



City of Madison

Proposed Rezoning

Location

702 South High Point Road

Applicant

Holy Name Catholic Center, Inc./
Marc Ott - Gorman & Company, Inc.

From: A & SR-C1 To: PD (GDP-SIP)

Existing Use

Bishop O'Connor Catholic Center

Proposed Use

Rezone Bishop O'Connor Catholic Center to include market-rate apartments, catering business, institutional uses, outdoor recreation and a place of worship

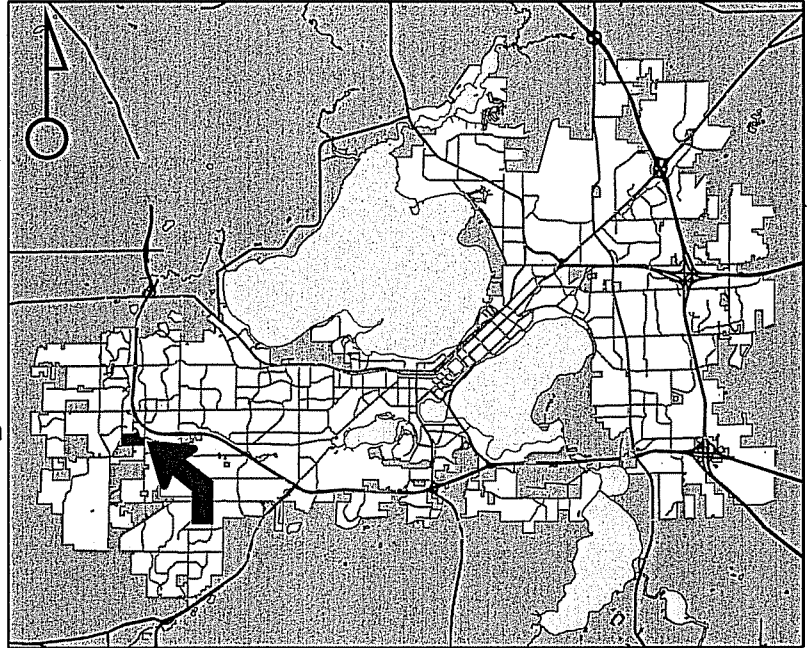
Public Hearing Date

Plan Commission

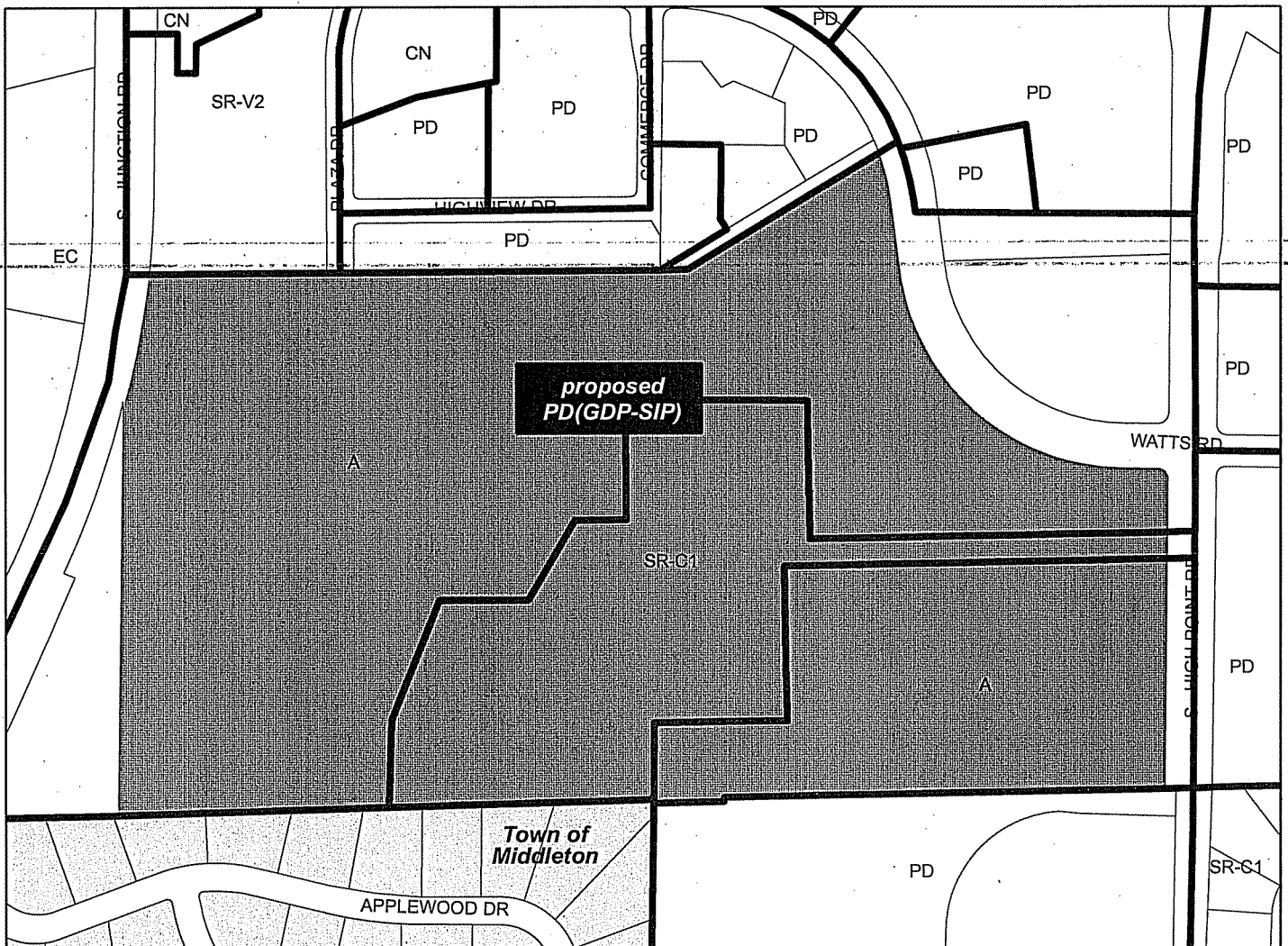
24 November 2014

Common Council

02 December 2014



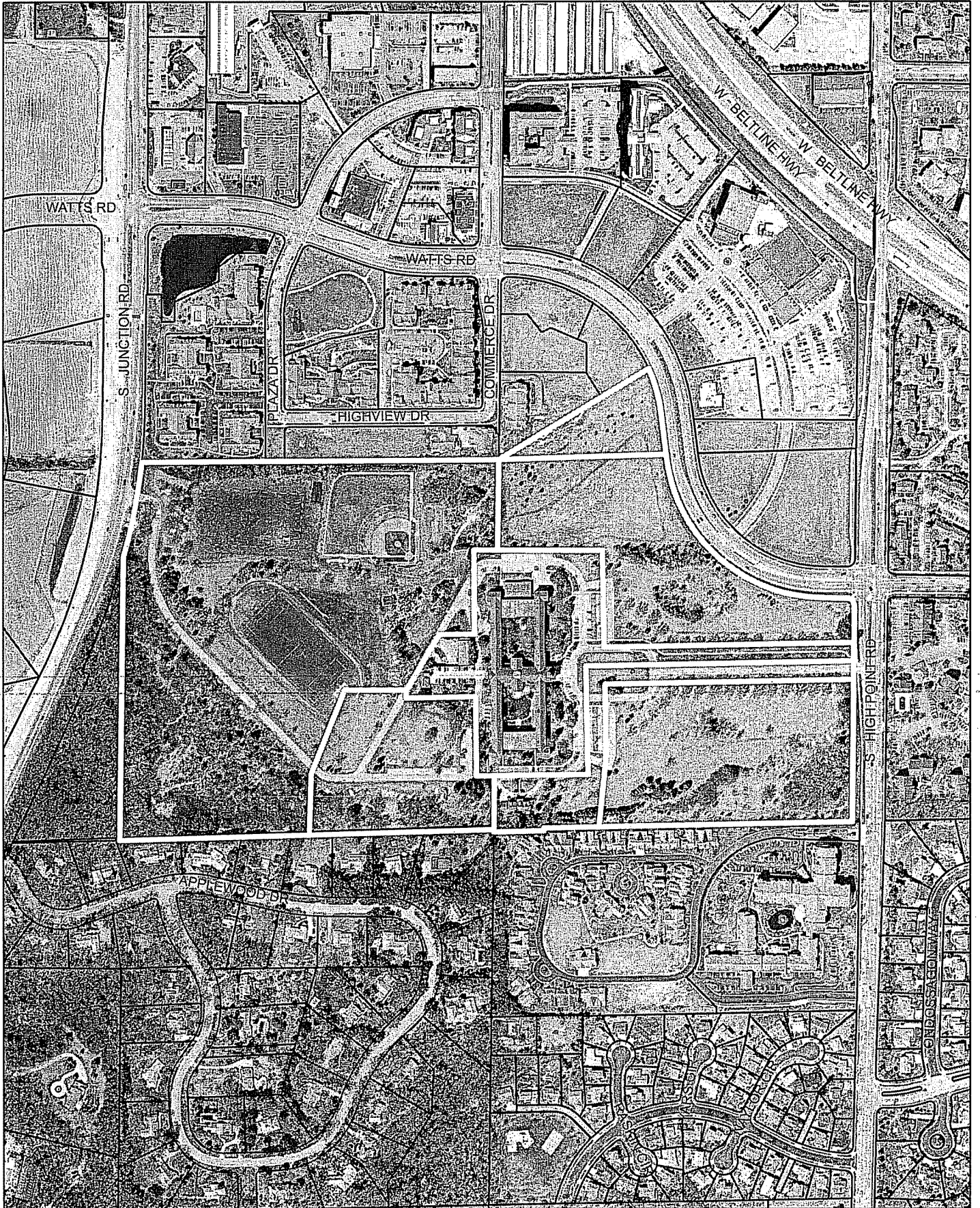
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 November 2014

6





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$3500</u> Receipt No. <u>184552</u>
Date Received	<u>9-24-14</u>
Received By	<u>DJM</u>
Parcel No.	<u>0708-263-1603-0</u>
Aldermanic District	<u>9 - Skidmore</u>
Zoning District	<u>SR-C1</u>
Special Requirements	_____
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 702 S. High Point Road - Lot 3
Project Title (if any): Bishop O'Connor Catholic Pastoral Center

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from SR-C1 A to PD
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Kevin Phelan **Company:** Holy Name Catholic Center, Inc
Street Address: 702 S. High Point Road **City/State:** Madison, WI **Zip:** 53719
Telephone: (608) 821-3000 **Fax:** (608) 821-3013 **Email:** kevin.phelan@madisondiocese.org

Project Contact Person: Marc Ott **Company:** Gorman & Company, Inc
Street Address: 200 N. Main Street **City/State:** Oregon, WI **Zip:** 535715
Telephone: (608) 835-6388 **Fax:** () **Email:** mott@gormanusa.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: Renovation of the Bishop O'Connor Catholic Pastoral Center (a.k.a Holy Name Seminary) to allow for market rate apartments

Development Schedule: Commencement January 2015 Completion June 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Ald. Skidmore & Subeck, Mailed Sept 5th, Meeting Sept 10, 2014, Courtland, Applewood, High Point, etc.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Matt Tucker Date: 8-21-2014 Zoning Staff: Tim Parks Date: 8-21-2014

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

Name of Applicant Kevin Phelan Relationship to Property: owner of Corp.
Authorizing Signature of Property Owner [Signature] Date 9/23/14



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

October 2, 2014

Mr. Timothy Parks
Urban Design Commission
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, Wi 53701

Re: Letter of Intent
PD-SIP Re Zoning
702 S. High Point Rd
Madison, Wi 53719

Dear Mr. Parks:

The following is submitted together with the plans, and application for staff approval.

Project Organizational Structure:

Owner: Holy Name Catholic Center, Inc.
Bishop O'Connor Catholic Pastoral Center
702 S. High Point Rd.
Madison, WI 53719
608-821-3000
Contact: Msgr. James Bartylla
James.Bartylla@straphael.org

Architect: Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900
Contact: Marc Ott
mott@gormanusa.com

Civil: Vierbicher
Engineer 999 Fourier Dr, Suite 201
Madison, WI 53717
608-821-3959
Contact: Tim Schleeper
tsch@vierbicher.com

Landscape: Vierbicher
Design 999 Fourier Dr, Suite 201
Madison, WI 53717
608-826-0532
Contact: Suzanne Vincent
svin@vierbicher.com

Introduction:

The site property is located on the far west side of Madison, between S. High Point Road, Watts Road, and Cnty Hwy M. The property is 72 acres and consists of the original Holy Name Seminary building built in 1963, a residence traditionally reserved for the Bishop, garage and maintenance building, three athletic fields, and nature walking trails.

Currently, the main building contains office space for the Diocese of Madison, Catholic Charities, and other Catholic-based organizations. The central chapel offers daily Mass service and special religious celebrations such as diaconate ordinations (the ordination of seminarians to the transitional diaconate), in advance of ordination to the priesthood, which typically occurs within one year. There are also several existing apartments and dorm rooms which house Diocesan priests, traveling priests, and people who are presenting lectures or classes at the Bishop O'Connor Catholic Pastoral Center.

The original kitchen within the building is leased by Blue Plate Catering. In addition to use by the Diocese, the auditorium, gymnasium and conference rooms are also available for rental by the general public.

Zoning:

The site is currently within the Ganser Heights plat map dated February 12, 2002. This plat map is included with this application for reference. Lot 1, 2, & 4 are currently zoned A, while Lot 3 is currently zoned SR-C1. The intent of this re-zoning submittal is to rezone Lots 1, 2, 3, & 4 to PD to allow for the diverse uses of the Catholic Diocese and their institutional mission.

Project Description:

The mission statement for this project is to revitalize and more intensively use portions of the building by providing high quality housing in a religious environment as an extension of the institutional purpose.

The building has been submitted to the National Parks Service for historic designation. As part of the historic process most of the building fabric will be maintained, including the exterior of the building, the chapel, and other historical areas. The dorm room and conference room areas will be renovated to accommodate 57 apartment units, 1 guest suite, amenity space, and additional offices. Additionally the original indoor swimming pool and locker rooms will be renovated and restored for lease to a local swim clubs in order to help fill a community need.

There is an existing underground parking garage located at the rear of the building on the west side. The structure does have open air parking on the roof which is at grade out the rear entrance of the building. This structure will be renovated to enclose the existing upper level of surface parking with masonry construction and pitched roof to match the existing structure. This renovation will provide the apartments with enclosed parking at a ratio of 1 stall per 1 apartment.

Trash and recycling collection for the apartment tenants, and offices will take place in a newly created trash room located in the existing maintenance garage. Trash for Blue Plate Catering will be in a new outdoor screened enclosure. All site maintenance equipment will be located in the existing lower level maintenance garage at the north end of the parking structure.

Project Development Data:

Site Density:

Lot area:	3,162,276 s.f. (72.59 acres)
Dwelling Units:	58 Units
Lot Area / D.U.	54,522 s.f / d.u.
Density	1.25 d.u. / acre

Site Coverage:

Building: 97,513 s.f. (3.1 %)
Asphalt: 264,098 s.f. (8.4 %)
Sidewalks: 21,222 s.f. (0.7 %)
Pervious: 2,779,443 s.f. (87.8 %)

Building Ratio

Diocese Offices: 65,211 s.f. (28.4 %)
Diocese Apartments: 3,229 s.f. (1.4 %)
Religious Chapel: 13,241 s.f. (5.8 %)
Catering Kitchen: 6,171 s.f. (2.7 %)
Apartments & Amenities 72,330 s.f. (31.5 %)
Pool: 9,666 s.f. (4.2 %)
Gymnasium: 7,554 s.f. (3.3 %)
Misc (corridor, mech, stairs): 52,280 s.f. (22.7 %)
229,682 s.f. Total Building Area

Dwelling Unit Mix

Guest Suite 1
One Bedroom 32
Two Bedroom 25
58 Total

Bike Parking:

Enclosed: 13
Surface: 48
61 Total

Vehicular Parking:

Enclosed 60
Surface 292
352 Total

Schedule:

The development schedule calls for construction to start January of 2015, with a scheduled completion in June 2016.

Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will revitalize a historic property, provide high quality in-fill housing, and infuse local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,

Marc Ott, AIA
Lead Architect – Wisconsin Market
Gorman & Company, Inc.

Zoning Text

Rezoning SR-C1 to PD-SIP

Bishop O'Connor Catholic Pastoral Center

702 S. High Point Road

Lot 1, 2, 3, & 4 Ganser Heights

October 2, 2014

Legal Description: Lot 1, 2, 3, & 4 of the Ganser Heights Plat as recorded in Volume 58-009A of Plats, on Pages 43-46, as document number 3620109, Dane County Registry, City of Madison, Dane County Wisconsin.

- A. **Statement of Purpose:** Re-zoning of Lot 1, 2, 3, & 4 from SR-C1 & A to PD-SIP to allow for the renovation of part of the building to use as 58 multifamily dwelling units, while retaining the Diocese of Madison offices and catholic chapel.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 1, 2, 3, & 4 – 3,162,276 s.f. (72.59 acres)
- D. **Floor Area Ratio:** 13.7
- E. **Yard Requirements:** As shown the attached plans
- F. **Landscaping:** Site landscaping is existing and provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking & Loading:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting is existing and provided as shown on the attached site plan
- I. **Signage:** The property currently has a monument sign along S. High Point Road. This sign will continue to be utilized.
- J. **Family Definition:** The definition of this PD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the SR-C1 zoning district
- K. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A – Permitted Uses:

Residential

- Adult family home
- Assisted Living-Facility
- Co-housing
- Community living arrangement
- Dormitory
- Multi-family dwelling (> 8 dwelling units)

Civic & Institutional

- Place of Worship
- Schools, public & private
- Community Event

Retail, Service, Recreation, & Other Uses

- Counseling and community services
- Offices for human service programs
- Outdoor recreation
- Athletic fields
- Recreational, community, and neighborhood center
- Radio Broadcast service facility

Offices

- General office, professional office

Food and Beverage

- Catering
- Coffee Shop, tea house

Agriculture

- Community garden

Accessory Uses and Structures

- Accessory building or structure
- Accessory dwelling unit
- Caretaker's dwelling
- Convent, monastery or similar residential group
- Management office, restaurant, limited retail, recreation facilities within multi-family building
- Mission house
- Temporary buildings for storage of construction material and equipment
- Parking facility, private

Zoning Text

Rezoning SR-C1 to PD-SIP
Bishop O'Connor Catholic Pastoral Center
702 S. High Point Road
Lot 1, 2, 3, & 4 Ganser Heights
October 13, 2014

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Exhibit A – Permitted Uses:

Accessory Uses and Structures

- Accessory building or structure
- Accessory dwelling unit
- Caretaker's dwelling
- Composting
- Convent, monastery or similar residential group
- Day care center in school or religious community
- Emergency electric generator
- Home Occupation
- Indoor recreation
- Management office, restaurant, limited retail, recreation facilities within multi-family building
- Mission house
- Non-accessory temporary outdoor event
- Outdoor display
- Parking facility, private
- Parking of truck and heavy equipment accessory to an allowed use
- Solar energy systems
- Storage of trucks and heavy equipment
- Surface parking lot exceeding minimum required parking
- Temporary buildings for storage of construction material and equipment
- Temporary outdoor event
- Vending machines
- Wind energy systems

Agriculture and Resource Uses

- Agriculture – cultivation
- Community garden

Civic & Institutional

- Cemetery
- Counseling, community services organization
- Day care center in school or place of worship
- Day care center
- Land and water preserves
- Library, museum
- Parks and playgrounds
- Place of worship
- Schools, public and private
- Outdoor recreation

Commercial Recreation, Entertainment and Lodging

- Health/sports club
- Indoor recreation
- Outdoor recreation
- Stadiums, auditoriums, and arenas
- Theater, assembly hall, concert hall

Food and Beverage

- Catering
- Coffee Shop, tea house
- Restaurant
- Restaurant - tavern

Offices

- General office
- Professional office

Medical Facilities

- Clinic - Health
- Physical, occupational or message therapy

Parking, Storage and Display Facilities

- Parking facility, private
- Parking lot exceeding maximum required parking

Retail, Service, Recreation, & Other Uses

- Athletic Field
- Building or structure with floor area exceeding 10,000 sq.ft. in floor area
- Counseling and community services
- Food and related goods sales
- General retail
- Limited retail use of landmark site or building
- Mortuary, funeral home
- Offices for human service programs
- Radio Broadcast service facility

Residential – Group Living

- Adult family home
- Assisted living facility
- Cohousing community
- Community living arrangement (up to 8 residents)
- Community living arrangement (9-15 residents)
- Community living arrangement (> 15 residents)
- Congregate care facility
- Skilled nursing facility

Residential – Family Living

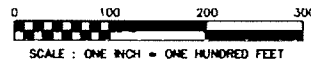
- Live/work unit
- Multi-family dwelling (4 dwelling units)
- Multi-family dwelling (5-8 dwelling units)
- Multi-family dwelling (>8 dwelling units)

Utility Uses

- Electrical power production and/or heating and cooling plant
- Telecommunications towers and transmission equipment buildings
- Water pumping stations, water reservoirs

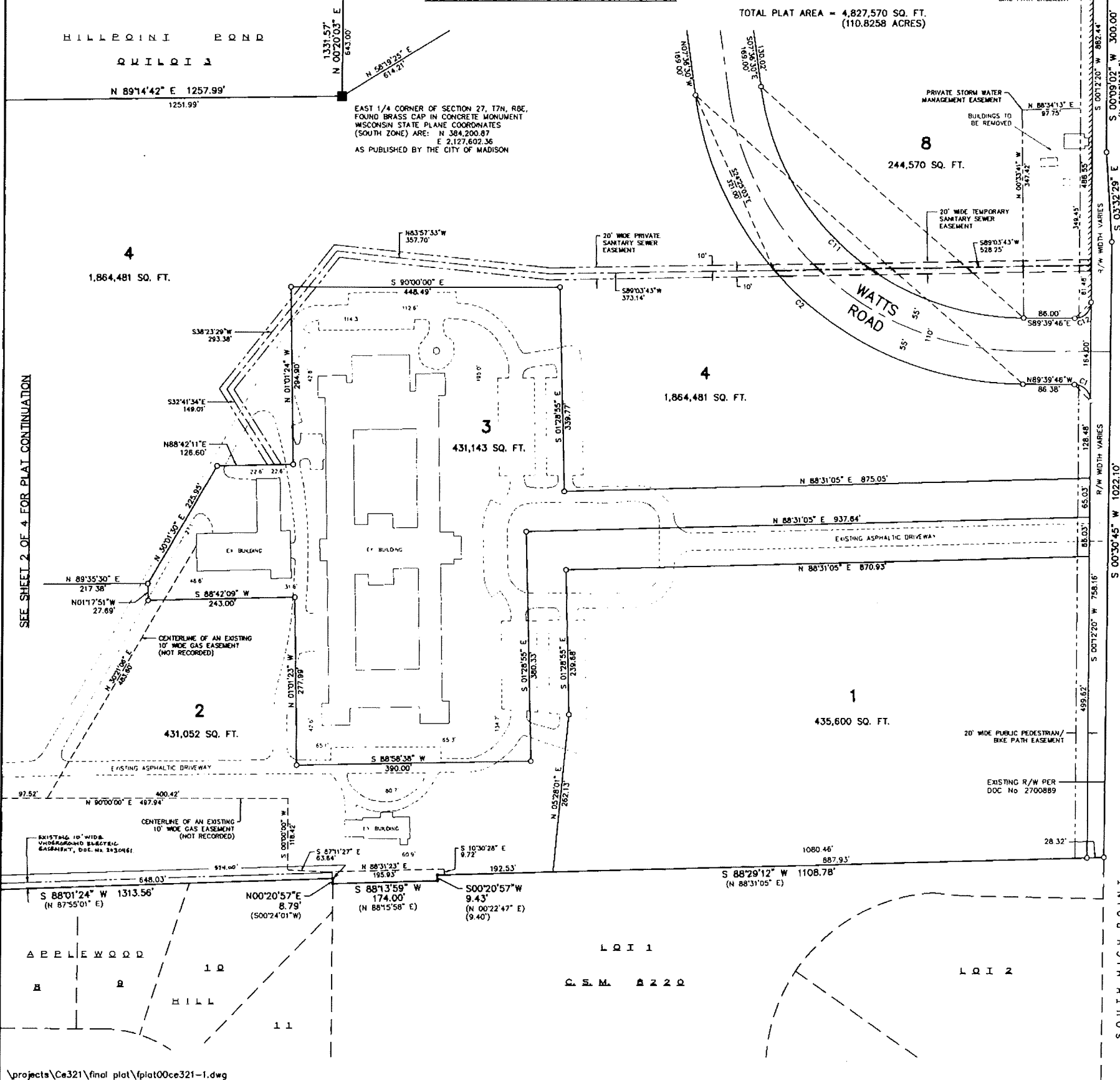
GANSER HEIGHTS 3620109

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



TOTAL PLAT AREA = 4,827,570 SQ. FT. (110.8258 ACRES)

SEE SHEET 3 OF 4 FOR PLAT CONTINUATION



MS-DOT NOTES

Access Restriction note:

Access to U.S.H. 12 is controlled by MS-DOT project: CA 04-2 (1).

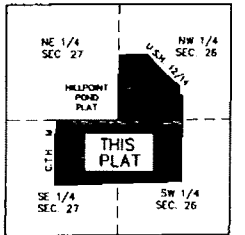
Highway Setback Restriction note:

No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to, signs, 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. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Special Exception for a reduced Highway Setback of 42' approved by MS-DOT on Dec. 8 2002.

Note note:

The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.



BEARINGS BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, ASSUMED TO BEAR N 00°20'03\"

LOCATION MAP
NW 1/4, SW 1/4 OF SECTION 26,
SE 1/4 OF SECTION 27,
T 7 N, R 8 E

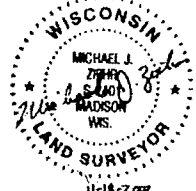
NOTE: SEE SHEET 2 OF 4 FOR CURVE DATA.

LEGEND

- 3/4\"
- 1-1/4\"
- 1-1/4\" x 18\"
- ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4\" x 18\"

UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- NO VEHICULAR ACCESS



DEPARTMENT OF ADMINISTRATION

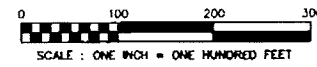
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified December 12, 2002

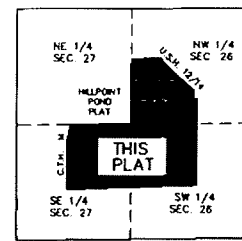
Renee M. Powell
Department of Administration

GANSER HEIGHTS

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SEE SHEET 3 OF 4 FOR PLAT CONTINUATION



LOCATION MAP
NW 1/4, SW 1/4 OF SECTION 26,
SE 1/4 OF SECTION 27,
T 7 N, R 8 E

CURVE DATA

NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	89°52'06"	N 44°43'43" W	27.00	42.35	38.14	N 00°12'20" E	N 89°39'46" W
C2	82°03'16"	N 48°38'08" W	555.00	784.83	728.62	N 89°39'46" W	N 07°36'30" W
C3	82°06'45"	N 48°39'52.5" W	545.00	781.06	715.91	N 07°36'30" W	N 89°43'15" W
C4	16°44'10"	N 15°58'35" W	545.00	159.20	158.63	N 07°36'30" W	N 24°20'40" W
C5	65°22'35"	N 57°01'57.5" W	545.00	621.86	588.67	N 24°20'40" W	N 89°43'15" W
C6	90°03'00"	S 44°41'22" E	25.00	39.29	35.37	S 00°20'03" W	S 89°42'57" E
C7	82°06'27"	S 48°38'43.5" E	655.00	938.64	860.36	S 89°42'57" E	S 07°36'30" E
C8	39°36'33"	S 69°54'40.5" E	655.00	452.81	443.84	S 89°42'57" E	S 50°06'24" E
C9	30°51'47"	S 34°40'30.5" E	655.00	352.82	348.57	S 50°06'24" E	S 19°14'37" E
C10	11°38'07"	S 13°25'33.5" E	655.00	133.01	132.78	S 19°14'37" E	S 07°36'30" E
C11	82°03'16"	S 48°38'08" E	445.00	637.29	584.21	S 07°36'30" E	S 89°39'46" E
C12	90°07'54"	N 45°16'17" E	27.00	42.47	38.23	S 89°39'46" E	N 00°12'20" E
C13	09°51'15"	N 10°35'56.5" E	1870.00	338.82	338.40	N 15°31'34" E	N 05°40'19" E
C14	05°03'20"	S 41°32'22" E	3939.72	347.63	347.51	S 39°00'42" E	S 44°04'02" E
C15	08°03'02"	S 48°05'33" E	3939.72	553.36	553.11	S 44°04'02" E	S 52°07'04" E

BEARINGS BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, ASSUMED TO BEAR N 00°20'03" E.

- LEGEND**
- 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1-1/4" x 1.8" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
 - ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 1.8" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
 - UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF THE SURVEYING ACT AND SHALL BE SUBJECT TO THE PENALTIES AS HEREIN SET FORTH FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 - () INDICATES RECORDED AS
 - DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 - NO VEHICULAR ACCESS



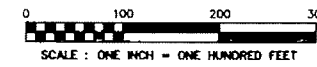
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified December 12th 2002

Penne M. Dowdy
Department of Administration

GANSER HEIGHTS

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



TOTAL PLAT AREA = 4,827,570 SQ. FT. (110.8258 ACRES)

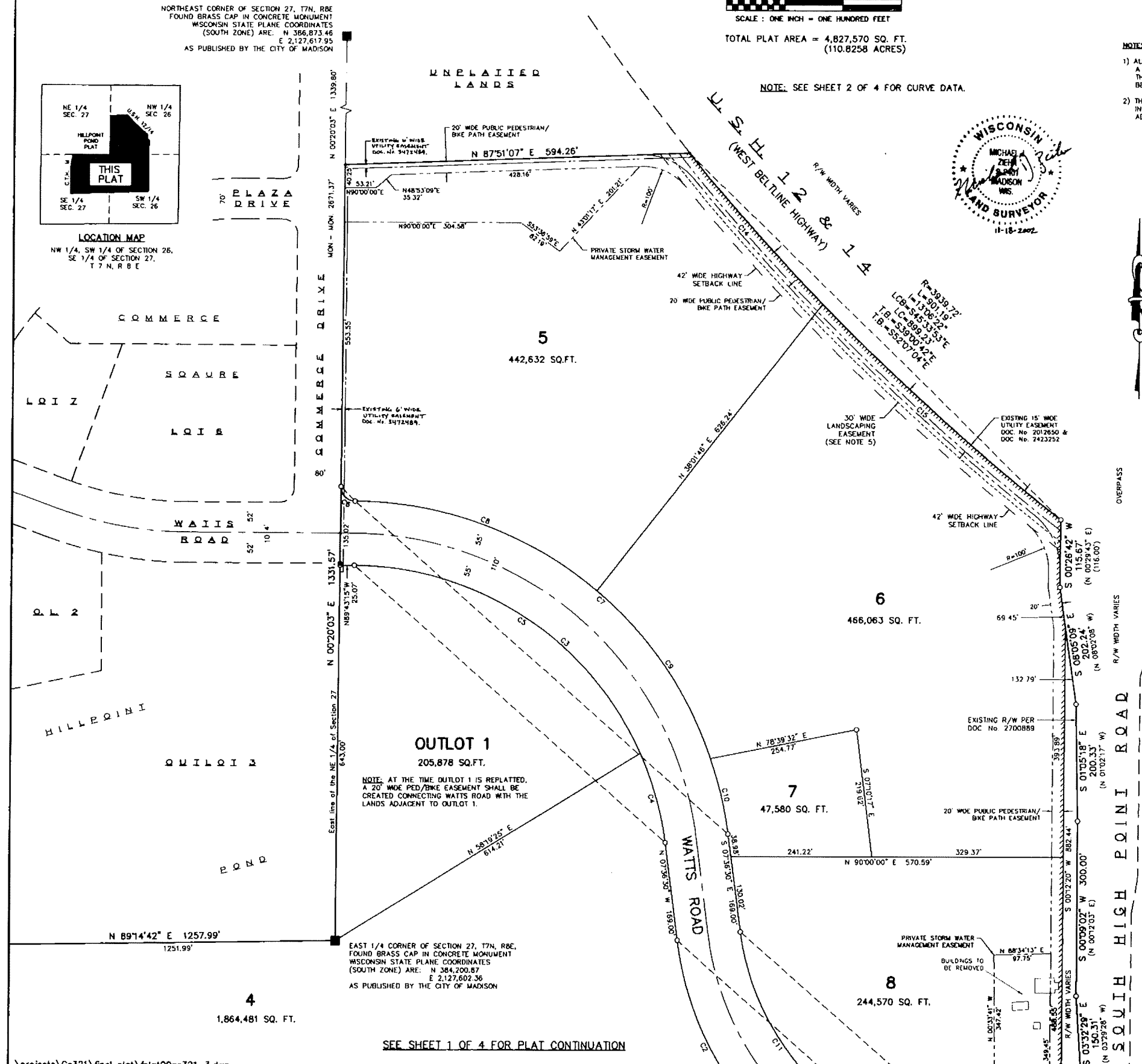
NOTE: SEE SHEET 2 OF 4 FOR CURVE DATA.



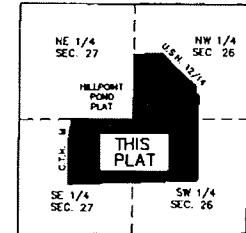
NOTES

- 1) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
- 2) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORMWATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
- 3) A TRAFFIC IMPACT ANALYSIS IS REQUIRED FOR EACH DEVELOPMENT ON LOTS 5, 6, 7 AND 8. THE VEHICLE TRIP GENERATION PROJECTED FOR EACH NEW BUILDING CONSTRUCTED ON LOTS 5, 6, 7 AND 8 SHALL BE COMPARED TO THE LEVELS OF VEHICLE TRIPS PROJECTED IN THE REPORT ENTITLED "WATTS ROAD DEVELOPMENT TRAFFIC IMPACT ANALYSIS" PREPARED BY ENGINEERING SOLUTIONS, LLC DATED MARCH, 2001 ON BOTH AN INDIVIDUAL DEVELOPMENT BASIS AND WITH RESPECT TO THE TOTAL VEHICLE TRIP GENERATION CONTEMPLATED BY THE LAND USE PLAN AMENDMENT DATED SEPTEMBER 25, 2001.
- 4) CONSTRUCTION OF STRUCTURES ON OUTLOT 1 SHALL BE AS A CONDITIONAL USE AND/OR A PUD/SIP USE AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF MADISON URBAN DESIGN COMMISSION AND PLAN COMMISSION.
- 5) THE 30 FOOT WIDE LANDSCAPING EASEMENT IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER; THE CONSTRUCTION OF BUILDINGS HERE IS PROHIBITED AND THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER.
- 6) BUILDING CONSTRUCTION ON OUTLOT 1 IS SUBJECT TO THE PRIOR AGREEMENT BETWEEN THE OWNER AND THE CITY OF MADISON AS TO THE LOCATION, CONFIGURATION AND DEDICATION OF A SECONDARY PUBLIC STREET ON AND WITHIN THE PLAT LYING IMMEDIATELY WESTERLY OF GANSER HEIGHTS THIS WILL BE DEEMED SATISFIED WHEN THIS OUTLOT IS REPLATED.
- 7) ALL BUILDINGS AND OUTDOOR RECREATIONAL AREAS SHALL COMPLY WITH M.G.O. SEC 16.23(3)(d) - HIGHWAY NOISE LAND USE PROVISIONS POLICIES AND ORDINANCE.
- 8) THERE SHALL BE NO ACCESS ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEST BELTLINE HIGHWAY (U.S.H. 12 & 14).
- 9) THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 6 AND 8 TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HIGH POINT ROAD.
- 10) ACCESS TO LOT 7 LIMITED TO INTERNAL ACCESS FROM OTHER LOTS
- 11) LOTS 1 THRU 4, INCLUSIVE, SHALL BE LIMITED ON SOUTH HIGH POINT ROAD A TOTAL OF TWO (2) DRIVEWAY ACCESSES, EXCEPT AS MAY OTHERWISE BE PERMITTED BY THE CITY TRAFFIC ENGINEER
- 12) THE OWNERS OF LOTS 1, 2, 3, AND 4 SHALL GRANT A PERPETUAL RECIPROCAL NON-EXCLUSIVE, AND UNIMPEDED VEHICULAR AND PEDESTRIAN EASEMENT FOR CROSSING AND INGRESS/EGRESS
- 13) THE OWNERS OF LOTS 5, 6, 7 AND 8 SHALL GRANT A PERPETUAL RECIPROCAL NON-EXCLUSIVE, AND UNIMPEDED VEHICULAR AND PEDESTRIAN EASEMENT FOR CROSSING AND INGRESS/EGRESS
- 14) CONSTRUCTION AND USE OF STRUCTURES UPON LOTS 5, 6, 7, 8 AND OUTLOT 1 ARE SUBJECT TO THE TERMS AND PROVISIONS OF A SET OF DECLARATIONS IMPOSED, MANAGED AND ADMINISTERED BY THE ROMAN CATHOLIC DIOCESE OF MADISON, AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS ON DECEMBER 2002, AS DOCUMENT NUMBER _____
- 15) THE OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO SUBJECT THE PLAT TO ONE OR MORE AGREEMENTS RESPECTING RECIPROCAL EASEMENTS AND RESTRICTIONS TO PROMOTE THE COMMON USE, OPERATION, AND BENEFIT OF CERTAIN PORTIONS OF THE PLAT AS A PLANNED-INTEGRATED DEVELOPMENT.
- 16) AS LOTS DEVELOP IN THIS PLAT, EACH IS RESPONSIBLE FOR COMPLIANCE WITH M.G.O. CHAPTER 37.

BEARINGS BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, ASSUMED TO BEAR N 00°20'03" E.



NORTHEAST CORNER OF SECTION 27, T7N, R8E
FOUND BRASS CAP IN CONCRETE MONUMENT
WISCONSIN STATE PLANE COORDINATES
(SOUTH ZONE) ARE: N 366,873.46
E 2,127,617.95
AS PUBLISHED BY THE CITY OF MADISON



LOCATION MAP
NW 1/4, SW 1/4 OF SECTION 26,
SE 1/4 OF SECTION 27,
T7N, R8E

NOTE: AT THE TIME OUTLOT 1 IS REPLATED, A 20' WIDE PED/BIKE EASEMENT SHALL BE CREATED CONNECTING WATTS ROAD WITH THE LANDS ADJACENT TO OUTLOT 1.

EAST 1/4 CORNER OF SECTION 27, T7N, R8E,
FOUND BRASS CAP IN CONCRETE MONUMENT
WISCONSIN STATE PLANE COORDINATES
(SOUTH ZONE) ARE: N 384,700.87
E 2,127,602.36
AS PUBLISHED BY THE CITY OF MADISON

- LEGEND**
- 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 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
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES OF UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- ////// NO VEHICULAR ACCESS

DEPARTMENT OF ADMINISTRATION

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 December 12th 2002

Rene M. Donk
Department of Administration

GANSER HEIGHTS

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

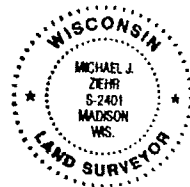
SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Registered Land Surveyor, 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 owners of said land, I have surveyed, divided and mapped GANSER HEIGHTS that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Southwest Quarter of the Northwest Quarter of Section 26, the Northwest Quarter of the Southwest Quarter of Section 26 and the Northeast Quarter of the Southeast Quarter of Section 27, all in Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, containing 4,827,570 square feet or 110.8258 acres and described as follows:

Beginning at the East quarter corner of said Section 27; thence North 00 degrees 20 minutes 03 seconds East, 1331.57 feet; thence North 87 degrees 51 minutes 07 seconds East, 594.26 feet to the Southwesterly right-of-way line of U.S.H. 12/14 (West Beltline Highway) and a point of curvature; thence along said Southwesterly right-of-way line and the arc of a curve to the left through a central angle of 13 degrees 06 minutes 22 seconds, an arc distance of 901.19 feet, a radius of 3939.72 feet and a chord bearing South 45 degrees 33 minutes 53 seconds East, 899.23 feet; thence South 00 degrees 26 minutes 42 seconds West, 115.67 feet; thence South 08 degrees 05 minutes 09 seconds East, 202.24 feet; thence South 01 degree 05 minutes 18 seconds East, 200.33 feet; thence South 00 degrees 09 minutes 02 seconds West, 300.00 feet; thence South 03 degrees 32 minutes 29 seconds East, 150.31 feet; thence South 00 degrees 30 minutes 45 seconds West, 1022.10 feet; thence South 88 degrees 29 12 seconds West, 1108.78 feet; thence South 00 degrees 20 minutes 57 seconds West, 9.43 feet; thence South 88 degrees 13 minutes 59 seconds West, 174.00 feet; thence North 00 degrees 20 minutes 57 seconds East, 8.79 feet; thence South 88 degrees 01 minute 24 seconds West, 1313.56 feet to the West line of the Northeast Quarter of the Southeast Quarter of said Section 27; thence North 00 degrees 22 minutes 42 seconds East, along said West line, 1025.58 feet to the Southeastly right-of-way line of County Trunk Highway "M" and a point of curvature; thence along said Southeastly right-of-way line and the arc of a curve to the left through a central angle of 09 degrees 00 minutes 06 seconds, an arc distance of 307.94 feet, a radius of 1960.00 feet and a chord bearing North 10 degrees 29 minutes 51.5 seconds East, 307.62 feet to the North line of the Southeast Quarter of said Section 27; thence North 89 degrees 14 minutes 42 seconds East, along said North line, 1257.99 feet to the point of beginning.

Dated this 18TH day of NOVEMBER, 2002.

Signed: Michael J. Ziehr
Michael J. Ziehr
Registered Land Surveyor, S-2401



OWNER'S CERTIFICATE OF DEDICATION

Holy Name Catholic Center, Inc., as owners, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We 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

IN WITNESS WHEREOF, the said Holy Name Catholic Center, Inc., has caused these presents to be signed by Most Reverend William H. Bullock at Madison, Wisconsin on this 17th day of December, 2002.

Holy Name Catholic Center, Inc.
By: William H. Bullock
William H. Bullock

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 17th day of December, 2002, the above named Most Reverend William H. Bullock, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerry E. McAdow
Notary Public Jerry E. McAdow

My Commission expires: is permanent

OWNER'S CERTIFICATE OF DEDICATION

Roman Catholic Diocese of Madison, as owners, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We 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

IN WITNESS WHEREOF, the said Roman Catholic Diocese of Madison, has caused these presents to be signed by Most Reverend William H. Bullock at Madison, Wisconsin on this 17th day of December, 2002.

Roman Catholic Diocese of Madison
By: William H. Bullock
William H. Bullock

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 17th day of December, 2002, the above named Most Reverend William H. Bullock, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerry E. McAdow
Notary Public Jerry E. McAdow

My Commission expires: is permanent

COMMON COUNCIL RESOLUTION CITY OF MADISON, WISCONSIN

"RESOLVED that the plat of GANSER HEIGHTS, being a subdivision located in the Southwest Quarter of the Northwest Quarter of Section 26, the Northwest Quarter of the Southwest Quarter of Section 26, and the Northeast Quarter of the Southeast Quarter of Section 27, Township 7 North, Range 8 East, City of Madison, and that said resolution further provided for acceptance of those lands and rights dedicated by said GANSER HEIGHTS to the City for public use."

I, Roy Fisher, do hereby certify that I am the duly appointed, qualified and acting City Clerk for the City of Madison and that this plat was approved by the Common Council of the City of Madison, Dane County, Wisconsin, by Resolution No. 59899 adopted on the 5th day of November, 2002 ID. No. 32754 and furthermore certify that the conditions of said approval were fulfilled on the 17th day of December, 2002.

William K. Ditt for
Roy Fisher, City Clerk

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, Roy Fisher, being the duly elected, 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 26th day of DECEMBER, 2002, on any of the lands included in the plat of GANSER HEIGHTS.

December 26, 2002
Date

William K. Ditt for
Roy Fisher, City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, Dave M. Gawenda, 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 unpaid special assessments as of this 26th day of DECEMBER, 2002, affecting the lands included in the plat of GANSER HEIGHTS.

12/26/02
Date

Dave M. Gawenda
Dave M. Gawenda, County Treasurer

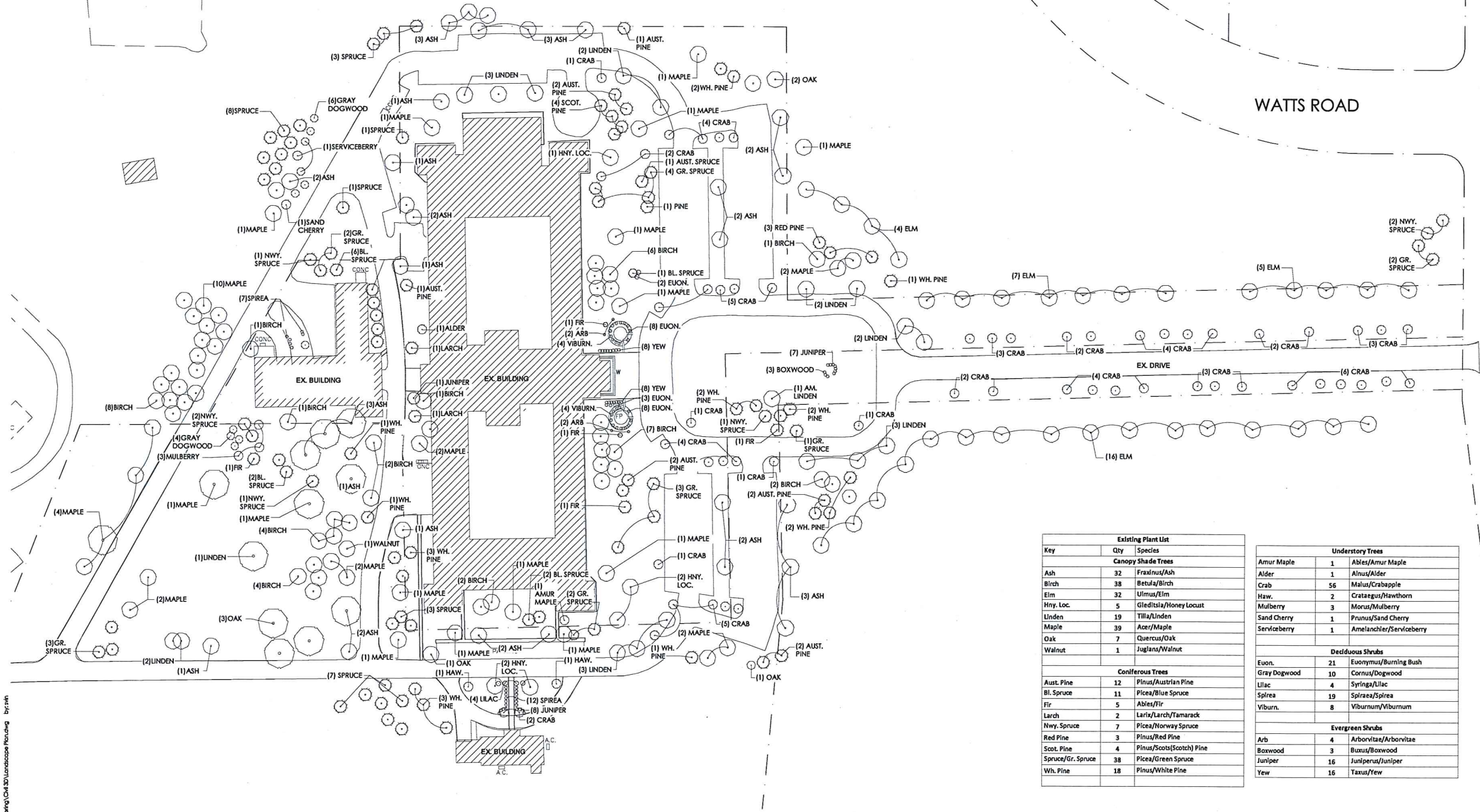
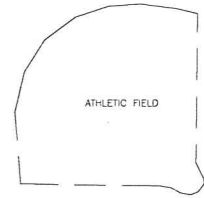
DEPARTMENT OF ADMINISTRATION

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 December 12th, 2002
Rene M. Doney
Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS
Received for recording this 27 day of DECEMBER, 2002, at 3:09 o'clock P.M. and recorded in Volume 58-009A of Plats, on pages 43-46.
Jane Licht
Jane Licht, Dane County deputy Register of Deeds

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GORMAN
 REAL ESTATE
 DEVELOPMENT &
 MANAGEMENT
 200 N. MAIN STREET
 OREGON, WI 53575

Seal

Consultant



BISHOP O'CONNOR CENTER
 702 S. HIGH POINT ROAD
 MADISON, WI 53719

HIGH POINT ROAD

Existing Plant List		
Key	Qty	Species
Canopy Shade Trees		
Ash	32	Fraxinus/Ash
Birch	38	Betula/Birch
Elm	32	Ulmus/Elm
Hwy. Loc.	5	Gleditsia/Honey Locust
Linden	19	Tilia/Linden
Maple	39	Acer/Maple
Oak	7	Quercus/Oak
Walnut	1	Juglans/Walnut
Coniferous Trees		
Aust. Pine	12	Pinus/Austrian Pine
Bl. Spruce	11	Picea/Blue Spruce
Fir	5	Abies/Fir
Larch	2	Larix/Larch/Tamarack
Nwy. Spruce	7	Picea/Norway Spruce
Red Pine	3	Pinus/Red Pine
Scot. Pine	4	Pinus/Scots(Scotch) Pine
Spruce/Gr. Spruce	38	Picea/Green Spruce
Wh. Pine	18	Pinus/White Pine

Understory Trees		
Amur Maple	1	Abies/Amur Maple
Alder	1	Alnus/Alder
Crab	56	Malus/Crabapple
Haw.	2	Crataegus/Hawthorn
Mulberry	3	Morus/Mulberry
Sand Cherry	1	Prunus/Sand Cherry
Serviceberry	1	Amelanchier/Serviceberry
Deciduous Shrubs		
Euon.	21	Euonymus/Burning Bush
Gray Dogwood	10	Cornus/Dogwood
Lilac	4	Syringa/Lilac
Sprea	19	Spiraea/Sprea
Viburn.	8	Viburnum/Viburnum
Evergreen Shrubs		
Arb.	4	Arborvitae/Arborvitae
Boxwood	3	Buxus/Boxwood
Juniper	16	Juniperus/Juniper
Yew	16	Taxus/Yew

Project No. BOC
 Plot Date: 09-24-2014
 Drawn by: svn

Date	Issue Description
09-23-2014	Issued UDC Informational
09-24-2014	Issued PD

Sheet Title
 EXISTING LANDSCAPE PLAN

Sheet No.
L100



25 Sep 2014 - 3:50p M:\Gorman & Co.\40211 Bishop O'Connor Center\Engineering\CAD\Landscapes\Plan.dwg by:svn