



### Location

4846 Eastpark Boulevard

### Applicant

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

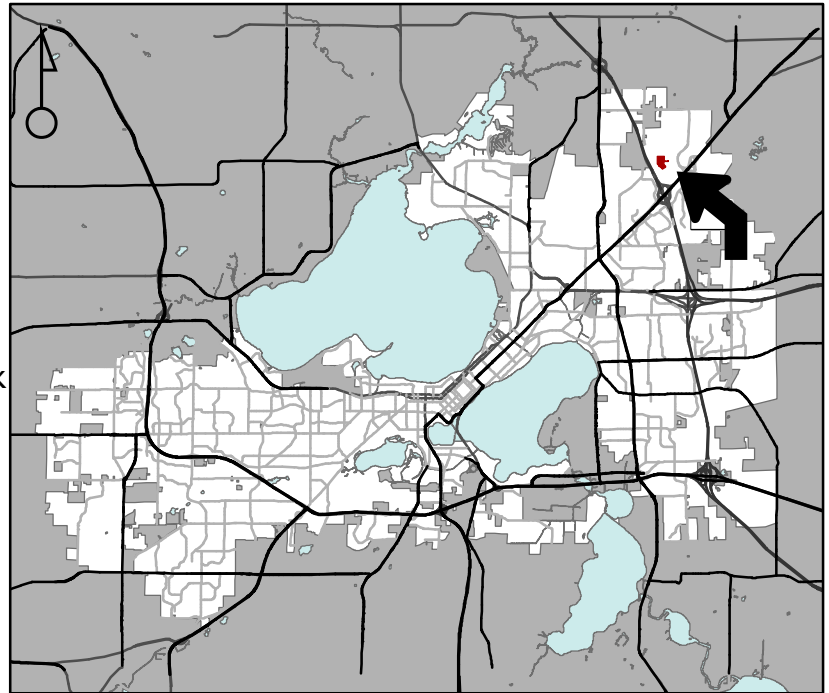
### Requests

- Construct five-story mixed-use building on Lot 47 of future AmericanCenter-Eastpark Fifth Addition, containing 7,650 sq. ft. of commercial space and 119 apartments
- Construct four-story, 82-unit apartment building on Lot 48

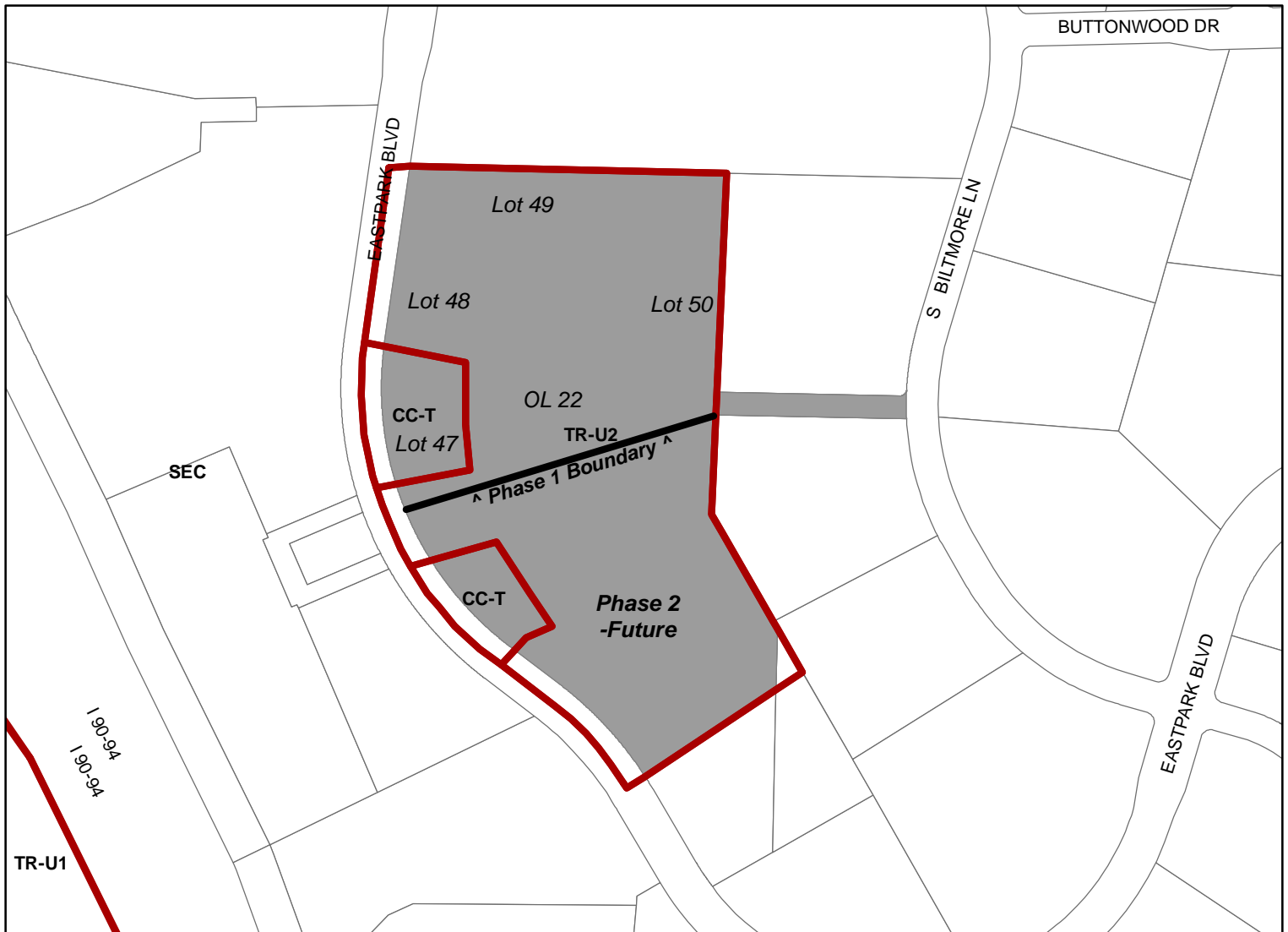
### Public Hearing Date

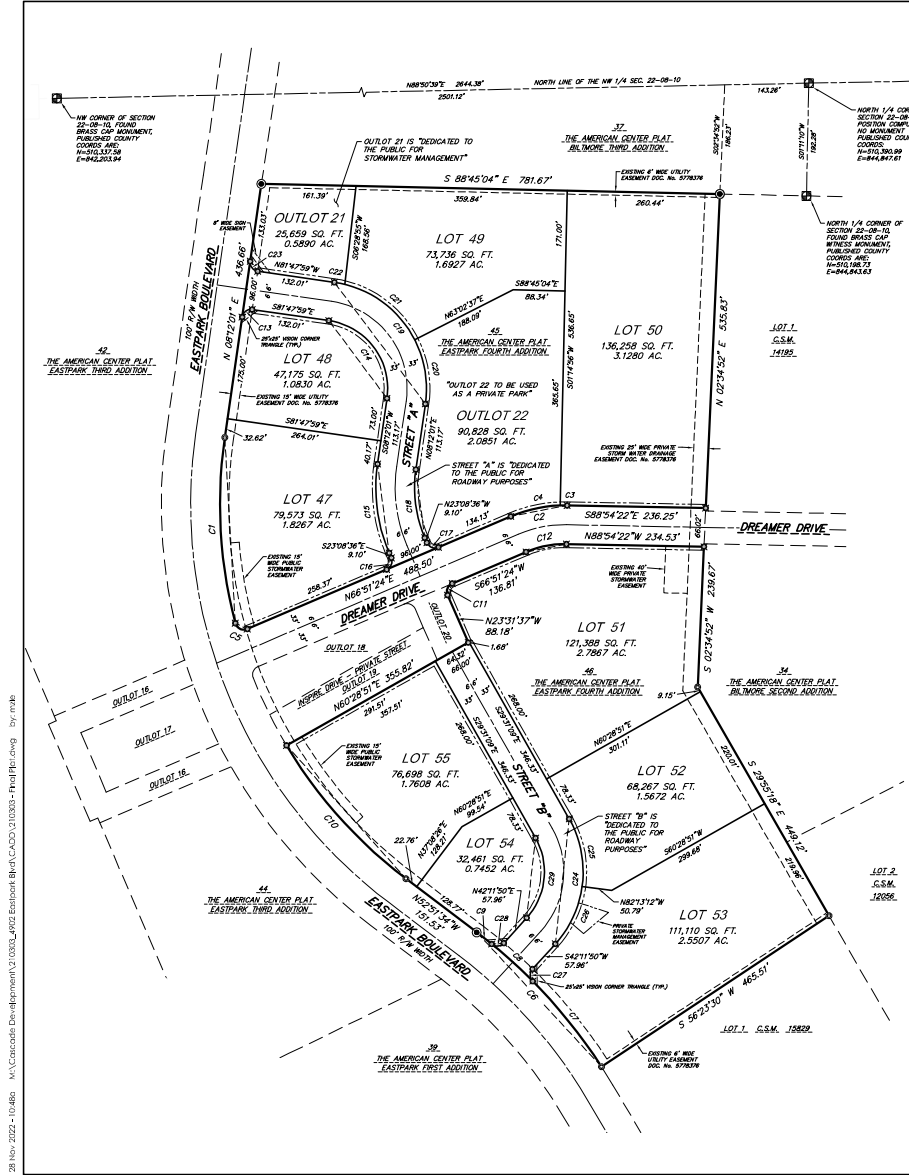
Plan Commission

April 24, 2023



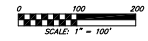
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635





# 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-XXXXX 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'	0253'09"	11.72'	S89°39'04"W
C4	86.83'	231.00'	2121'05"	86.33'	S77°31'57"W
C5	25.79'	15.00'	8830'00"	22.73'	N63°53'33"W
C6	314.15'	800.00'	1959'58"	312.58'	N42°51'35"W
C7	187.48'	800.00'	1158'09"	187.15'	N38°49'40"W
C8	84.47'	800.00'	0810'51"	84.43'	N47°48'10"W
C9	32.18'	800.00'	0212'58"	32.18'	N51°50'05"W
C10	308.84'	800.00'	2158'32"	304.86'	S41°52'17"E
C11	23.66'	15.00'	8023'02"	21.26'	S21°39'53"W
C12	70.64'	167.00'	2474'74"	70.12'	S78°58'37"W
C13	23.56'	15.00'	8010'00"	21.27'	S83°12'01"W
C14	183.78'	1175.00'	9010'00"	185.46'	N38°47'59"W
C15	154.01'	283.00'	3120'37"	153.89'	S07°28'17"E
C16	23.56'	15.00'	8010'00"	21.27'	N21°51'24"E
C17	23.56'	15.00'	8010'00"	21.27'	S68°08'36"E
C18	116.71'	212.00'	3120'37"	112.23'	S07°28'17"E
C19	287.46'	183.00'	9010'00"	258.80'	N36°47'59"W
C20	112.29'	183.00'	3519'28"	110.54'	N09°22'43"W
C21	156.89'	183.00'	4910'02"	152.12'	N51°30'58"W
C22	18.29'	183.00'	0543'30"	18.28'	N78°56'14"W
C23	23.56'	15.00'	8010'00"	21.27'	S36°47'59"E
C24	228.06'	183.00'	7142'58"	214.40'	N08°20'21"E
C25	118.13'	183.00'	3717'56"	117.04'	N10°52'10"W
C26	108.83'	183.00'	3425'02"	108.28'	N24°59'19"E
C27	22.77'	15.00'	8879'00"	20.65'	S01°17'58"E
C28	22.77'	15.00'	8879'00"	20.65'	N85°41'37"E
C29	146.45'	117.00'	7142'58"	137.07'	N08°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 TRAFFIC IS PERMITTED TO PASS. NO SIGN SHALL BE PLACED, EXCEPT GRASSES AND SHRUBS THAT BE PERMITTED WHICH OBSCURES SIGHT LINES AT 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 OTHER EXISTING OR PROPOSED PUBLIC UTILITY EASEMENTS. ANY 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°50'30"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: Geospatial Associates, Inc. By: Michael J. Zehr 590 Fourth Drive, Suite 201 Madison, WI 53717 (608) 821-3862 mze@vairbicher.com	SURVEYED FOR: Concord Development LLC 5150 High Crossing Blvd. Madison, WI 53718
	SHEET 1 OF 2		

28 Nov 2022 - 10:48:56 AM: Concord Development\310303\_0303\_0303\_0303 - Final Plat.dwg - 267.mxb

