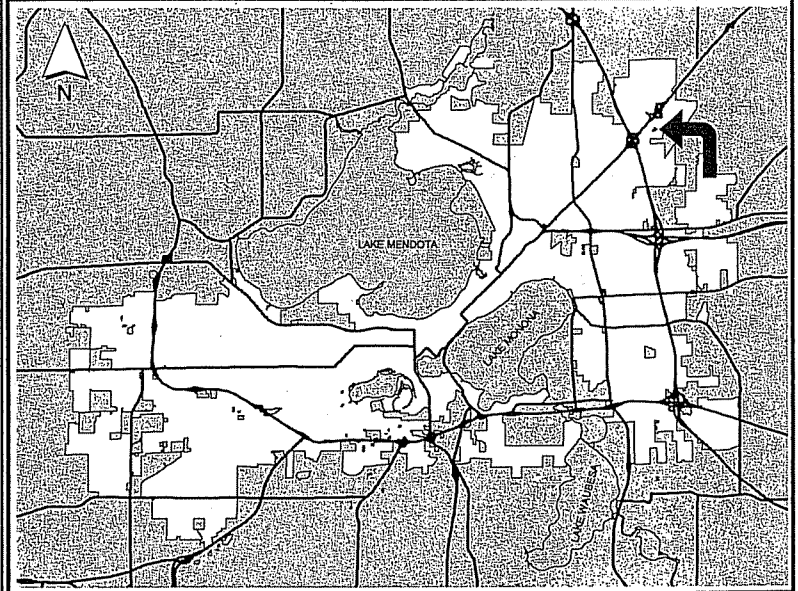


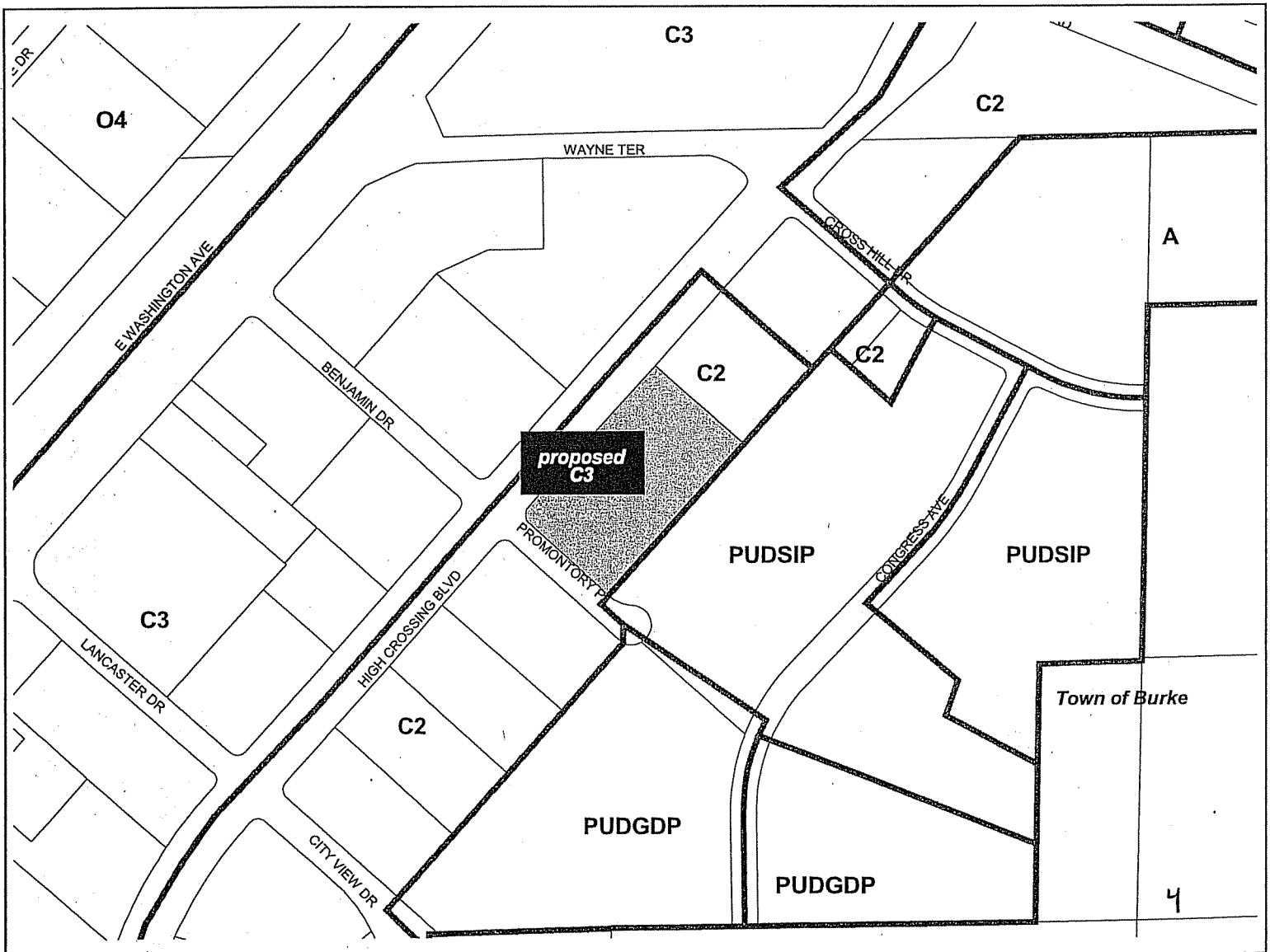
CITY OF MADISON

Proposed Rezoning

Location: 5401 & 5425 High Crossing Boulevard
Applicant: Lancaster Properties/Christopher Laurent
From C2 District(s)
To C3 District(s)
Existing Use: Vacant
Proposed Use: Future Commercial Properties
File No. _____
Public Hearing Dates:
Plan Commission 21 March 2005
Common Council 29 March 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

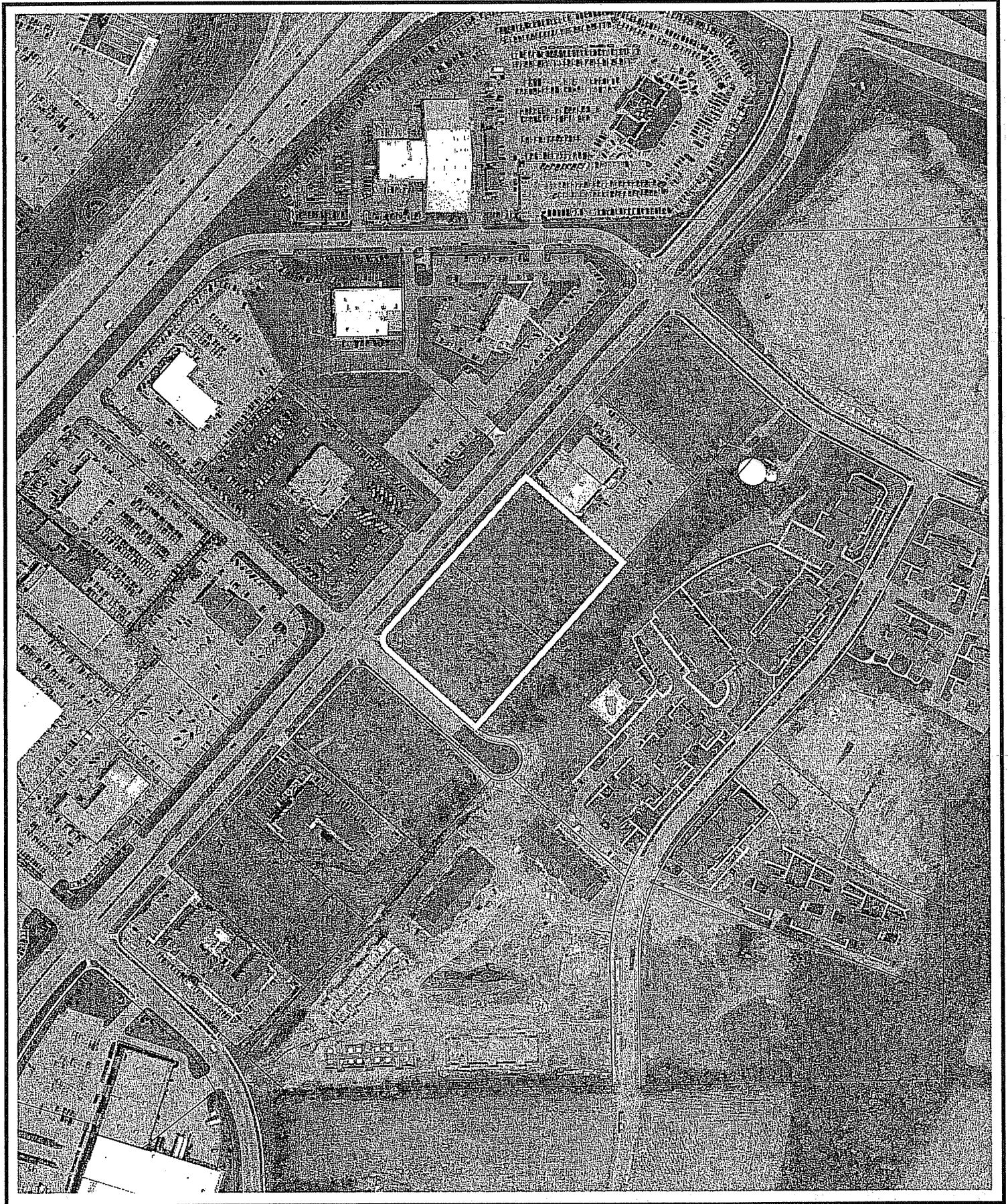


5401-5425 High Crossing Boulevard

0 100 Feet



Date of Aerial Photography - April 2003



5401, 5425 High Crossing Boulevard
Letter of Intent
January 13, 2005

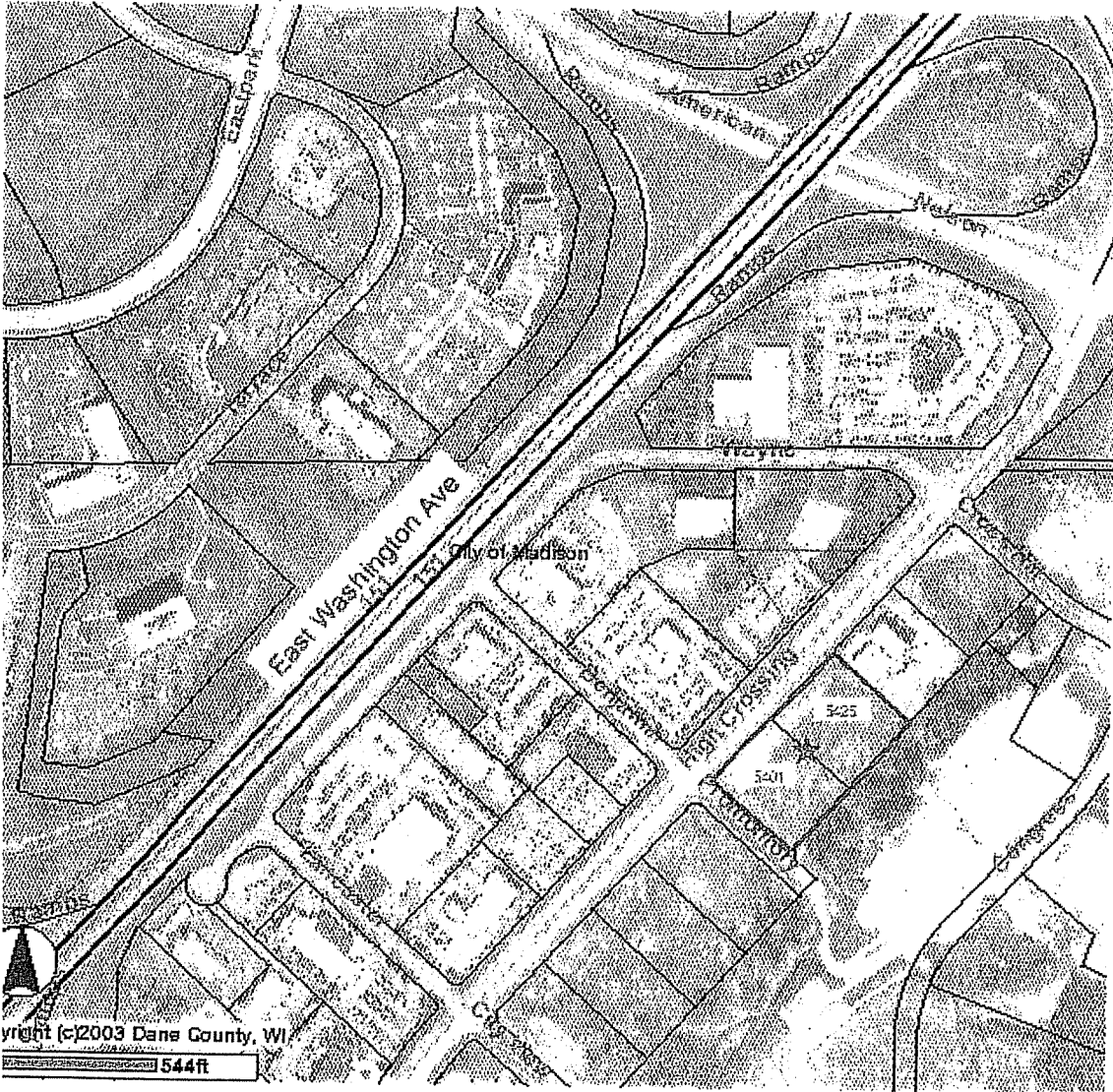
5401 and 5425 High Crossing Boulevard is currently owned by Lancaster Properties, Inc. The property is bounded by High Crossing Boulevard to the northwest, Promontory Place to the southwest, and Pooley's restaurant and tavern to the immediate northeast. The site is approximately 153,466 square feet, or 3.52 acres.

Gorman & Company, Inc. has an option to purchase the site. There are; however, no immediate plans to develop the currently vacant property. Ultimately, the site's proposed eventual use will be a car dealership, but currently there are no immediate or concrete future plans or timeframes of when this development will occur.

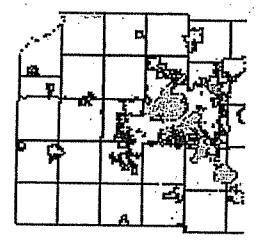
As mentioned above, the timing of the project is unknown, and thus the construction, planning and development stages are unknown. As such, it is impossible to include a description of the plan for the property at this time, as there is no existing plan for the property other than the concept of a car dealership. Gorman and Company, Inc. has initiated contact with various neighborhood officials and community members in order to alleviate concerns that may be raised because of these indefinite plans.

Dane County DCiMap

[Print](#) [Close](#)



- 2000 Roads
- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps
- Parcels
- Ownership Boundaries
- Hydrology
- Municipality Boundaries
- 1995 Hydrology
- Open Water
- Municipalities
- Lakes
- City of Madison
- Cities
- Cities
- Villages
- Town
- 2000 Orthos - 1 foot



DISCLAIMER
 This map was prepared using the Dane County DCiMap geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This information is intended to be used as a general informational and related information and is not intended for detailed, specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

Location Map: 5401, 5425 High Crossing Blvd.

PART A

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

700
 3
 1000
 50
 1050

- Address of Site: 5401, 5425 High Crossing Blvd.
 Name of Project: n/a
 Acreage of Site: 153,466 square feet (3.52 acres)

- This is an application for (check at least one):
 Rezoning from C2 to C3
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____

- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette.

"Lots 3 and 4, High Crossing, In the City of Madison, Dane County, Wisconsin"

Tax Parcel identification numbers are 251-0810-233-0103-9 for lot 3 and 251-0810-233-0104-7 for lot 4.

- General description of the project or intended use(s) of this property.**
Eventual use by owner as a car dealership.

- Are there existing buildings on this site? No
 What is the present zoning of this site? C2
 What are the present uses of this site? Vacant

- Do you intend to use the existing building(s)? N/A

FOR OFFICE USE ONLY:

Amt. Paid \$1050 Receipt # 57546
 Date Received 1-12-05
 Parcel No. 0810-233-0104-7 & 03-9
 Aldermanic District 17-Santiago/Roses
 GQ RA
 Zoning District C-2
For complete submittal:
 Application
 Legal Description
 Letter of Intent
 Plans
 Zoning Text N/A
 Received By KAW
 Alder Notif. _____ Waiver Verbal wau
 Nbr. Assn. Notif. _____ Waiver _____ 1-12-05
 Issued Sign _____ KAW



7. What exterior changes are proposed to the existing building(s)? N/A

8. What interior changes are proposed to the existing building(s)? N/A

9. Are you proposing to add or build new dwelling units? No
How many units? _____
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? N/A

11. When do you wish to occupy this site or building? N/A

12. Does this proposal involve any development in the public right-of-way? _____
No _____ Yes X Explain: There is a curb cut on High
Crossing Blvd.

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) Lancaster Properties
c/o David Walsh / Foley & Lardner
P.O. Box 1497; Madison, WI 53701-1497
Phone: (608) 258-4258 Fax: _____

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Christopher Laurent
1244 South Park Street
Madison, WI 53715
Phone: (608) 257-8778 Fax: _____

14. **Property owner's** authorization signature: _____
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
Owner Offer to Purchase Other (Explain _____)

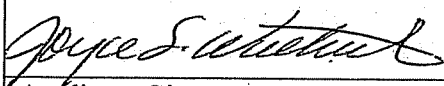
15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Santiago Rosas and T. Wall & Erica Koch of the High Crossing Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
Yes _____ No X
Date that the alderperson was notified: 12/20/04
Date that the Neighborhood Association was notified: 12/22/04

Requested time waiver from Alderman Rosas

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Offer to Purchase	01/10/05
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Gorman & Company, Inc.
Joyce Wuetrich - Corporate Secretary
1244 South Park Street; Madison, WI 53715
 Phone (608) 257-8778 Fax _____

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.