



Location

4846 Eastpark Boulevard

Applicant

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

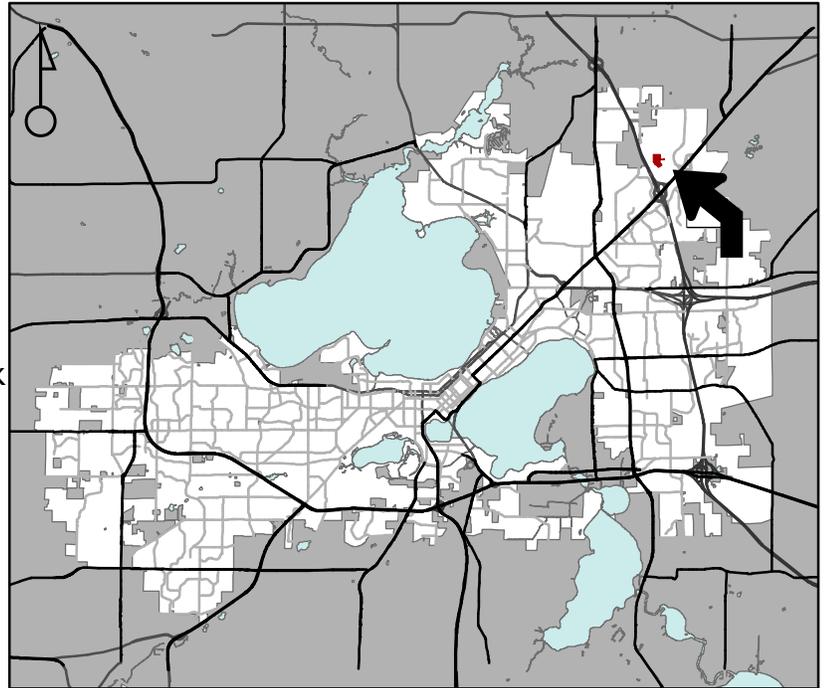
Requests

- 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

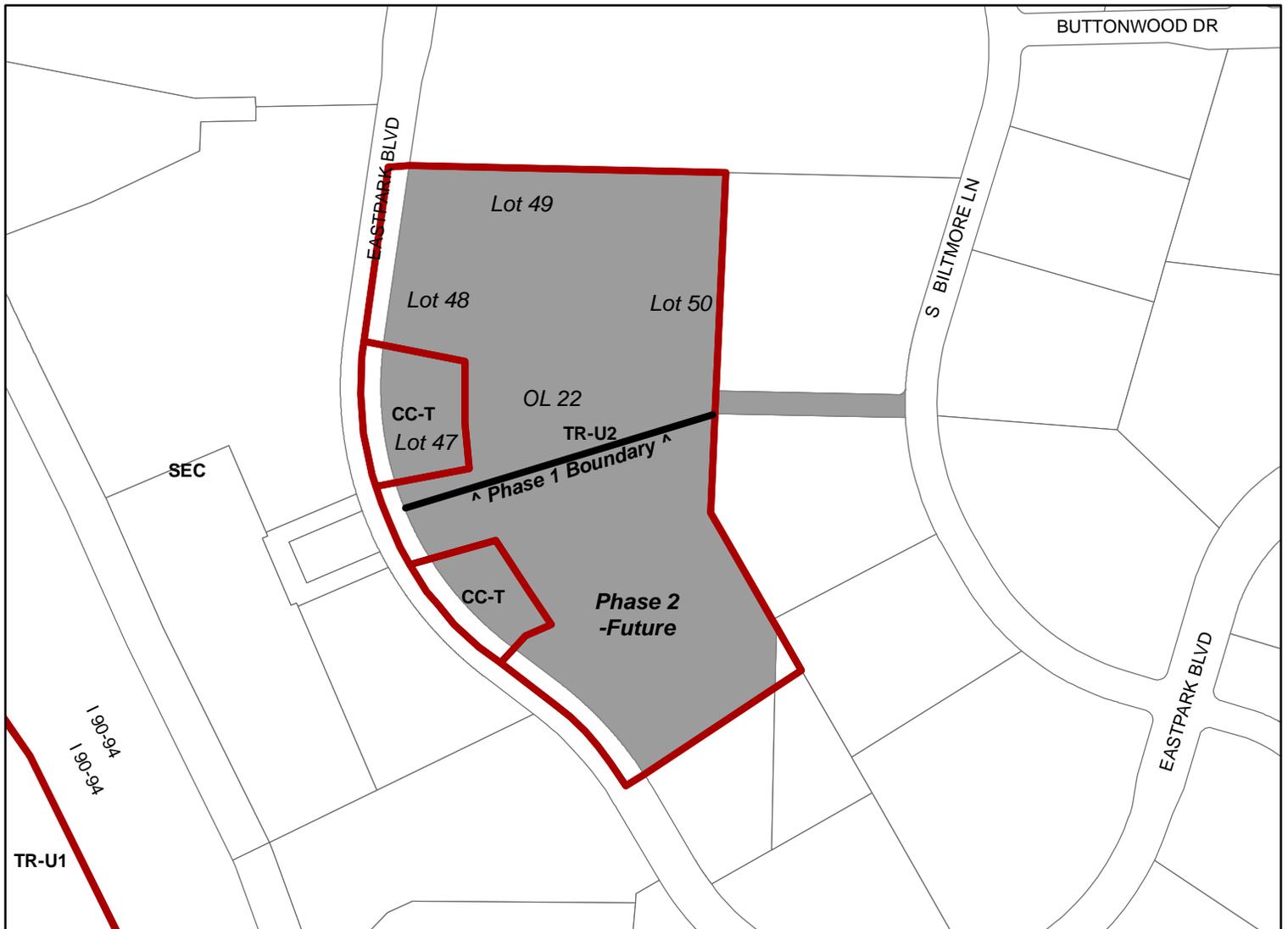
Public Hearing Date

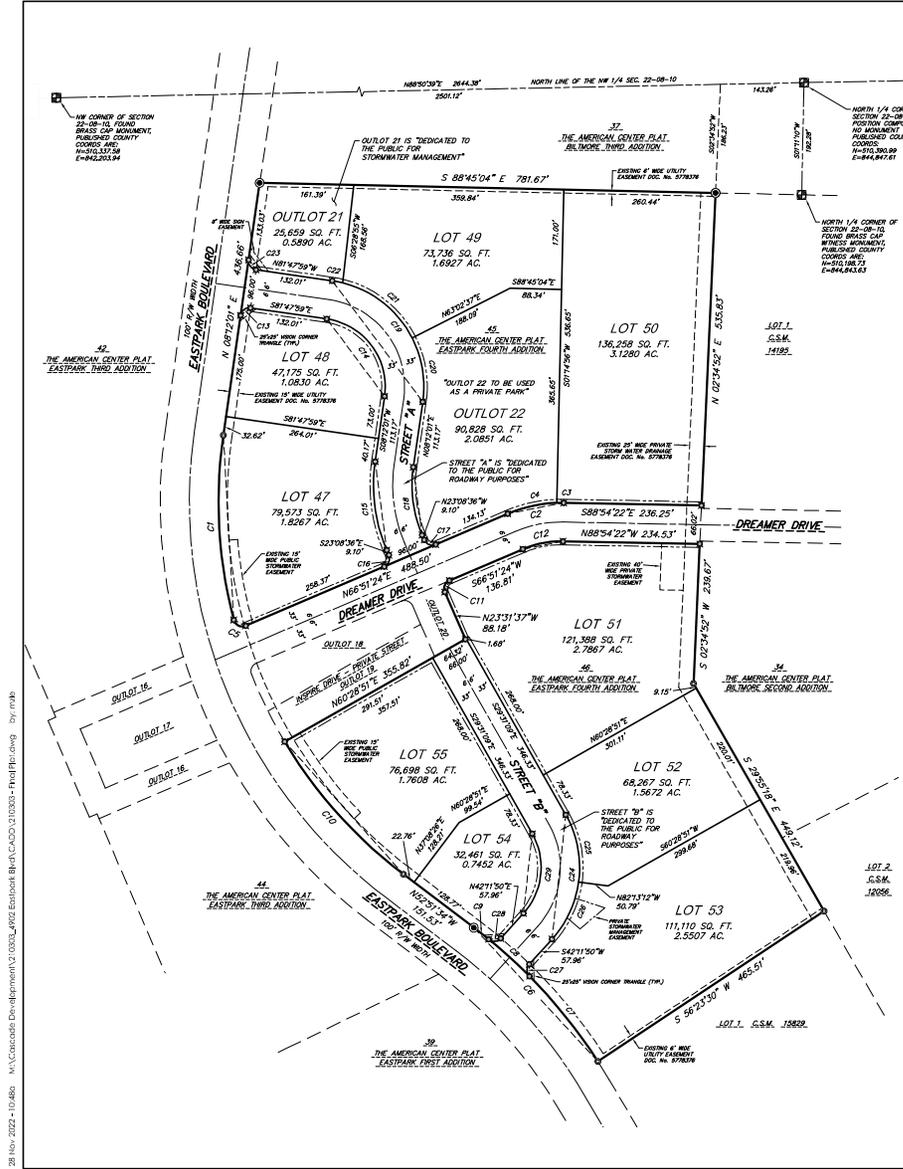
Plan Commission

April 24, 2023



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com 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 | 316.83' | 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 | 306.84' | 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" | 165.46' | 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' | N06°20'21"E |
| C25 | 119.13' | 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' | N06°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 EXISTING OR ANTICIPATED PUBLIC UTILITY LINES. THE INSTALLATION OF ANY PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH TRAFFIC IS PERMITTED TO PASS SHALL BE A VIOLATION OF SECTION 236.15 OF WISCONSIN STATUTES, UNLESS OTHERWISE NOTED ON THIS PLAT. PUBLIC UTILITY LINES HAVING THE RIGHT TO CROSS 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

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| | Drafted by: MDE Checked by: MDAK File: 210303 Date: 11/28/2022 Rec: _____ Rec: _____ | SURVEYED BY: CONCORD ASSOCIATES, INC. By: Michael J. Zehr 590 Fourth Drive, Suite 201 Madison, WI 53717 (608) 821-3862 mze@concord.com | SURVEYED FOR: CONCORD ASSOCIATES LLC 5150 High Crossing Blvd. Madison, WI 53718 |
| | SHEET 1 OF 2 | | |

28 Nov 2022 - 10:48:56 AM: C:\Concord\Development\210303_0303_0303\210303-1\Final Plat.dwg - 267.mak

