



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
www.cityofmadison.com

TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: June 20 2018
SUBJECT: ID 52004 (UDC) – 4800 Voges Road - New Development of Industrial/Distribution Buildings Located in UDD No. 1., 16th Ald. Dist.

The applicant, Eric Ogden, HSA Commercial Real Estate, is seeking **INITIAL APPROVAL** to develop the Voges Road site and construct (3) new industrial buildings with a parking lot for both trailers and standard cars.

Schedule:

UDC will need to review this project again when they submit for FINAL APPROVAL.

Approval Standards

The site is located in Urban Design District 1 (“UDD 1”), which requires that the Urban Design Commission approve the proposed hotel project using the design standards and guidelines for that district. 33.24(8)

Project Description

The applicant is seeking approval to construct (3) new industrial buildings, building A & B are both 136,500 s.f. and building C is 169,568 s.f. The proposed buildings are to be approximately 32 feet tall and will be constructed of precast concrete panels with aluminum framed windows.

Main site access is from Voges Road and there are two other entries from Dutch Mill Road and Galleon Road. Proposed parking includes 121 trailer parking spaces and 465 standard parking spaces.

Recommendations

Staff is asking the commission to confirm that the proposed project meets standards for UDD #1 criteria.

The proposed building footprints are in conflict with the OFFICIAL MAP. The proposed ROW changes will require Common Council approval on an amendment to the OFFICIAL MAP, ordinance 16.25(6). For reference, Official Map Intent 16.25(1) listed below and copy of relative Official Map & ROW attached.

16.25(1) OFFICIAL MAP, Intent:

It is the intent of the Common Council to establish an official map for the purpose of conserving and promoting the public health, safety, convenience, economy, orderliness and general welfare of the community; to further the orderly layout in the use of land; to stabilize the location of real property boundary lines; to insure proper legal description and proper monumenting of land; to facilitate adequate provision for transportation, parks, playgrounds and storm water drainage; and to facilitate the further subdivision of larger tracts into smaller parcels of land.

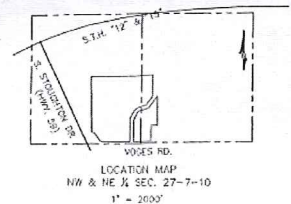
PRELIMINARY PLAT
FOR
VOGES ROAD BUSINESS CENTER
BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF
SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN

CJ
engineering
civil design and consulting
9205 W. CENTER ST.
SUITE 214
MILWAUKEE, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

PREPARED BY:
CJ ENGINEERING
9205 W. CENTER STREET
SUITE 214
MILWAUKEE, WI 53222
PH (414) 443-1312
FAX (414) 5443-1317
www.cj-engineering.com

PREPARED FOR:
St. John Properties, Inc.
1020 James Dr., Suite G
Hartland, WI 53029
Milwaukee Office: (262) 524-0100
Madison Office: (608) 223-0100
www.sjpi.com

M1 - LIGHT INDUSTRIAL ZONING



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND
THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE
AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF
ALL MOBILE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON,
BOUNDARY LINES, APPARENT EASEMENTS AND EASEMENTS AND WIDE
ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE
PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE
TITLE THEREON WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED
Christopher A. Jackson
Registered Land Surveyor S-2851



CJE NO.: 1219R2
JULY 18, 2012

PRELIMINARY PLAT
SHEET 1 OF 1

LEGAL DESCRIPTION:

PARCEL A:
THE WEST 20 ROOFS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 7 NORTH, RANGE 10 EAST, FORMERLY IN THE TOWN OF BLOOMING GROVE,
NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE SOUTH 330 FEET
OF THE EAST 132 FEET THEREOF, EXCEPT THEREFROM LANDS DESCRIBED IN
AWARD OF DAMAGES DATED SEPTEMBER 4, 1991 AND RECORDED IN THE OFFICE OF THE
DANE COUNTY REGISTER OF DEEDS ON SEPTEMBER 12, 1991 IN VOL. 16705, PAGE 42, AS
DOCUMENT NO. 2288859. ALSO EXCEPT THEREFROM LANDS CONVEYED TO THE CITY OF
MADISON IN WARRANTY DEED DATED JULY 22, 2003 AND RECORDED IN THE OFFICE
OF THE DANE COUNTY REGISTER OF DEEDS ON JULY 30, 2003, AS DOCUMENT NO.
3772433.

TAX PARCEL NO.: 251/0710-271-0098-3

PARCEL B:

OUTLOT SIXTY-TWO (62), ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, IN
THE CITY OF MADISON, DANE COUNTY, WISCONSIN. FORMERLY DESCRIBED AS THE
EAST 30 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 7 NORTH, RANGE 10 EAST (TOWN OF BLOOMING GROVE). EXCEPT FOR
LANDS CONVEYED TO DANE COUNTY IN CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY
PURPOSES, RECORDED JANUARY 11, 1956 IN VOLUME 289, PAGE 554, AS DOCUMENT NO.
915209. ALSO EXCEPT THEREFROM LANDS DESCRIBED IN AWARDS OF DAMAGES
DATED SEPTEMBER 4, 1991 AND RECORDED IN THE OFFICE OF THE DANE COUNTY
REGISTER OF DEEDS ON SEPTEMBER 12, 1991 IN VOL. 16705, PAGE 42, AS DOCUMENT
NO. 2288859. ALSO EXCEPT THEREFROM LANDS CONVEYED TO THE CITY OF
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OF THE DANE COUNTY REGISTER OF DEEDS ON JULY 30, 2003, AS DOCUMENT NO. 3772433.

TAX PARCEL NO.: 251/0710-272-0093-0

NOTES

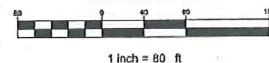
- LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE
INSURANCE COMPANY IN COMMITMENT FOR TITLE INSURANCE
NO.: NCS-544213-MAD.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON
IS BASED, IN PART, ON INFORMATION FURNISHED BY THE
UTILITY COMPANIES, DIVERS HOTLINE AND THE LOCAL
MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE
RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE
GUARANTEED NOR CERTIFIED TO.
- PROJECT BENCHMARK - FOUND CONCRETE MONUMENT WITH
ALUMINUM CAP AT CENTER OF SECTION 27, EL. = 857.84
- ELEVATIONS BASED ON INFORMATION FROM THE CITY OF
MADISON AND ARE AT N.A.V.D 1988.

TO OBTAIN LOCATIONS OF
PROPOSED LOT CORNERS
AND BENCHMARKS
CALL DIVERS HOTLINE
1-800-342-1001



CALL DIVERS HOTLINE
1-800-342-1001
FOR THE LOCATION OF THE
BENCHMARK AND THE
LOCATION OF THE LOT CORNERS
BEFORE YOU EXCAVATE
MILWAUKEE AREA 254-1101

GRAPHIC SCALE



May be
Closed off

24 CORNER
NW 1/4 OF
SECTION 27-7-10

1 inch = 80 ft