

### City of Madison

### Proposed Plati

Plat Name

The American Center-Hanson Second Addition

4698 Eastpark Boulevard

**Applicant** 

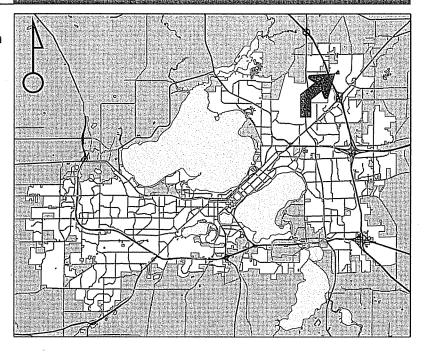
Dan Swift - American Family Insurance/ Andrew W. Burt - Ruekert-Mielke

☐ Preliminary

X 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



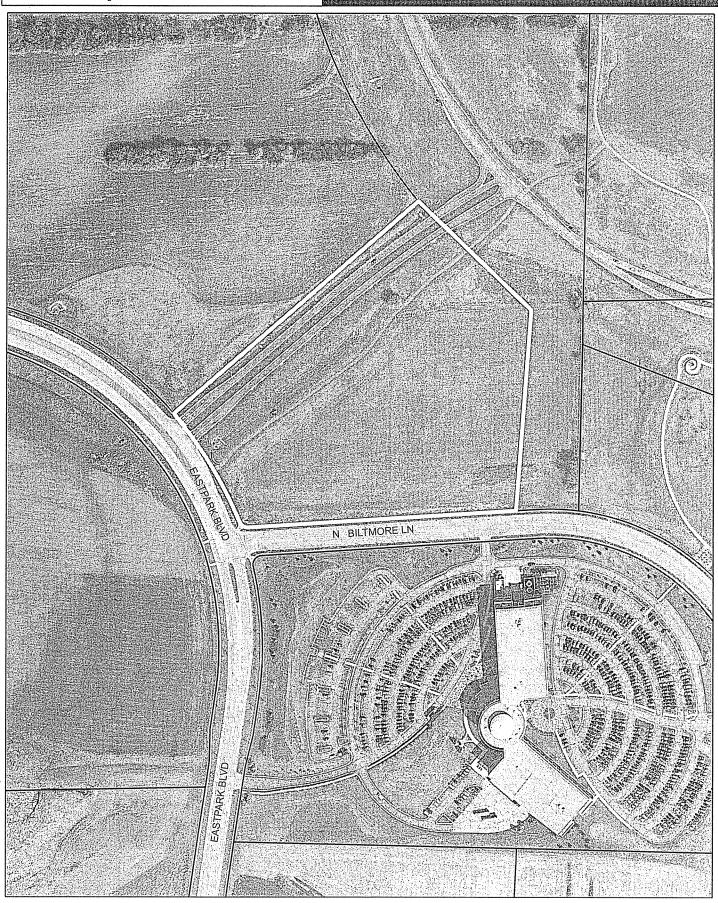
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 600'

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





Date of Aerial Photography: Spring 2010



### 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, of 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.

Preliminary Subdivision Plat		
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 exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.	1a. Application Type.	
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		,

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

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

5.	uired Submittals. Your application is required to include the following (check all that apply):
1	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.
	<ul> <li>For <u>Final Plats</u>, 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.</li> </ul>
	• For <u>Certified Survey Maps (CSM)</u> , 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 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.
	<ul> <li>All surveys submitted with this application are required to be <u>collated</u>, <u>stapled and folded</u> so as to fit within an 8 1/2" X 14" folder. An 8-½ X 11-inch reduction of each sheet shall also be submitted.</li> </ul>
[	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.
ľ	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.
ĺ	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.
į	For Surveys <u>Outside</u> the Madison City Limits: A copy of the approval letters from <u>both</u> 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 <b>Town and Dane County</b> .
(	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.
Į.	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 <u>occapplications@cityofmadison.com</u> . The transmittal shall include the name of the project and applicant.
6. A <sub>l</sub>	ant Declarations:
	er attests that the application has been completed accurately and all required materials have been submitted:
App	nt's Printed Name LeeAnn Glover Signature Stum More
Dat	9.3.13 Interest In Property On This Date Downer
Effe	May 21, 2012



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.

### <u>Development Schedule</u>

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



Subdivision Application Letter of Intent September 4, 2013 Page 3

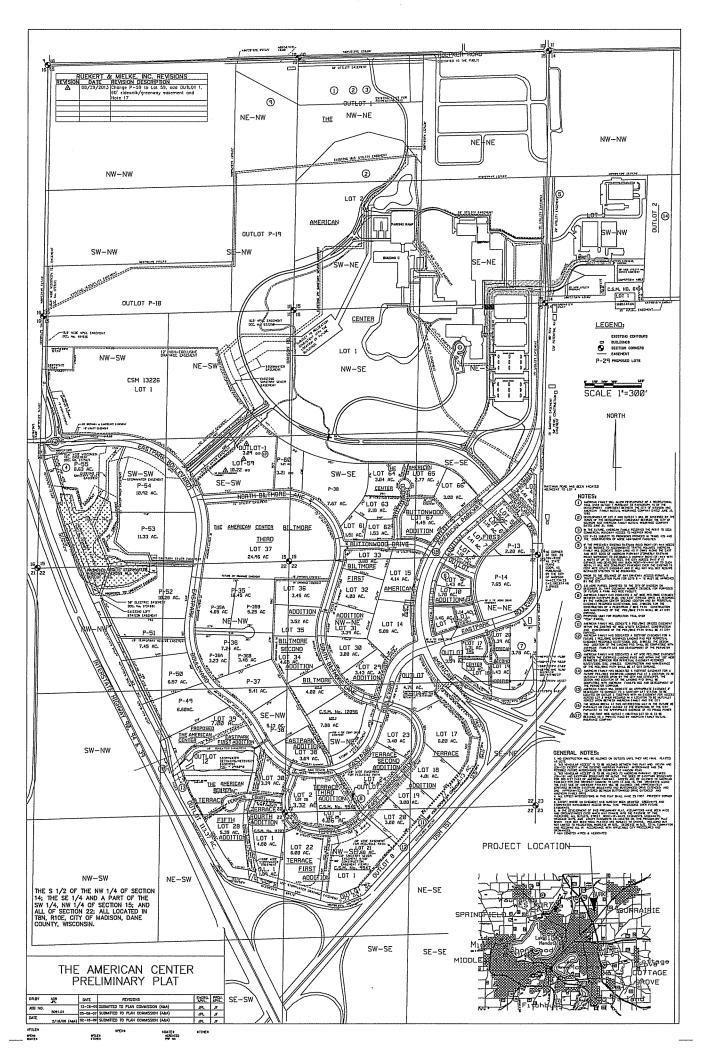
Please accept this letter as the required letter of intent for the subdivision application. If you should have any questions regarding the above stated information feel free to contact me at (608) 819-2600.

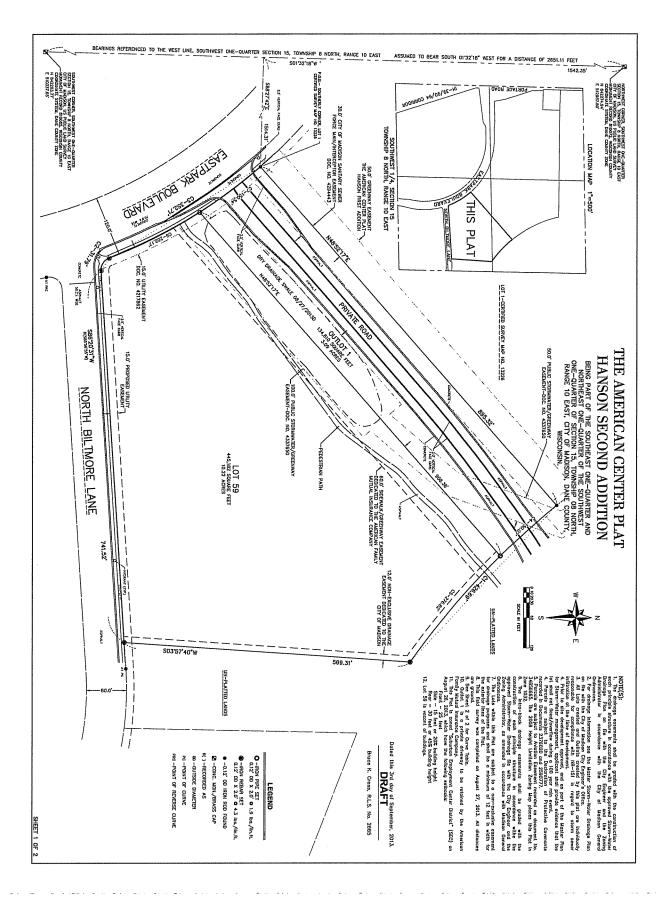
Respectfully,

RUEKERT/MIELKE

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

AWB:crp cc: File





## | BANDUS | A | COURD | CHORO BEG | ARC | 1/A4 | TANGENT BEG | TANGENT BE RADIUS Δ CHORD CHORD BRC ARC 1580.00° 1578°23° 425.39° \$47°00°41.5°E 426.69° 25.00° 7251′06° 29.69° N57°13′56°W 31.79°

I, Blace K. Cress, Registered Wisconshi Lond Surveys, Ruskert & Malka, Inc., hereby certily. That in this complience with the provisions of Coxplet 236 of the Wisconshi Stutiuses and the Subdivision Registations of the Uty of Indellera, and under the interction of American Foreign Auditation Economy, centers of raid land, I have surveyed, divided and expect If R. AMERICAN. CORTINE PLAT HANSON. SCOND ADDITION; that such plot correctly represents of exterior boundaries and the subdivision of the lond surveyed; and that this lond is located in part of the Subheast correctly represents the expected of the Subheast one-quoted and the other land is located in part of the Subheast courts, Wisconsin, controlling I.311 seees more of the Subheast courts, Wisconsin, controlling I.311 seees more of the Subheast courts, Wisconsin, controlling I.311 seees more of the Subheast courts, Wisconsin, controlling I.311 seees more of the Subheast courts.

Commonsting at the Northwest corner of said Southwest one-quorter of Section 15; thereo bearing South 01/27(8" West along the west like of said Southwest one-quoter of advance of 15/43) led to the southerly corner of Lot 1. Certified Surrey Map No. 13/25, accorded an Document No. 43/43/22, said corner along the Pock Of Baybard; there bearing North 46/52/17 East along the southwestery like of said up to a 18/52. Let 1 to the East Certified Surrey Lot the Common Northwestery like of the corner of 18/52. Let 1 to the Certified Surrey of 46/46 to 18/52 and 18/52 a

SURVEYOR'S CERTIFICATE

### THE AMERICAN CENTER PLAT HANSON SECOND ADDITION

BEING PART OF THE SOUTHEAST ONE-QUARTER AND

# CITY OF MADISON PLAN COMMISSION CERTIFICATE

# for recording per the Secretary of the City of Madison Plan Commission \_ day of .

CERTIFICATE OF CITY TREASURER  I. Dave Gowenda, being duly appointed, qualified and acting Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpoid taxes or	CITY OF MADISON COMMON COUNCIL CERTIFICATE Reserved that the plot known as THE AMERICAN CENTER PLAT HANSON SECOND ADDITION, located in the City of Madison was hereby approved by Enactment Number
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I, Adam Gallagher, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby in the plat of THE THE AMERICAN CENTER PLAT HANSON SECOND ADDITION. certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special Adam Gallagher, Treasur Dane County, Wisconsin sments as of this 2013, affecting the lands included

CORPORATE OWNERS CERTIFICATE

Dated this 3rd day of September, 2013.

Bruce K. Cross, R.L.S. No. 2665

DRAFT

	Certified ,20
'n	Wis. Stats. as provided by s. 236.12, Wis. Stats.
al o'bbck M as document#	There are no objections to this plat with respect to Sees. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Received for Record 20	
County, Wisconsin	
Office of the Register of Deeds	

STATE OF MSCONSIN SS

\_caAnn Glover Real Estate and Planning Director

Countersigned

Evonne Steger Business and Workplace Services Associate Vice President

American Family Mutual Insurance Company

IN WINESS WERROF, the said American Fornly Mutual Insurance Company, has caused these presents to be signed by Evonce Steger, Business and Workplook Services Associate Vice President, and Leshan Glover, Real Estate and Planning Director, American Center, and Its corporate seal to be hereunto offixed on this

American Family Mulual Insurance Company, 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: American Formity Mulual insurance Campany, a corporation duly arganized and existing under and by wirtur of the lows of the State of Miscansin, as eneme, does hereby certify that said carporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Department of Administration
Common Council, City of Madison
Conne County Zaning and Natural Resources Committee
Department of Transportation

Personally came before me this

me known to be the persons who executed the foregoing instrument and acknowledge the same.

day of

2013, the above named Evanne Steger and LeeAnn Glover, to

Notary Public, State of Wisconsin

SHEET 2 OF 2

Department of Administration