

# SUBDIVISION APPLICATION

**\*\* Please read both pages of the application completely and fill in all required fields \*\***

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 8/7/23  
 Planning Division 11:47 a.m.  
 Madison Municipal Building, Suite 017  
 215 Martin Luther King, Jr. Blvd.  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635



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, or 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 ([M.G.O. Sec. 2.40](#)). 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.

## 1. Application Type

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

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

## 2. Review Fees

- 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.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

## 3. Property Owner and Agent Information

**Name of Property Owner:** B&G Real Estate & Optunities LLC    Representative, if any: Fred Brouner, Trustee  
 Street address: 2 E Mifflin St, Ste 600    City/State/Zip: Madison, WI 53703  
 Telephone: 608-469-0361    Email: fjb@dewittllp.com

**Firm Preparing Survey:** Wyser Engineering, LLC    Contact: Zach Reynolds  
 Street address: 300 E. Front St.    City/State/Zip: Mount Horeb, WI 53572  
 Telephone: 608-437-1980    Email: zach.reynolds@wyserengineering.com

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

## 4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 2102 Darwin Road and 2202 Darwin Road  
 Tax Parcel Number(s): 251/0810-301-0204-0 and 251/0810-301-0203-2  
 Zoning District(s) of Proposed Lots: SE    School District: Madison

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

## 4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): \_\_\_\_\_  
 Date of Approval by Dane County: \_\_\_\_\_    Date of Approval by Town: \_\_\_\_\_

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

## 5. 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	1		3.67
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):	1		4.13
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association		1	.22
<b>PROJECT TOTALS</b>	<b>2</b>		<b>8.02</b>

## 6. Required Submittal Materials

**Digital (PDF) copies** of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to [PCapplications@cityofmadison.com](mailto:PCapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at [Planning@cityofmadison.com](mailto:Planning@cityofmadison.com) or (608) 266-4635 for assistance.

**A Completed Subdivision Application Form** (i.e. both sides of this form)

**Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#)
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), 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.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

**Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

\* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with 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:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

**For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

## 7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted: Opportunities LLC & B&G Real Estate LLC, BY: Bruce Raemisch Revocable Trust, Madison, WI

Applicant's Printed Name: Frederic J. Brouner, Trustee Signature: \_\_\_\_\_

Date: 08/07/2023 Interest In Property On This Date: Trustee

*Frederic J. Brouner*  
F0B4E7E4E1D4425...



KOTHE REAL ESTATE PARTNERS  
324 E. Wilson Street | Madison, WI 53703

August 7, 2023

Ms. Heather Stouder  
City of Madison - Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd  
PO Box 2985  
Madison, WI 53701

**RE: LETTER OF INTENT – 2102 & 2202 DARWIN RD, Madison WI**

Dear Ms. Stouder,

The following Subdivision Application and Land Use Application for 2102 & 2202 Darwin Road are submitted together with the plans and applications for staff, Plan Commission and Common Council's consideration of approval.

**Organizational Structure:**

**Owner:**

B&G Real Estate LLC & Optunities LLC  
c/o Bruce Raemisch Revocable Trust  
2 East Mifflin Street – Suite 600  
Madison, WI 53703  
Contact: Frederic J Brouner, Trustee  
[fjb@dewittllp.com](mailto:fjb@dewittllp.com)  
(608) 469-0361

**Civil Engineer:**

Wyser Engineering  
300 E Front Street  
Mount Horeb, WI 53572  
Contact: Wade Wyse, P.E.  
[wade.wyse@wyserengineering.com](mailto:wade.wyse@wyserengineering.com)  
(608) 437-1980

**Developer/Buyer:**

Wilson Street Hotel Group LLC, or assigns  
  
324 E Wilson St  
Madison, WI 53703  
Contact: John Kothe  
[john@kotherep.com](mailto:john@kotherep.com)  
(608) 335-5248

**Project Consultant:**

GBA Architecture & Design  
2248 Deming Way – Suite 120  
Middleton, WI 53562  
Contact: Josh Wilcox  
[josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)  
(608) 695-8668

## **Existing Site Conditions and Project Overview:**

This approximately 8.02 acre site consists of two parcels on the northeast corner of Darwin Road and Packers Avenue.

- **Demolition:** 2102 Darwin Road – 0.91 Acres: We are seeking approval for the demolition of the existing house and garage on this site. The property is currently zoned Suburban Employment (SE) and its demolition will allow us to create a fresh canvas for a new development that aligns with the City’s vision for the area.
- **Zoning Change:** 2202 Darwin Rd – 7.2 Acres: Currently vacant land. We propose converting the zoning of 2202 Darwin Road from Planned Mobile Home Park (PMHP) to SE. This conversion is crucial for the successful implementation of our development plans and will enable us to utilize the land to its full potential.
- **City of Madison Future Land Use:** Designated for Employment (E) uses.
- **Neighboring Parcels:** The neighboring parcel to the north is currently zoned and developed as a PMHP, to the east is zoned Industrial (IL) and to the south, IL and SE. The Dane County Airport is approximately 900’ from the property line.

## **Development Plan:**

Along with the zoning change, our plan is to subdivide the combined property into two (2) buildable lots and one (1) private outlot. The outlot will provide for a separate parcel for the existing cell tower and the two buildable lots will be sold to separate end users who have expressed keen interest in establishing their operations in this preferred location.

## **City and Neighborhood Input:**

We first started discussing the development potential of this site with the City of Madison in January of 2022 as a large industrial site. In July 2022 we had a DAT Development discussion to discuss three separate parcels focused on an Employment use. In August 2022 and thereafter, the site was discussed with Alder Myadze and city staff as two separate parcels that would accommodate two end users and their development goals. These meetings with City staff continued through the end of 2022 to address an Official Map Reservation change. Site planning continued through 2023 with continued feedback from city staff. Throughout this approval and development process, we are committed to engaging with local stakeholders and city staff.

**Demolition Standards:**

This project is seeking a demolition request for the house and garage structures located on 2102 Darwin due to functional obsolescence and inability for reuse/retention due to the current state of the structures. The housing and garage structures have been abandoned for over 20 years. The Landmarks Commission has reviewed this demolition request on July 11, 2023 and noted that none of the buildings held known historic value. It has been determined it is not feasible to try to relocate these buildings given their current state of blight and deterioration. A Re-use and Recycling Plan will be prepared for all structures.

**Project Schedule:**

It is anticipated that the construction on this site will start in early 2024 with completion in Fall of 2024.

Sincerely,



John Kothe

Partner

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER SEC. 30-T8N-R10E,  
 FOUND #10 REBAR  
 N: 505318.35 E: 828843.28  
 (N: 505318.30 E: 828843.25)  
 PER 2007 SANDSNES TIE SHEET  
 FOUND ALL TIES PER 2021 O'NEIL TIE SHEET

LANDS (S 89° 04' 18" E 482.78')  
 S 89° 04' 11" E 482.71'

END OF FENCE  
 2.0' SOUTH OF  
 PROPERTY LINE

FENCE 1.3'  
 EAST OF LOT  
 CORNER  
 FENCE 1.2'  
 EAST OF LOT  
 CORNER

### LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- CHAIN LINK FENCE
- DRAINAGE INDICATORS PER CSM 12769 RECORDED AS DOCUMENT NO. 4594316. SEE NOTE 1 ON SHEET 5 OF 7.
- RECORDED INFORMATION PER CSM 12769, UNLESS NOTED



### NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 13TH AND 20TH, 2022.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T8N, R10E, BEARS S 0°50' 17" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 7 FOR FURTHER DETAILS ON EXISTING AND NEW EASEMENTS.
5. SEE SHEET 4 OF 7 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS.
6. SEE SHEET 5 OF 7 FOR ADDITIONAL NOTES AND LINE AND CURVE TABLES.

LANDS  
 PARCEL II  
 DEED DOC NO. 3717334

(S 0° 50' 18" E 227.61')  
 S 0° 50' 18" E 227.60'

N 88° 13' 08" W 227.60'  
 (N 88° 13' 11" W 227.61')

LANDS

S 88° 13' 08" E 2626.83'  
 (S 88° 13' 11" E)  
 (S 88° 37' 19" E) PER CSM 10858

LOT 1  
 CSM 2574

EAST 1/4 CORNER  
 SEC. 30-T8N-R10E,  
 FOUND PK NAIL  
 N: 502526.68 E: 831538.48  
 (N: 502526.67 E: 831538.36)  
 PER 2007 SANDSNES TIE SHEET  
 FOUND ALL TIES



0' 50' 100'

MON. TO MON.

LOT 1  
 CSM 13631

LOT 1  
 CSM 6383

LOT 2  
 CSM 6383

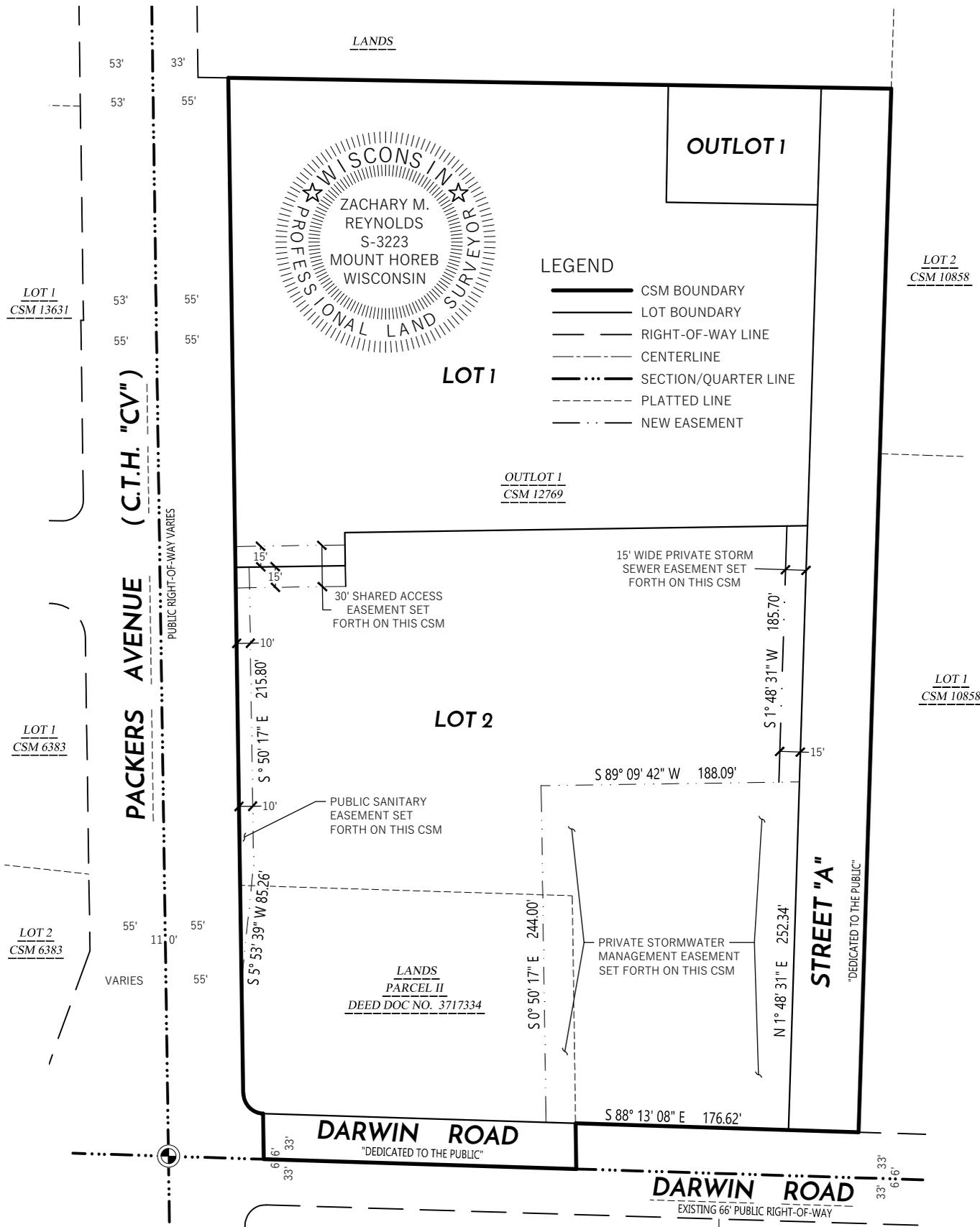
<b>WYSER</b> ENGINEERING	PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KOTHE REAL ESTATE PARTNERS 324 E. WILSON STREET MADISON, WI 53703	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	VOL. _____ PAGE _____
			PROJECT NO: 220939 SHEET NO: 1 of 7	DOC. NO. _____ C.S.M. NO. _____



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## NEW EASEMENTS DETAIL



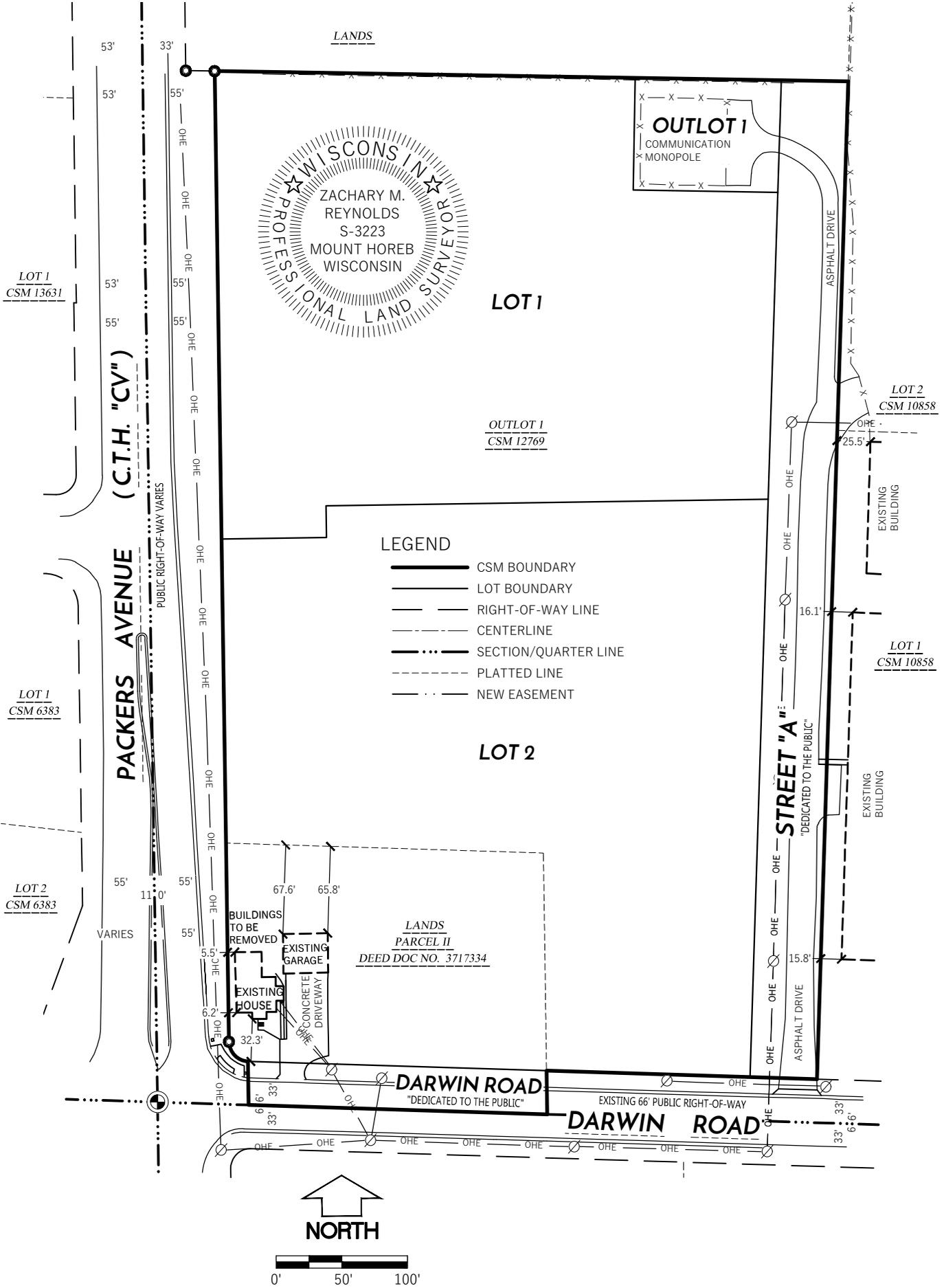
File: W:\2022\220939\_2102\_2202 Darwin Rd, Madison\DWG\220939\_CSM.dwg Layout: CSM 3 OF 7 User: Zach Plotted: Aug 04, 2023 - 4:01pm

<b>WYSER</b> ENGINEERING	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____ PAGE _____
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	KOTHE REAL ESTATE PARTNERS 324 E. WILSON STREET MADISON, WI 53703	DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 220939 SHEET NO: 3 of 7

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## EXISTING IMPROVEMENTS



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<b>WYSER</b> ENGINEERING	PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KOTHE REAL ESTATE PARTNERS 324 E. WILSON STREET MADISON, WI 53703	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 220939 SHEET NO: 4 of 7	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	<p style="font-size: small;">EXISTING IMPROVEMENTS</p>				

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	22.88'	15.00'	87° 22' 50"	N 44° 31' 43" W	20.72'	N 88° 13' 08" W	N 0° 50' 17" W
( )		15.00'		N 44° 52' W	20.70'		NORTH
(*)		15.00'	87° 22' 52"	N 44° 31' 45" W		N 88° 13' 11" W	N 0° 50' 19" W

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 0° 50' 17" W	33.03'
(*)	N 0° 50' 19" W	
L-2	S 0° 50' 17" E	33.03'
(*)	S 0° 50' 19" E	
L-3	N 0° 50' 27" W	24.00'
(*)	PER CSM 12769	

( ) PER CSM 10858  
 (\*) PER CSM 12769

### ADDITIONAL NOTES AND OTHER MATTERS OF TITLE:

1. PER MGO 16.23(9)(D)2.A, ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
2. PER NOTE 2B. ON SHEET 4 OF CSM 12769, THE CITY REQUIRED FUTURE DEDICATION OF A 66 FOOT WIDE EAST-WEST RIGHT OF WAY BETWEEN PACKERS AVENUE AND THE NORTH-SOUTH RIGHT OF WAY (SHOWN AS STREET 'A' HEREON) AT THE TIME A SUBSEQUENT CSM IS RECORDED TO CONVERT OUTLOT 1, CSM 12769 INTO A DEVELOPABLE LOT. THIS IS NO LONGER REQUIRED PER RESOLUTION FILE ID NO. \_\_\_\_\_, ADOPTED ON \_\_\_\_\_.
3. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
4. ALL LOTS WITHIN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

### LEGAL DESCRIPTION

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316 (CSM 12769), AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 30, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 2359.84 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, DOCUMENT NO. 3717334, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 227.60 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 17 SECONDS WEST, 33.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD AND THE START OF A NON-TANGENT CURVE; THENCE ALONG SAID NORTH RIGHT OF WAY, 22.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THE CHORD BEARS NORTH 44 DEGREES 31 MINUTES 43 SECONDS WEST, 20.72 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PACKERS AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00 DEGREES 50 MINUTES 17 SECONDS WEST, 735.69 FEET TO THE NORTHWEST CORNER OF AFORESAID CSM 12769; THENCE ALONG THE NORTH LINE OF CSM 12769, SOUTH 89 DEGREES 04 MINUTES 11 SECONDS EAST, 482.71 FEET TO THE NORTHEAST CORNER OF SAID CSM 12769, ALSO BEING A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 10858, RECORDED IN VOLUME 65 OF CERTIFIED SURVEYS ON PAGES 17-20 AS DOCUMENT 3810871 (CSM 10858); THENCE ALONG SAID WEST LINE OF CSM 10858 AND THE EAST LINE OF CSM 12769, SOUTH 01 DEGREES 48 MINUTES 31 SECONDS WEST, 756.40 TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD, ALSO BEING THE SOUTHEAST CORNER OF OUTLOT 1, CSM 12769 AND THE SOUTHWEST CORNER OF LOT 1, CSM 10858; THENCE ALONG SAID NORTH RIGHT OF WAY AND THE SOUTH LINE OF SAID OUTLOT 1, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 206.08 FEET TO A POINT ON THE EAST LINE OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, DOCUMENT NO. 3717334; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 50 MINUTES 17 SECONDS EAST, 33.03 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 357,842 SQUARE FEET OR 8.21 ACRES INCLUDING RIGHT OF WAY.  
 SAID PARCEL CONTAINS 311,774 SQUARE FEET OR 7.16 ACRES EXCLUDING RIGHT OF WAY.



File: W:\2022\220939\_2102\_2202 Darwin Rd, Madison\DWG\220939\_CSM.dwg Layout: CSM 5 OF 7 User: Zach Plotted: Aug 04, 2023 - 4:02pm



PREPARED BY:  
 300 EAST FRONT STREET  
 MOUNT HOREB, WI 53572  
 www.wyserengineering.com

PREPARED FOR:  
 KOTHE REAL ESTATE PARTNERS  
 324 E. WILSON STREET  
 MADISON, WI 53703

SURVEYED BY: MAL  
 DRAWN BY: ZMR  
 APPROVED BY: WPW

PROJECT NO: 220939  
 SHEET NO: 5 of 7

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 C.S.M. NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**CONSENT OF MORTGAGEE**

XXXXXXXXXXXXXXXXXXXXXXXXXX, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED BANKING ASSOCIATION, XXXXXXXXXXXXXXXXXXXXXXXX AUTHORIZED OFFICER

\_\_\_\_\_ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER'S CERTIFICATE**

OPTUNITES LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
OPTUNITES LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED

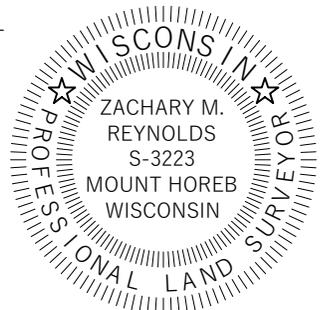
MANAGING MEMBER FOR OPTUNITES LLC, \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF KOTHE REAL ESTATE PARTNERS, 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 AND DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
ZACHARY M. REYNOLDS, S-3223 DATE \_\_\_\_\_  
WISCONSIN PROFESSIONAL LAND SURVEYOR



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PREPARED BY:  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
KOTHE REAL ESTATE PARTNERS  
324 E. WILSON STREET  
MADISON, WI 53703

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: WPW

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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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**OWNER'S CERTIFICATE**

B&G REAL ESTATE LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
B&G REAL ESTATE LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED

MANAGING MEMBER FOR B&G REAL ESTATE LLC, \_\_\_\_\_ TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**MADISON COMMON COUNCIL CERTIFICATE**

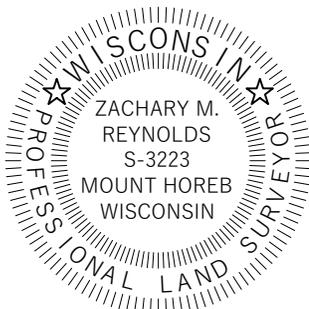
RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT  
NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

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

\_\_\_\_\_  
NATALIE ERDMAN, DATE: \_\_\_\_\_  
SECRETARY OF THE PLAN COMMISSION



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) \_\_\_\_\_  
\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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