



Location

4846 Eastpark Boulevard

Applicant

Luke Stauffacher, Cascade Development
Greg Held, Knothe & Bruce Architects, LLC

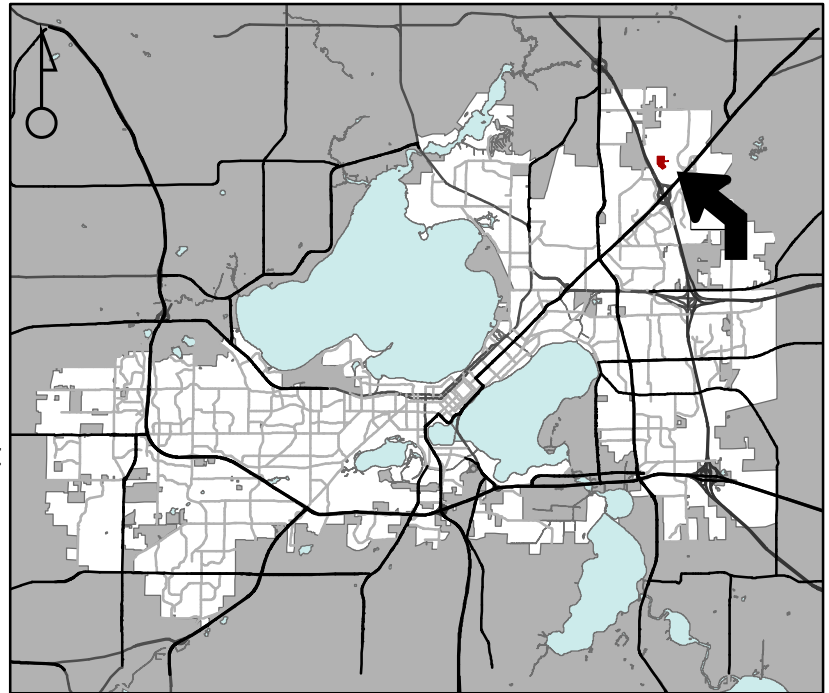
Request

Construct residential building complex with approximately 200 apartments in two four-story buildings with a private park and outdoor recreation on Lots 49-50 and Outlot 22 of future American Center-Eastpark Fifth Addition

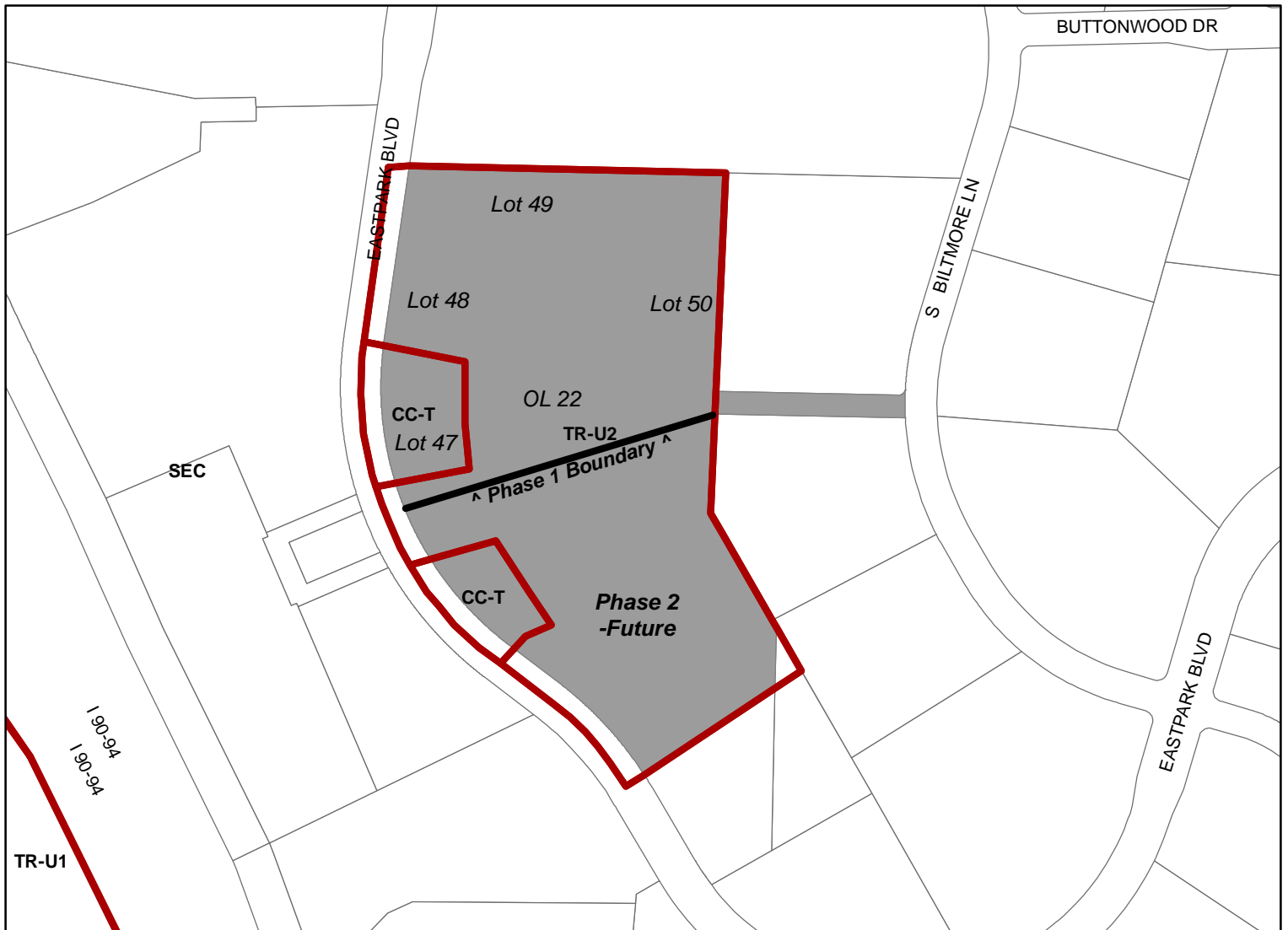
Public Hearing Date

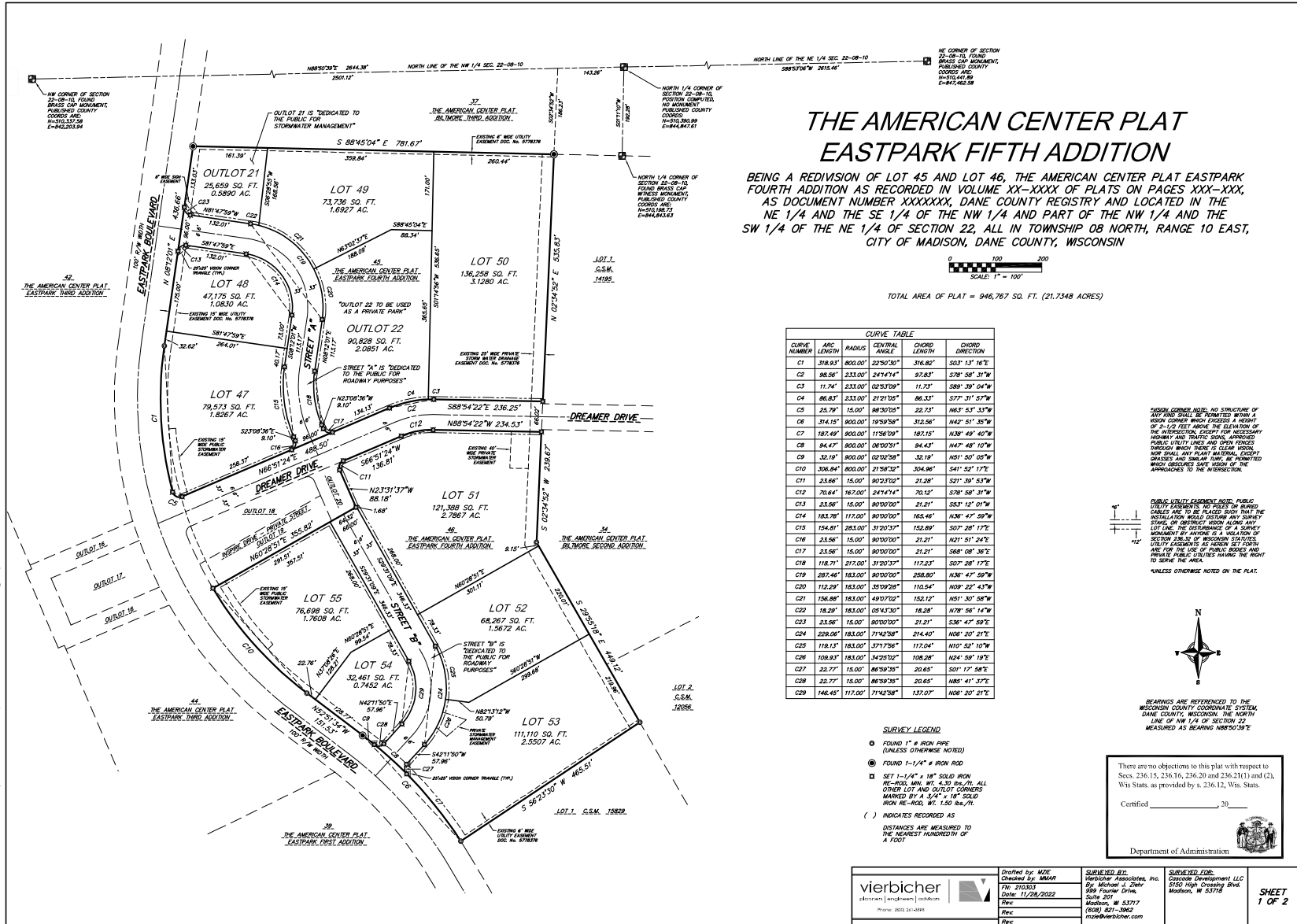
Plan Commission

April 24, 2023



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





THE AMERICAN CENTER PLAT EASTPARK FIFTH ADDITION

BEING A REDIVISION OF LOT 45 AND LOT 46, THE AMERICAN CENTER PLAT EASTPARK
FOURTH ADDITION AS RECORDED IN VOLUME XX-XXXX OF PLATS ON PAGES XXX-XXX,
AS DOCUMENT NUMBER XXXXXXX, DANE COUNTY REGISTRY AND LOCATED IN THE
NE 1/4 AND THE SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 AND THE
SW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

TOTAL AREA OF PLAT = 946,767 SQ. FT. (21.7348 ACRES)

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	318.83'	800.00'	2750'30"	316.82'	S03°13'16"W
C2	98.56'	231.00'	2474'74"	97.83'	S78°58'37"W
C3	11.74'	231.00'	023'09"	11.72'	S89°39'04"W
C4	86.83'	231.00'	2121'05"	86.33'	S77°31'57"W
C5	25.79'	15.00'	88'0'00"	22.73'	N63°53'33"W
C6	314.15'	800.00'	19'59'58"	312.58'	N42°51'35"W
C7	187.49'	800.00'	11'58'09"	187.15'	N38°49'40"W
C8	84.47'	800.00'	08'00'51"	84.43'	N47°48'10"W
C9	32.18'	800.00'	02'02'58"	32.18'	N51°50'05"W
C10	308.84'	800.00'	21'58'32"	304.86'	S41°52'17"E
C11	23.66'	15.00'	90'23'02"	21.26'	S21°39'53"W
C12	70.64'	167.00'	2474'74"	70.12'	S78°58'37"W
C13	23.56'	15.00'	90'00'00"	21.27'	S83°12'01"W
C14	183.78'	1175.00'	90'00'00"	185.46'	N38°47'59"W
C15	154.01'	263.00'	31'20'37"	153.89'	S07°28'17"E
C16	23.56'	15.00'	90'00'00"	21.27'	N21°51'24"E
C17	23.56'	15.00'	90'00'00"	21.27'	S68°08'36"E
C18	116.71'	217.00'	31'20'37"	117.23'	S07°28'17"E
C19	287.46'	183.00'	90'00'00"	258.80'	N36°47'59"W
C20	112.29'	183.00'	35'09'28"	110.54'	N09°22'43"W
C21	156.89'	183.00'	49'07'02"	152.12'	N51°30'58"W
C22	18.29'	183.00'	05'43'30"	18.28'	N78°56'14"W
C23	23.56'	15.00'	90'00'00"	21.27'	S36°47'59"E
C24	228.06'	183.00'	71'42'58"	214.40'	N06°20'21"E
C25	119.13'	183.00'	37'17'56"	117.04'	N10°52'10"W
C26	108.83'	183.00'	34'25'02"	108.28'	N24°59'19"E
C27	22.77'	15.00'	88'59'05"	20.65'	S01°17'58"E
C28	22.77'	15.00'	88'59'05"	20.65'	N85°41'37"E
C29	146.45'	117.00'	71'42'58"	137.07'	N68°20'21"E

VISION CORNER NOTE: NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 3-1/2 FEET ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, APPROVED PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS NO VISION OBSTRUCTION. NO SIGN SHALL BE PLACED, EXCEPT GRASSES AND SHRUBS THAT BE PERMITTED WHICH OBSCURES SIGHT LINES OR THE APPROACHES TO THE INTERSECTION.

PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITY EASEMENTS, NO POLES OR BUNDLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD INTERFERE WITH ANY EXISTING OR ANTICIPATED PUBLIC UTILITY LINES. THE INSTALLATION OF ANY PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS NO VISION OBSTRUCTION IS A VIOLATION OF SECTION 236.15 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC ROADS AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF NW 1/4 OF SECTION 22 MEASURED AS BEARING N89°50'39"E.

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

	Drafted by: MDE Checked by: MDAK File: 210303 Date: 11/28/2022 Rec:	SURVEYED BY: Grosbeck Associates, Inc. By: Michael J. Zehr 590 Fourth Drive, Suite 201 Madison, WI 53717 (608) 821-3862 mgz@vierbichler.com	SURVEYED FOR: Grosbeck Development LLC 5150 High Crossing Blvd. Madison, WI 53718
	File:	Rec:	Rec:

28-Nov-2022 10:46:56 AM: C:\Grosbeck\Development\210303_4952_Eastpark Fifth Addn\210303-1\Final Plat.dwg - 267.mrk

