

Dane County Rezone & Conditional Use Permit

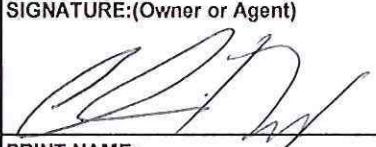
Application Date	Petition Number
12/17/2015	DCPREZ-2015-10943
Public Hearing Date	C.U.P. Number
02/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MID-TOWN CENTER LLC	PHONE (with Area Code) (608) 258-5580	AGENT NAME ALEXANDER COMPANY INC	PHONE (with Area Code) (608) 268-8105
BILLING ADDRESS (Number & Street) 345 W WASHINGTON AVE UNIT #301		ADDRESS (Number & Street) 345 W WASHINGTON AVE UNIT# 301	
(City, State, Zip) MADISON, WI 53703		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS mdm@alexandercompany.com		E-MAIL ADDRESS cday@alexandercompany.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2779 SKI LN					
TOWNSHIP MADISON	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-354-9850-5					

REASON FOR REZONE	CUP DESCRIPTION
REZONE TO ALLOW LAND USE CONSISTENCY AS PART OF NOVATION CAMPUS MASTER PLAN	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	C-1 Commercial District	0.5		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SJW3	
Applicant Initials <u>CD</u>	Applicant Initials <u>CD</u>	Applicant Initials <u>CD</u>		PRINT NAME:

COMMENTS: REZONE TO ALLOW LAND USE CONSISTENCY AS PART OF NOVATION CAMPUS MASTER PLAN

PRINT NAME: <u>Christopher Day</u>
DATE: <u>12/17/15</u>



Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Mid-Town Center, LLC</u>	Agent's Name	<u>c/o The Alexander Company, Inc. Matthew D. Meier, Chris Day</u>
Address	<u>345 W. Washington Ave., Ste 301</u>	Address	<u>same</u>
Phone	<u>608-258-5580</u>	Phone	<u>same</u>
Email	<u>mdm@alexandercompany.com</u>	Email	<u>same</u>

Town: Madison Parcel numbers affected: 0709-354-9850-5

Section: 01 Property address or location: 2779 Ski Ln

Zoning District change: (To / From / # of acres) To C-1 from RH-1, .5 acres

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%

Narrative: (reason for change, intended land use, size of farm, time schedule)

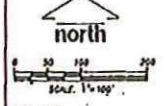
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

When the Plat of Novation Campus II and the related zoning submittals were prepared years ago, we didn't own the subject property. However, the subject property shares a property line on two sides with Lot 14 and is a critical "missing tooth" in the development of that lot. Lot 14 is zoned C-1 and this petition seeks to rezone the subject property from RH-1 to C-1 to allow consistency in land use and the efficient development of the property for its intended purpose. It was an oversight that this "clean-up" matter wasn't previously addressed. Site plans are not fully developed, but a sample master plan is included for reference. If a current tenant prospect shows interest, we will develop a more detailed site plan and present for your review. Thank you.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 12/17/15

NOVATION CAMPUS II

ALL OF LOTS 7, 8, 9, AND 10 OF NOVATION TECHNOLOGY CAMPUS, ALL OF LOT 1, CERTIFIED SURVEY MAP 10814, ALL OF LOTS 1, 2, 3, AND 4, OF CERTIFIED SURVEY MAP 8012, ALL OF VACATED LAKE GEORGE ROAD, ALL OF VACATED ROMA ROAD, PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, ALL IN TOWNSHIP 7 NORTH, RANGE 9 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN



4483892

There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.11, Wis. Stat.

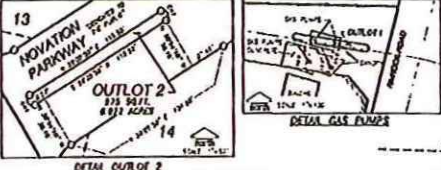
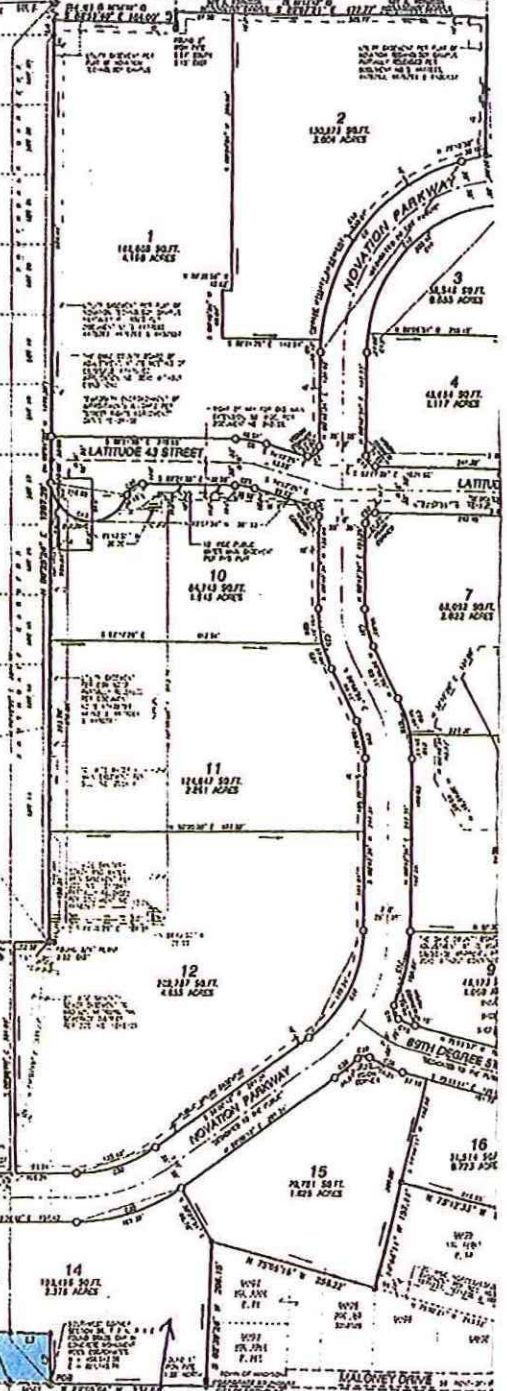
Condition: *November 18, 2018*

Reinhold P. Young
Department of Administration

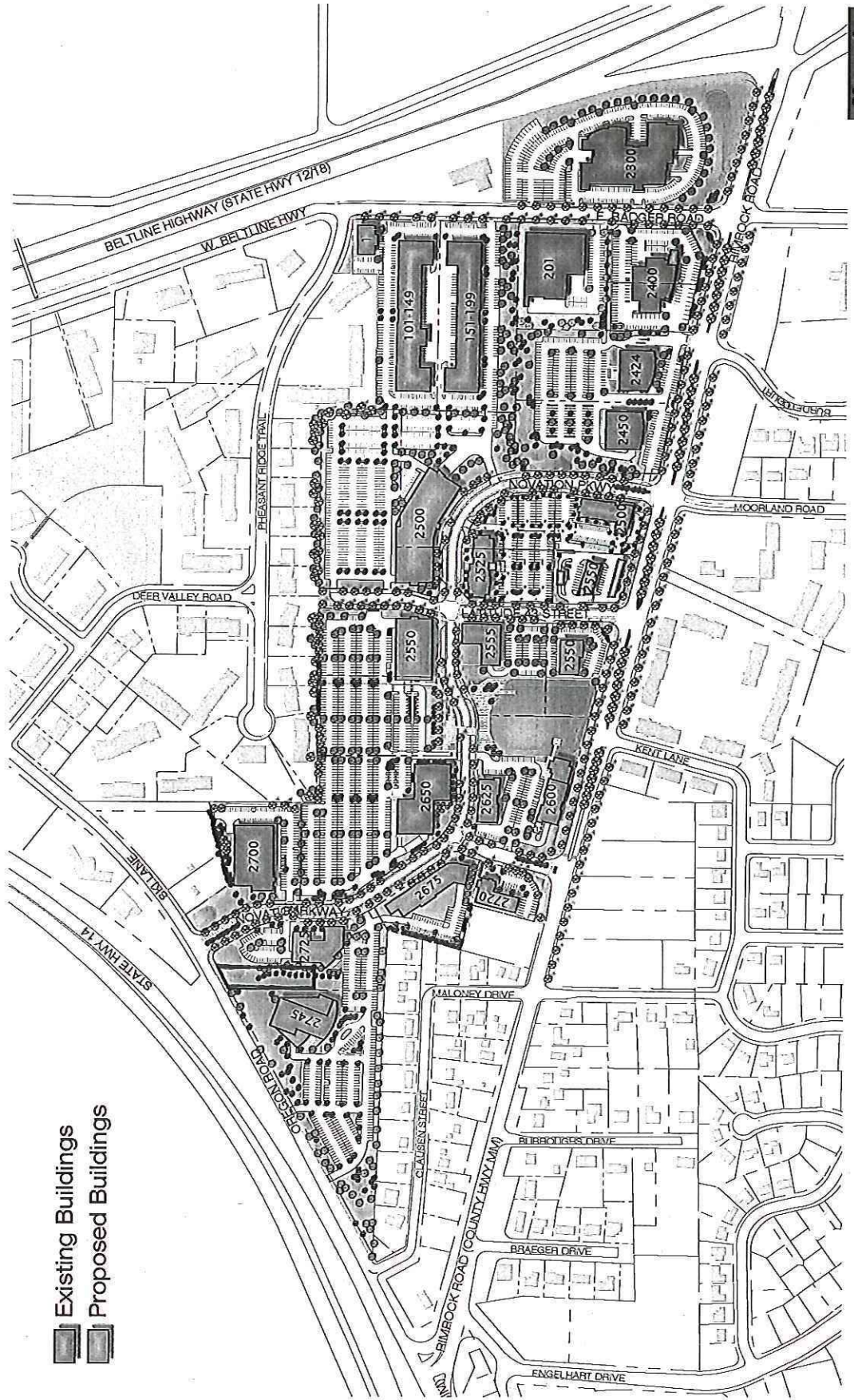
LINE	BOUNDS	LENGTH
11	N 60°11'00" E	1,431.26
12	W 09°18'00" E	75.22
13	N 72°52'30" E	89.22
14	N 01°54'00" E	23.83
15	N 86°58'24" E	12.11
16	N 00°16'11" E	11.00
17	S 89°28'18" E	17.51
18	S 34°22'21" E	12.15
19	S 86°58'24" E	12.15
20	N 00°16'11" E	11.00
21	N 60°11'00" E	1,431.26

- LEGEND**
- SECTION CORNER MONUMENT AS SHOWN
 - 2 1/2" REBAR FOUND
 - 1-1/2" REBAR FOUND
 - 1" IRON PIPE FOUND
 - ALABAMA SNAKE FOUND
 - OUT CROSS FOUND
 - 1-1/4" x 2 1/2" REBAR N.E. CORNER 4.50' FROM E. LINE
 - ALL OTHER 100' CORNERS ARE MONUMENTED BY A 1/4" x 2 1/2" REBAR SET, BEINGING 1.50' FROM E. LINE
 - PROPOSED RELOCATED MONUMENT
 - BUILDINGS
 - FEENCE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - CONTRACT-LOT LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - CONTROLLING
 - SECTION LINE
 - CORPORATE BOUNDARY LINE
 - NO MONUMENT ACCESS ALLOWED TO BURIED MONUMENT "M"
- NOTES**
- BOUNDARY FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY LOCATOR MAP SYSTEM DANE COUNTY ZONE. THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, BOUEN IS 69°12'21" E.
 - ALL STREET RIGHT-OF-WAYS SHOWN ARE PLAT BOUNDARY AND ARE NOT INDICATED TO THE PUBLIC.
 - DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 - ALL NON-BUILDING IMPROVEMENTS (E.G. PARKING LOTS, DRIVE LAYERS) ON LOTS 8, 9, AND 10 SHALL BE SET AT 4' FROM THE 100'-YEAR STORM FLOOD ELEVATION OF 149.75'. THE LOWEST FLOODSAFE SURVIVAL OPENING IN ANY BUILDING IS PASSED FROM ELEVATION 149.75' TO 150.00'. KNOWN B.C. SHALL BE SET A MINIMUM OF 3 FEET ABOVE THE 100'-YEAR STORM FLOOD ELEVATION. SEE DETAIL. DISTANCES ARE SHOWN ON CITY OF MADISON DATA. USGS DATA = CITY OF MADISON DATA + 813.86.
 - LOT 1 AND LOT 2 ARE NON-BUILDABLE LOTS RETAINED BY 103-TOWN CENTER, LLC.
 - PERMITS LOCATED ON LOTS 8, 9 AND 10 HAVE BEEN EXAMINED A CONDITIONAL USE PERMIT AND TEMPORARY IMPROVEMENT WHICH ALLOWS THE CONTINUED EXISTENCE AND USE OF THESE BUILDINGS UNTIL SUCH TIME AS THE CURRENT PERMITS NO LONGER OCCUPY THE PROPERTY.
 - TOWNSHIP TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY SUBJECT TO CHAPTER 23.00 COUNTY ZONING ORDINANCES.
 - DATE GEODESIC BOUNDARY ROAD AND THE TEMPORARY EASEMENT PROVIDED BY ESM 8312 HAS BEEN UPDATED PER DOCUMENT NO. 11180113.
 - ALL LOTS WHICH ARE PLAT ARE SUBJECT TO RESTRICTIONS FOR MAINTENANCE OF DISPERSED MONUMENT RECORDS PER DOCUMENT NO. 11171111.

POINT	BOUNDS	BEARING	LENGTH	ANGLE	BOUNDS	BEARING	LENGTH
C1	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C2	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C3	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C4	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C5	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C6	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C7	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C8	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C9	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C10	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C11	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C12	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C13	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C14	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C15	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C16	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C17	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C18	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C19	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C20	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C21	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C22	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C23	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C24	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C25	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C26	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C27	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C28	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C29	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C30	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C31	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C32	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C33	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C34	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C35	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C36	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C37	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C38	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C39	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C40	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C41	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C42	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C43	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C44	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C45	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C46	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C47	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C48	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C49	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C50	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C51	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C52	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C53	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C54	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C55	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C56	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C57	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C58	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C59	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15
C60	118.15	00°00'00" E	118.15	90°00'00" E	118.15	00°00'00" E	118.15



Subject
Lot 14



- Existing Buildings
- Proposed Buildings



Novation Campus Illustrative Master Plan

PREPARED BY: ALEXANDER COMPANY
 DATE: 10/20/11

EXHIBIT A
TO WAIVER OF
RENTAL UNIT ENERGY EFFICIENCY STANDARDS

PROPERTY ADDRESS: 2779 SKI LANE, MADISON, WI 53713

LEGAL DESCRIPTION:

Part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Seven (7) North, Range Nine (9) East, in the Town of Madison, Dane County, Wisconsin, described as follows:

Beginning at the Southeast corner of Section 35, Township 7 North, Range 9 East, thence West along the Section line, 282.15 feet to the center of the old public highway from Madison to Lake View; thence following highway in a Northwesterly direction, 89.8 feet; thence East, parallel with the Section line, 337.5 feet; thence South, 70.3 feet to the place of beginning.

Said parcel of land may also be described as the South 70.3 feet of that part of the Southeast ¼ of the Southeast ¼ of Section 35, Town of Madison, that lies East of the Madison and Oregon Highway.

Zoning Change Application – Legal Description of the proposed Zoning Boundaries

Address: 2779 Ski Ln, Madison, WI, 53713

Parcel Description: SEC 35-7-9 PRT SE1/4 SE1/4 COM AT SE COR TH W 282.15 FT TO C/L HWY TH NWLY
89.8 FT TH E 337.5 FT TH S 70.3 FT TO POB .5 A