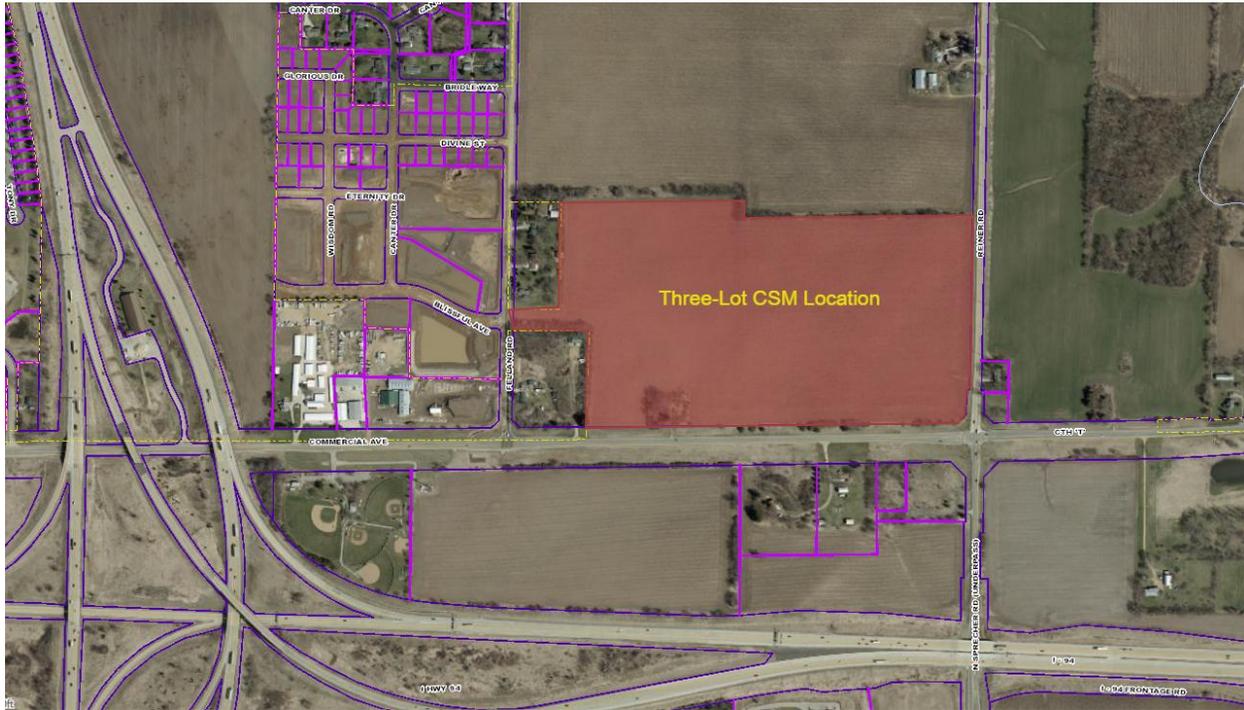


**6004 Commercial Ave CSM Future Phase
Contract 9765
MUNIS 16184
Developer: Hovde Realty, Inc.**



Location:

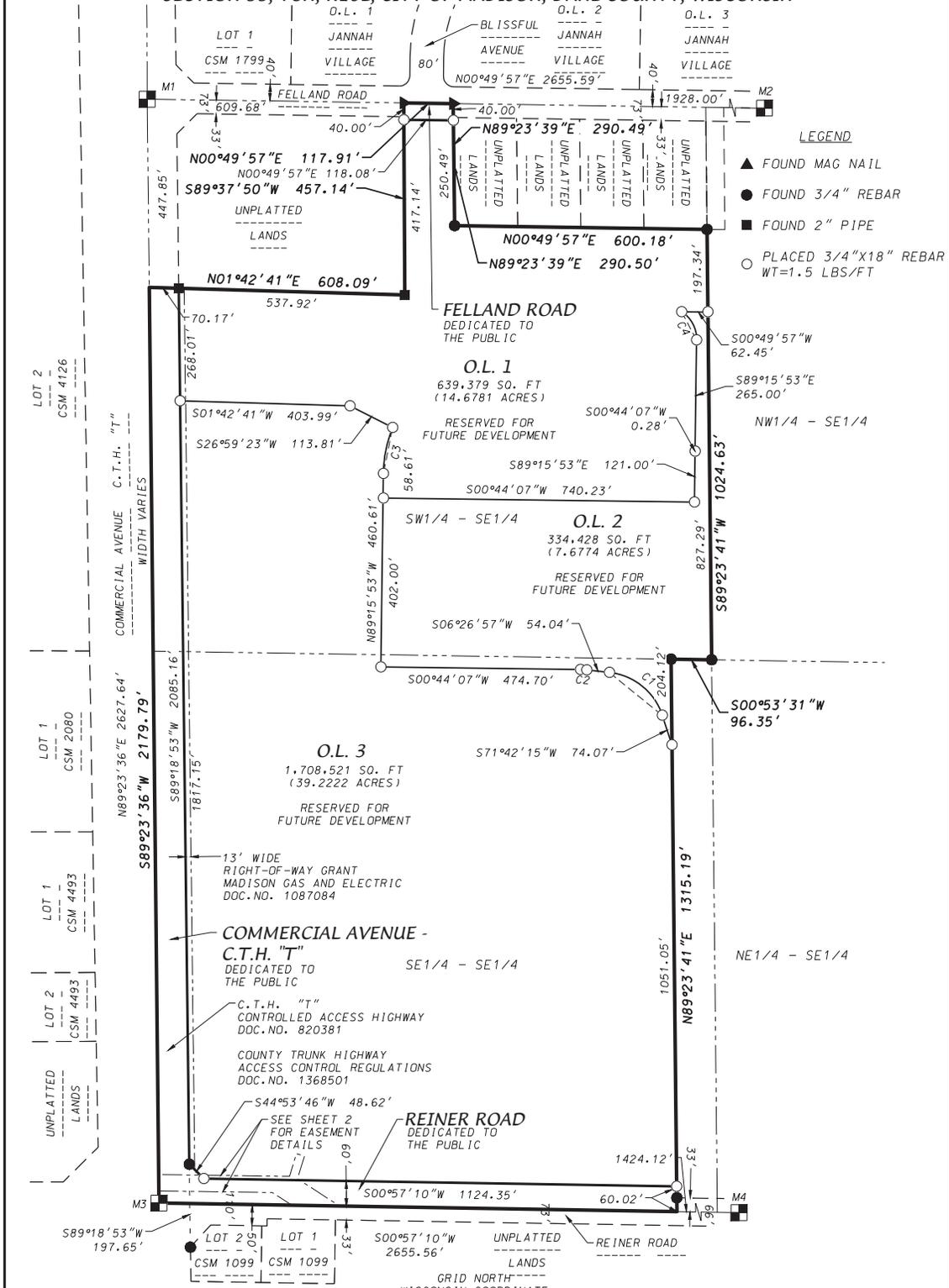
This project is located North of Commercial Avenue (CTH T), east of Feland Road, and west of Reiner Road on the east. More broadly, the site is located east of I39-90-94 and north of I94

Project:

The developer, Hovde Realty, Inc., has been conditionally approved for a three-lot certified survey map consisting of three outlots. The outlots do not require public improvements at this time. A Future Phase contract is an agreement clarifying that upon development of an outlot through an approved land division, public infrastructure shall be constructed by the developer as required. Any future development of these lots shall require separate approval by the Board of Public Works and Common Council, a full developer agreement with the City requiring surety, fees, and the construction of said public infrastructure.

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- ▲ FOUND MAG NAIL
 - FOUND 3/4" REBAR
 - FOUND 2" PIPE
 - PLACED 3/4"x18" REBAR WT=1.5 LBS/FT

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.233.7530 • Fax: 608.233.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM
 DANE COUNTY NAD83 (2011)
 THE SOUTH LINE OF THE SE1/4
 OF SECTION 35, T8N, R10E
 BEARS S89°23'36"W
 0 300'
 Scale 1" = 300'
 SHEET 1 OF 5

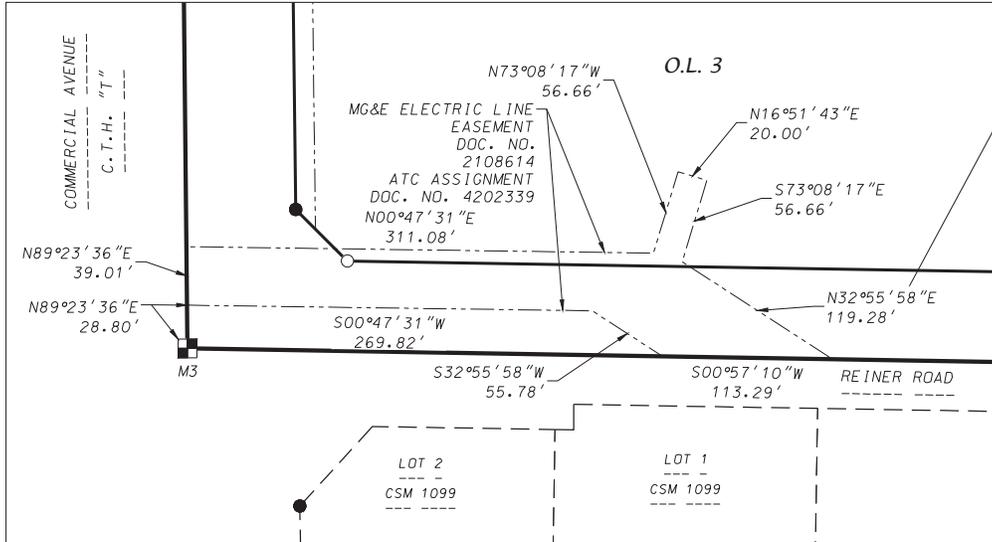
DATE: December 19, 2025
 F.N.: 24-07-118
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

NOTE: North is page right

NOTE: North is page right

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION CORNER INFORMATION

- M1 - FOUND 3/4" REBAR
SOUTH 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494568.22
E:849901.03
- M2 - FOUND BRASS CAP MONUMENT
CENTER 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:497223.53
E:849939.62
- M3 - FOUND STEEL NAIL W/WASHER
SOUTHEAST CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:494596.04
E:852528.52
- M4 - FOUND ALUMINUM MONUMENT
EAST 1/4 CORNER
SECTION 35, T8N, R10E
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
N:497251.24
E:852572.68

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83 (2011)
THE NORTH LINE OF THE NW1/4
OF SECTION 33, T7N, R8E
BEARS N89°51'08"E
0 100'

Scale 1" = 100'
SHEET 2 OF 5

DATE: December 19, 2025
F.N.: 24-07-118
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

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