



# City of Madison

## Proposed Rezoning

Location  
6322 Town Center Drive

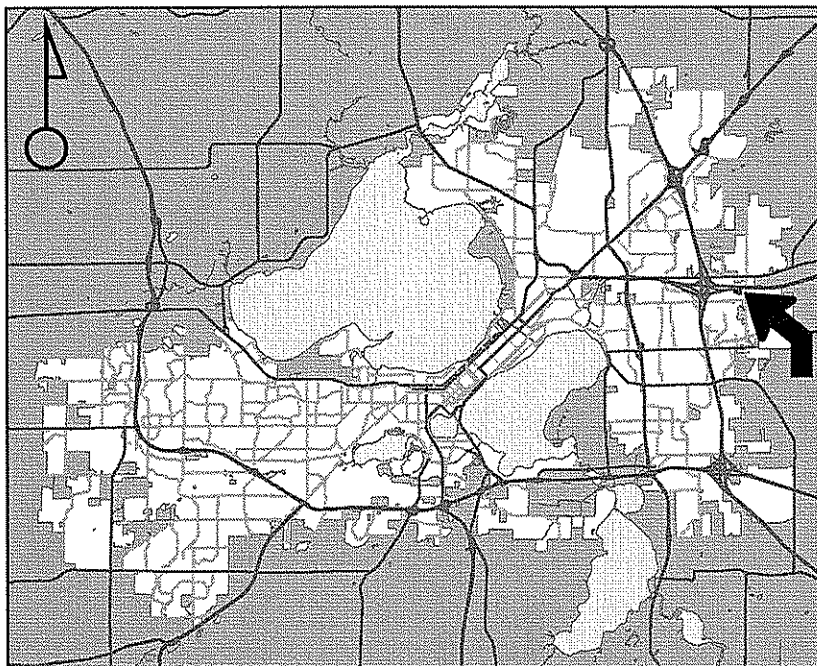
Applicant  
Fred Campbell – Metro-Tech, LLC/  
Angie Black – Michael, Best & Friedrich

From: PUD(GDP)      To: Amended  
   PUD(GDP)

Existing Use  
Vacant Land

Proposed Use  
Amend GDP for Lots 1 & 2 of MetroTech  
to Accomodate Future Fire Station

Public Hearing Date  
Plan Commission  
17 August 2009  
Common Council  
01 September 2009



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 August 2009

*RP*



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# 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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

<b>OR OFFICE USE ONLY:</b>	
Amt. Paid <u>\$ 1400.00</u>	Receipt No. <u>101331</u>
Date Received <u>6/19/09</u>	
Received By <u>JLK</u>	
Parcel No. <u>071002103027</u>	
Aldermanic District <u>3 Lauren Crane</u>	
GQ <u>zoned PUD/GDP; Eng Hold</u>	
Zoning District <u>PUD GDP</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>6/22/09</u>	

**1. Project Address:** 102 N. Sprecher Road (Application affections portion along Town Center Drive) **Project Area in Acres:** Total Project approx 37 ac.; affected by Amendment Approx. 1.5 ac

**Project Title (if):** Metrotech, Amendment to GDP to permit use as Fire Station

**2. This is an application for:** Amendment to PUD/GDP recorded as Doc. No. 3487367, as previously amended by Doc. No. 3645406

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, _____)		<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional</b>	<input type="checkbox"/> <b>Demolition</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

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

Applicant's Name: Fred Campbell, Metro-Tech LLC Company: \_\_\_\_\_  
 Street Address: 120 East Lakeside Street City/State: Madison Zip: 53715  
 Telephone: (608) 256-9097 Fax: ( ) Email: campfred@chorus.net

Project Contact Person: Fred Campbell or Angie Black Company: Michael, Best & Friedrich (Angie Black)  
 Street Address: 1 S. Pinckney St., Ste. 700 City/State: Madison Zip: 53703  
 Telephone: (608) 283-2264 Fax: (608) 283-2275 Email: ablack@michaelbest.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: See Letter of Intent—  
**Amendment to GDP to allow lot to be used for fire station by City of Madison**

Development Schedule: Commencement See Letter of Intent Completion See Letter of Intent

**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 including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1,400** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 the: Sprecher Neighborhood Plan, which recommends: \_\_\_\_\_ for this property.
- Pre -application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 

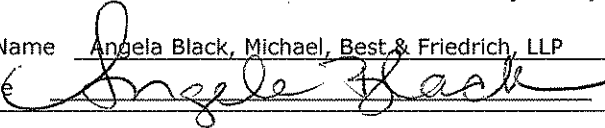
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder Cnare has waived 30-day notice requirement. We will confirm by written letter to her with a copy to City Planning.

NOTE: 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 and Planning Division staff; note staff persons and date.
 

Planning Staff: various Date: various Zoning Staff: various Date: various
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Angela Black, Michael, Best & Friedrich, LLP Date 6/18/2009  
 Signature  Relation to Property Owner Attorney/Agent  
 Authorizing Signature of Property Owner n/a Date \_\_\_\_\_



Michael Best & Friedrich LLP  
Attorneys at Law  
One South Pinckney Street  
Suite 700  
Madison, WI 53703  
P.O. Box 1806  
Madison, WI 53701-1806  
Phone 608.257.3501  
Fax 608.283.2275  
  
Angela Black  
Direct 608.283.2264  
Email ablack@michaelbest.com

**VIA HAND DELIVERY**

June 18, 2009

Kevin Firchow  
Planner, Planning Division  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Room LL-100, Municipal Building  
Madison, WI 53703-3352

Re: Amendment to Metro-Tech General Development Plan: Application, Submittals and Letter of Intent

Dear Kevin:

As we discussed, enclosed please find a revised Land Use Application form along with required submittals for an amendment to the General Development Plan for Metrotech. Please consider this letter as the Letter of Intent required by Section 5 of the Application Form. A check in the amount of \$1,400 for the required application fee was submitted with the original application submittal on June 17, 2009.

Letter of Intent:

Metro-Tech LLC has or will enter into an Offer to Purchase and Sell Real Estate with the City of Madison for a portion of the existing Lot 2 of Metrotech Plat. In conjunction with this Land Use Application, Metro-Tech will also be submitting for the City's review and approval a Certified Survey Map which divides Lots 1 and 2 of Metrotech Plat into four new lots, including creating the new lot to be conveyed to the City within a portion of the existing Lot 2 (the new lot to be conveyed to the City will be Lot 1 of the new CSM). I enclose a copy of the proposed CSM for your reference.

Lot 2 of Metrotech Plat is currently vacant. The City requires that the GDP be amended to allow the new Lot 1 of the CSM to be used as a fire station. The size and layout of the new Lot 1 of the CSM is reflected on the enclosed draft CSM and consists of 60,028 square feet (or 1.38 acres). There are not building or site development details available at this time for the proposed fire station the City will construct on the new Lot 1 of the CSM. The City will need to provide that information as part of a Specific Implementation Plan after it closes on the purchase from Metro-Tech.

Legal Description:

We have provided the current legal description for the entire Metrotech project on the enclosed second amendment to the text of the GDP, including a placeholder for the new CSM lots that

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**MICHAEL BEST**  
& FRIEDRICH LLP

Kevin Firchow  
June 18, 2009  
Page 2

will be covered by the GDP. We will provide the full legal description for the four (4) new CSM lots once the CSM has been approved by the City and recorded.

Zoning Text:

I also enclose the proposed amendment to the text of the GDP, allowing for the new Lot 1 of the CSM to be used as a fire station. Amended GDP maps are also enclosed and will be attachments to the recorded GDP amended text, to replace the maps appearing at pages 7 and 44 of the GDP.

Electronic Submittal:

Finally, as required by the application, I enclose a CD with PDF files of all application submittals.

Please do not hesitate to call me if you have any questions or need further information regarding the enclosed application materials.

Sincerely,

**MICHAEL BEST & FRIEDRICH LLP**



Angela Black

Enclosures

cc: Fred Campbell, Metro-Tech, LLC (via email, w/encl.)  
Carl Ruedebusch, Ruedebusch Development & Construction, Inc. (via email, w/encl.)  
Mike Matthews, Ruedebusch Development & Construction, Inc. (via email, w/encl.)  
William F. White, Esq. (via email, w/encl.)  
Alder Lauren Cnare (w/encl.)

Q:\CLIENT\065488\0002\B1916992.2

DOCUMENT NO.

**SECOND AMENDMENT TO  
GENERAL DEVELOPMENT  
PLAN METROTECH PLAT**

Project Name: Metrotech Plat

To whom it may concern:

The attached plan and text represent the second amendment to the General Development Plan for Metrotech Plat. The General Development Plan, prepared by Vandewalle & Associates and dated April 23, 2002, was recorded in the Office of the Register of Deeds for Dane County on May 14, 2002 as Document No. 3487367, as amended by an Alternation to an Approved & Recorded GDP, recorded February 3, 2003 as Document No. 3645406 ("GDP"). Metrotech is a mixed-use development located in the City of Madison, Wisconsin at 102 North Sprecher Road, more particularly described as:

Lots 3 through 11 and Outlot 1 of Metrotech Plat and Lots 1 through 4 of Certified Survey Map No. \_\_\_\_\_, located in the City of Madison, Dane County, State of Wisconsin and being a part if the Southeast Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of section 2, Township 7 North, Range 10 East (the "Property").

RETURN TO  
Angela Black  
Michael Best & Friedrich LLP  
PO Box 1806  
Madison, WI 53701-1806

\_\_\_\_\_  
(Parcel Identification Numbers)

**WHEREAS**, Metro-Tech, LLC, the "Owner" of the Property, has reconfigured Lots 1 and 2 of the Metrotech Plat to create Lots 1 through 4 of Certified Survey Map No. \_\_\_\_\_ ("CSM");

**WHEREAS**, Owner has agreed to convey Lot 1 of the CSM to the City of Madison for the purpose of constructing a fire station and providing an access easement to Lot 2 of the CSM, over the westerly thirty-five (35) feet of Lot 1 of the CSM.

**NOW THEREFORE**, the GDP is hereby amended as follows:

1. All provisions in the GDP pertaining to Sites 1 and 2 will apply to Lots 1 through 4 of the CSM except as amended herein. Lots 1 through 4 of the CSM will be referred to as the following sites in the GDP from and after the date of this Second Amendment:

Lot 4 of the CSM = "Site 1A"  
Lot 3 of the CSM = "Site 1B"  
Lot 2 of the CSM = "Site 2B"  
Lot 1 of the CSM = "Site 2A"

2. The following text shall be made a part of the GDP in the Zoning Text - Development Area Descriptions beginning on page 18 and continuing through the end of page 19 (recorded pages 000428 – 000430):

The Development Area Description applicable to Site 1 in the GDP will be applicable to Site 1A and Site 1B. The Lot Area of Site 1A is 91,829 square feet; the Lot Area of Site 1B is 130,214 square feet.

The Development Area Description applicable to Site 2 in the GDP will be applicable to Site 2B. The Lot Area of Site 2B is 121,639 square feet.

The Development Area Description applicable to Site 2 in the GDP will be applicable to Site 2A except that the "Description" and Permitted Uses" are amended to allow a use as a municipal fire station. The Lot Area for Site 2A is 60,028 square feet.

3. The "Approximate Lot Square Feet" and "Acres" for Sites/Lots 1 and 2 in the Land Use Tabulations Table at page 43 of the GDP (recorded page 000454) are amended to incorporate the following square footages and acres for the new Sites 1A, 1B, 2A and 2B:

Site 1A is 91,829 square feet and 2.11 acres  
Site 1B is 130,214 square feet and 2.99 acres  
Site 2A is 60,028 square feet and 1.38 acres  
Site 2B is 121,639 square feet and 2.79 acres

The "Estimated Building Square Feet", "Maximum Floor", "Maximum Potential Square Feet" and "Maximum FAR" for Sites 1A, 1B, 2A and 2B have yet to be determined but will be calculated based on the principles set forth in the GDP and shall be subject to approval as part of the specific implementation plans which must be submitted as each Site is developed.

**[We can work on above calculations to be included amended Tabulations Table if we need to insert updated table here]**

4. The General Development Plan Site Plan map appearing at page 7 (recorded page 00418) of the GDP is replaced with the new Site Plan map attached hereto at Exhibit A.

[Signatures Appear on Following Page]



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**Metro-Tech LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

Authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 2009

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Angela Black, Michael Best & Friedrich LLP

P.O. Box 1806, Madison, WI 53701-1806

(Signatures may be authenticated or acknowledged. Both are not necessary.)

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 )  
 ss. )  
 \_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009, the above named

\_\_\_\_\_, \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

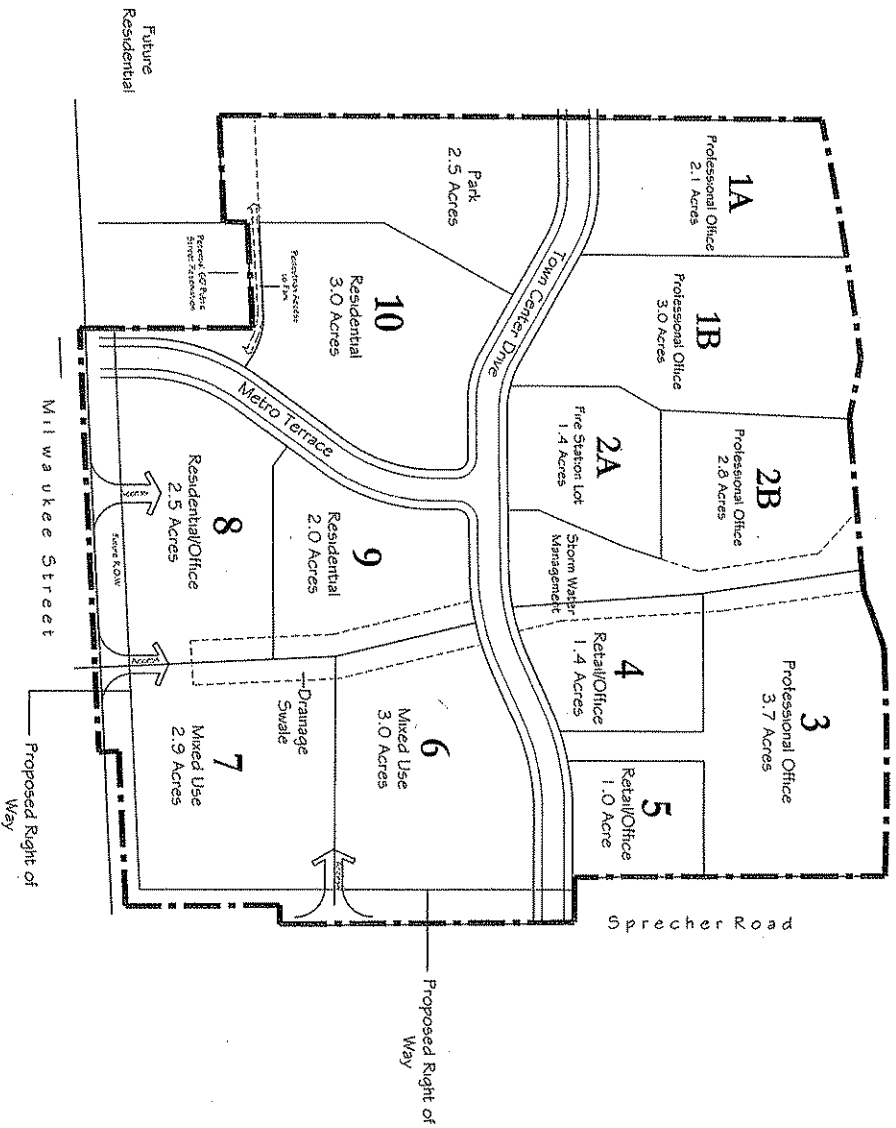
Print Name: \_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 20\_\_\_\_.)

Q:\CLIENT\065488\0002\B1916917.2

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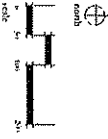
# SITE PLAN

Interstate 94



## HOPPMAN PROPERTY General Development Plan Madison, Wisconsin

Revised:  
December 10, 2001  
June 19, 2009

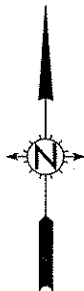


VANDEWALLE &  
ASSOCIATES INC.  
© 2009

# DRAFT

## CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 AND 2, METROTECH, AS RECORDED IN VOLUME 58-012A OF PLATS, ON PAGES 64 AND 65, AS DOCUMENT NUMBER 3642489, DANE COUNTY REGISTRY AND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 2 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 83(91) BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 2, ASSUMED TO BEAR S 00°21'18" E

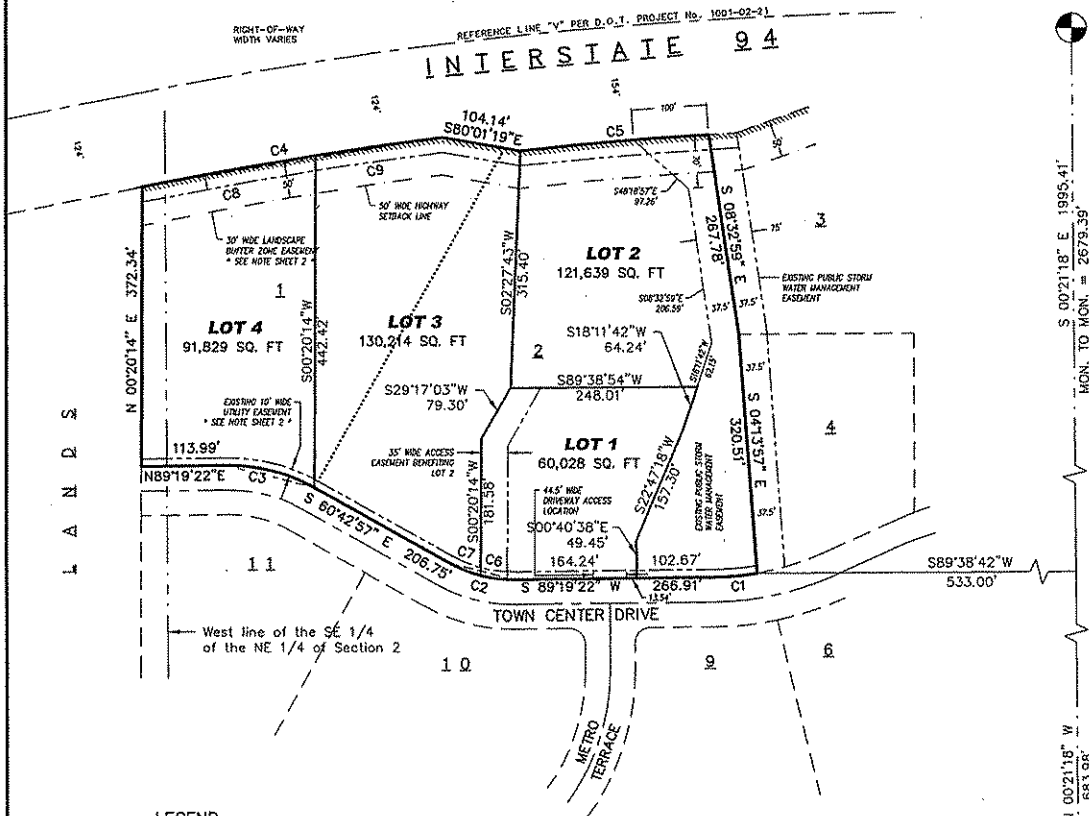
0 100 200 400 600



SCALE: ONE INCH = TWO HUNDRED FEET

TOTAL PLATTED AREA = 403,710 SQ. FT.  
(9.2679 ACRES)

FOUND CONCRETE MONUMENT WITH BRASS CAP MARKING THE NE CORNER OF SECTION 2, T 7 N, R 10 E, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 404,274.03 E 2,195,849.74 AS PUBLISHED BY THE CITY OF MADISON.



### LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" X 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NO VEHICULAR ACCESS ALLOWED

FOUND ALUMINUM MONUMENT MARKING THE E 1/4 CORNER OF SECTION 2, T 7 N, R 10 E, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 401,594.85 E 2,195,866.52 AS PUBLISHED BY THE CITY OF MADISON.

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
Metro-Tech, LLC  
120 East Lakeside St.  
Madison, WI, 53715

**SURVEYED BY:**  
Calkins Engineering, LLC  
5010 Vages Road  
Madison, WI 53718  
(608) 838-0444

www.calkinsengineering.com

**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors

Plot View: SHEET1  
Drawing Name: F:\PROJECTS\W\MET10\Draw\Survey\CSM\MET10-csm.dwg

FN: MET10  
DATE: 06-17-09

REVISIONS:  
06-23-09

SHEET  
1 OF 4

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