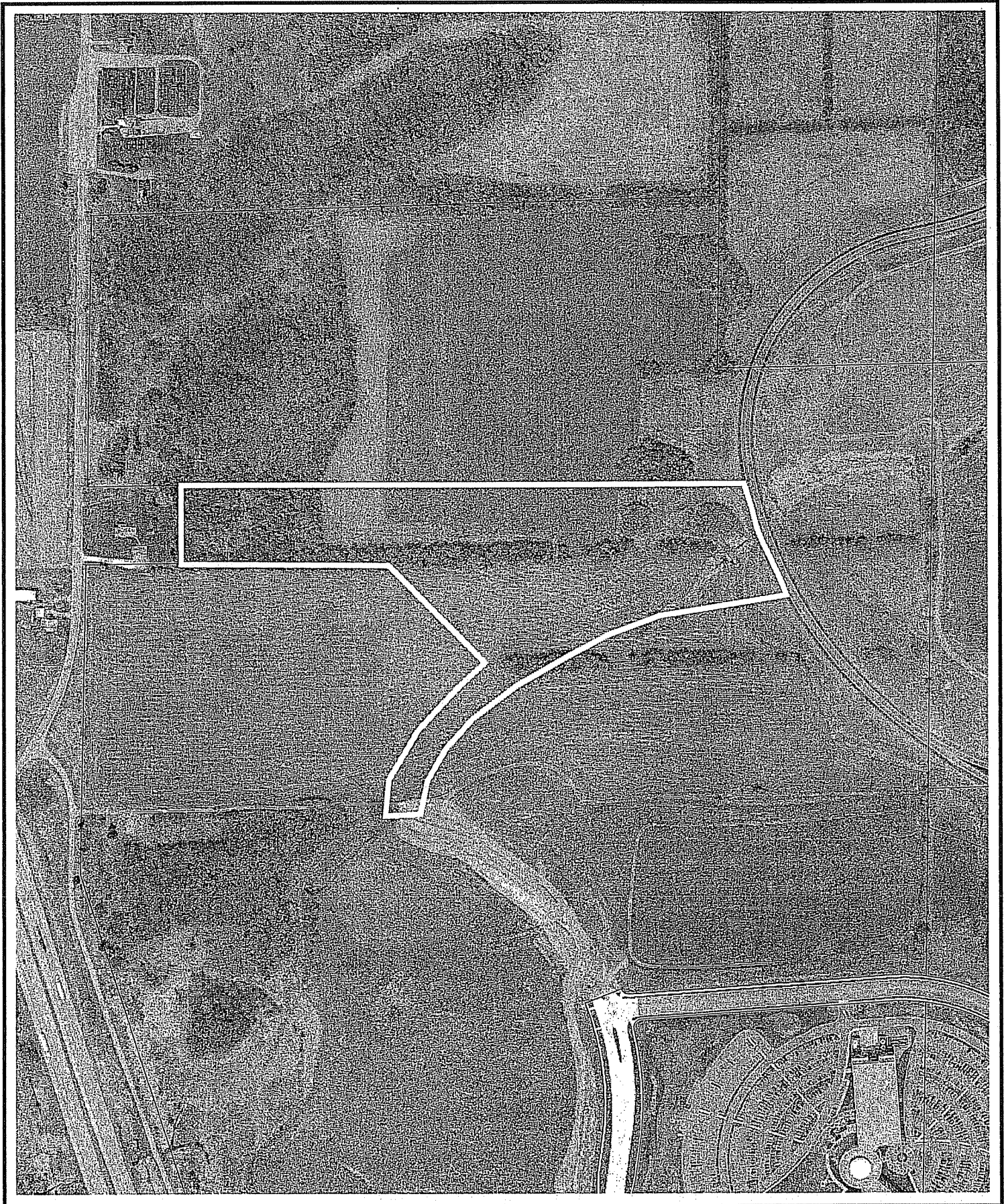


5501 Portage Road

0 100 Feet



Date of Aerial Photography - April 2003

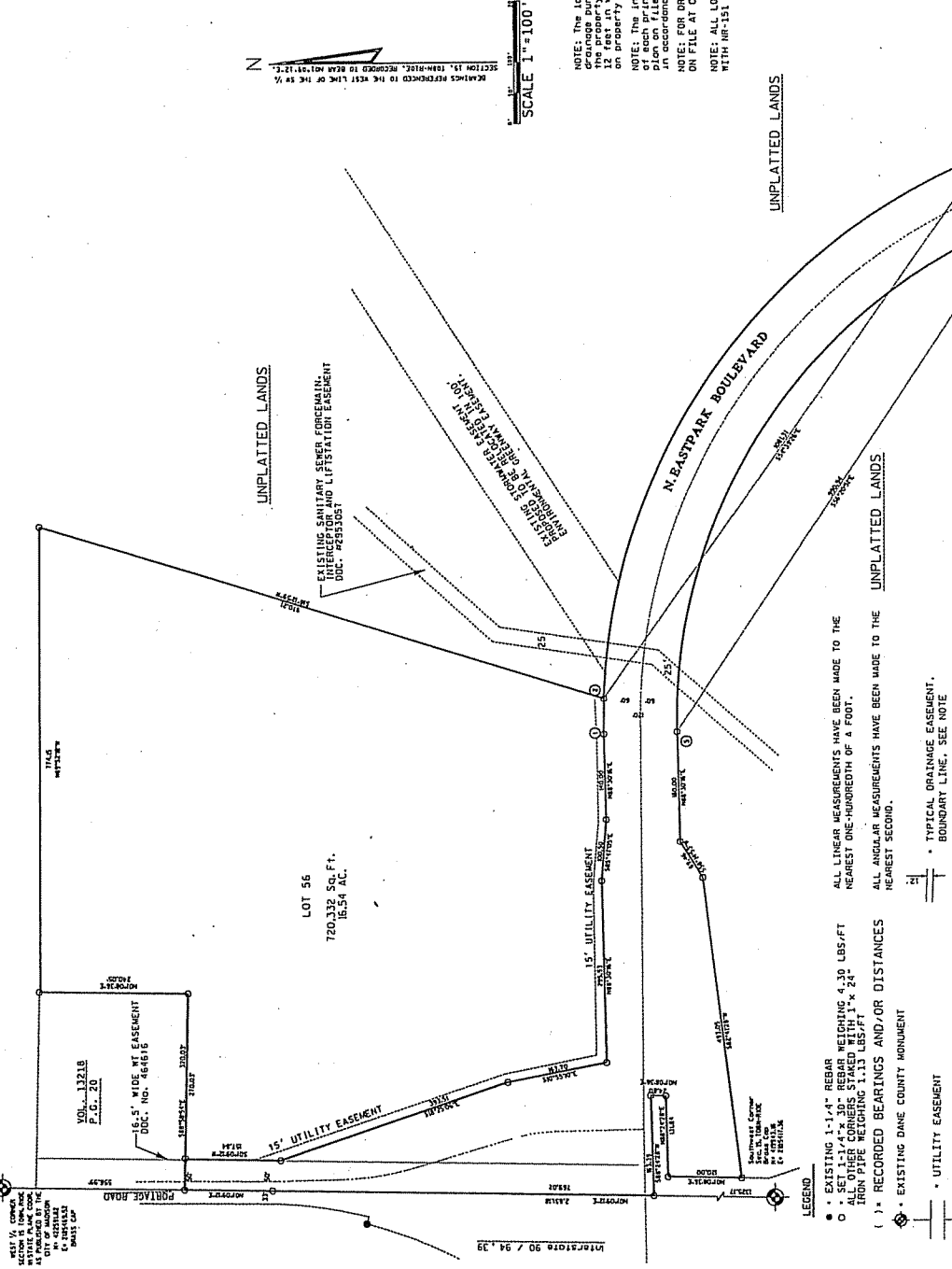


161'

THE AMERICAN CENTER PLAT HANSON ADDITION

UNPLATTED LANDS

A PART OF THE NORTHWEST 1/4, AND
A PART OF THE SOUTHWEST 1/4, AND
A PART OF THE SOUTHWEST 1/4, OF
SECTION 15, TOWN-RIDE, CITY OF MADISON, DANE COUNTY, WISCONSIN



LOT 56
720,332 Sq. Ft.
16.54 AC

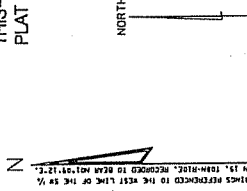
VOL. 137218
P. C. 20
16.5' WIDE UTILITY EASEMENT
DOC. NO. 264616

WEST 1/4 CORNER
SECTION 15, TOWN-RIDE, CITY OF MADISON,
DANE COUNTY, WISCONSIN
BY SURVEYOR
AUGUST 19, 1931

EXISTING SANITARY SEWER PERMEABLE
LAND LIFT STATION EASEMENT
VOL. #28553051

SECTION 15, TOWN-RIDE, CITY OF MADISON,
DANE COUNTY, WISCONSIN
REMARKS REFERRED TO THE WEST LINE OF THE SW 1/4
SECTION 15, TOWN-RIDE, RECORDED TO DEAN 101-127-C.
SCALE 1"=100'

LOCATION MAP
SECTION 15 A, SECTION 22
TOWN-RIDE, CITY OF MADISON
DANE COUNTY, WISCONSIN



THIS PLAT

NOTE: The lot within this plat is subject to a non-exclusive easement for drainage purposes and shall be a minimum of six feet in width measured from the centerline of the drainage easement. The easement shall not be required to be less than width on the perimeter of the lot. Easements shall not be required on property lines shared with greenways or public streets.

NOTE: The intro-block drainage easements shall be graded with the construction of each principle structure in accordance with the applicable engineering notes in accordance with Wisconsin General Ordinances.

NOTE: FOR DRAINAGE INFORMATION SEE THE MASTER STORMWATER DRAINAGE PLAN ON FILE AT CITY OF MADISON CITY ENGINEER'S OFFICE.

NOTE: ALL LOTS CREATED BY THIS PLAT ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH MR-151 IN REGARD TO STORM SEWER INFILTRATION AT THE TIME THEY DEVELOP.

Curve Number	Lot	Radius	Central Angle	Chord Length	Chord	Chord Length	Foreclosed	Totals
1-3	380.05	1077.46'	129.18°	186.20 15.74"	1723.10'	188.20 16.76"	5211.15 87°E	5211.15 87°E
1-2	201.56	380.05	93.22 30°	293.46 15.9°E	21.05'	188.20 16.76"	558.04 54.74°E	558.04 54.74°E
2-3	Bound.	380.05'	85.50 56°	105.50'	888.14'	388.06 54.74°E	517.05 87°E	517.05 87°E
4-5	Bound.	880.65'	107.17 46°	105.53'	230.34'	187.15 30.74"	188.20 16.76"	188.20 16.76"

- LEGEND
- EXISTING 1-1/4" REBAR
 - SET 1-1/4" x 30" REBAR NEIGHING 4.30 LBS./FT NEAREST ONE-HUNDRETH OF A FOOT.
 - ALL OTHER CORNERS STAKED WITH 1" x 24" IRON PIPE NEIGHING 1.13 LBS./FT.
 - () RECORDED BEARINGS AND/OR DISTANCES
 - EXISTING DANE COUNTY MONUMENT
 - UTILITY EASEMENT
 - TYPICAL DRAINAGE EASEMENT, INTERIOR LOT LINE, SEE NOTE
 - TYPICAL DRAINAGE EASEMENT, UNPLATTED LANDS, SEE NOTE

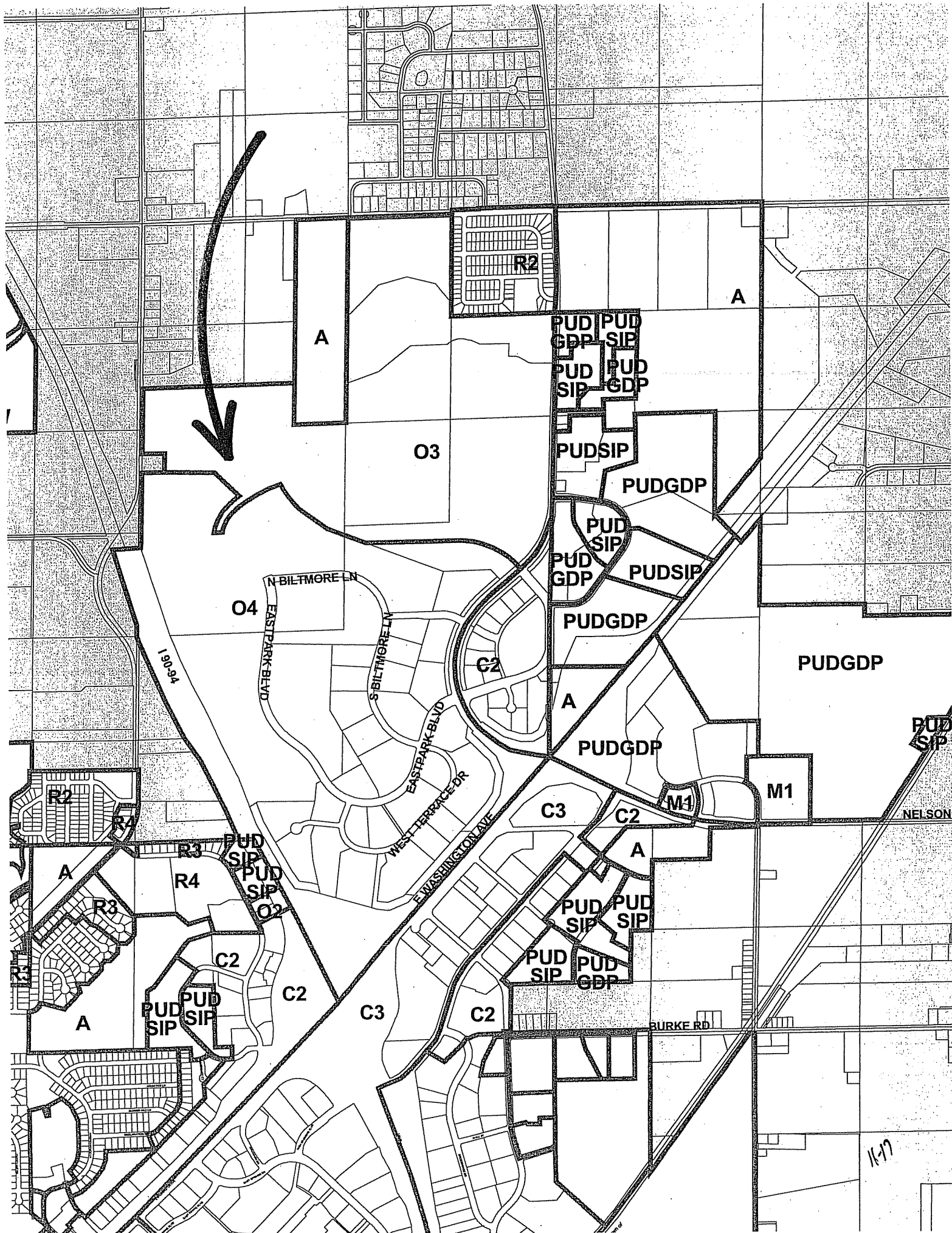
CERTIFICATE OF REGISTER OF DEEDS:
Recorded in Volume _____ of _____ County at _____ o'clock _____ P.M. on _____ of _____ 19_____.
JANE C. LUDY, DANE COUNTY REGISTER OF DEEDS

Register of Deeds
Document No. _____
Page _____

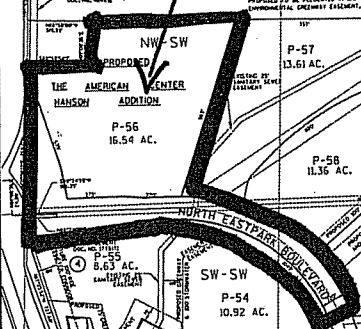
AYRES
ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
P.L.L.C.
1505 WEST WISCONSIN AVENUE
MADISON, WISCONSIN 53704

THIS INSTRUMENT DRAFTED BY NORVAY C. JOHNSON

16-17



**PROPOSED FINAL PLAT
HANSON
ADDITION**



LEGEND:
 ○ EXISTING CONTIGUOUS
 ⊕ BUILDINGS
 ⊖ SECTION CORNERS
 ⊙ EASEMENT
 ⊖ P-23 IMPROVED LOTS
 ⊖ P-23 IMPROVED LOTS
 ⊖ P-23 IMPROVED LOTS

SCALE 1"=300'

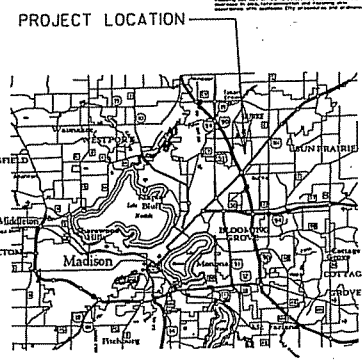
NORTH

THE S 1/2 OF THE NW 1/4 OF SECTION 14; THE SE 1/4 AND A PART OF THE SW 1/4, NW 1/4 OF SECTION 15; AND ALL OF SECTION 22; ALL LOCATED IN TBN-RIOE, CITY OF MADISON, DANE COUNTY, WISCONSIN.

AVRES ASSOCIATES
 ENGINEERS/ARCHITECTS
 SCIENTISTS/SURVEYORS
 DANA AVRES & ASSOCIATES INC.
 MADISON, WISCONSIN

**THE AMERICAN CENTER
PRELIMINARY PLAT**

NO.	DATE	REVISIONS	BY	CHKD.	APP'D.
1	03-23-81	SUBMITTED TO PLAN COMMISSION	JPL	CS	
2	10-09-81	REVISIONS FOR HANSON ROAD BRIDGE	JPL	CS	
3	04-23-81	SUBMITTED TO PLAN COMMISSION	JPL	CS	



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LAW OFFICES

MADISON OFFICE
740 Regent Street, Suite 400
P.O. Box 1507
Madison, Wisconsin 53701-1507
(608) 257-7766
Fax (608) 257-1507
www.lathropclark.com

POYNETTE OFFICE
111 N. Main Street, P.O. Box 128
Poynette, Wisconsin 53955
(608) 635-4324
Fax (608) 635-4690

LODI OFFICE
108 Lodi Street, P.O. Box 256
Lodi, Wisconsin 53555
(608) 592-3877
Fax (608) 592-5844

Donald L. Heaney
Theodore J. Long
Ronald J. Kotnik
Jerry E. McAdow
David S. Uphoff
John C. Frank
Michael J. Lawton
William L. Fahey
Michael J. Julka
Jeffrey P. Clark
Kenneth B. Axe
David E. Rohrer
Lydie Arthos Hudson
Frank C. Sutherland
Paul A. Johnson

Stephen J. Roe*
David P. Weller
Richard F. Versteegen
Shana R. Lewis
Chris A. Jenny
Joanne Harmon Curry
Colin L. Fairman
Josh C. Kopp
Todd J. Hepler

Shelley J. Safer
Of Counsel

James F. Clark
(1920-2002)

*Admitted in Virginia only

March 9, 2005

Madison City Plan Commission
c/o Department of Planning and Development
215 Martin Luther King, Jr. Blvd
Madison, WI 53703

Re: Letter of Intent – American Family Application for Rezoning

To All Plan Commission Members and Support Staff:

This letter is attached to a land use application submitted by American Family Mutual Insurance Company for rezoning of a 15.85 acre parcel from O-3 to O-4. The legal description of the parcel is attached.

Currently the parcel is vacant land. American Family Mutual Insurance Company has entered into a contract for sale of the parcel to an undisclosed purchaser. A condition of purchase by the Buyer is that the parcel be rezoned from O-3 to O-4. The Buyer is planning the development of a large multi-year, multiphase project. The development is planned to occur over an approximate five (5)-year period of time. Specifics regarding building and construction are not yet available, however the uses being planned for this development fall within the permitted and conditional uses of the O-4 zoning and the developer will make appropriate applications to the City for its desired uses in accordance with its long-term development schedule which has not been finalized. Consequently, details on utilities, building elevations, landscaping, employees, hours of operation, parking and other such details are not available at this time.

If there are any questions regarding any aspect of the rezoning application as filed or this letter of intent, they can be directed either to Mr. Richard W. Wilberg,

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Madison City Plan Commission
Page 2
March 7, 2005

Development Director of The American Center, or to Jerry E. McAdow or myself as
outside counsel for American Family Mutual Insurance Company.

Very truly yours,

LATHROP & CLARK LLP



David P. Weller

DPW:jdm
Enclosure

amerfam\252\plan commission letter 03-09-05.doc

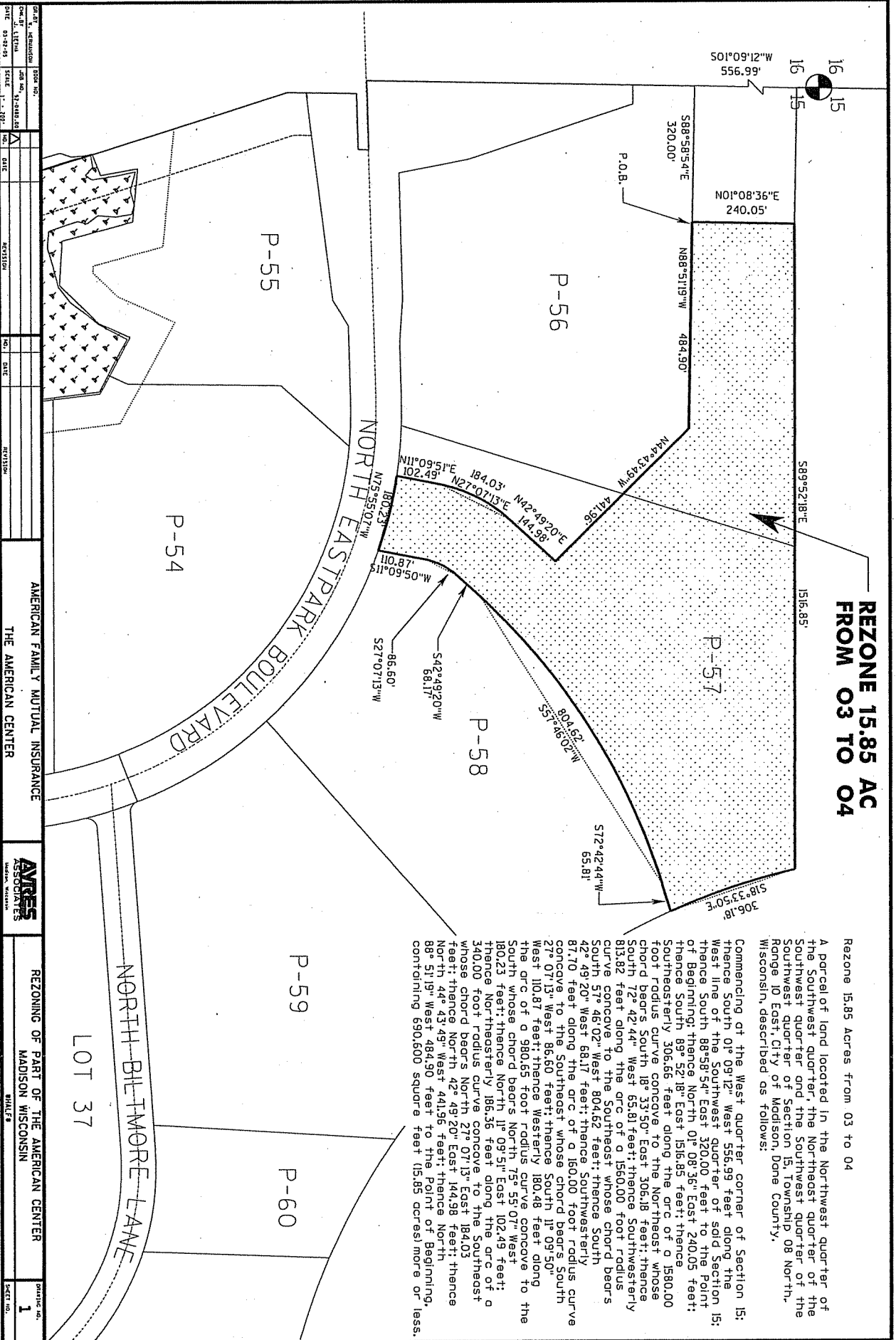
1-17

Legal Description : 5501 Portage Road

A parcel of land located in the Northwest quarter of the Southwest quarter, the Northeast quarter of Southwest quarter and the Southwest quarter of the Southwest quarter of Section 15, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin described as follows:

Commencing at the West quarter corner of Section 15; thence South 01 degree 09 minutes 12 seconds West 556.99 feet along the West line of the Southwest quarter of said Section 15; thence South 88 degrees 58 minutes 54 seconds East 320.00 feet to the Point of Beginning; thence North 01 degree 08 minutes 36 seconds East 240.05 feet; thence South 89 degrees 52 minutes 18 seconds East 1516.85 feet; thence Southeasterly 306.66 feet along the arc of a 1580.00 foot radius curve concave to the Northeast whose chord bears South 18 degree 33 minutes 50 seconds East 306.18 feet; thence South 72 degrees 42 minutes 44 seconds West 65.81 feet; thence Southwesterly 813.82 feet along the arc of a 1560.00 foot radius curve concave to the Southeast whose chord bears South 57 degrees 46 minutes 02 seconds West 804.62 feet; thence South 42 degrees 49 minutes 20 seconds West 68.17 feet; thence Southwesterly 87.70 feet along the arc of a 160.00 foot radius curve concave to the Southeast whose chord bears South 27 degrees 07 minutes 13 seconds West 86.60 feet; thence South 11 degrees 09 minutes 50 seconds West 110.87 feet; thence Westerly 180.48 feet along the arc of a 980.65 foot radius curve concave to the South whose chord bears North 75 degrees 55 minutes 07 seconds West 180.23 feet; thence North 11 degrees 09 minutes 51 seconds East 102.49 feet; thence Northeasterly 186.36 feet along the arc of a 340.00 foot radius curve concave to the Southeast whose chord bears North 27 degrees 07 minutes 13 seconds East 184.03 feet; thence North 42 degrees 49 minutes 20 seconds East 144.98 feet; thence North 44 degrees 43 minutes 49 seconds West 441.96 feet; thence North 88 degrees 51 minutes 19 seconds West 484.90 feet to the Point of Beginning, containing 690,600 square feet (15.85 acres) more or less

REZONE 15.85 AC FROM 03 TO 04



Rezone 15.85 Acres from 03 to 04

A parcel of land located in the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 15, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West quarter corner of Section 15; thence South 0° 09'12" West 556.99 feet along the West line of the Southwest quarter of said Section 15; thence South 88°58'54" East 320.00 feet to the Point of Beginning; thence North 0° 08'36" East 240.05 feet; thence South 89° 52'18" East 1516.85 feet; thence Southeasterly 306.66 feet along the arc of a 1580.00 foot radius curve concave to the Northeast whose chord bears South 18° 33'50" East 306.18 feet; thence South 72° 42'44" West 65.81 feet; thence Southwesterly 813.82 feet along the arc of a 1550.00 foot radius curve concave to the Southeast whose chord bears South 57° 46'02" West 804.62 feet; thence South 42° 49'20" West 88.17 feet; thence Southwesterly 81.70 feet along the arc of a 160.00 foot radius curve concave to the Southeast whose chord bears South 27° 07'13" West 86.60 feet; thence South 11° 09'50" West 110.87 feet; thence Westerly 180.48 feet along the arc of a 980.65 foot radius curve concave to the South whose chord bears North 75° 55'07" West 180.23 feet; thence North 0° 09'51" East 102.49 feet; thence Northwesterly 186.36 feet along the arc of a 340.00 foot radius curve concave to the Southeast whose chord bears North 27° 07'13" East 184.03 feet; thence North 42° 49'20" East 144.96 feet; thence North 44° 43'49" West 441.96 feet; thence North 88° 51'19" West 484.90 feet to the Point of Beginning, containing 690,500 square feet (15.85 acres) more or less.

DATE: 02/23/2015	SCALE: 1" = 200'	DATE:	REVISION:	DATE:	REVISION:	DATE:	REVISION:	DATE:	REVISION:
AMERICAN FAMILY MUTUAL INSURANCE THE AMERICAN CENTER									
AMRES ASSOCIATES MADISON, WISCONSIN									
REZONING OF PART OF THE AMERICAN CENTER MADISON WISCONSIN									
SHEET NO. 1									

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.
- Application effective February 18, 2005

5501 PORTAGE RD

FOR OFFICE USE ONLY:

Amt. Paid \$1650.00 *paid* 58979
 Receipt No. 59262
 Date Received 3-8-05
 Received By _____
 Parcel No. 0810-153-0099-0
 Aldermanic District 17-Santiago Rosa
 GQ ok
 Zoning District 03404
For Complete Submittal
 Application Letter of Intent
 IDUP _____ Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification _____ Waiver
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. **Project Address:** To be provided upon approval of Rezoning **Project Area in Acres:** 15.85

Project Title (if any): American Center Rezoning

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from 28.085(4) 0-3 to 28.085(5) 0-4 Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests (Specify):** _____

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

Applicant's Name: American Family Mutual Insurance Company Company: _____

Street Address: 6000 American Parkway City/State: Madison, WI Zip: 53783-0001

Telephone: (608) 242-4100 Fax: (608) 243-6541 Email: rwilberg@amfam.com
 ext. 30387

Project Contact Person: Richard W. Wilberg Company: American Family Mutual Ins. Co.

Street Address: 6000 American Parkway City/State: Madison, WI Zip: 53783-0001

Telephone: (608) 242-4100 Fax: (608) 245-8749 Email: fwilberg@amfam.com
 ext. 30387

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: See attached

Development Schedule: Commencement _____ Completion _____

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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:** \$ 1,650 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 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 Rattman Neighborhood/American Center Plan, which recommends:

Office type uses 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:

Waiver attached

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 3-7-05 | Zoning Staff Brad Murphy Date 3-8-05

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

Printed Name Richard W. Wilberg Date 3/8/2005

Signature Richard W. Wilberg Relation to Property Owner Development Director

Authorizing Signature of Property Owner _____ Date _____