



Location  
 1202-1206 Northport Drive

Applicant  
 County of Dane/Gaylord Plummer-  
 Dane County Land Acquisition

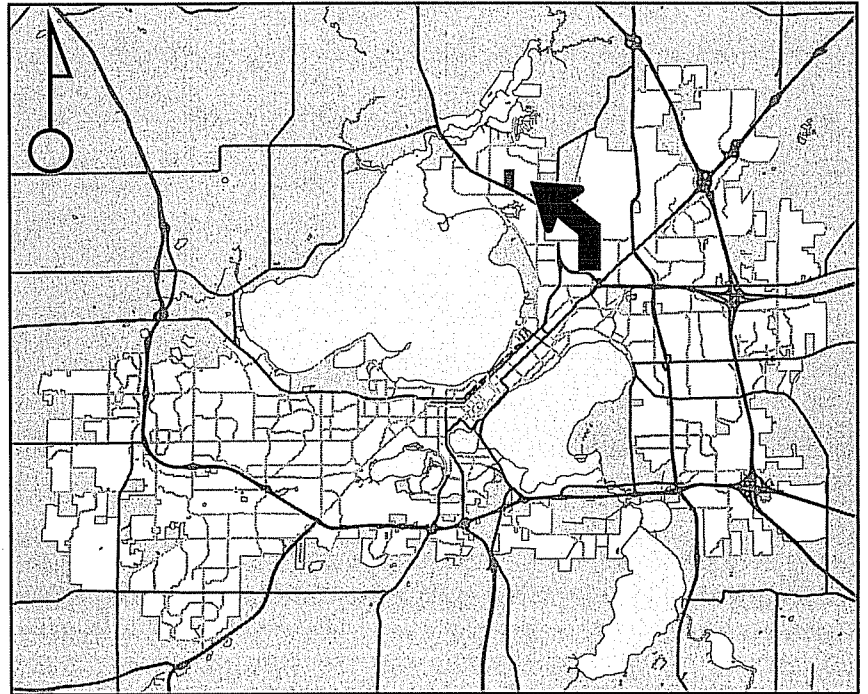
From: R1                      To: C

Existing Use  
 Dane County Human Services  
 Department Office and Open Space

Proposed Use  
 Rezone Lake View Hill Park  
 to Conservancy

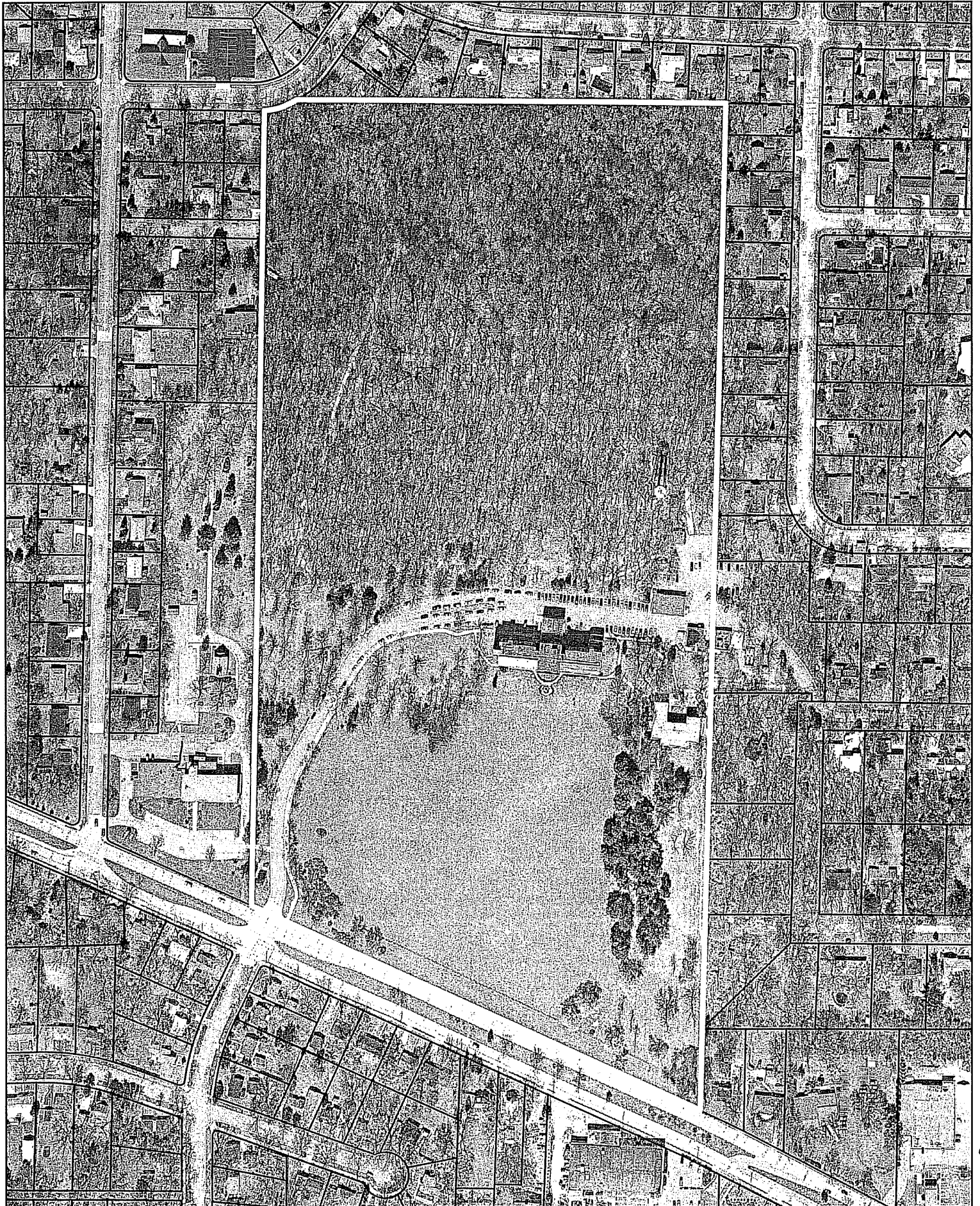
Public Hearing Date  
 Plan Commission  
 17 September 2007

Common Council  
 02 October 2007



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635





# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid N/A Receipt No. \_\_\_\_\_  
 Date Received 7-13-07  
 Received By TP / mwt  
 Parcel No. 0809-253-0099-1  
 Aldermanic District 18-Schumacher  
 GQ OK  
 Zoning District C, R1  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
 Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

**1. Project Address:** 1202-1206 Northport Dr, Madison **Project Area in Acres:** 48 acres

**Project Title (if any):** Lakeview Rezone and Conservancy Zoning Text Amendment

**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 R1 & Cons. to Conservancy       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: County of Dane Company: \_\_\_\_\_  
 Street Address: 210 ML King Jr Blvd, Room 112 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 266-4111 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: Gaylord Plummer Company: Dane County Land Acquisition  
 Street Address: 1 Fen Oak Court, #223 City/State: Madison, WI Zip: 53718  
 Telephone: (608) 224-3761 Fax: (608) 224-3774 Email: plummer@co.dane.wi.us

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: Proposal is to rezone the entire 48-acre parcel to Conservancy and amend the Conservancy zoning text to permit governmental uses as conditional uses in Conservancy zoning districts.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**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 ½ 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:** \$ \_\_\_\_\_ 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](mailto: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 shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:

\_\_\_\_\_

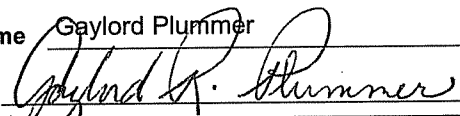
*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

- 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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Gaylord Plummer Date 07/11/2007

Signature  Relation to Property Owner Employee

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_



Land Acquisition Division  
Dane County Land & Water Resources Department  
Laura Guyer, Conservation Fund Manager

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July 11, 2007

City Plan Commission  
215 Martin Luther King Jr Blvd, Room LL-100  
Madison, WI 53701-8739

**Letter of Intent**

Project Name: Lakeview Rezone and Zoning Text Amendment

The intent of this project is to rezone the entire site to Conservancy and to request the city to amend its Conservancy Zoning Ordinance to make the county's existing office use in compliance with the city's conservancy zoning.

Construction Schedule: No anticipated construction

Description of existing conditions: Forty-eight acres total; approximately 7.65 acres improved with buildings and parking; more than 25 acres wooded; and about 16 acres mowed lawn.

Names of people involved: Rezone requested by resolution of Dane County Board of Supervisors and County Executive

Uses of buildings: Main building of approximately 60,000 gross square feet houses Dane County Human Services Department administrative offices. Garage and annex building are used for record and equipment storage.

Number of employees: About 230 employees

Number of parking spaces: About 175 parking spots

Hours of Operation: Normal business hours are 7:45 a.m. through 4:30 p.m. Monday through Friday with some individuals working other additional hours.

Residential Information: There are no dwelling units and no school children.

Trash and snow removal: Trash removal, snow removal, and site maintenance are by contract with private companies or other county divisions.

Gaylord R. Plummer

*Facilities Planner & Real Estate Officer*

*Room 223, 1 Fen Oak Court*

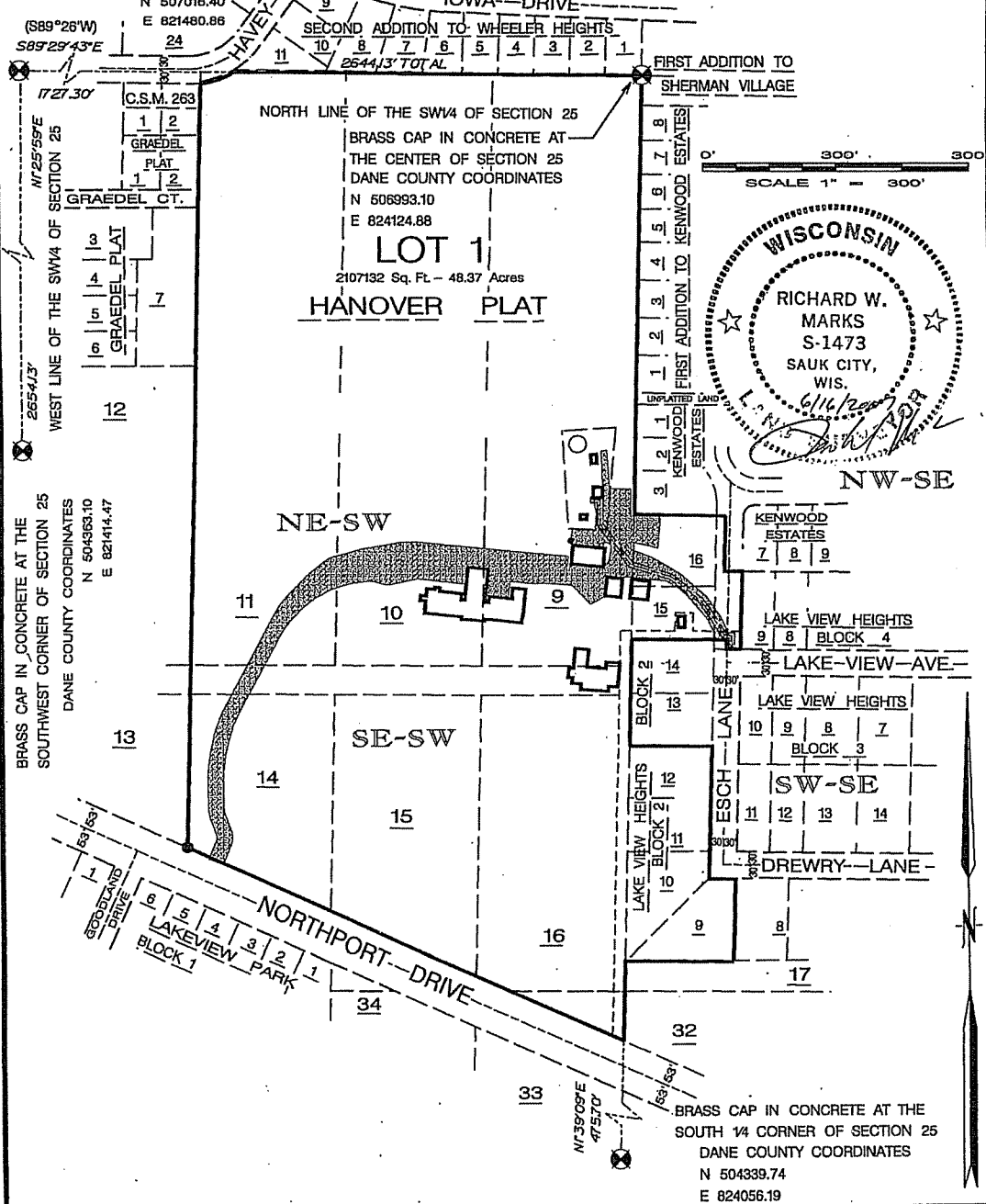
*Madison, WI 53718-8812*

*Phone: (608) 224-3761*

**CERTIFIED SURVEY MAP NO. 12189**

LOCATED IN THE NE<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub>, THE SE<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub>, THE NW<sup>1</sup>/<sub>4</sub> OF THE SE<sup>1</sup>/<sub>4</sub> AND THE SW<sup>1</sup>/<sub>4</sub> OF THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 25, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

WEST 1/4 CORNER OF SECTION 25  
4.00' SOUTH OF P.K. NAIL FOUND.  
DANE COUNTY COORDINATES  
N 507018.40  
E 821480.88



WISCONSIN  
RICHARD W. MARKS  
S-1473  
SAUK CITY, WIS.  
6/16/2007  
L. N. [Signature]

**RIVER VALLEY  
LAND SURVEYING**

RICHARD MARKS - PHONE (608)643-4391  
504 CEDAR STREET - SAUK CITY - WI - 53583

RECEIVED FOR RECORD THIS 29th DAY OF June, 2007 AT 2:10 P.M. AND RECORDED IN VOLUME 75 OF CERTIFIED SURVEYS ON PAGE 171-175  
*Karen Chelowski by Nicole Neale Deputy*  
REGISTER OF DEEDS  
DOCUMENT NUMBER 4328930 SHEET 3 OF 5