

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received _____
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: See Attached **Project Area in Acres:** 5.64

Project Title (if any): Arbor Gate

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Bradley Hutter Company: Arbor Gate Development, LLC
 Street Address: 3001 W. Beltline Highway Ste 202 City/State: Madison, WI Zip: 53713
 Telephone: (608) 288-2850 Fax: (608) 288-2895 Email: bradley.hutter@mortensoninvestmentgroup.com

Project Contact Person: Andy Inman Company: Vierbicher Associates, Inc.
 Street Address: 999 Fourier Drive #201 City/State: Madison, WI Zip: 53717
 Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: ainm@vierbicher.com

Property Owner (if not applicant): See Attached
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____

Demolition of five primary structures and one accessory structure to accommodate a mixed-use redevelopment project containing two six-story buildings with 24,800 square feet of ground-floor retail and 173,140 square feet of commercial office.

Development Schedule: *Commencement* 08/01/07 *Completion* 08/01/08

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- *Seven (7) copies* of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- *One (1) copy* of the plan set reduced to fit onto 8 ½ Inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* N/A *Plan, which recommends:*
_____ *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

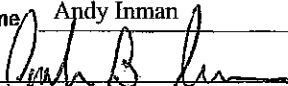
→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
Sherri Carter (4/23/07) & Arbor Hills Neighborhood Association (4/23/07)

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.






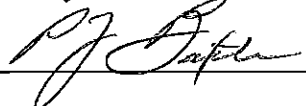
Planner Brad Murphy *Date* 01/02/07 | *Zoning Staff* Matt Tucker *Date* 01/02/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Andy Inman *Date* 05/23/07
Signature  *Relation to Property Owner* Consultant

Authorizing Signature of Property Owner See Attached *Date* 05/23/07

Arbor Gate Demolition Permit Application
City of Madison, WI
23-May-07

Parcel No.	Address	Owner	Representative Signature	Signature
70934344128	2613 W. Beltline Highway	Westwind Associates, LLC	Pat Baxter	
70934390800	2609 W. Beltline Highway	Vito Victor Joseph Gervasi	City of Madison	
70934390702	2525 W. Beltline Highway	Mustang Properties, LLC	Pat Baxter	
70934305040	2525 W. Beltline Highway	Mustang Properties, LLC	Pat Baxter	
70934305032	2501 W. Beltline Highway	Westwind Associates, LLC	Pat Baxter	
70934344548	2688 McDivitt Road	Kayser Ford, Inc.	Pat Baxter	
70934344655	2688 McDivitt Road	Kayser Ford, Inc.	Pat Baxter	

**LEGAL DESCRIPTION FOR
DEMOLITION PERMIT**

All of Lots 1, 2 and 3 of Certified Survey Map Number 6018, Lots 1 and 3 of Certified Survey Map Number 8548, Lots 4 and 5 of Arbor Heights Commercial Park and lands in part of the SW ¼ of the SW ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 34; thence N00°05'33"E along the west line of the SW ¼ of said Section 34, 912.56 feet; thence S89°54'27"E, 259.48 feet to the northwest corner of Lot 3, Certified Survey Map Number 8548 and the Point of Beginning; thence S89°36'13"E, 157.35 feet; thence N00°12'41"E, 100.00 feet; thence N89°36'13"W, 157.05 feet; thence N00°22'58"E, 147.35 feet; thence Northeasterly, 62.67 feet along the arc of a curve to the right, having a radius of 542.96 feet and a chord bearing N09°42'54"E, 62.63 feet; thence S87°20'37"E, 537.47 feet to a point of curvature; thence Southeasterly, 153.90 feet along the arc of a curve to the right, having a radius of 1875.86 feet and a chord bearing S84°59'36"E, 153.86 feet; thence S00°13'30"W, 207.29 feet; thence N87°31'14"W, 330.08 feet; thence S00°13'39"W, 295.28 feet; thence N89°37'15"W, 214.09 feet; thence N00°12'41"E, 3.00 feet; thence N89°37'15"W, 142.98 feet to a point of curvature; thence Northwesterly, 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet and a chord bearing N44°37'08"W, 21.21 feet to the point of tangency thereof; thence N00°22'58"E, 197.08 feet to the Point of Beginning.

This parcel contains 245,878 square feet.