



City of Madison

Proposed Certified Survey Map

CSM Name
Rifken CSM

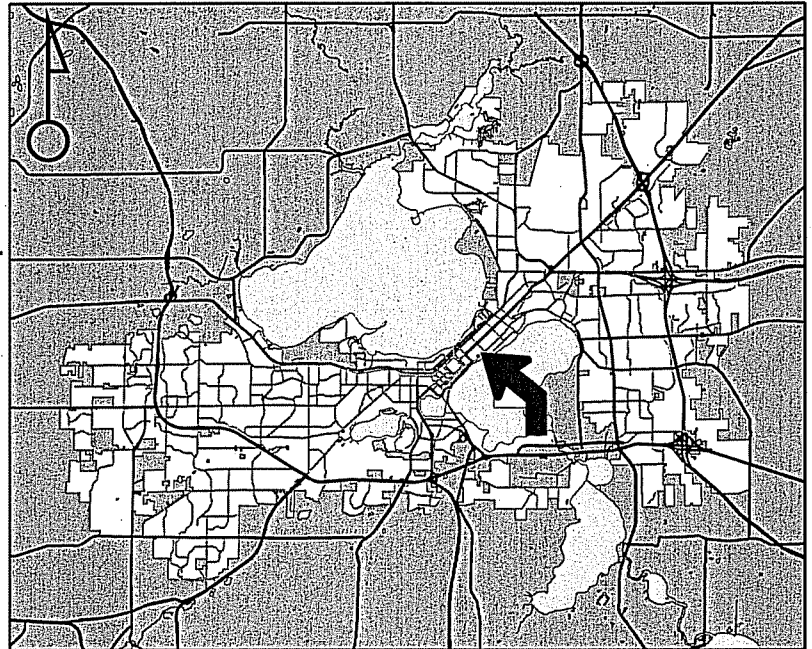
Location
722 Williamson Street

Applicant
Marty Rifken - The Rifken Group, LTD/
John Krebs - JSD Professional Services, Inc.

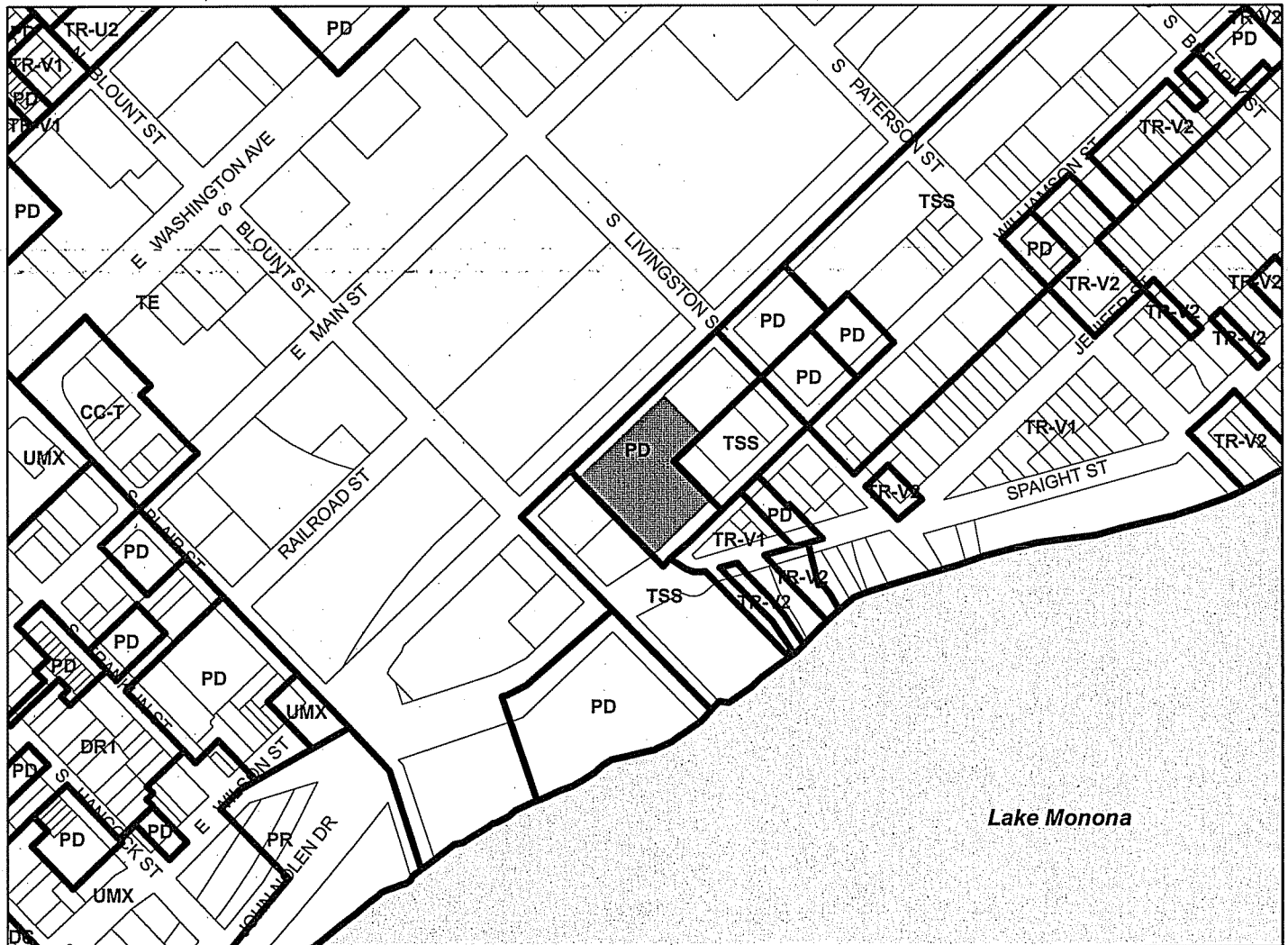
Within City Outside City

Proposed Use
Create 1 lot for existing office building
and 1 lot for existing surface parking in
the Third Lake Ridge local historic district

Public Hearing Date
Plan Commission
24 November 2014
Common Council
02 December 2014

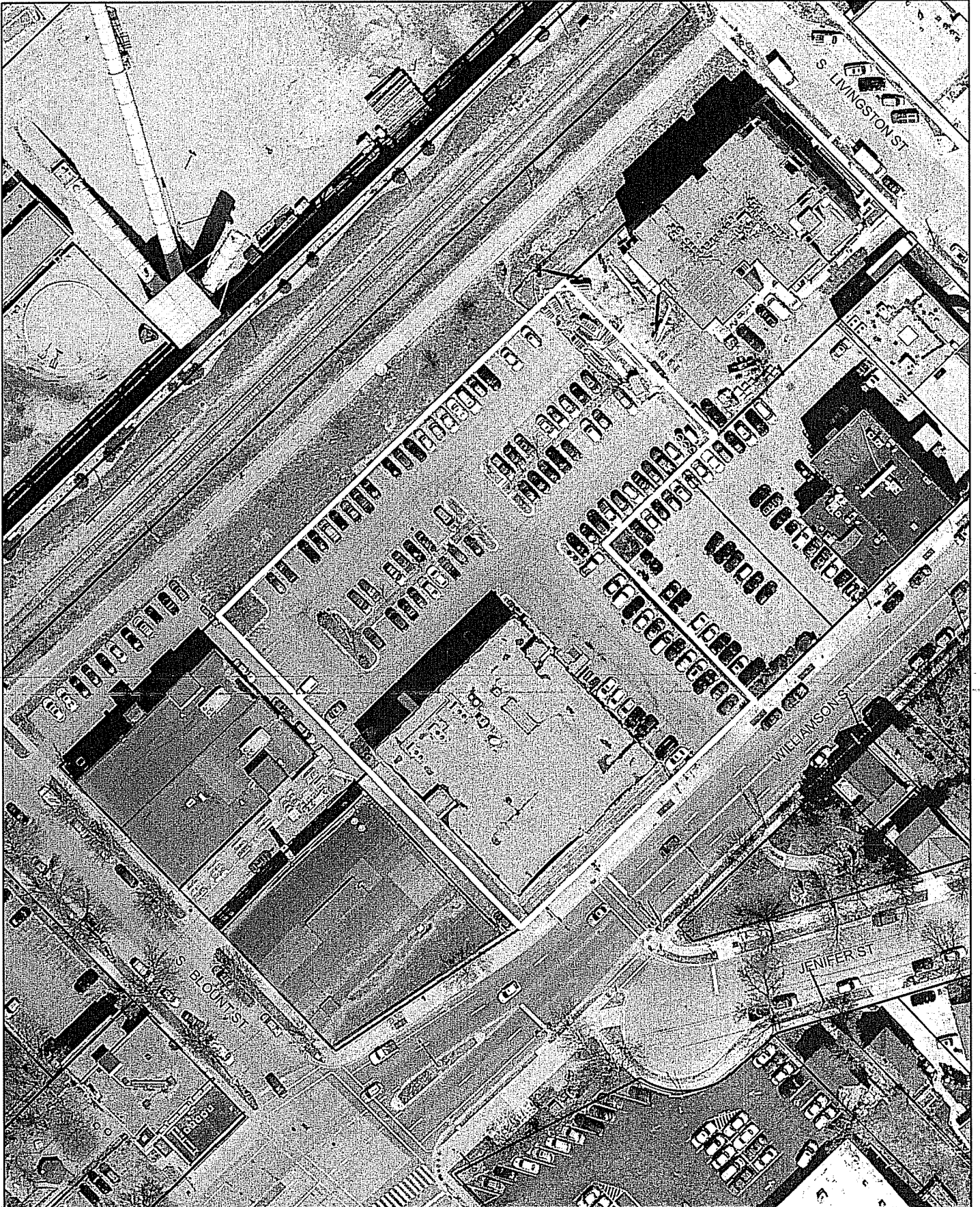


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 November 2014





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.

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

CITY OF MADISON

If a Plat, Proposed Subdivision Name: _____ OCT 9 2014

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

**Planning & Community
& Economic Development**

2. Applicant Information.

Name of Property Owner: The Rifken Group, LTD Representative, if any: Marty Rifken

Street Address: 14 W. Mifflin Street City/State: Madison Zip: 53701

Telephone: (608) 258-4640 Fax: (608) 258-4647 Email: _____

Firm Preparing Survey: JSD Professional Services, Inc. Contact: John Krebs

Street Address: 161 Horizon Dr., Suite 101 City/State: Verona Zip: 53593

Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: john.krebs@jsdinc.com

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 722 Williamson Street

Tax Parcel Number(s): 070913417113

Zoning District(s) of Proposed Lots: TE School District: Madison Metro.

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

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

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

→ For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	2		1.485
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		1.485

OVER →

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

- Map Copies** (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 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 **8-½ X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-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 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 (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- 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 approval **Town and Dane County**.
- 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 Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, 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.

6. **Applicant Declarations:**

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

Applicant's Printed Name MARTIN RIFKEN

Signature 

Date 10-3-14

Interest In Property On This Date None

Marty Rifken

From: Marty Rifken
Sent: Saturday, October 04, 2014 5:42 PM
To: 'President@marquetteneighborhood.org'
Cc: 'district6@cityofmadison.com'
Subject: Notice to Alder & neighborhood conditional use.docx
Attachments: Notice to Alder neighborhood conditional use clean copy.docx

Marsha and Mike,

Attached is the required notice for a lot division for the Olds Building separating from the parking lot. My Reasons for lot separation, as discussed with Marsha in our meeting at Ancora Coffee are as follows:

Refinancing of 722. Our Tenant in 722 is a an agency with over 300 employees. The State chose to issue an RFP in order to select other competitive lease offers. There is a possibility the tenant will vacate 722 and move to a different location of the City. It would be unfortunate see DDB move to another part of the City. I am submitting a response to the State hoping that we can persuade them to remain at 722.

As part of our offer, we plan to make a number of interior improvements to the building. To finance the improvements, we will need a new loan. However, lenders are reluctant to lend on properties with any form of contamination which is the case with the parking lot behind the Olds building. This lot division will legally separate the 722 Olds building from the parking lot and allow me to refinance just the 722 Olds Seed Building as collateral, which has no environmental contamination. The parking lot will continue to provide parking to the DDB tenant (if they remain) or other tenants that will occupy 722 in the future.

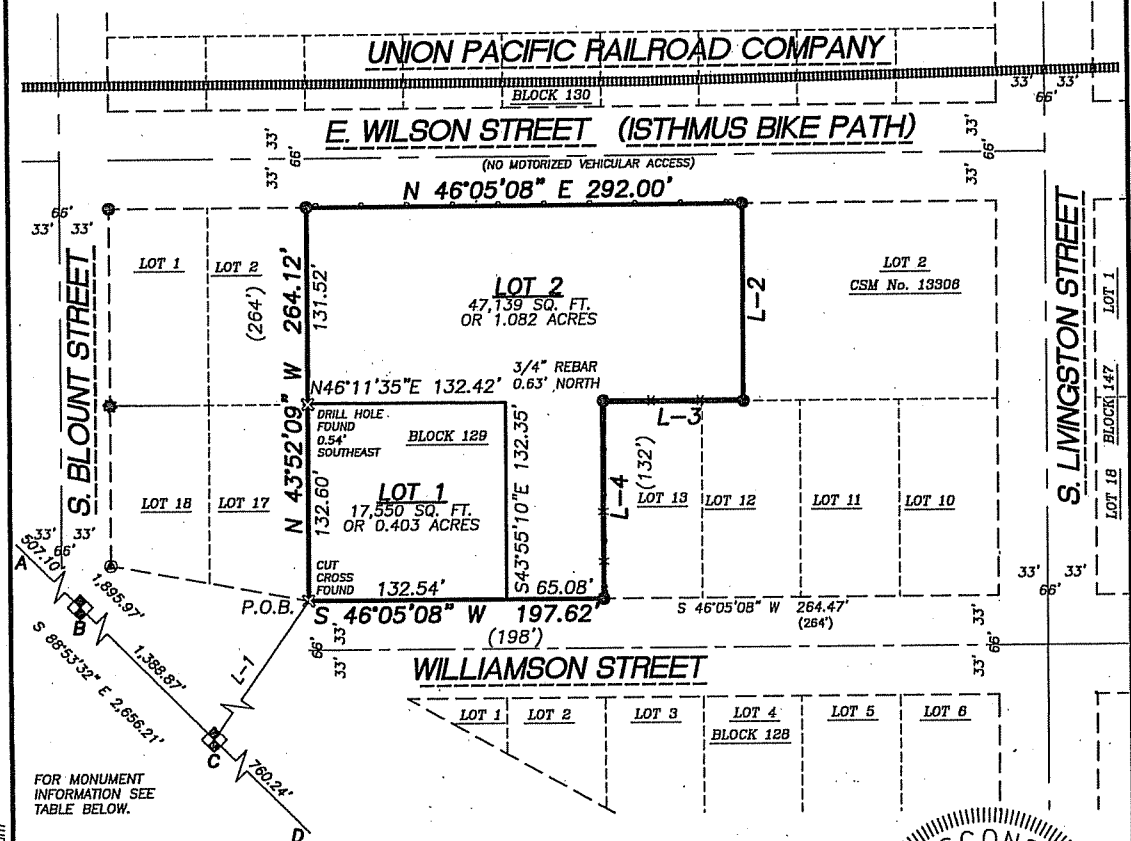
I am hoping that the parking lot gets developed either by The Baldwin Group (which plan is still under consideration) or by us if Baldwin elects to terminate their development plan. At the moment, the Baldwin Group is proceeding with approvals from the City. The parking lot will be remediated by either Baldwin or by us when development occurs.

marty

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 1, CERTIFIED SURVEY MAP No. 13306, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



FOR MONUMENT INFORMATION SEE TABLE BELOW.

SECTION CORNER MONUMENTS				
LETTER	CORNER	FOUND	NORTHING	EASTING
A	SW 13-7-9	THE CAPITOL BLDG	482,833.37	821,166.41
B	WITNESS CORNER	BRASS CAP	482,823.92	821,673.42
C	WITNESS CORNER	BRASS CAP	482,796.70	823,062.02
D	S 1/4 13-7-9	IN THE LAKE	482,782.02	823,822.12

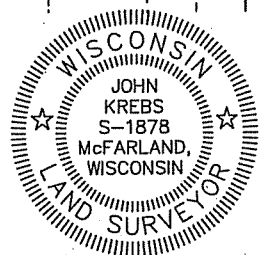
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 47°59'54" E	1,505.07'
L-2	S 43°53'17" E	132.06'
L-3	S 46°05'08" W	94.00'
L-4	S 43°41'06" E	132.06'

LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR FOUND
- COTTON SPINDLE FOUND
- CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- MONITORING WELL
- APPROXIMATE LOCATION PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- BUILDING
- RECORDED INFORMATION

NOTES

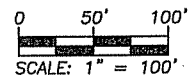
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS DANE ZONE 1991), NORTH AMERICAN DATUM 1983(1991), (NAD 83(91)). THE SOUTH LINE OF THE SOUTHWEST QUARTER BEARS, S 88°53'32" E.
 - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF AUGUST 8, 2011.
 - ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SITE BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 13, 7N, R9E, ELEVATION=918.45.
- SEE PAGE 3 OF 5 FOR ADDITIONAL NOTES 4 THRU 7 FOR EASEMENT INFORMATION.



CITY OF MADISON

OCT 9 2014

Planning & Community
& Economic Development
North



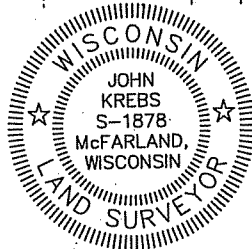
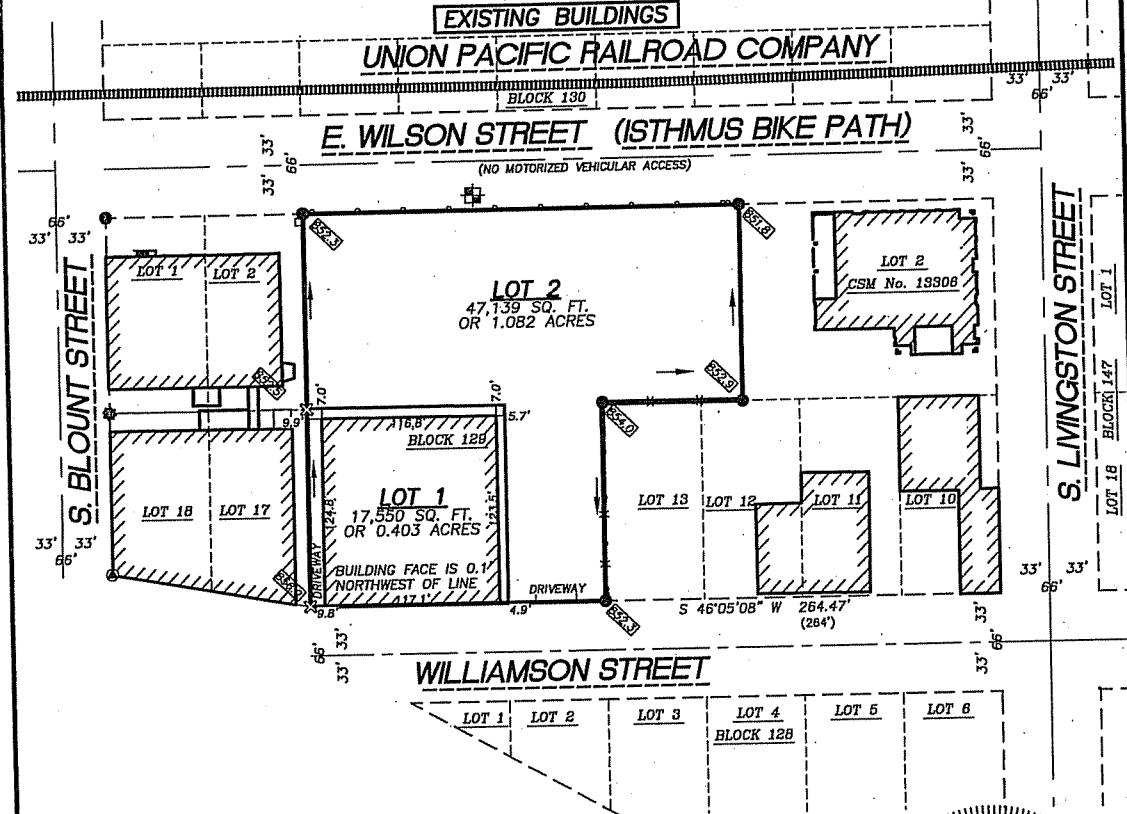
PREPARED BY: JSD Professional Services, Inc. 151 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5050	PREPARED FOR: THE RIFKEN GROUP, LTD 14 W. MIFFLIN ST., STE. 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4761 FILE NO: B-262 FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 1, CERTIFIED SURVEY MAP No. 13306, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



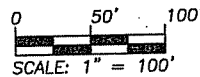
LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR FOUND
- COTTON SPINDLE FOUND
- CHISELED "X" FOUND
- PK/MAG NAIL FOUND
- 1/4" x 24" REBAR SET (1.50 LBS/LF)
- MONITORING WELL
- APPROXIMATE LOCATION
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER
- DRAINAGE ARROWS

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS DANE ZONE 1991), NORTH AMERICAN DATUM 1983(1991), (NAD 83(91)). THE SOUTH LINE OF THE SOUTHWEST QUARTER BEARS, S 88°53'32" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF AUGUST 8, 2011.
3. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SITE BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 13, T7N, R9E, ELEVATION=918.45.

SEE PAGE 3 OF 5 FOR ADDITIONAL NOTES 4 THRU 7 FOR EASEMENT INFORMATION.



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

151 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

THE RIFKEN GROUP, LTD
14 W. MIFFLIN ST., STE. 300
P.O. BOX 2077
MADISON, WI 53701-2077

PROJECT NO: 11-4761

FILE NO: B-262

FIELDBOOK/PG: -

SHEET NO: 2 OF 5

SURVEYED BY: JK

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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PRELIMINARY

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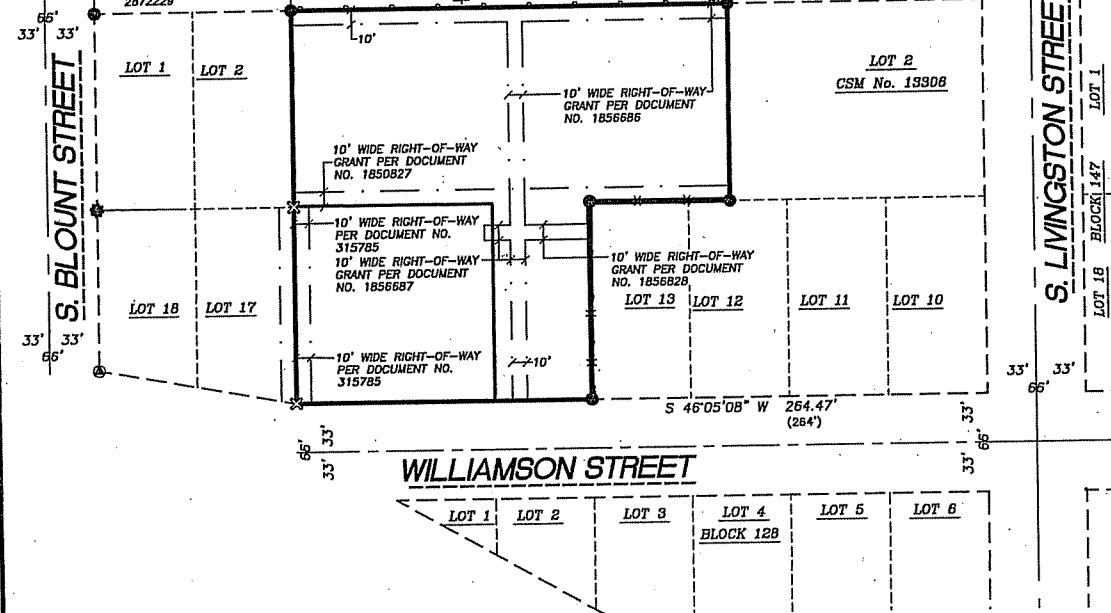
EASEMENTS

UNION PACIFIC RAILROAD COMPANY

E. WILSON STREET (ISTHMUS BIKE PATH)

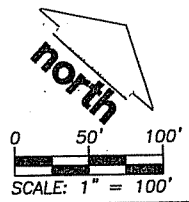
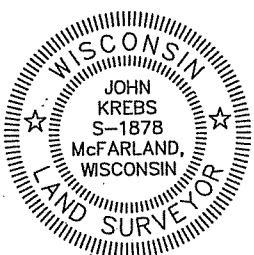
(NO MOTORIZED VEHICULAR ACCESS)

SEE NOTE 6, PAGE 2



- LEGEND**
- GOVERNMENT CORNER
 - 1/4" REBAR FOUND
 - COTTON SPINDLE FOUND
 - CHISELED "X" FOUND
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 - BUILDING
 - RECORDED INFORMATION
 - ELEVATION AT LOT CORNER

- NOTES**
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 3. LOTS 1 AND 2 OF THIS CERTIFIED SURVEY MAP ARE SUBJECT TO DECLARATION OF RECIPROCAL STORMWATER MANAGEMENT EASEMENT RECORDED AS DOCUMENT No. 4884153. SAID EASEMENT DOES NOT HAVE A DEFINED OR RETRACEABLE LOCATION, THEREFORE EXEMPT FROM 236.20(2)(C) AND 236.20(2)(F) AND NOT PLOTTED ON THIS CSM.
 4. THIS PROPERTY IS SUBJECT TO DECLARATION OF DRIVEWAY EASEMENT AS CONTAINED IN DOCUMENT No. 4884154. SAID EASEMENT IS A SEPARATELY RECORDED GENERAL EASEMENT DOCUMENT WITH TERMS AND CONDITIONS ENCUMBERING EACH OF LOTS 1 & 2 CREATED BY THIS CSM. THIS EASEMENT DOES NOT HAVE A DEFINED OR RETRACEABLE LOCATION, THEREFORE EXEMPT FROM 236.20(2)(C) AND 236.20(2)(F) AND NOT PLOTTED ON THIS CSM.
 5. THERE IS AN EXISTING ENCROACHMENT AGREEMENT PER DOCUMENT No. 3079567. THE PHYSICAL LOCATION OF THE PRIVATE GROUNDWATER MONITORING WELL WAS NOT MADE WITH THIS CSM RESULTING IN THIS EASEMENT NOT HAVING A DEFINED OR RETRACEABLE LOCATION, THEREFORE EXEMPT FROM 236.20(2)(C) AND 236.20(2)(F). THE PLOTTED APPROXIMATE LOCATION WITHIN E. WILSON STREET RIGHT-OF-WAY AS SHOWN ON THIS CSM IS BASED SOLELY ON THE RECORDED ENCROACHMENT AGREEMENT DOCUMENT No. 3079567 AND NO FIELD LOCATION WAS MADE. AFFECTS LOT 1 ONLY.
 6. THERE IS AN EXISTING PARKING LOT CROSS-EASEMENT AGREEMENT PER DOCUMENT No. 4370708. SAID EASEMENT DOES NOT HAVE A DEFINED OR RETRACEABLE LOCATION, THEREFORE EXEMPT FROM 236.20(2)(C) AND 236.20(2)(F) AND NOT PLOTTED ON THIS CSM.



PREPARED BY: 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: THE RIFKEN GROUP, LTD 14 W. MIFFLIN ST., STE. 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO.: 11-4761 FILE NO.: B-262 FIELDBOOK/PG.: - SHEET NO.: 3 OF 5	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

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LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP No. 13306, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13; THENCE SOUTH 88 DEGREES 53 MINUTES 32 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, AFORESAID, 1,895.97 FEET TO A WITNESS CORNER FOR THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 47 DEGREES 59 MINUTES 54 SECONDS EAST, 1,505.07 FEET TO THE SOUTHERLY CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 13306, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 52 MINUTES 09 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 1, AFORESAID, 264.12 FEET TO THE NORTHWESTERLY LINE OF BLOCK 129; THENCE NORTH 46 DEGREES 05 MINUTES 08 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 129 A DISTANCE OF 292.00 FEET TO THE NORTHEASTERLY LINE OF LOT 1; THENCE SOUTH 43 DEGREES 53 MINUTES 17 SECONDS EAST ALONG SAID LINE, 132.06 FEET; THENCE SOUTH 46 DEGREES 05 MINUTES 08 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 94.00 FEET; THENCE SOUTH 43 DEGREES 41 MINUTES 06 SECONDS EAST, 132.06 FEET TO THE SOUTHEASTERLY LINE OF BLOCK 129; THENCE SOUTH 46 DEGREES 05 MINUTES 08 SECONDS WEST ALONG SAID LINE, 197.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 64,689 SQUARE FEET OR 1.485 ACRE.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY DIRECTION OF THE RIFKEN GROUP, LTD, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

WILLIAMSON ASSOCIATES, A LIMITED PARTNERSHIP DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WILLIAMSON ASSOCIATES, A LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY A GENERAL PARTNER OF THE LIMITED PARTNERSHIP OF WILLIAMSON ASSOCIATES THIS _____ DAY OF _____, 2014.

BY: _____
MARTIN F. RIFKEN,
GENERAL PARTNER OF THE LIMITED PARTNERSHIP OF WILLIAMSON ASSOCIATES

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED WILLIAMSON ASSOCIATES, A LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)948-5050	PREPARED FOR: THE RIFKEN GROUP, LTD 14 W. MIFFLIN ST., STE. 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4761 FILE NO: B-262 FIELDBOOK/PG: - SHEET NO: 4 OF 5	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TBJ APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 1, CERTIFIED SURVEY MAP No. 13306, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MORTGAGEE'S CERTIFICATE

BMO HARRIS BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE OWNER, WILLIAMSON ASSOCIATES, A LIMITED PARTNERSHIP.

IN WITNESS WHEREOF, BMO HARRIS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE

THIS _____ DAY OF _____, 2014.

SIGNATURE

PRINT NAME AND TITLE

STATE OF WISCONSIN }
COUNTY OF DANE } ss
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____
2014, THE ABOVE NAMED REPRESENTATIVE OF BMO HARRIS BANK, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

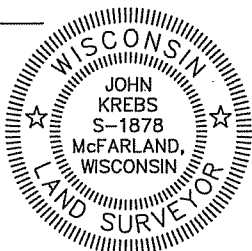
STEVEN R. COVER, SECRETARY PLAN COMMISSION DATE _____

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2014, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2014.

MARIBETH L. WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN



OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 _____	AT _____ O'CLOCK _____ M AS
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: THE RIFKEN GROUP, LTD 14 W. MIFFLIN ST., STE. 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4761 FILE NO: B-262 FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ
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