



City of Madison

Proposed Plat

Plat Name
**The American Center Plat
Eastpark First Addition**

Location
4901 Eastpark Boulevard

Applicant
**Richard Wilberg - American Family/
John Favorite - Ayres Associates**

Revised Preliminary Final

Proposed Use
1 Retail/Office Lot and 2 Outlots

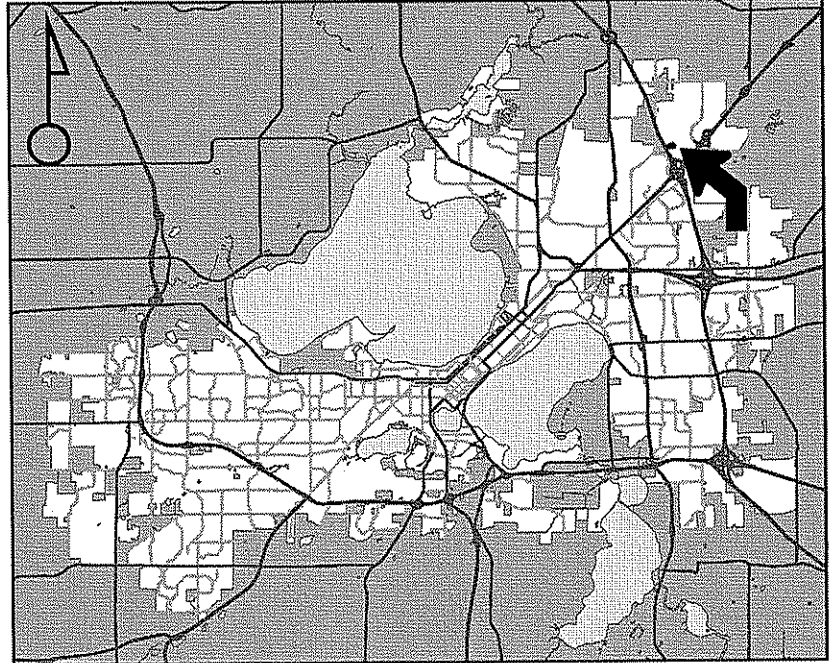
Public Hearing Date

Plan Commission

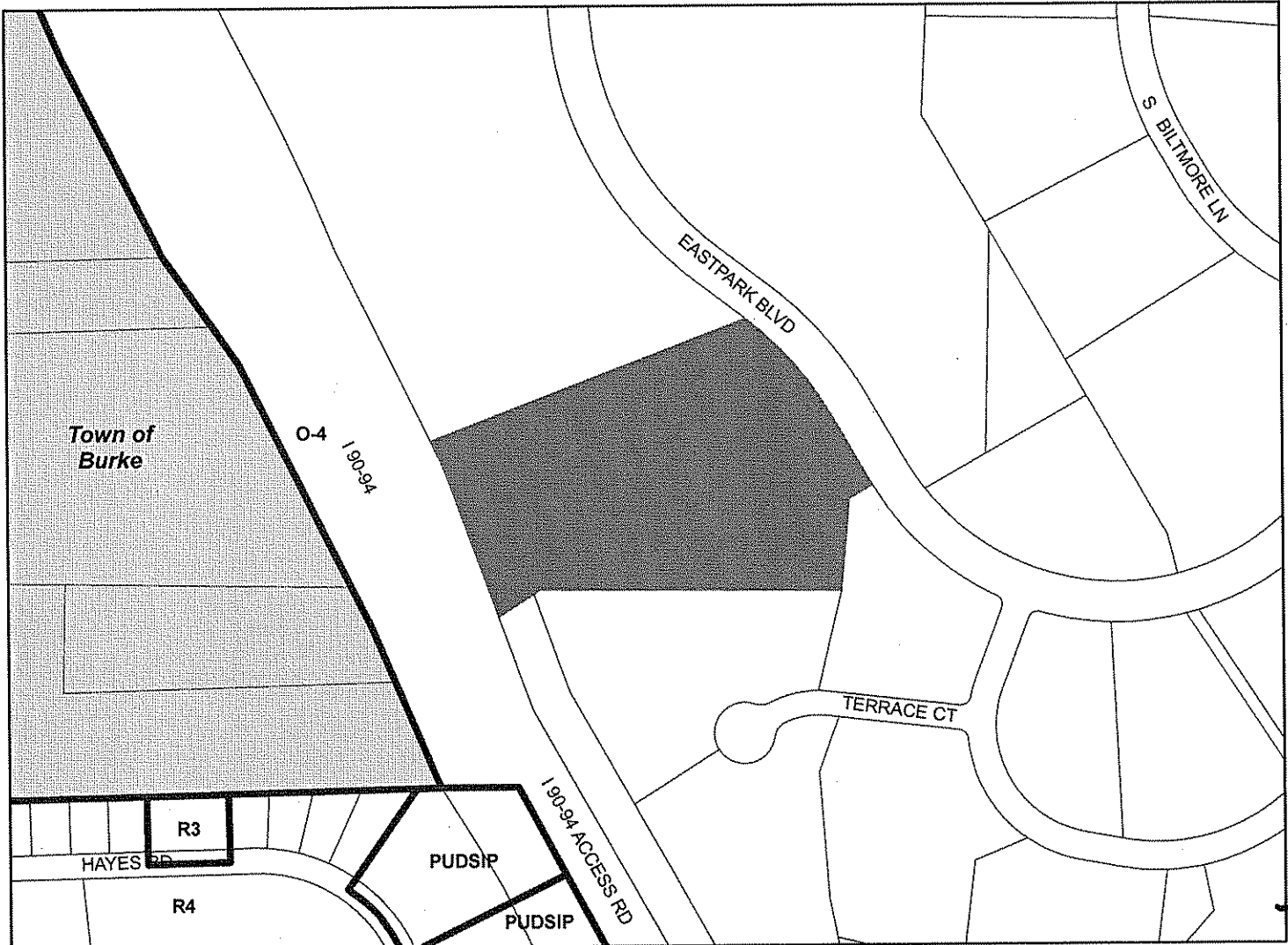
06 April 2009

Common Council

21 April 2009



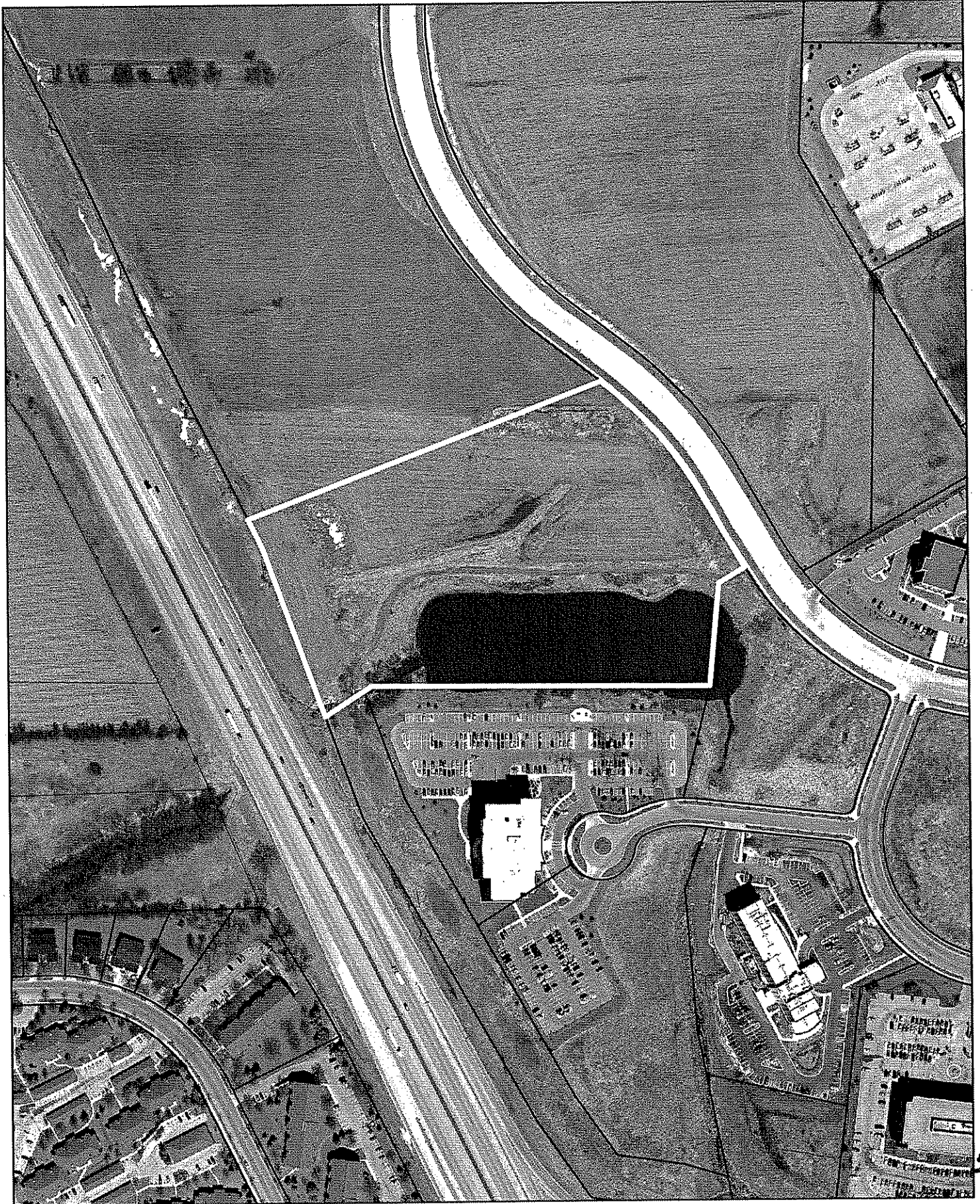
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 31 March 2009

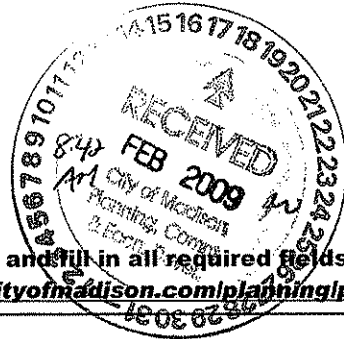
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**SUBDIVISION APPLICATION
Madison Plan Commission**

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739



**** Please read both 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

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: The American Center Plat Eastpark First Addition

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: American Family Mutual Insurance Representative, if any: Richard Wilberg
Street Address: 6000 American Parkway City/State: Madison / Wisconsin Zip: 53783
Telephone: (608) 242-4100 Fax: () Email: rwilberg@amfam.com

Firm Preparing Survey: Ayres Associates Contact: John Favorite
Street Address: 1802 Pankratz Street City/State: Madison / Wisconsin Zip: 53704
Telephone: (608) 443-1235 Fax: (608) 443-1250 Email: favoritej@AyresAssociates.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: A Part of 4901 Eastpark Boulevard in the City or Town of: City of Madison
Tax Parcel Number(s): 0810-222-0099-3 School District: DeForest
Existing Zoning District(s): 04 Development Schedule: 6-1-10
Proposed Zoning District(s) (if any): _____ Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	Lot 39	1	7.0
Industrial			
Outlots Dedicated to City		1	3.245
Homeowner Assoc. Outlots			
Other (state use)	O.L. 13	1	0.89
TOTAL			

Describe the use of the lots and outlots on the survey
Office Building
Stormwater
Stormwater, Greenspace, Perimeter Corr.

OVER →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.

Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

For Residential Preliminary Plats ONLY: If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.

For Surveys Creating Residential Lots: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.

For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

Completed application and required Fee (from Section 1b on front): \$ 305 Make all checks payable to "City Treasurer."

Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM 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 unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

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

Applicant's Printed Name ARTHUR D. BAKER, P.E. Signature *Arthur D. Baker*
 Date 2/17/09 Interest In Property On This Date PREPARER / CONSULTANT

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 22, TOWN-RIDE CITY OF MADISON, DANE COUNTY, WISCONSIN
SECTION 22, TOWN-RIDE CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:
ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND.
PARCEL IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS RECORDED
IN DOCUMENT NO. S. 237920 AND 2399771.
PARCEL IS SUBJECT TO AVIATION EASEMENT RECORDED AS DOCUMENT NO. 2485666.
THE LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR
GRADUATE PURPOSES AND SHALL BE A MINIMUM OF 12 FEET IN WIDTH FOR THE EXTERIOR
LINES OF THE PLAT.
THE INTERIOR DISTANCE BETWEEN CURVES SHALL BE GAUGED WITH THE CONSTRUCTION
OF THE CURVES IN ACCORDANCE WITH THE APPROVED STORM-WATER DRAINAGE
PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED
IN ACCORDANCE WITH MADISON GENERAL ORDINANCES.
FOR GRADUATE INFORMATION SEE THE MASTER STORMWATER DRAINAGE PLAN
ON FILE AT CITY OF MADISON CITY ENGINEER'S OFFICE.

ALL LOTS CREATED BY THIS PLAT ARE INDIVIDUALLY RESPONSIBLE FOR COMPLYING
WITH ALL CITY ORDINANCES IN CONNECTION WITH THE TIME THEY DEVELOP.
PRIOR TO SITE DEVELOPMENT APPROVAL, AND AS PART OF THE MASTER PLAN FOR
STORMWATER MANAGEMENT, APPLICANT SHALL PROVIDE EVIDENCE THAT THE LOT SHALL
NOT FLOOD/OVERFLOW DURING A 100 YEAR RAIN EVENT.
EASTPARK BOULEVARD AS PART OF THIS PLAT IS DEDICATED TO THE PUBLIC.
OUTLOT 13 IS A PORTION OF A PERMETER CORRIDOR.

CENTERLINE BIKE/PEDESTRIAN EASEMENT CURVE DATA

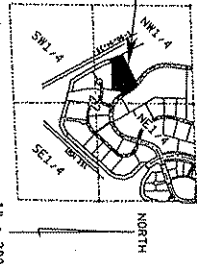
Course	Radius	Central Angle	Arc Length	Chord	Chord Length	Tangent
A	20.00	89°13'48"	24.17'	198°18'54"	22.72'	559°04'14" W, 50.79'
B	20.00	18°18'00"	33.42'	110°51'00" W	32.80'	165°42'00" W, 7.38'
C	50.00	45°25'05"	35.63'	56°11'27" W	38.61'	59°06'00" W, 595.68'
D	50.00	34°38'12"	30.20'	59°18'49" W	29.74'	54°13'45" W, 69.02'
E	50.00	39°04'43"	29.12'	52°10'35" W	29.29'	50°48'13" W, 33.25'
F	50.00	39°04'43"	29.12'	52°10'35" W	29.29'	544°02'26" W, 68.84'

UNPLATTED LANDS

UNPLATTED LANDS

- LEGEND
- EXISTING 1-1/4" REBAR
 - 3/4" x 30" SCHED. ROUND, IRON STAKE
 - () RECORDED BEARINGS AND/OR DISTANCES
 - ⊙ EXISTING DANE COUNTY MONUMENT
 - ⊙ SET 1/4" x 18" SOLID ROUND, IRON STAKE
 - ⊙ MONUMENT 1.50 LBS./LIN. FT.

SCALE 1"=100'



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

EASTPARK BOULEVARD CURVE DATA

Course	Radius	Central Angle	Arc Length	Chord	Chord Length	Tangent
1-2	800.00	22°18'44"	311.54'	542°06'08" E	309.51'	533°14'30" E
3-4	900.00	22°18'44"	350.48'	542°06'08" E	348.21'	533°14'30" E

WEST 1/4 CORNER
SECTION 22, TOWN-RIDE CITY OF MADISON
W STATE PLANE COORDINATE
AS DETERMINED BY THE
CITY OF MADISON
N 47°28'15"
E 238°28'15"
TO BRASS CURVED MONUMENT

THE AMERICAN CENTER PLAT
TERRACE FIFTH ADDITION

This instrument is subject to the provisions of Chapter 201, Stats., and Chapter 201.02(1) and (2), Wis. Stats., as provided by s. 201.12, Wis. Stats.

Department of Administration



Office of the Registrar of Deeds
County, Wisconsin

Recorded at Record _____ of _____
at _____ o'clock _____ of _____
Register of Deeds _____



AYP&S
ENGINEERING, INC.
1000 W. MOUNTAIN VIEW
MADISON, WI 53706

THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 10 EAST, CITY OF MADISON, WISCONSIN

SURVEYOR'S CERTIFICATE

I, John C. Favorite, Registered Wisconsin Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 235 of the Wisconsin Statutes and the Seaward Registration Regulations of the City of Madison, I have surveyed, divided and mapped the American Center Eastpark First Addition, located in the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 06 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West one quarter corner of Section 22; thence N89°21'31"E 1549.36 feet along the south line of the Northwest quarter of Section 22 to the west line of Quarter 11, the American Center Plat Terrace Fifth Addition; thence continuing along said west line N29°38'53"W 210.16 feet, N28°15'24"W 280.14 feet to the westerly corner of Quarter 11, the American Center Plat Fifth Addition, the point of beginning;

Thence continuing N20°16'34"W 313.42 feet; thence N25°35'45"W 20.34 feet; thence N53°39'07"E 825.94 feet; thence N55°45'30"E 180.00 feet being the point of curvature of a 900 foot radius curve concave to the southeast; thence S50°48'48" west along the arc of said curve having a central angle of 22°18'44" and a chord bearing S42°05'08"E 148.27 feet; thence S10°55'45"E 208.15 feet; thence S59°04'14"W 150.00 feet to the northerly corner of a 28 foot wide strip of land; thence S89°04'14"W 150.00 feet to the American Center Plat Terrace Fifth Addition; thence continuing along said Plat Fifth Addition S04°58'53"W 285.30 feet; thence S91°00'00"W 1284.57 feet; thence S89°04'14"W 151.11 feet to the Point of Beginning, containing 538,258 square feet (12,313 acres or 1445.5 acres).

That I have made this survey, land division and plat in the direction of American Family Mutual Insurance Company, owner of said lands.

That such plot is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

John C. Favorite, S-1880 Dated this _____ day of _____, 2009

CORPORATE OWNERS CERTIFICATE

American Family Mutual Insurance Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, do hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

American Family Mutual Insurance Company, does further certify that this plat is required by S. 235.10 or S. 235.12 to be submitted to the following for approval or objection:

- Department of Administration
 - Common Council, City of Madison
 - Dane County Zoning and Natural Resources Committee
 - Department of Transportation
- IN WITNESS WHEREOF, the said American Family Mutual Insurance Company, has caused these presents to be signed by Daniel S. Koppstein, Vice President, Business and Corporate Services and Richard Wildberg, Real Estate Director, American Center, and its corporate seal to be hereunto affixed on this _____ day of _____, 2009.

Amnette S. Koppstein
Vice President, Business and Corporate Services

Chartersigned

Richard Wildberg
Real Estate Construction and Koves Director, The American Center

State of Wisconsin 1 ISS

County of Dane 1

Personally came before me this _____ day of _____, 2009, the above named Amnette S. Koppstein and Richard Wildberg, to be known to be the persons who executed the foregoing instrument and conveyed the same to the State of Wisconsin, by Commission _____.

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION, located in the Southeast 1/4 of the Northwest 1/4 of Section 22, T8N, R10E, City of Madison was hereby approved by Resolution number _____, File L.D. number _____, adopted on the _____ day of _____, 2009 and said resolution, File L.D. number _____, for acceptance of those lands delineated and rights conveyed by said Plat to City of Madison for public use.

Dated: _____ By: _____
Narberth Mizsel-Behn, City Clerk, City of Madison

CERTIFICATE OF THE COUNTY TREASURER

I, David Horzdo, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 2009, affecting the lands included in the plat of THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION.

David Horzdo, Dane County Treasurer

CERTIFICATE OF CITY TREASURER

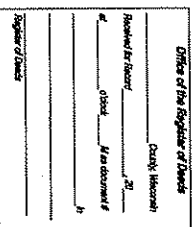
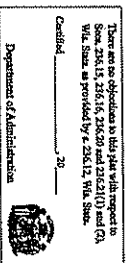
I, Dave Gamble, being duly appointed, qualified and acting Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2009, on any of the lands included in the plat of THE AMERICAN CENTER PLAT EASTPARK FIRST ADDITION.

Dave Gamble, City Treasurer

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated: _____ By: Mark Olinger, Secretary, Plan Commission.



THE AMERICAN CENTER PLAT FASTPARK FIRST ADDITION

Commencing at the west quarter corner of Section 22; thence N88°21'31"E 1649.36 feet along the south line of the Northwest quarter of Section 22 to the west line of Lot 29, The American Center Plat Terrace Fifth Addition; thence N29°38'33"W 210.76 feet; thence continuing along said west line N20°16'34"W 240.14 feet to the westerly corner of Outlot 11 The American Center Plat Fifth Addition, the point of beginning:

Thence continuing N20°16'34"W 373.42 feet; thence N26°35'45"W 20.34 feet; thence N63°39'07"E 825.94 feet; thence N36°45'30"E 100.00 feet being the point of curvature of a 900 foot radius curve concave to the southeast; thence 350.48 feet along the arc of said curve having a central angle of 14°21'18" and a chord bearing N20°16'34"W 348.27 feet; thence S30°55'46"E 208.15 feet; thence S59°04'14"W 166.28 feet to the northerly corner of Lot 30 The American Center Plat Terrace Fifth Addition; thence continuing along said plat boundary S04°58'53"W 266.90 feet; thence S90°00'00"W 738.05 feet; thence S56°42'47"W 121.41 feet to the Point of Beginning, containing 538.958 square feet (12.373 acres) more or less.