



City of Madison

Proposed Plat

Plat Name
The American Center-Hanson Second Addition

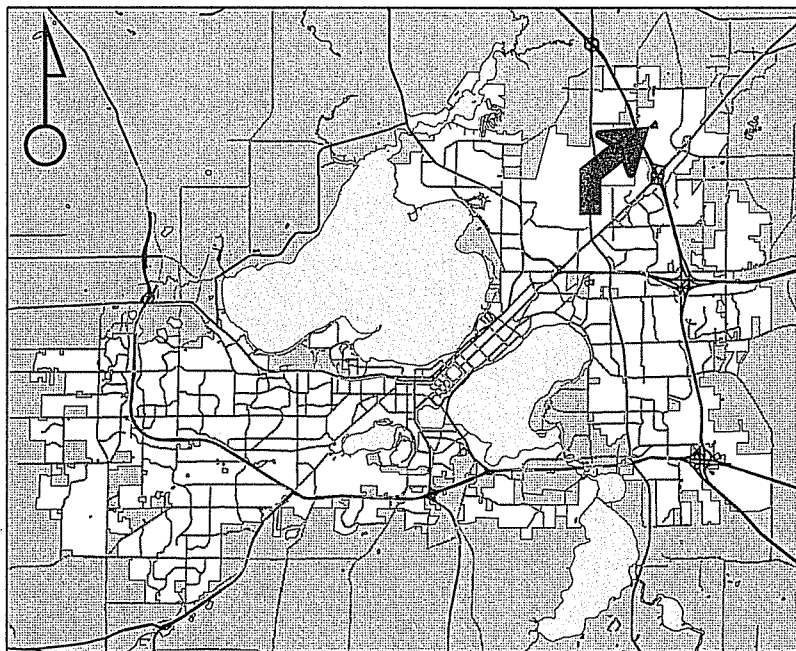
Location
4698 Eastpark Boulevard

Applicant
Dan Swift – American Family Insurance/
Andrew W. Burt – Ruekert-Mielke

☐ Preliminary ☒ Final

Proposed Use
Create 1 lot for future development
and 1 outlot for existing private drive

Meeting Dates
Plan Commission
14 October 2013
Common Council
29 October 2013

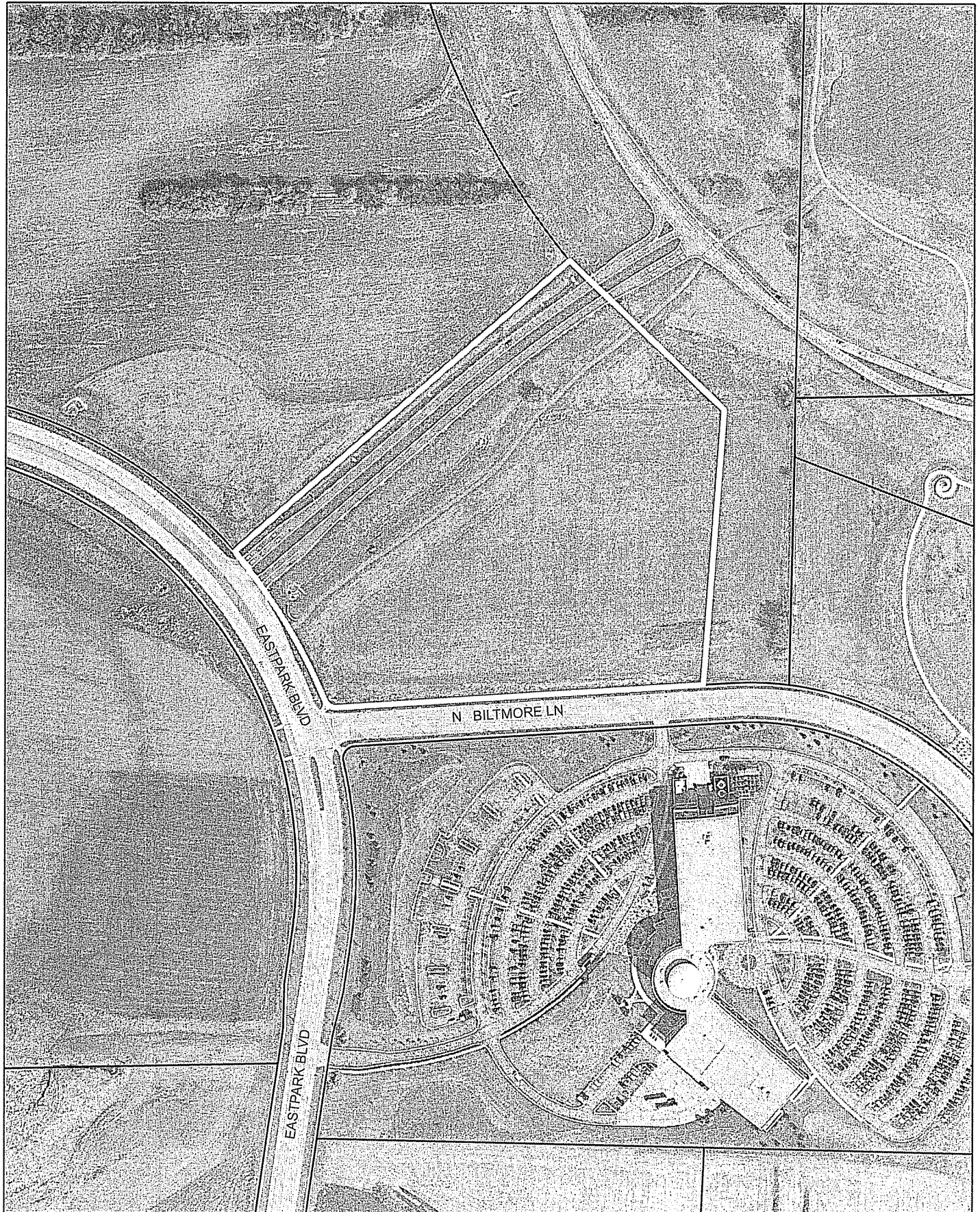


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 08 October 2013





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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

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

If a Plat, Proposed Subdivision Name: The American Center Plat-Hanson Second Addition

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For **Preliminary** and/or **Final Plats**, an application fee of **\$250, plus \$50 per lot or outlot** contained on the plat.
- For **Certified Survey Maps**, an application fee of **\$250 plus \$200 per lot and outlot** contained on the CSM.

2. Applicant Information.

Name of Property Owner: American Family Mutual Insurance Company Representative, if any: Dan Swift
Street Address: 6000 American Parkway City/State: Madison, WI Zip: 53783
Telephone: (608) 242-4100 Fax: () Email: DSWIFT@amfam.com
Firm Preparing Survey: Ruekert-Mielke Contact: Andrew W. Burt
Street Address: 258 Corporate Drive City/State: Madison, WI Zip: 53714
Telephone: (608) 819-2600 Fax: (608) 819-2601 Email: aburt@ruekert-mielke.com

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 4698 Eastpark Boulevard
Tax Parcel Number(s): 081015302029
Zoning District(s) of Proposed Lots: SEC School District: DeForest

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

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

Date of Approval by Dane County: N/A Date of Approval by Town: N/A

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		10.22
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association		1	3.09
PROJECT TOTALS	1	1	13.31

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

- ☒ **Map Copies** (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 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)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed 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" folder. An 8-1/2" X 11-inch reduction of each sheet shall also be submitted.
- ☒ **Letter of Intent:** **Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- ☒ **Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a 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 applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- ☐ **For any plat or CSM creating common areas to be maintained by private association:** **Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- ☐ **For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where 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 prior approval **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 Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- ☒ **Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, 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 transmittal shall include the name of the project and applicant.

6. Applicant Declarations:

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

Applicant's Printed Name LeeAnn Glover

Signature LeeAnn Glover

Date 9.3.13

Interest In Property On This Date Owner

September 4, 2013

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Room LL100
Madison WI 53701-2985

Re: Subdivision Application – The American Center Parcel No. 081015302029
Proposed Hanson Second Addition
Letter of Intent

The following is a letter of intent accompanying the subdivision application for 4698 Eastpark Boulevard, Madison, Wisconsin, identified as Parcel No. 081015302029. This subdivision, named Hanson Second Addition, will create one lot and one private outlot. The proposed lot is represented as Lot P-59 on The American Center Preliminary Plat. This parcel was previously zoned O-4 (Office Research) and is currently zoned SEC (Suburban Employment Center) under the newly adopted zoning code ordinance.

Proposed Conditions and Uses

The proposed use for the lot (10.22 acres) will be a rehabilitation hospital as a joint venture between University of Wisconsin Hospital and Centerre Healthcare Corporation. The building will consist of a 50-bed rehabilitation hospital and allow UW Health to expand its current capacity for inpatient rehab services.

A 60-foot wide greenway easement along the western boundary of the lot will be created as part of this plat to serve as a buffer from the existing private drive.

The proposed use of the outlot (3.09 acres) will remain its current use as a private drive connecting Eastpark Boulevard to the American Family Mutual Insurance Company national headquarters (NHQ). See below for more information related to its existing condition and use. The outlot will be 150-feet wide and approximately 900-feet long.

Existing Conditions and Uses

The existing condition of the lot is undeveloped. The lot is covered with grass and generally drains from northeast to southwest. The west side of the lot is bordered by a private drive (proposed outlot described below) connecting Eastpark Boulevard to the NHQ. The north side of the lot is bordered by NHQ property. The east side of the lot is bordered by Lot P-60 (as defined by The American Center Preliminary Plat) which is also undeveloped. The south side of the lot is bordered by Eastpark Boulevard and North Biltmore Lane. A public stormwater/greenway easement as well as a pedestrian path that connects the NHQ with Eastpark Boulevard is located along the west side of the lot. The stormwater/greenway



Subdivision Application

Letter of Intent

September 4, 2013

Page 2

easement varies in width with open swale and large diameter storm sewer. It also overlaps the proposed outlot. A 15-foot utility easement exists along the south side of the outlot parallel to the right-of-way of Eastpark Boulevard. Sanitary sewer, storm sewer, and water utilities have all be installed and extended into lot through previous construction phases.

The existing condition of the outlot is a private drive connecting Eastpark Boulevard to the NHQ. It is bordered to the west by the UW Health facility currently under construction. The north side of the outlot is bordered by NHQ property. The east side of the lot is bordered by Lot P-59 described above. The south side of the lot is bordered by Eastpark Boulevard. The outlot will remain a private drive as part of this subdivision. A 30-foot City of Madison sanitary sewer/force main interceptor easement exists along the west side of the outlot and a 50-foot greenway easement borders the outlot to the west. A 15-foot utility easement exists along the south side of the outlot parallel to the right-of-way of Eastpark Boulevard. A public stormwater/greenway easement of varying width as described above is located along the east side of the outlot.

Development Schedule

The development schedule for Lot P-59 will be based on a number of factors, including favorable approval from the City, but is anticipated to be as follows:

- Start of construction - March, 2014
- Completion of construction - May, 2015

Project Contacts

The current owner of Parcel 081015302029 is American Family Mutual Insurance Company. The following persons will be involved in the construction:

- Owner's Representative – Dan Swift, TAC Development Specialist
- Owner's Surveyor and Engineer – Jason Lietha, Ruekert Mielke
- Contractor – To be determined (TBD)
- Architect – TBD
- Landscaper - TBD



Ruekert·Mielke

engineering solutions for a working world

Subdivision Application

Letter of Intent

September 4, 2013

Page 3

Please accept this letter as the required letter of intent for the subdivision application. If you should have any questions regarding the above stated information feel free to contact me at (608) 819-2600.

Respectfully,

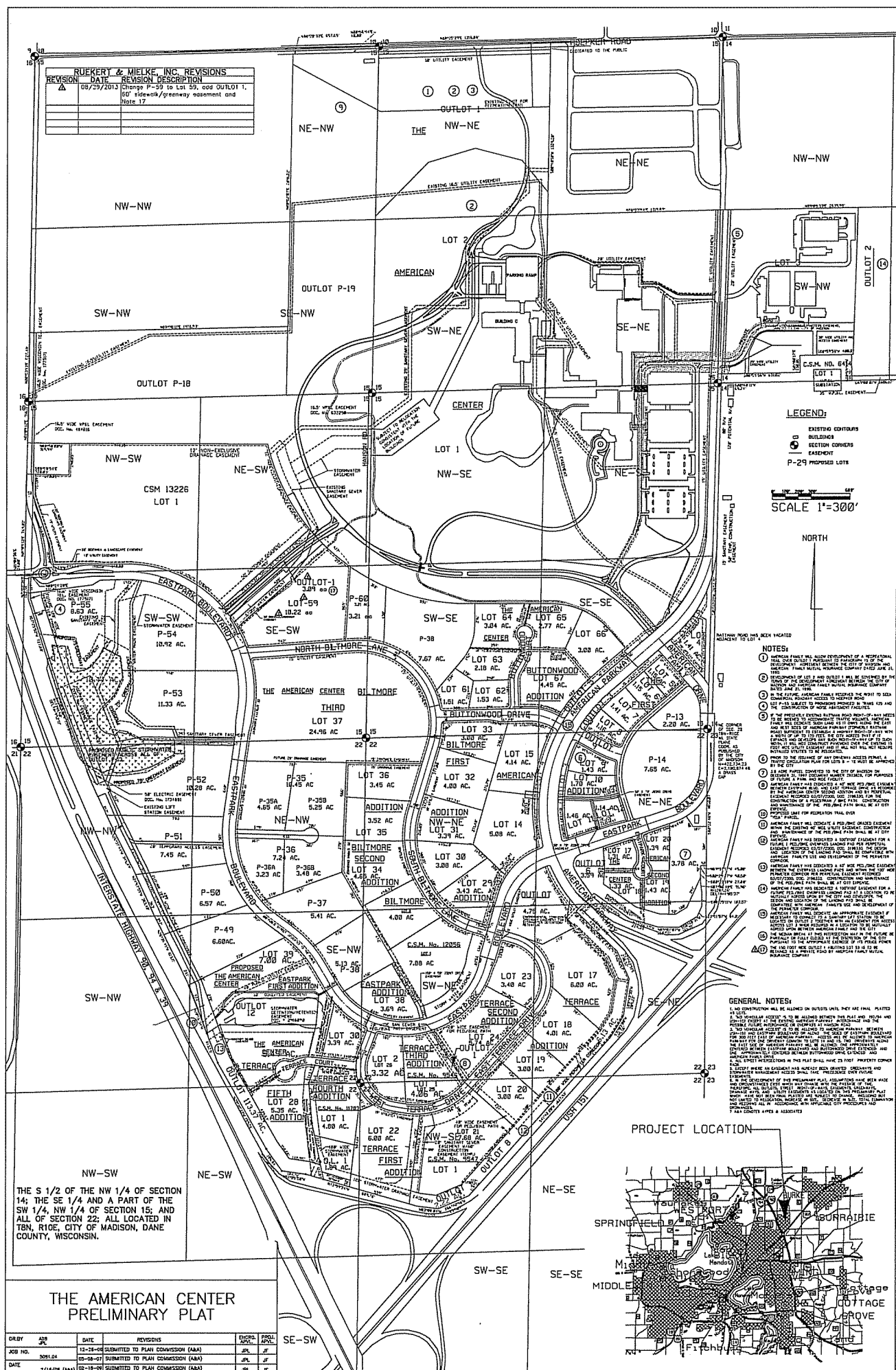
RUEKERT/MIELKE

Andrew W. Burt, P.E.
Senior Project Manager

AWB:crp

cc: File

RUEKERT & MIELKE, INC. REVISIONS		
REVISION	DATE	REVISION DESCRIPTION
△	08/29/2013	Change P-59 to Lot 59, add OUTLOT 1, 60' sidewalk/greenway easement and Note 17



THE AMERICAN CENTER
PRELIMINARY PLAT

GR.DY	ADB JPL	DATE	REVISIONS	ENCRG. APPL.	PROJ. APPL.
JOB NO.	5091.04	12-28-06	SUBMITTED TO PLAN COMMISSION (A&A)	JPL	JF
		05-08-07	SUBMITTED TO PLAN COMMISSION (A&A)	JPL	JF
DATE	7/14/08 (A&A)	02-18-09	SUBMITTED TO PLAN COMMISSION (A&A)	JPL	JF

#FILE#	#OPEN#	#DATE#	#TIME#
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PROJECT LOCATION

