



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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 complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: _____	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: High Crossing Development  
Project Title (if any): High Crossing Development Master Planning Update

2. This is an application for (Check all that apply to this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: Update to an existing master plan

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

Applicant Name: Kirk Keller Company: Plunkett Raysich Architects, LLP  
 Street Address: 2310 Crossroads Dr., #2000 City/State: Madison, WI Zip: 53718  
 Telephone: (608-478-4013 Fax: ( ) Email: kkeller@prarch.com

Project Contact Person: Kirk Keller Company: Plunkett Raysich Architects, LLP  
 Street Address: 2310 Crossroads Dr., #2000 City/State: Madison, WI Zip: 53718  
 Telephone: (608-478-4013 Fax: ( ) Email: kkeller@prarch.com


Project Owner (if not applicant): Investors Associated LLP  
 Street Address: 810 Cardinal Lane, Suite 100 City/State: Hartland, WI Zip: 53029  
 Telephone: (414-491-4136 Fax: ( ) Email: mschutte@investorsassociatedllp.com

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 06 July 2016  
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Kirk Keller Relationship to Property Architect/Planner

Authorized Signature  Date 13 July 2016







CORPORATE OWNER'S CERTIFICATE

High Crossing Development Corp. the General Partner of High Crossing Limited Partnership is a corporation duly organized and existing under and by virtue of the laws of the State of Delaware as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

High Crossing Development Corp. does further certify that this plat is required by S. 236.10 or S. 236.12 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

As owner, I hereby restrict all lots and blocks so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of Interstate Highway 39/90/94, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Wisconsin Statutes and shall be enforceable by the department or its assigns.

IN WITNESS WHEREOF, the said High Crossing Development Corp. has caused these presents to be signed by Terrence R. Wall, its President and Secretary at Madison, Wisconsin and its corporate seal to be hereunto affixed on this 28th day of June, 1999.

HIGH CROSSING DEVELOPMENT CORP. General Partner of High Crossing Limited Partnership

Signature of Terrence R. Wall, President and Secretary

STATE OF WISCONSIN) SS DANE COUNTY) SS

Personally came before me this 23rd day of June, 1999, Terrence R. Wall, President and Secretary of the above named corporation to me known to be the person who executed the foregoing instrument and to me known to be such President and Secretary of said corporation, and acknowledged that he executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Signature of Notary Public, Brenda J. Judd

CONSENT OF CORPORATE MORTGAGEE

My commission expires 12-30-2001 AnchorBank, SSB, a Wisconsin corporation and their successors and/or assigns, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of High Crossing Development Corp. the General Partner of High Crossing Limited Partnership, owner.

IN WITNESS WHEREOF, the said AnchorBank, SSB, has caused these presents to be signed by Lori J. Kraak, Assistant Vice President and countersigned by \_\_\_\_\_ at Madison, Wisconsin and its corporate seal to be hereunto affixed this 23rd day of June, 1999.

ANCHORBANK, SSB

Signature of Lori J. Kraak, Assistant Vice President

STATE OF WISCONSIN) SS DANE COUNTY) SS

Personally came before me this 23 day of June, 1999, Lori J. Kraak, Asst. Vice President and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Signature of Notary Public, Brock

CONSENT OF CORPORATE MORTGAGEE

My commission expires 4-28-02 The Park Bank, a Wisconsin corporation, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of High Crossing Development Corp. the General Partner of High Crossing Limited Partnership, owner.

IN WITNESS WHEREOF, the said The Park Bank, has caused these presents to be signed by Jody S. Becker, its Vice President and countersigned by \_\_\_\_\_ at Madison, Wisconsin and its corporate seal to be hereunto affixed this 24th day of June, 1999.

THE PARK BANK

Signature of Jody S. Becker

STATE OF WISCONSIN) SS DANE COUNTY) SS

Personally came before me this 24th day of June, 1999, Jody S. Becker and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Signature of Notary Public, Brenda J. Judd

My commission expires Dec. 30, 2001

HIGH CROSSING FIFTH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 26 THE SE 1/4 & SW 1/4 OF THE NE 1/4, AND THE NE 1/4 & NW 1/4 OF THE SE 1/4 OF SECTION 27 AND ALL OF LOTS 39 AND 40 OF HIGH CROSSING SECOND ADDITION, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7595 ALL IN T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

RONALD E. WILLIAMSON REGISTERED LAND SURVEYOR S-1264

SURVEYOR'S CERTIFICATE

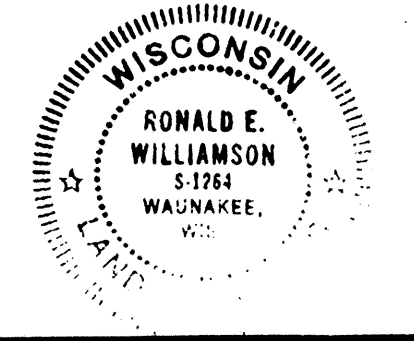
I, Ronald E. Williamson, Registered Land Surveyor S-1264 hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of the owner listed below I have surveyed, divided and mapped HIGH CROSSING FIFTH ADDITION, that such plat correctly represents all exterior boundaries, and the subdivision of the land surveyed, and that this land is located in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 26, the SE 1/4 and SW 1/4 of the NE 1/4 and the NE 1/4 and NW 1/4 of the SE 1/4 of Section 27 and all of Lots 39 and 40 of High Crossing Second Addition and all of Lot 2 of Certified Survey Map No. 7595, all in T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the northwest corner of said Section 26; thence N 89°10'09" E, 100.01 feet; thence S 0°08'51" E, 1475.36 feet to the point of beginning.

thence continue S 0°08'51" E, 412.64 feet; thence S 48°13'33" E, 808.43 feet; thence along the arc of a curve concave northerly having a radius of 2814.93 feet and a long chord bearing S 47°04'17" W, a distance of 519.59 feet; thence S 52°22'01" W, 1707.79 feet; thence N 15°17'16" W, 1244.40 feet; thence N 6°45'25" W, 202.24 feet; thence N 15°17'16" W, 186.37 feet; thence N 7°53'54" W, 219.90 feet; thence N 74°42'44" E, 499.72 feet; thence N 15°17'16" W, 202.05 feet; thence N 74°42'44" E, 316.25 feet; thence N 15°17'16" W, 310.50 feet; thence N 74°42'44" E, 291.24 feet; thence along the arc of a curve concave southwesterly having a radius of 25.00 feet and a long chord bearing S 57°26'55" E, a distance of 37.06 feet; thence along the arc of a curve concave easterly having a radius of 1530.00 feet and a long chord bearing S 13°14'23" E a distance of 193.74 feet; thence S 16°52'12" E, 223.02 feet; thence N 73°07'48" E, 80.00 feet; thence along the arc of a curve concave southeasterly having a radius of 25.00 feet and a long chord bearing N 28°07'48" E, 35.36 feet; thence N 73°07'48" E, 338.49 feet; thence along the arc of a curve concave northwesterly having a radius of 283.00 feet and a long chord bearing N 65°19'37" E, a distance of 76.85 feet to the point of beginning.

Date: June 25, 1999

Signature of Ronald E. Williamson, Registered Land Surveyor S-1264



CONSENT OF CORPORATE MORTGAGEE

Demco, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plat, and does hereby consent to the above certificate of High Crossing Development Corp. the General Partner of High Crossing Limited Partnership, owner.

IN WITNESS WHEREOF, the said Demco, Inc., has caused these presents to be signed by Edward D. Muir, its President and countersigned by \_\_\_\_\_ at Madison, Wisconsin and its corporate seal to be hereunto affixed this 23 day of June, 1999.

DEMCO, INC.

Signature of Edward D. Muir, President

STATE OF WISCONSIN) SS DANE COUNTY) SS

Personally came before me this 23 day of June, 1999, Edward D. Muir, President and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Signature of Notary Public, Bruce M. Powell

My commission expires June 18, 2000

Seal

My commission expires June 18, 2000

COMMON COUNCIL RESOLUTION:

Resolved that this plat known as HIGH CROSSING FIFTH ADDITION located in the City of Madison, was hereby approved by Resolution number 56443, I.D. Number 26002, adopted on this 3 day of August, 1999, and further resolve that the conditions of said approval were fulfilled on August 10, 1999, and that said resolution further provided for the acceptance of those lands and rights dedicated by said HIGH CROSSING FIFTH ADDITION to the City for public use.

Signature of Ray Fisher, City Clerk

CERTIFICATE OF CITY TREASURER

I, Ray Fisher, being the duly appointed qualified and acting City Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 10th day of August, 1999, on any of the land included in the plat of HIGH CROSSING FIFTH ADDITION.

Signature of Ray Fisher, City Treasurer

Table with 8 columns: CURVE, ARC, DELTA, RADIUS, CHORD LENGTH, CHORD BEARING, TAN LENGTH, TAN BEARING. Contains 32 rows of curve data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 2 rows of line data.

CERTIFICATE OF COUNTY TREASURER

I, James H. Amundson, being the duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 29th day of June, 1999, on any of the land included in the plat of HIGH CROSSING FIFTH ADDITION.

Signature of James H. Amundson, County Treasurer

Received for recording this 10th day of AUGUST, 1999, at 3:25 o'clock P.M. and recorded in Volume 57-130 B of Plats on pages 521 and 522.

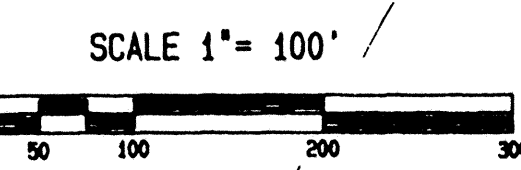
Signature of Jane Licht, Register of Deeds



# HIGH CROSSING FIFTH ADDITION

LOCATED IN THE SW 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 26 THE SE 1/4 & SW 1/4 OF THE NE 1/4, AND THE NE 1/4 & NW 1/4 OF THE SE 1/4 OF SECTION 27, AND ALL OF LOT 39 AND 40 OF HIGH CROSSING SECOND ADDITION, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7595 ALL IN T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

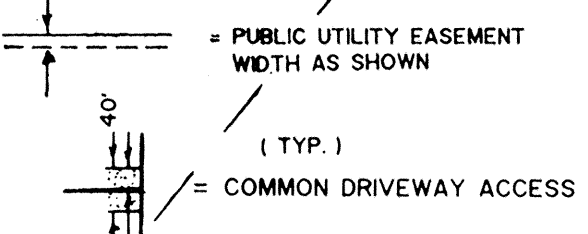
GRID NORTH  
WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) NAD 27  
THE NORTH LINE OF THE NW 1/4, OF SECTION 26, IS DETERMINED TO BEAR (N 89°09'59" E).



3143495

### LEGEND

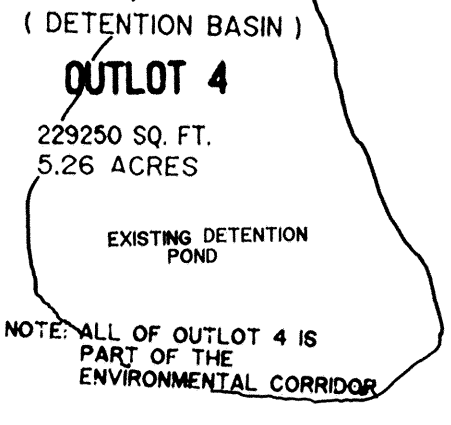
- FOUND 1 1/4" SOLID IRON ROD
- FOUND 1 1/4" IRON PIPE
- SET 1 1/4" X 30" SOLID IRON ROD WEIGHT OF 4.17 LBS PER FT. ALL OTHER LOT CORNERS ARE MARKED WITH 1 1/4" X 24" IRON PIPE WEIGHT OF 2.27 LBS PER FT.



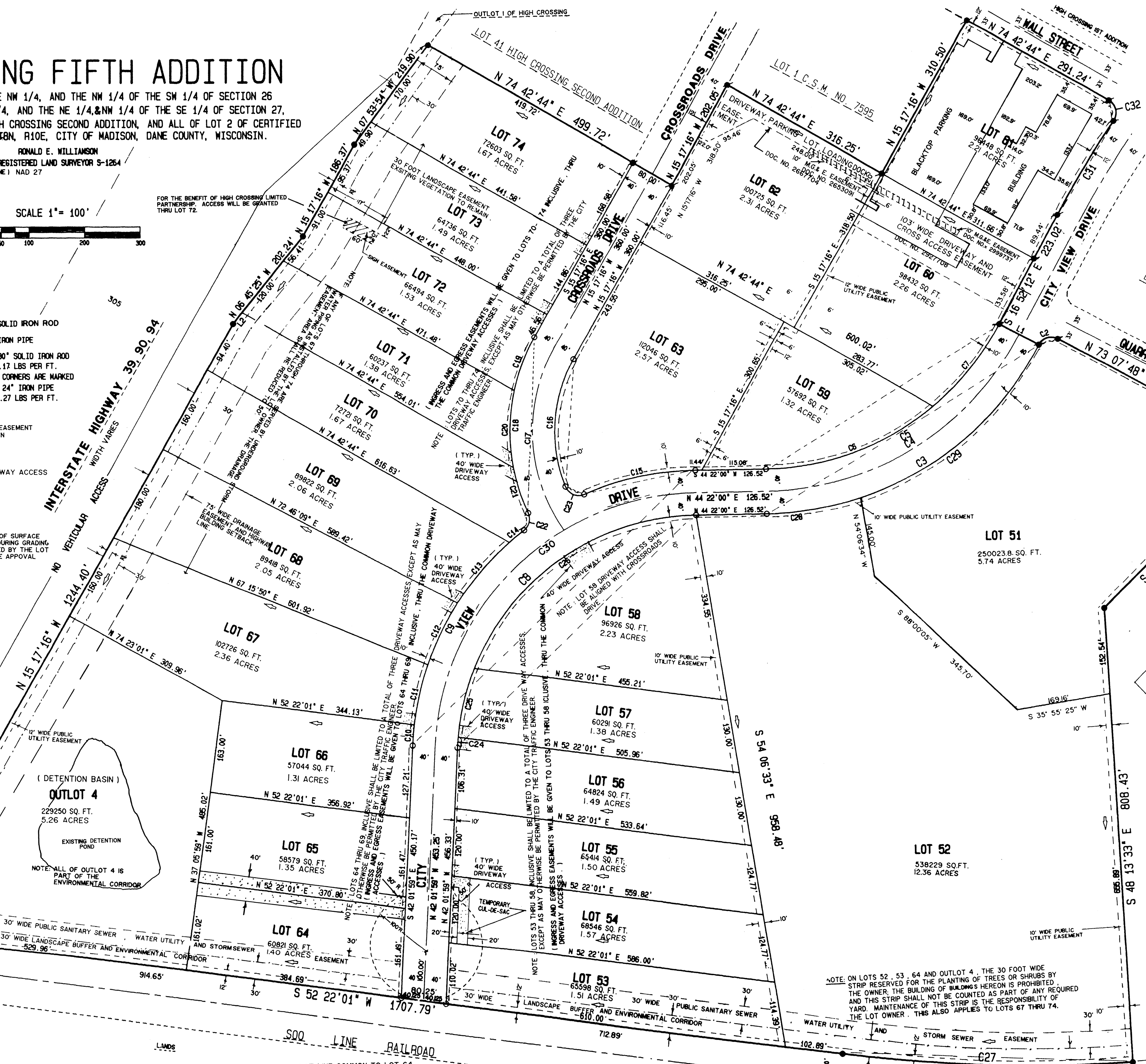
ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE. SWALE CONSTRUCTION DURING GRADING SAID SWALES SHALL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NONEXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT. EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. THE EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

THE INTRA-BLOCK EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.



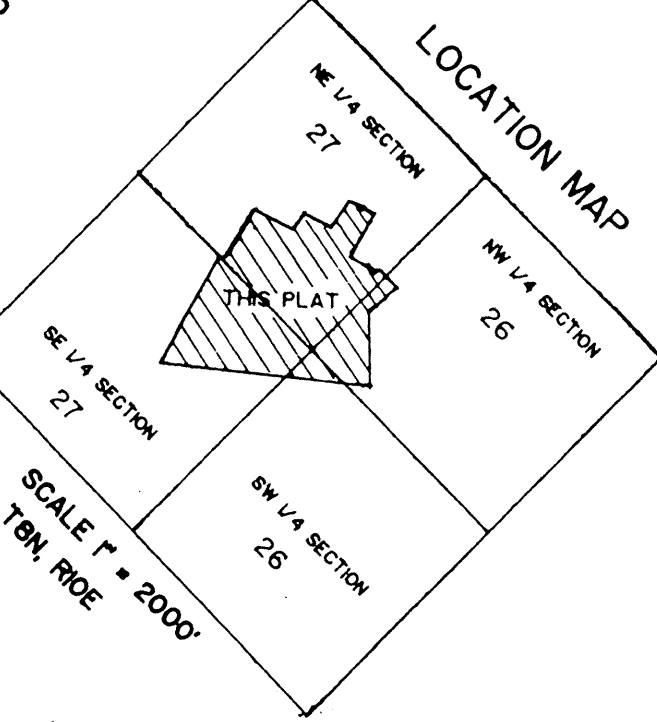
THE 40 FOOT COMMON ACCESS DRIVE CENTERED ON THE SIDE LOT LINE COMMON TO LOT 64 AND 65 SHALL INCLUDE THE DEDICATION OF A TEMPORARY VEHICULAR INGRESS/EGRESS EASEMENT TO THE CITY OF MADISON FOR ACCESS TO OUTLOT 4 AT SUCH TIME AS LOTS 64 AND 65 ARE TO BE DEVELOPED. THIS EASEMENT AREA SHALL BE TERMINATED AND A PERMANENT VEHICULAR INGRESS/EGRESS EASEMENT AREA SHALL BE DEDICATED TO THE CITY OF MADISON FOR ACCESS TO OUTLOT 4, WHICH DOES NOT INHIBIT THE DEVELOPMENT OF LOTS 64 AND 65.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified *June 16th* 1994

*Renee M. Pank*  
Department of Administration



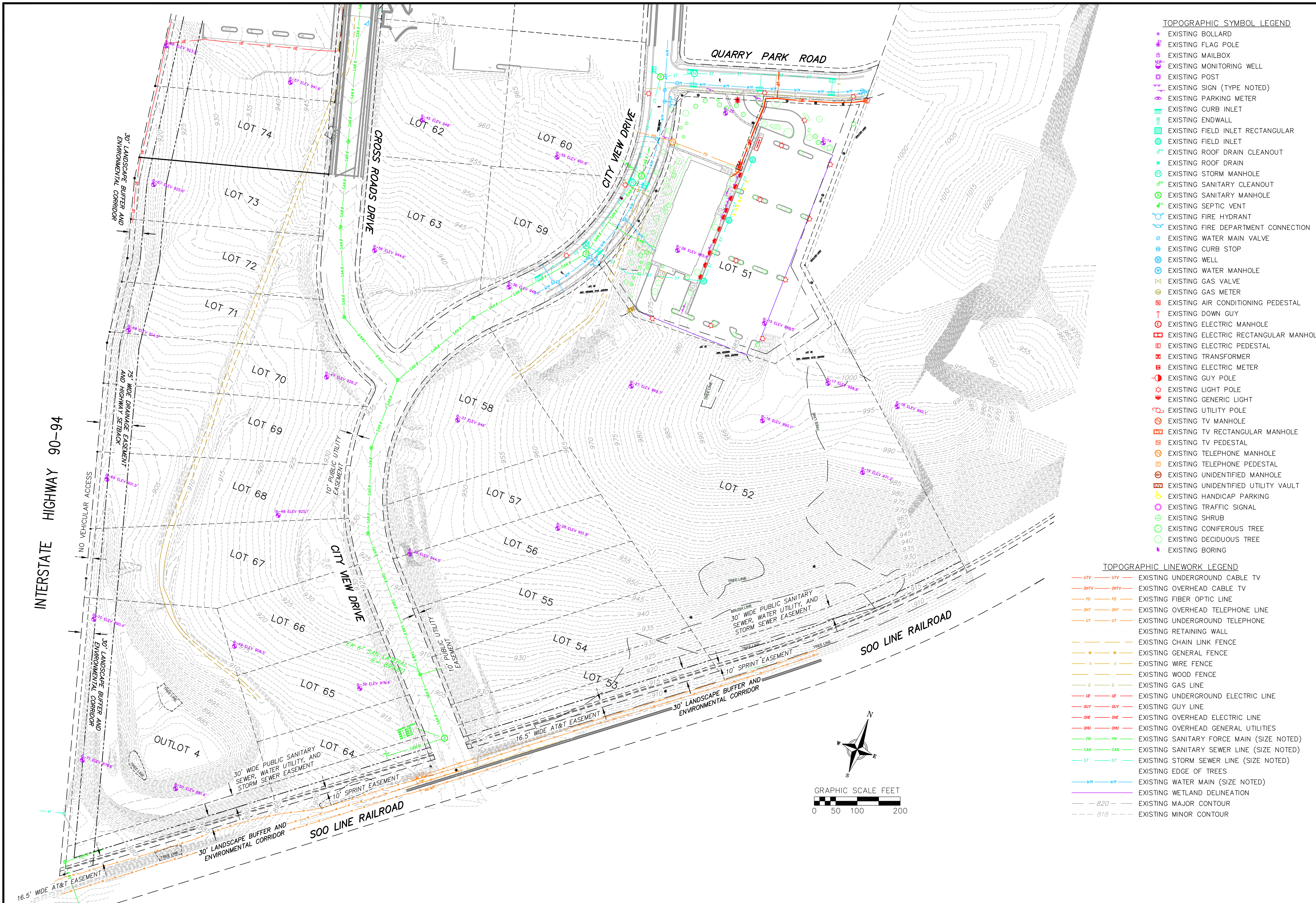
NOTE:  
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGN, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. FOR MORE INFORMATION THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVEL IN TRANS. 405.04 TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGH CROSSING SECOND ADDITION INCLUDING DOC. NO. 2633998, 2464838, 2485517, AND 2364532.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGH CROSSING DOC. NO. 2374026.





- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - ⊕ EXISTING FLAG POLE
  - ⊞ EXISTING MAILBOX
  - ⊕ EXISTING MONITORING WELL
  - ⊞ EXISTING POST
  - ⊕ EXISTING SIGN (TYPE NOTED)
  - ⊞ EXISTING PARKING METER
  - ⊞ EXISTING CURB INLET
  - ⊞ EXISTING ENDWALL
  - ⊞ EXISTING FIELD INLET RECTANGULAR
  - ⊞ EXISTING FIELD INLET
  - ⊞ EXISTING ROOF DRAIN CLEANOUT
  - ⊞ EXISTING ROOF DRAIN
  - ⊞ EXISTING STORM MANHOLE
  - ⊞ EXISTING SANITARY CLEANOUT
  - ⊞ EXISTING SANITARY MANHOLE
  - ⊞ EXISTING SEPTIC VENT
  - ⊞ EXISTING FIRE HYDRANT
  - ⊞ EXISTING FIRE DEPARTMENT CONNECTION
  - ⊞ EXISTING WATER MAIN VALVE
  - ⊞ EXISTING CURB STOP
  - ⊞ EXISTING WELL
  - ⊞ EXISTING WATER MANHOLE
  - ⊞ EXISTING GAS VALVE
  - ⊞ EXISTING GAS METER
  - ⊞ EXISTING AIR CONDITIONING PEDESTAL
  - ⊞ EXISTING DOWN GUY
  - ⊞ EXISTING ELECTRIC MANHOLE
  - ⊞ EXISTING ELECTRIC PEDESTAL
  - ⊞ EXISTING TRANSFORMER
  - ⊞ EXISTING ELECTRIC METER
  - ⊞ EXISTING GUY POLE
  - ⊞ EXISTING LIGHT POLE
  - ⊞ EXISTING GENERIC LIGHT
  - ⊞ EXISTING UTILITY POLE
  - ⊞ EXISTING TV MANHOLE
  - ⊞ EXISTING TV RECTANGULAR MANHOLE
  - ⊞ EXISTING TV PEDESTAL
  - ⊞ EXISTING TELEPHONE MANHOLE
  - ⊞ EXISTING TELEPHONE PEDESTAL
  - ⊞ EXISTING UNIDENTIFIED MANHOLE
  - ⊞ EXISTING UNIDENTIFIED UTILITY VAULT
  - ⊞ EXISTING HANDICAP PARKING
  - ⊞ EXISTING TRAFFIC SIGNAL
  - ⊞ EXISTING SHRUB
  - ⊞ EXISTING CONIFEROUS TREE
  - ⊞ EXISTING DECIDUOUS TREE
  - ⊞ EXISTING BORING

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
  - OHTV — OHTV — EXISTING OVERHEAD CABLE TV
  - FO — FO — EXISTING FIBER OPTIC LINE
  - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
  - UT — UT — EXISTING UNDERGROUND TELEPHONE
  - — — EXISTING RETAINING WALL
  - \* — \* — EXISTING CHAIN LINK FENCE
  - x — x — EXISTING GENERAL FENCE
  - — — EXISTING WIRE FENCE
  - g — g — EXISTING WOOD FENCE
  - — — EXISTING GAS LINE
  - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
  - GUY — GUY — EXISTING GUY LINE
  - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
  - OHTU — OHTU — EXISTING OVERHEAD GENERAL UTILITIES
  - FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
  - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
  - — — EXISTING EDGE OF TREES
  - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
  - — — EXISTING WETLAND DELINEATION
  - 820 — — EXISTING MAJOR CONTOUR
  - 818 — — EXISTING MINOR CONTOUR

**Existing Conditions**  
High Crossing  
City of Madison  
Dane County, Wisconsin

REVISIONS		REMARKS
NO.	DATE	

SCALE AS SHOWN

DATE: 7/5/16

DRAFTER: DEHL

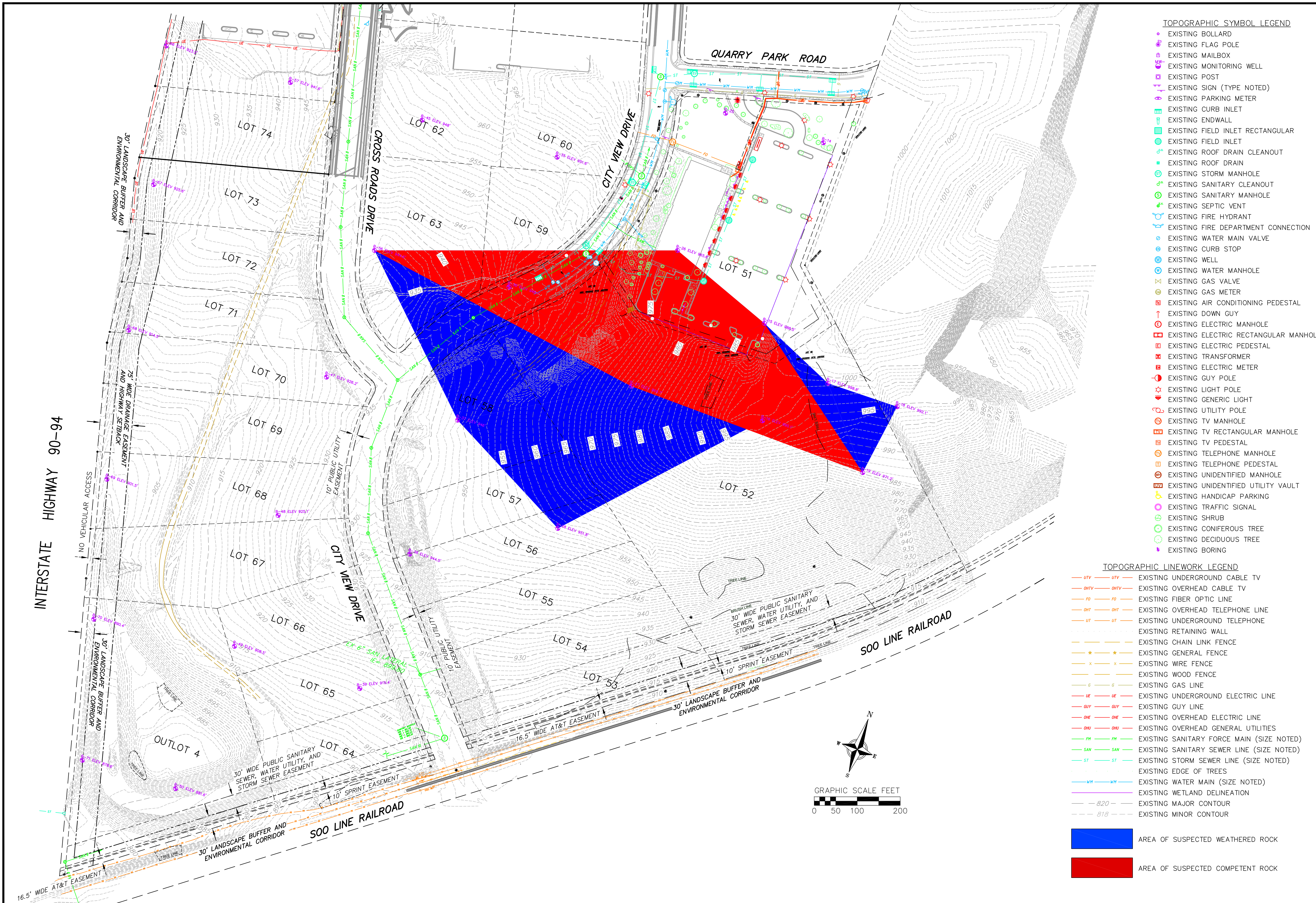
CHECKED: MSCH

PROJECT NO.: 160198

SHEET: 1 OF 1

DWG. NO.:

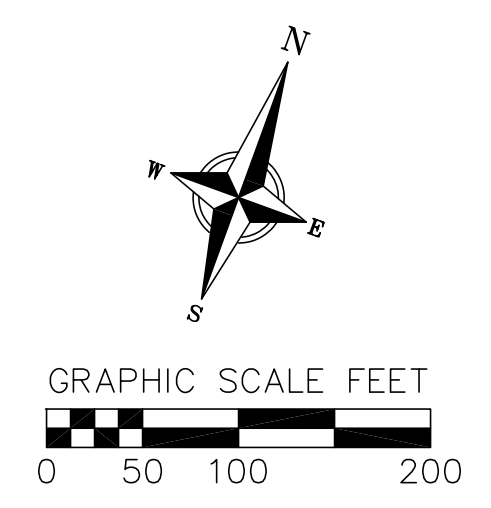




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  - 820 — — — EXISTING MAJOR CONTOUR
  - 818 — — — EXISTING MINOR CONTOUR

- AREA OF SUSPECTED WEATHERED ROCK
- AREA OF SUSPECTED COMPETENT ROCK



**Existing Conditions**  
High Crossing  
City of Madison  
Dane County, Wisconsin

REVISIONS		REMARKS
NO.	DATE	

SCALE AS SHOWN

DATE: 7/5/16

DRAFTER: DEHL

CHECKED: MSCH

PROJECT NO.: 160198

SHEET: 1 OF 1

DWG. NO.:





94

Crossroads Dr