



Plat Name
Genesis

Location
**3604-3704 Agriculture Drive &
3750 Marsh Road**

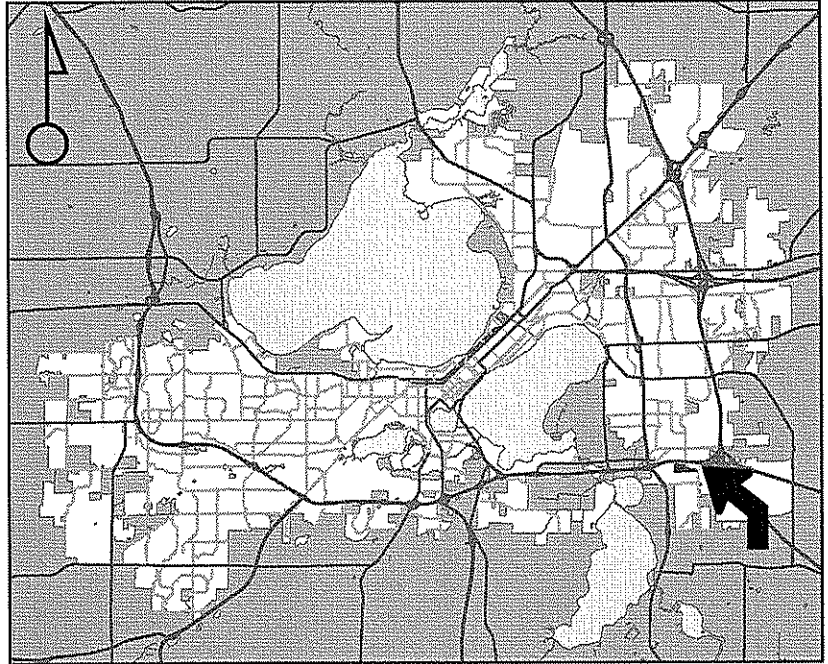
Applicant
**Alexander and Helen Li/
Ray Polkinghorn – Short Elliot
Hendrickson, Inc.**

Proposed Use
16 Industrial Lots

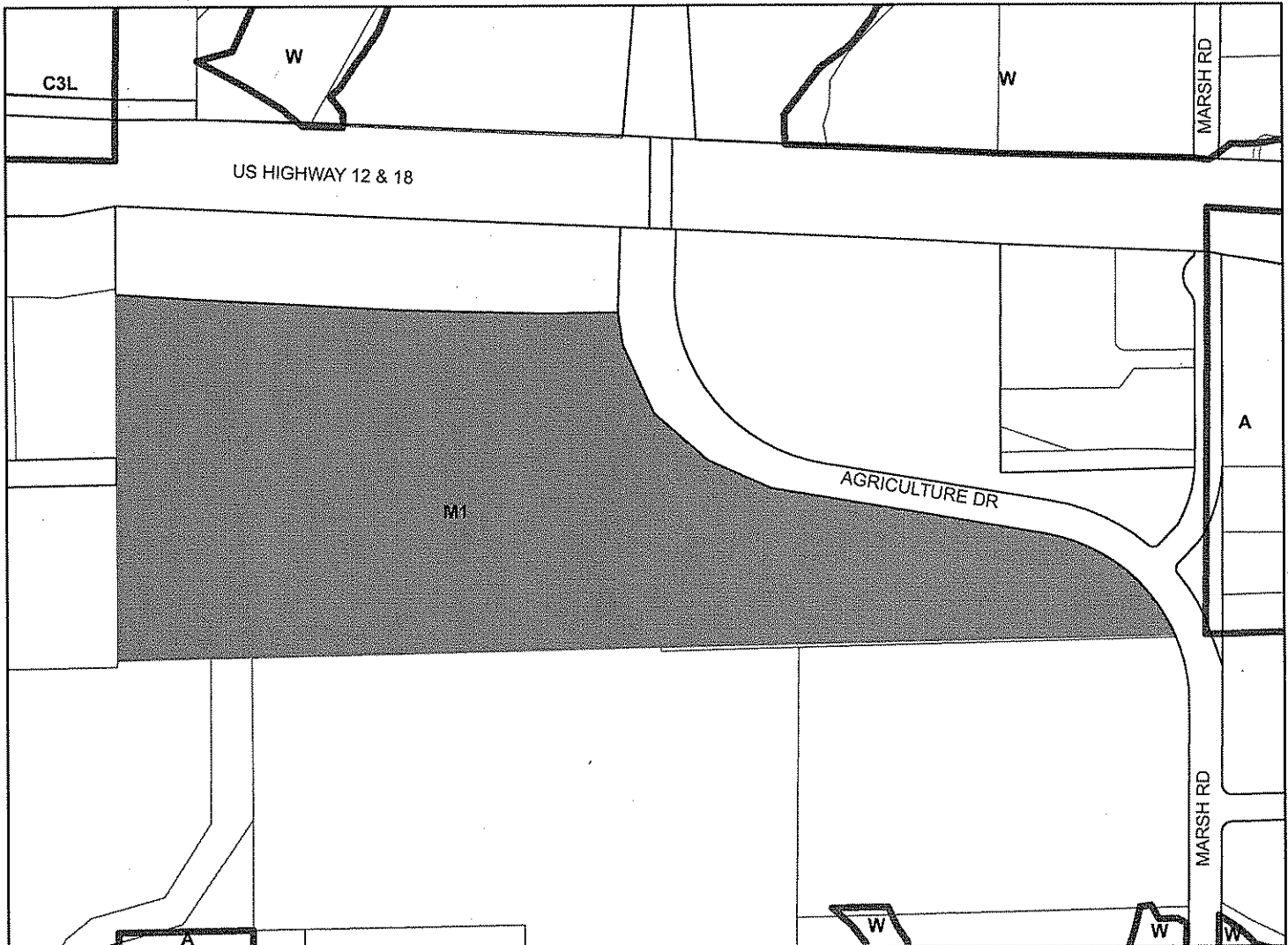
Public Hearing Dates

Plan Commission
22 March 2010

Common Council
13 April 2010



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



Scale : 1" = 400'

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**SUBDIVISION 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

**** Please read both 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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type. (Choose ONE)

Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Genesis Commons, LLC

1b. Review Fees. Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or outlot contained on the plat drawing.
- For **Certified Survey Maps**, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey.

2. Applicant Information.

Name of Property Owner: Alexander Li & Helen Li Representative, if any: _____
Street Address: 411 Orchard Drive City/State: Madison, WI Zip: 53711
Telephone: (608) 258-8440 Fax: (608) 258-8611 Email: cwealth@att.net

Firm Preparing Survey: SEH (Shortell/Iott Hendrickson, Inc) Contact: Ray Polkinghorn
Street Address: 6808 Odana Road, suite 200 City/State: Madison, WI Zip: 53719
Telephone: (608) 826-6460 Fax: () Email: _____

Check only ONE - ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 3704 Agriculture Drive, Madison, WI in the City or Town of: Madison
3604 Agriculture Drive, Madison, WI
Tax Parcel Number(s): 3750 Marsh Rd, Madison, WI School District: Madison
Existing Zoning District(s): 251-0710-271-0201-2 Development Schedule: 2010/2011
Madison 251-0710-271-0202-0
Proposed Zoning District(s) (if any): _____ 251-0710-271-0203-8 **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial	16		34.66
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey

OVER →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) & (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association:** Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior **town and Dane County** approval.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required fee (from Section 1b):** Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Alexander Li, Helen Li Signature Helen Li

Date 1-13-2010 Interest In Property On This Date Johnson Bank
Monona State Bank

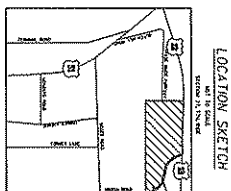
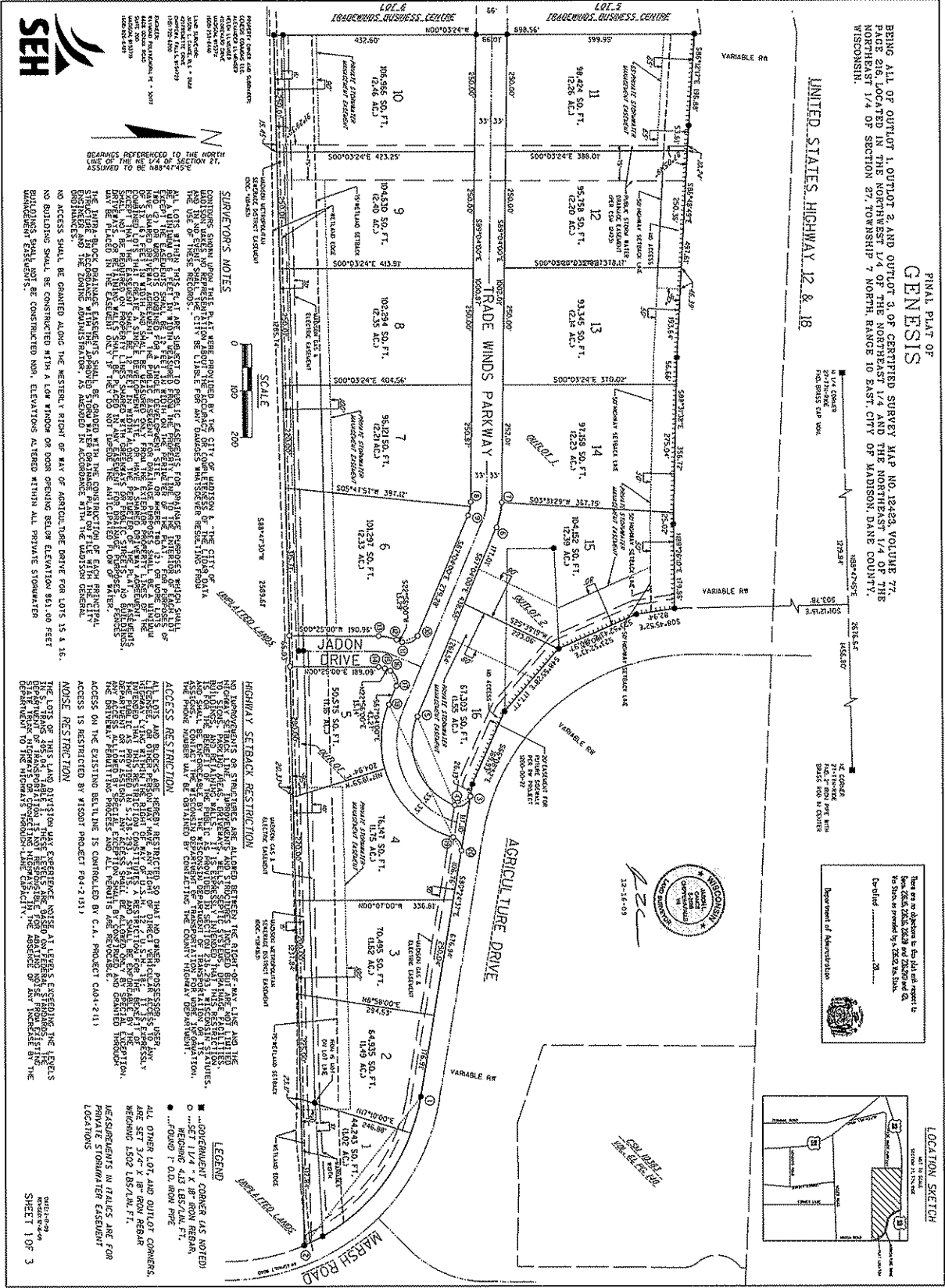
For Office Use Only	Date Rec'd: <u>1/13/10</u>	PC Date	Alder District: <u>14</u>	Amount Paid: \$ <u>700.00</u>
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receipt 1068118

FINAL PLAT OF GENESIS

BRING ALL OF OUTLOT 1, OUTLOT 2, AND OUTLOT 3, OF CERTIFIED SURVEY MAP NO. 12423, VOLUME 77, PAGE 216, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

UNITED STATES HIGHWAY 12 & 18



There is no objection to this plat and request to bring 20% of Lots 1, 2, 3, and 4 into use as shown on this plat as provided by Section 22.02, Chapter Z.O.C. of the Wisconsin Statutes.
Certified: _____
Department of Transportation



12-15-09

SURVEYOR'S NOTES

CONTINGENT UPON THIS PLAT BEING APPROVED BY THE CITY OF MADISON, WISCONSIN, THE CITY OF MADISON WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MADISON WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MADISON WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

HIGHWAY SETBACK RESTRICTION

ALL LOTS AND BLOCKS ARE SUBJECT TO THE RESTRICTIONS OF THE CITY OF MADISON, WISCONSIN, REGARDING SETBACKS AND EASEMENTS. THE CITY OF MADISON WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LEGEND

- GOVERNMENT CORNER (AS NOTED)
- SET 1/4" x 8" IRON REBAR
- FOUND 4/8 IRON PILE
- ALL OTHER LOT AND OUTLOT CORNERS ARE SET 3/4" x 8" IRON REBAR
- RECORDING 1502 LBS./LN. FT.
- RECORDING 1502 LBS./LN. FT.
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- RECORDING 1502 LBS./LN. FT.



**FINAL PLAT OF
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SURVEYOR'S CERTIFICATE

I, LINDA L. COVE, REGISTERED MEASURER AND SURVEYOR, HEREBY CERTIFY THAT I HAVE RECONSTRUCTED AND RECORDED THE PLAT OF GENESIS, BEING ALL OF OUTLOT 1, OUTLOT 2, AND OUTLOT 3, OF CERTIFIED SURVEY MAP NO. 12423, VOLUME 77, PAGE 216, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, COUNTY OF DANE, WISCONSIN.

I HAVE HAD SUCH A SURVEY AT THE DECRETION OF ALEXANDER L. WENGER, GENESIS COMMONS, LLC, OWNER OF SAID LOTS CONTAINED IN SAID PLAT, MADE AND CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTERS 191.01 AND 191.02, STATUTES OF THE STATE OF WISCONSIN, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MEASURING, WISCONSIN DEPARTMENT OF TRANSPORTATION.

THE SAID PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXISTING COMPONENTS OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE AND MADE PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF DANE AND THE SUBDIVISION RECORDS OF THE CITY OF MADISON, A SUPERVISOR, PUBLIC, AND UPON THE SAID DATE.

MADE PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF DANE AND THE SUBDIVISION RECORDS OF THE CITY OF MADISON, A SUPERVISOR, PUBLIC, AND UPON THE SAID DATE.



OWNERS' CERTIFICATE OF DEDICATION

GENESIS COMMONS, LLC, A CORPORATION ONLY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, WRAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

GENESIS COMMONS, LLC, DOES HEREBY CERTIFY THAT THIS PLAT IS BEING SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

WISCONSIN DEPARTMENT OF ADMINISTRATION
COMMISSIONER OF THE OFFICE OF LAND RESOURCES COMMITTEE
WISCONSIN DEPARTMENT OF TRANSPORTATION

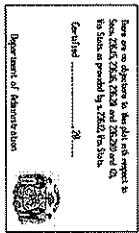
IN WITNESS WHEREOF, THE SAID GENESIS COMMONS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALEXANDER L. WENGER AND COUNTERSIGNED BY HELEN L. WENGER AT _____ DAY OF _____, 2009, IN THE PRESENCE OF:

CORPORATE TITLE _____
ALEXANDER L. WENGER
DATE _____
COUNTERSIGNED: HELEN L. WENGER

STATE OF WISCONSIN COUNTY OF _____

PERSONALLY I, ALEXANDER L. WENGER, HELEN L. WENGER, AND HELEN L. WENGER, OF THE ABOVE NAMED CORPORATION, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE FOREGOING INSTRUMENT, AND TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO BE KNOWN TO BE SUCH MEMBERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY HIS ADMINISTRATION.

NOTARY PUBLIC, _____ WISCONSIN
BY COMMISSION EXPIRES _____



CITY COUNCIL CERTIFICATE

RESOLVED THAT THE PLAT KNOWN AS GENESIS SUBDIVISION IN THE CITY OF MADISON WAS APPROVED BY RESOLUTION NUMBER _____, DATED _____, AND ADOPTED ON THIS _____ DAY OF _____, 2009, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THESE LOTS AND RIGHTS DESCRIBED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2009

WISCONSIN WITNESSETH, CLERK
CITY OF MADISON

CITY OF MADISON TREASURER'S CERTIFICATE

I, DAVE CARROLL, BEING DUELY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2009 AFFECTING THE LAND INCLUDED IN GENESIS SUBDIVISION.

DANE COUNTY TREASURER

DANE COUNTY TREASURER'S CERTIFICATE

I, DAVE J. WERTZ, BEING DUELY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2009 AFFECTING THE LAND INCLUDED IN GENESIS SUBDIVISION.

DANE COUNTY TREASURER
COUNTY OF DANE

CONSENT OF CORPORATE MORTGAGEE

GENESIS BANK, A CORPORATION ONLY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFIES THAT IT HAS REVIEWED THE ABOVE PLAT AND HAS CONSENTED TO THE DEDICATION OF SAID LOTS AND RIGHTS DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF OWNERS, GENESIS COMMONS, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID GENESIS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ AT _____ DAY OF _____, 2009, IN THE PRESENCE OF:

_____ AND _____

CORPORATE TITLE _____ (CORPORATE SEAL)
DATE _____
DATE _____

STATE OF WISCONSIN COUNTY OF _____

PERSONALLY I, _____, OF THE ABOVE NAMED CORPORATION, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE FOREGOING INSTRUMENT, AND TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO BE KNOWN TO BE SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY HIS ADMINISTRATION.

NOTARY PUBLIC, _____ WISCONSIN
BY COMMISSION EXPIRES _____

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CONSENT OF CORPORATE MORTGAGEE

WISCONSIN STATE BANK, A CORPORATION HAS ORGAINED AND EXISTING INTEREST AND BY WRITING OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE NAMED CORPORATION, TO BE BOUND TO BE SIGNOR OF THE STATE OF WISCONSIN, MORTGAGEE OF THE SAID CORPORATION, AND ACKNOWLEDGED THAT THEY HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GENESIS COMMONS, LLC, DANISH, IN WISCONSIN, WISCONSIN STATE BANK HAS CAUSED THESE PERSONS TO BE SIGNED BY _____, AND _____, COUNTY OF _____, WISCONSIN, AND ITS CORPORATE SEAL, TO BE RECORDED IN THE PUBLIC RECORDS OF _____ COUNTY, WISCONSIN, ON _____ DAY OF _____, 2009.

STATE OF WISCONSIN COUNTY OF _____
 CORPORATE SEAL _____
 DATE _____
 DATE _____

PERSONALLY DONE BEFORE ME THIS _____ DAY OF _____, 2009, _____, JUDGE AND _____, CLERK OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY HEREBY CONSENT TO THE ABOVE CERTIFICATE AS SUCH OFFICERS AS THE NEED OF SAID CORPORATION BY US ADHERENT.
 NOTARY PUBLIC _____, WISCONSIN
 BY COMMISSION EXPIRES _____

CURVE DATA TABLE

CURVE	LOT	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING	CHORD SLOPE ANGLE	TANGENT	TANGENT BEARING
1-2	421.10	132.00	42.14	53.24	53.24	S89°51'37"E	53.24	S89°51'37"E	
1	421.10	46.22	78°	341.69	546.17	S31°45'27"E	527.06	S59°23'09"E	
2	421.10	107.55	78°	80.35	524.55	S31°45'27"E	508.74	S31°45'27"E	
3-4	25.00	107.20	55°	42.59	529.29	S29°49'51"E	38.21	S21°48'20"W	
4-5	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
5-6	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
6-7	72.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
7	72.00	170.28	3.68	528.50	48.48	S89°51'37"E	528.50	S89°51'37"E	
10-11	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
11-12	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
12-13	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
13-14	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
14-15	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
15-16	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
16-17	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
17-18	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
18-19	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
19-20	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
20-21	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
21-22	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
22-23	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
23-24	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
24-25	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	
25-26	144.00	21.00	90°	22.13	529.29	S29°49'51"E	22.13	S21°48'20"W	



There are no additions to the field notes in this book as provided by a 2009 Wisconsin State Department of Administration

