



City of Madison

Proposed Certified Survey Map

CSM Name
Vetesnik CSM

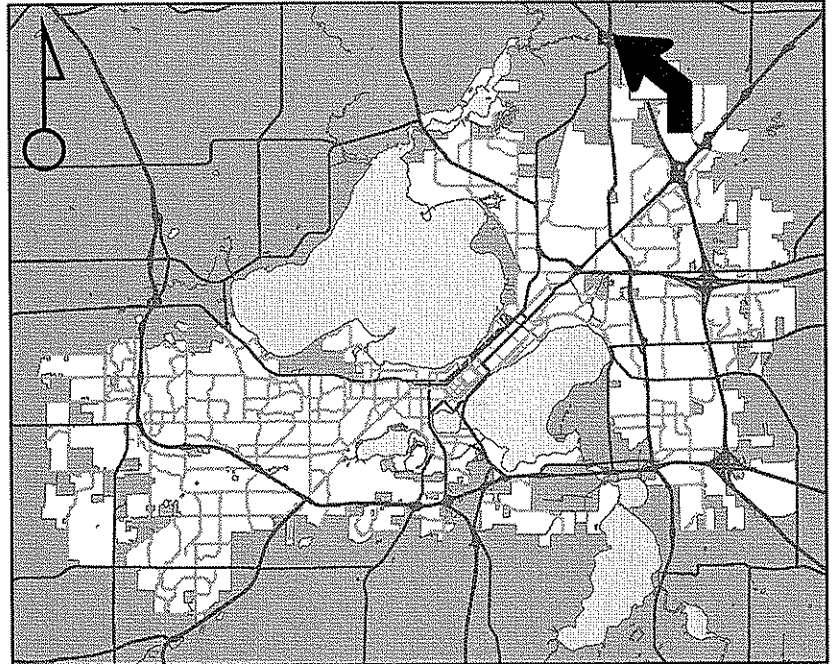
Location
4246 Daentl Road

Applicant
**George Vetesnik – Vetesnik Enterprises/
Hans Justeson – JSD Professional Services**

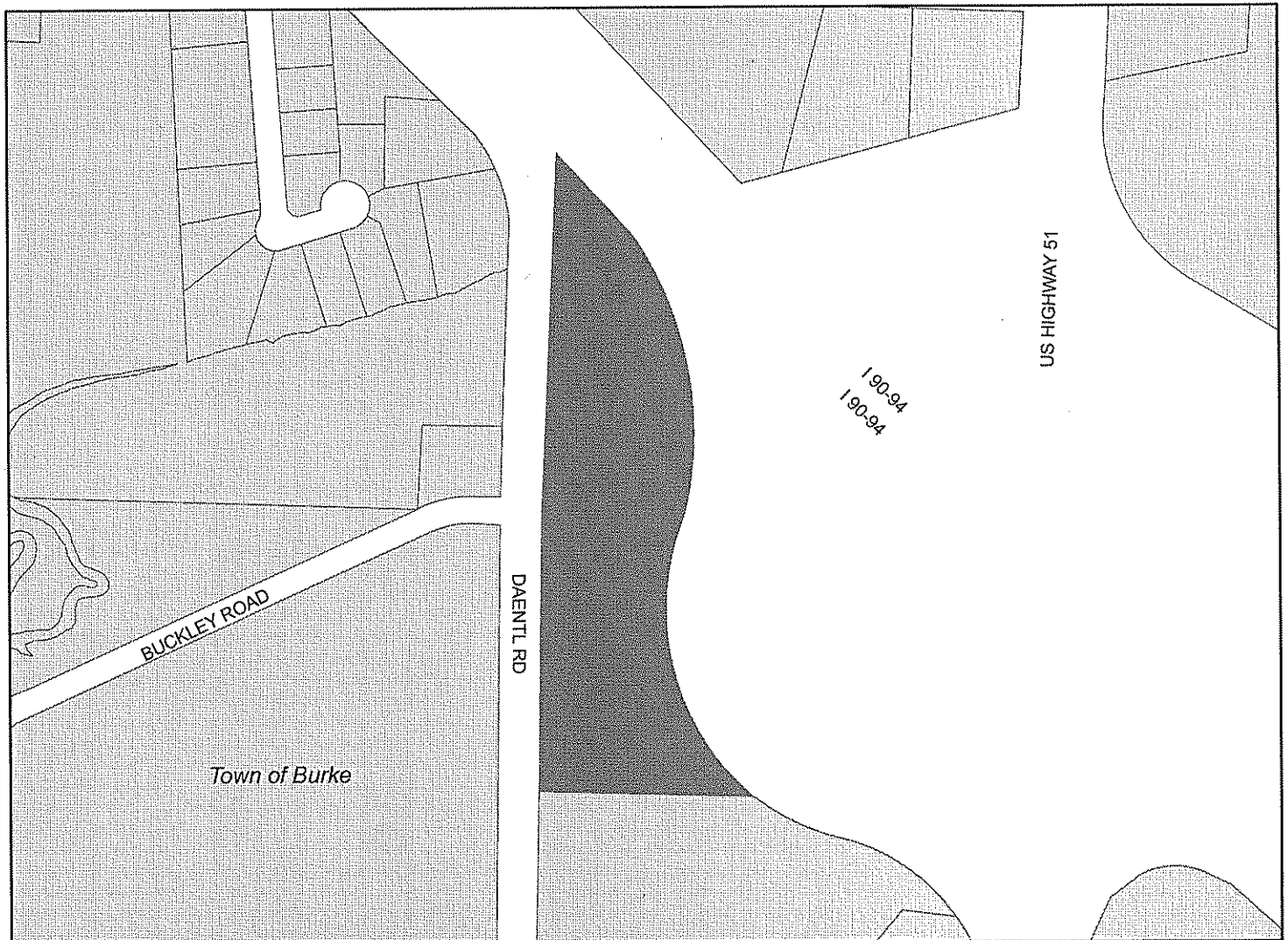
Within City Outside City

Proposed Use
**1 Commercial Lot and
2 Undeveloped Lots**

Public Hearing Date
Plan Commission
20 July 2009



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



Scale : 1" = 400'





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

Date Stamp

**** 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

1a. Application Type. (Choose ONE)

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

If a Plat, Proposed Subdivision Name: _____

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

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and 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 map.

2. Applicant Information.

Name of Property Owner: Vetesnik Enterprises, LLC Representative, if any: George Vetesnik
 Street Address: 27475 US HWY 14 City/State: Richland Center/WI Zip: 53581
 Telephone: (608) 647-8808 Fax: (608) 647-8072 Email: jr@vetesnik.com

Firm Preparing Survey: JSD Professional Services, Inc. Contact: Hans Justeson
 Street Address: 161 Horizon Drive City/State: Verona/WI Zip: 53593
 Telephone: (608) 848-5060 Fax: (608) 2255 Email: hans.justeson@jsdinc.com

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

3a. Project Information.

Parcel Address: 4246 Daentl Road in the City or Town of: Burke
 Tax Parcel Number(s): 081005496701 School District: Deforest
 Existing Zoning District(s): A-2(4), C-2, A-1 Development Schedule: ongoing
 Proposed Zoning District(s) (if any): A-2(2), C-2, A-1 Provide a Legal Description of Site on Reverse Side

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

Date of Approval by Dane County: Concurrent Review Date of Approval by Town: May 6th, 2009

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	1		5.067
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)(agricultural)	2		6.964
TOTAL			

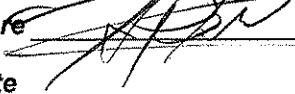
Describe the use of the lots and outlots on the survey
Lot 1 is zoned A-2(4) and will be rezoned to A-2(2).
The lot will remain without development. Lot 2 is zoned C-2 and has been developed with a commercial building.
Lot 3 is zoned A-1 and is all wetland. It will not be developed.

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) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land 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" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison 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 local, reputable 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 Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) 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 in which 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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 650.00 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 e-mail 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 this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Hans Justeson, P.E., R.L.S. Signature 
Date 6/4/09 Interest In Property On This Date _____

For Office Use Only	Date Rec'd:	PC Date	Alder District:	Amount Paid: \$
---------------------	-------------	---------	-----------------	-----------------

memorandum

To: Tim Parks, City of Madison

From: Hans Justeson, JSD

Re: Mad-City Powersports ETJ Submittal

Date: 05-28-09

George Vetesnik, Mad-City Powersports
Jim Hendrix, Mad-City Powersports
Brenda Ayers, Town of Burke

cc: Rodger Lane, Dane County Zoning
Kris Schutte, Dane County Zoning
Norb Scribner, Dane County Planning
Dan Schneider, JSD

Notes:

The following memo addresses the Land Division request for the Mad-City Powersports site in the Town of Burke as part of the ETJ request of the City of Madison. Included within this request is the Land Division Application and associated \$650.00 fee, a Site Plan/As-Built/Sign Exhibit, proposed rezone exhibit and associated graphics, previous Town of Burke and Dane County minutes regarding actionable items on the site (Minutes of Board of Adjustments to be provided once approved), proposed and existing deed restrictions put on the property by the Town and County (See approval Dane County Zoning Approval Minutes), a current Title Report (Provided on CD only due to size), and 16 copies of the Proposed Certified Survey Map.

The site has been previously permitted for erosion control and stormwater management by Dane County Land Conservation under permits SE2008-0370 and SS2008-0032. Copies of these permits can be provided upon request. The work for the stormwater permit has been completed including the new commercial building, associated parking lot, storm sewer, water main and two stormwater management ponds. The erosion control permit has been extended to include the grading of the swale along Daenti Road. A Chapter 30 general permit has also been filed with the DNR for the swale grading and is currently in the review process. Additionally, the site is being reviewed for the requested "208 letter" allowing connection to the public sanitary sewer by the Capital Area Regional Planning Commission. This review is for compliance with the sites recent addition to the Central Urban Service Area. A wetland delineation was completed on this site in 2001 indicating the location of wetlands south of the development within Lot 3. A second delineation was completed and accepted by the Army Core of Engineers and WDNR on April 30, 2009 to the north of Lot 2 as shown on the Preliminary CSM. A copy of this delineation can be provided upon request. The Preliminary CSM and Rezone has been approved by the Town of Burke and the Rezone has been approved by Dane County Zoning. See attached minutes and associated Deed Restrictions. The Preliminary CSM is also concurrently under review by Dane County Planning.

The proposed rezone includes four separate areas as indicated on the attached rezone exhibits shown as Parcel A, B, C, and D, respectively. Each is located in what is now part of the Environmental Corridor within the Town of Burke Land Use Plan. However, these revisions will not create a buildable parcel and therefore will not affect the intent of the Environmental Corridor, namely to protect the environment and in this case Token Creek and Cherokee Marsh.

Parcel A is a 0.806 acre parcel proposed to be rezoned from A-2(4) to C-2. This rezone is required for two reasons. First, a pylon sign must be placed on a C-2 zoned parcel. Second, a pylon sign has to be located on a continuous parcel, and in order for the parcel to be created, it must be one continuous zoning type. It should also be noted that the pylon sign is considered a structure and is required to meet all applicable setbacks for structures. A variance was granted by the Dane County Board of Adjustments to allow the pylon sign to have a zero setback to the wetland. A second variance is proposed for the next Board of Adjustments meeting to allow the sign within the 5' setback to the rear lot.

Parcel B is a 0.060 acre parcel proposed to be rezoned from A-1 to C-2. This rezone is proposed because this part of the lot was delineated as wetlands in 2001. However, a second delineation in 2003, which was accepted by the WDNR showed that this was not wetland. A portion of the parking lot for this development was built within this area and rather than granting an easement across two parcels by the same owner, we are proposing a rezone and revision to the Preliminary CSM.

Parcel C is a 0.316 acre parcel proposed to be rezoned from A-1 to C-2. This rezone is proposed because this area is being used as a detention pond for Lot 2. Rather than granting an easement for Lot 2 by Lot 1, we are proposing a rezone and revision to the Preliminary CSM.

Parcel D is a 3.333 acre parcel proposed to be rezoned from A-2(4) to A-2(2). This is required because when Parcel A was removed from this portion of Parcel D, the remnant parcel no longer had enough acreage to be within the A-2(2) category. There is no functional change to this parcel.

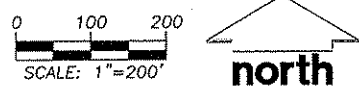
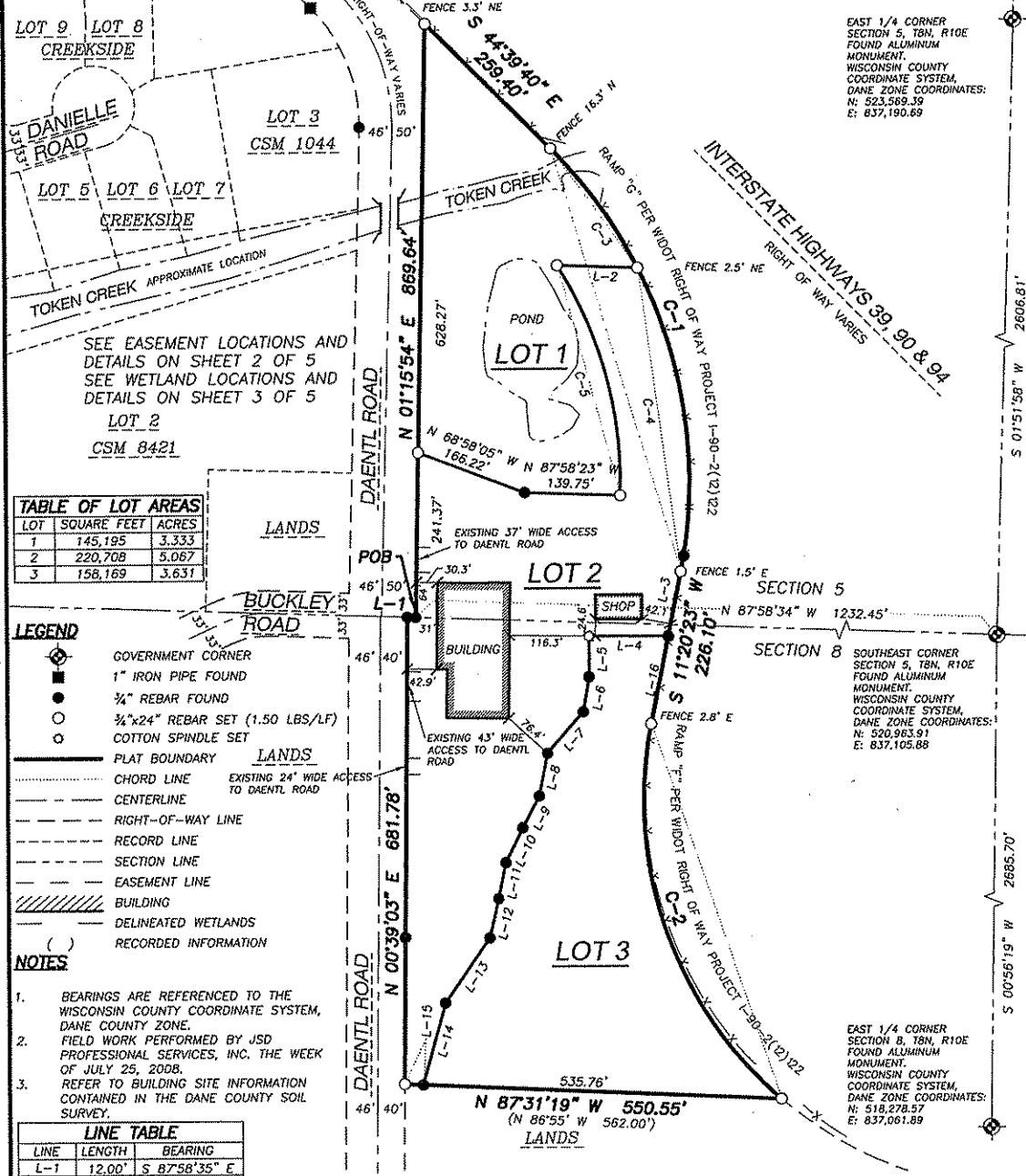
Thank you for your time and attention to this development. If you have any questions or require further information, please do not hesitate to contact our office.

Regards, Dan

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



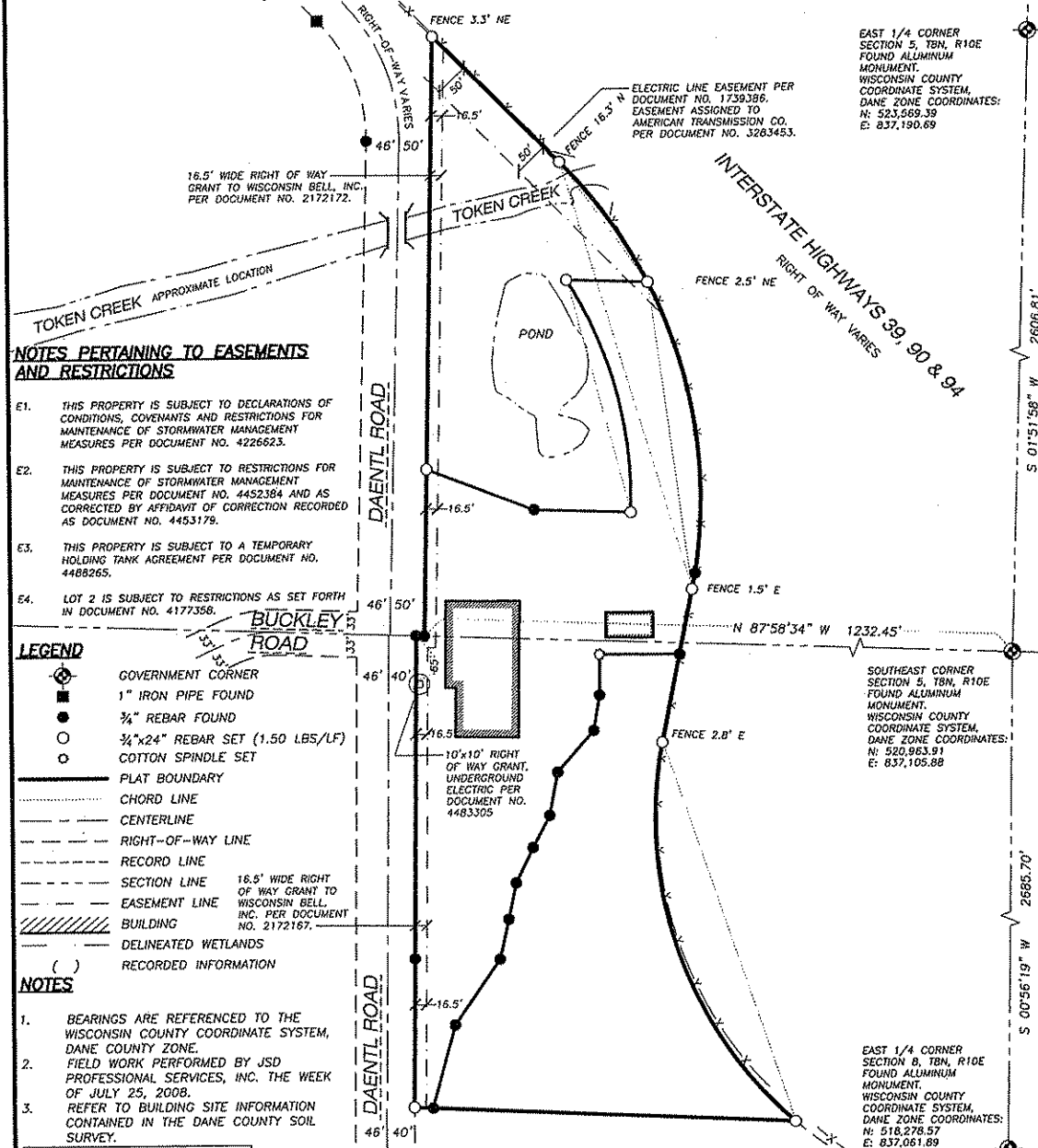
PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5050	PREPARED FOR: VETESNIK ENTERPRISES, LLC 27475 US HIGHWAY 14 RICHLAND CENTER, WI 53581	PROJECT NO: 07-3021 FILE NO: B-139 FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: JK DRAWN BY: SD CHECKED BY: DRS APPROVED BY: DMJ
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

J:\2007\073021.dwg\07-3021 P-csm.dwg

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



NOTES PERTAINING TO EASEMENTS AND RESTRICTIONS

- E1. THIS PROPERTY IS SUBJECT TO DECLARATIONS OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NO. 4226623.
- E2. THIS PROPERTY IS SUBJECT TO RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NO. 4452384 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 4453179.
- E3. THIS PROPERTY IS SUBJECT TO A TEMPORARY HOLDING TANK AGREEMENT PER DOCUMENT NO. 4488265.
- E4. LOT 2 IS SUBJECT TO RESTRICTIONS AS SET FORTH IN DOCUMENT NO. 4177358.

LEGEND

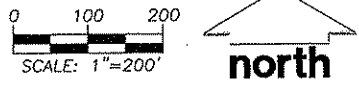
- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1/4"x24" REBAR SET (1.50 LBS/LF)
- COTTON SPINDLE SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- DELINEATED WETLANDS
- RECORDED INFORMATION

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JULY 25, 2008.
3. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LINE	LENGTH	BEARING
L-1	12.00'	S 87°58'35" E
L-2	117.09'	N 87°58'23" W
L-3	95.85'	S 11°20'23" W
L-4	115.31'	N 89°39'56" W
L-5	59.25'	S 00°20'04" W
L-6	51.77'	S 09°26'16" W
L-7	79.99'	S 41°04'32" W
L-8	63.40'	S 11°22'56" W
L-9	52.26'	S 27°50'03" W
L-10	56.41'	S 26°06'28" W
L-11	53.60'	S 11°54'15" W
L-12	58.96'	S 12°54'03" W
L-13	115.02'	S 34°36'37" W
L-14	124.19'	S 15°32'47" W
L-15	26.79'	N 87°31'19" W
L-16	130.25'	S 11°20'23" W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	673.91'	689.50'	56°00'00"	366.61'	647.40'	S 16°39'40" E
C-2	607.14'	575.30'	60°27'59"	335.28'	579.35'	S 18°53'36" E
C-3	216.28'	689.50'	17°58'19"	109.03'	215.39'	S 35°40'30" E
C-4	457.63'	689.50'	38°01'41"	237.60'	449.28'	S 07°40'30" E
C-5	354.50'	589.50'	34°27'17"	182.79'	349.18'	S 14°56'16" E



EASEMENT LOCATIONS AND DETAILS

EAST 1/4 CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 523,569.39 E: 837,190.69

SOUTHEAST CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 520,963.91 E: 837,105.88

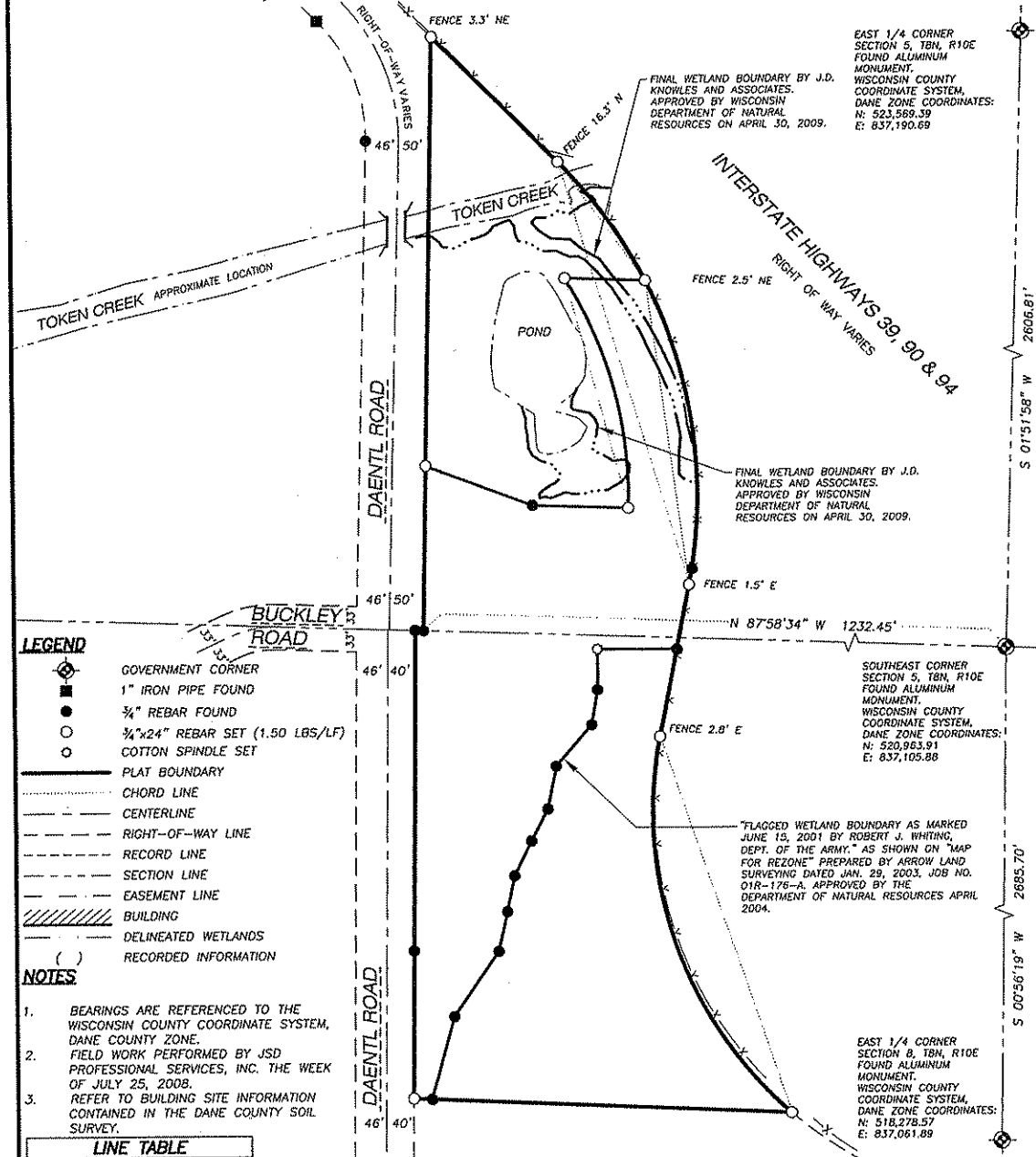
EAST 1/4 CORNER SECTION 8, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 518,278.57 E: 837,061.89

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: VETESNIK ENTERPRISES, LLC 27475 US HIGHWAY 14 RICHLAND CENTER, WI 53581	PROJECT NO.: 07-3021 FILE NO.: B-139 FIELDBOOK/PG: - SHEET NO.: 2 OF 5	SURVEYED BY: JK DRAWN BY: SO CHECKED BY: - APPROVED BY: DMJ
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



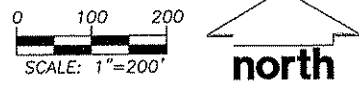
- LEGEND**
- GOVERNMENT CORNER
 - 1" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - 3/4"x24" REBAR SET (1.50 LBS/LF)
 - COTTON SPINDLE SET
 - PLAT BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - RECORD LINE
 - SECTION LINE
 - EASEMENT LINE
 - BUILDING
 - DELINEATED WETLANDS
 - RECORDED INFORMATION
- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
 - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JULY 25, 2008.
 - REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LINE TABLE

LINE	LENGTH	BEARING
L-1	12.00'	S 87°58'35" E
L-2	117.09'	N 87°58'23" W
L-3	95.85'	S 11°20'23" W
L-4	115.31'	N 89°39'56" W
L-5	59.25'	S 00°20'04" W
L-6	51.77'	S 09°26'18" W
L-7	79.99'	S 41°04'32" W
L-8	63.40'	S 11°22'56" W
L-9	52.26'	S 27°50'03" W
L-10	56.41'	S 26°06'28" W
L-11	53.80'	S 11°54'15" W
L-12	58.96'	S 12°34'03" W
L-13	115.02'	S 34°36'37" W
L-14	124.19'	S 15°32'47" W
L-15	26.79'	N 87°31'19" W
L-16	130.25'	S 11°20'23" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	673.91'	689.50'	56°00'00"	366.61'	647.40'	S 16°39'40" E
C-2	607.14'	575.30'	60°27'59"	339.28'	579.35'	S 18°53'36" E
C-3	216.28'	689.50'	17°58'19"	109.03'	215.39'	S 35°40'30" E
C-4	457.63'	689.50'	38°01'41"	237.60'	449.28'	S 07°40'30" E
C-5	354.50'	589.50'	34°27'17"	182.79'	349.18'	S 14°56'16" E



WETLANDS LOCATIONS AND DETAILS

J:\2007\073021.dwg, 07-3021 P--csm.dwg

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: VETESNIK ENTERPRISES, LLC 27475 US HIGHWAY 14 RICHLAND CENTER, WI 53581	PROJECT NO: 07-3021 FILE NO: B-139 FIELDBOOK/PG: -- SHEET NO: 3 OF 5	SURVEYED BY: JK DRAWN BY: SO CHECKED BY: -- APPROVED BY: DMJ
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 87°58'34" WEST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 5, 1232.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAENTL ROAD AND THE POINT OF BEGINNING; THENCE NORTH 01°15'54" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, 869.64 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAYS 39, 90 & 94; THENCE SOUTH 44°39'40" EAST ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 259.40 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 673.91 FEET ALONG THE ARC OF A 689.50 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARING SOUTH 16°39'40" EAST, 647.40 FEET; THENCE SOUTH 11°20'23" WEST ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 226.10 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 607.14 FEET ALONG THE ARC OF A 575.30 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARING SOUTH 18°53'36" EAST, 579.35 FEET; THENCE NORTH 87°31'19" WEST, 550.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAENTL ROAD; THENCE NORTH 00°39'03" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, 681.78 FEET; THENCE SOUTH 87°58'35" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, 12.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 524,072 SQUARE FEET 12.031 ACRES.

SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, REGISTERED LAND SURVEYOR S-2363 DO HEREBY CERTIFY THAT BY DIRECTION OF VETESNIK ENTERPRISES, LLC, AND THE GEORGE A. VETESNIK IRREVOCABLE TRUST, 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 CHAPTER 75 OF THE DANE COUNTY CODE OF ORDINANCES.

HANS P. JUSTESON, S-2363 REGISTERED LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

VETESNIK ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LLC HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID LLC FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1)(A), DANE COUNTY ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID VETESNIK ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2009.

BY: _____ MANAGING MEMBER BY: _____ MANAGING MEMBER

STATE OF WISCONSIN) SS DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009, THE ABOVE NAMED MANAGING MEMBERS OF THE ABOVE NAMED VETESNIK ENTERPRISES, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

Table with 4 columns: PREPARED BY, PREPARED FOR, PROJECT NO, SURVEYED BY, FILE NO, DRAWN BY, VOL., CHECKED BY, DOC. NO., SHEET NO, APPROVED BY, C.S.M. NO.

J:\2007\073021\dwg\07-3021 P--csm.dwg

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, ALL IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

DMB COMMUNITY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF HANS P. JUSTESON, WISCONSIN LAND SURVEYOR, S-2363, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF VETESNIK ENTERPRISES, LLC, OWNER.

WITNESS THE HAND AND SEAL OF DMB COMMUNITY BANK, MORTGAGEE, THIS _____ DAY OF _____, 2009.

SCOTT D. COCHEMS, FIRST VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED SCOTT D. COCHEMS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

TOWN OF BURKE APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, INCLUDING ANY PUBLIC HIGHWAY RIGHT-OF-WAY DEDICATIONS DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF BURKE ON THIS _____ DAY OF _____, 2009.

BRENDA AYERS, CLERK, TOWN OF BURKE DATE _____

DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF _____, 2009.

NORBERT SCRIBNER, AUTHORIZED REPRESENTATIVE

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION THIS _____ DAY OF _____, 2009.

MARK A. OLINGER, SECRETARY CITY OF MADISON PLAN COMMISSION DATE _____

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT ____ O'CLOCK ____ M AS

DOCUMENT # _____

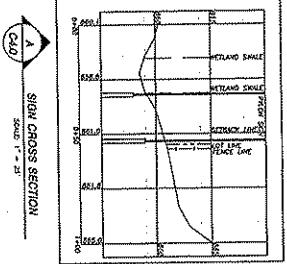
IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

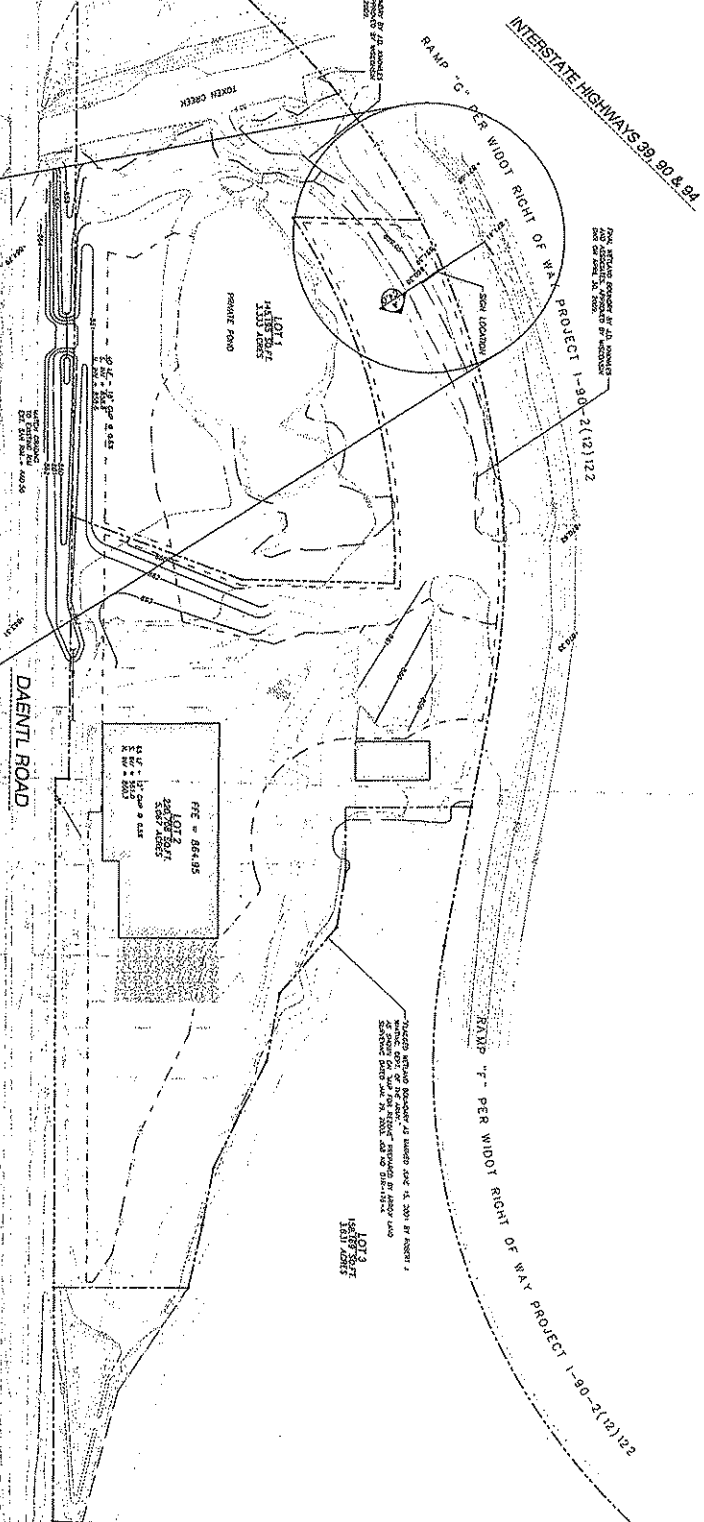
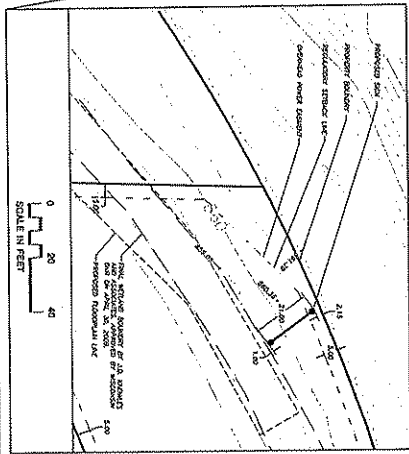
REGISTER OF DEEDS

Table with 4 columns: PREPARED BY, PREPARED FOR, PROJECT NO, SURVEYED BY, FILE NO, DRAWN BY, FB/PG, CHECKED BY, SHEET NO, APPROVED BY.

J:\2007\073021\dwg\07-3021 P-csm.dwg



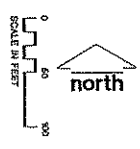
IT 3
1044



CONSTRUCTION	
Excavation	1.00
Foundation	1.00
Structural Steel	1.00
Roofing	1.00
Interior Finishes	1.00
Exterior Finishes	1.00
Mechanical	1.00
Electrical	1.00
Plumbing	1.00
Paint	1.00
Landscaping	1.00
Signage	1.00
Site Preparation	1.00
Construction Management	1.00
Permitting	1.00
Professional Fees	1.00
Contingency	1.00
Total	13.00

2S

LEGEND PROPOSED
 --- ADJACENT LOT
 --- WITHIN BOUNDARY OF ADJACENT



JSD Enterprises, LLC
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

DISPENSING HOTLINE
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

PRODUCT INFORMATION
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

CONTRACT INFORMATION
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

CLIENT INFORMATION
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

PROJECT INFORMATION
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

DATE INFORMATION
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

LOCATION INFORMATION
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

CONTACT INFORMATION
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

REVISIONS
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

NOTES
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

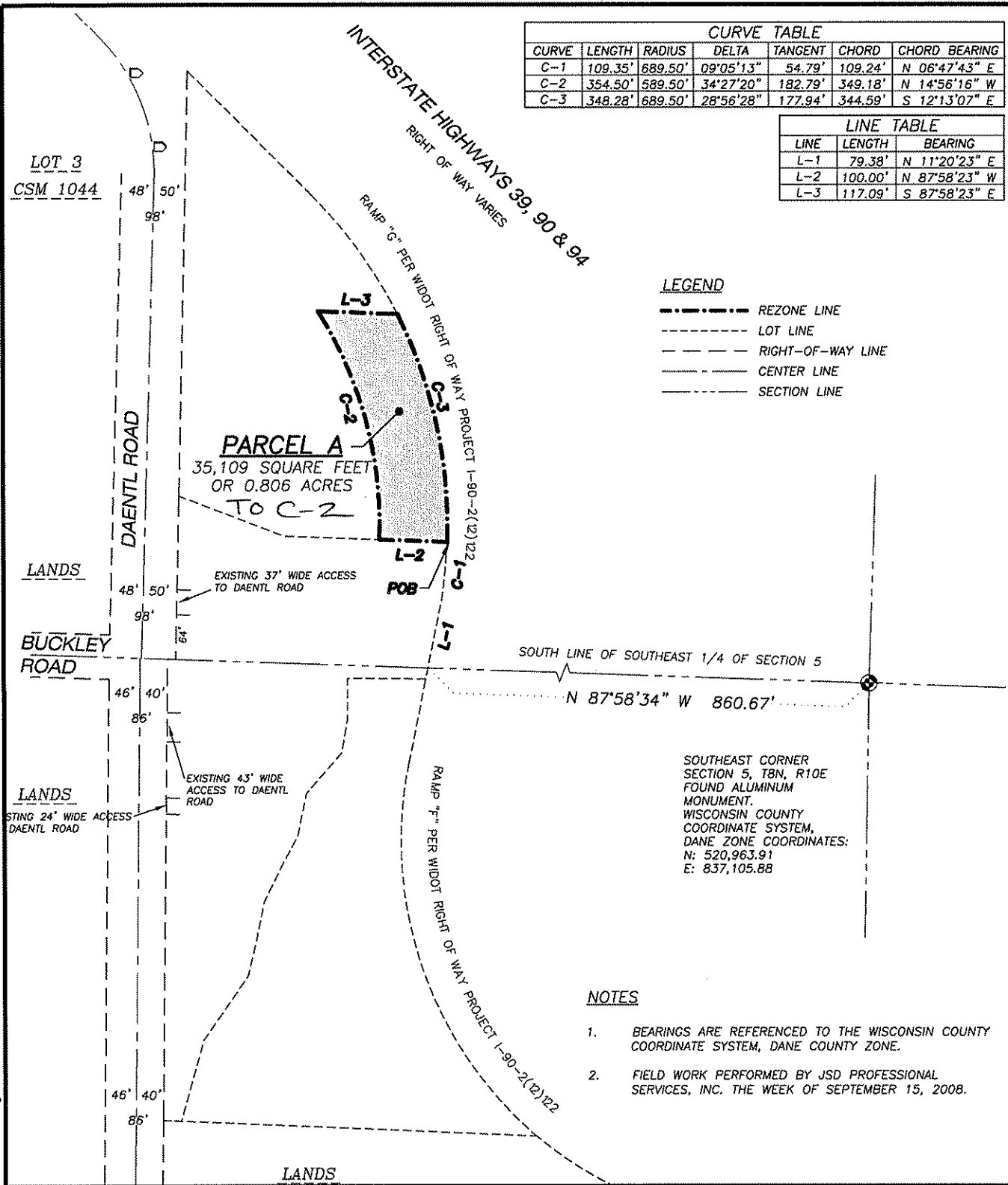
APPENDICES
 1044 SITE PLAN
 11-27-03
 1044 SITE PLAN 11-27-03

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	109.35'	689.50'	09°05'13"	54.79'	109.24'	N 06°47'43" E
C-2	354.50'	589.50'	34°27'20"	182.79'	349.18'	N 14°56'16" W
C-3	348.28'	689.50'	28°56'28"	177.94'	344.59'	S 12°13'07" E

LINE TABLE		
LINE	LENGTH	BEARING
L-1	79.38'	N 11°20'23" E
L-2	100.00'	N 87°58'23" W
L-3	117.09'	S 87°58'23" E

LEGEND

- REZONE LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- SECTION LINE



NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 15, 2008.

EXHIBIT

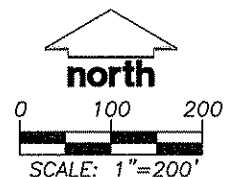
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 VETESNIK ENTERPRISES, LLC
 27475 US HIGHWAY 14
 RICHLAND CENTER, WI 53581

PROJECT NO: 07-3021
 FILE NO: A-114
 FIELDBOOK/PG: 205/27
 SHEET NO: 1 OF 1

SURVEYED BY: BJK
 DRAWN BY: DOS
 CHECKED BY: SO
 APPROVED BY: HPJ

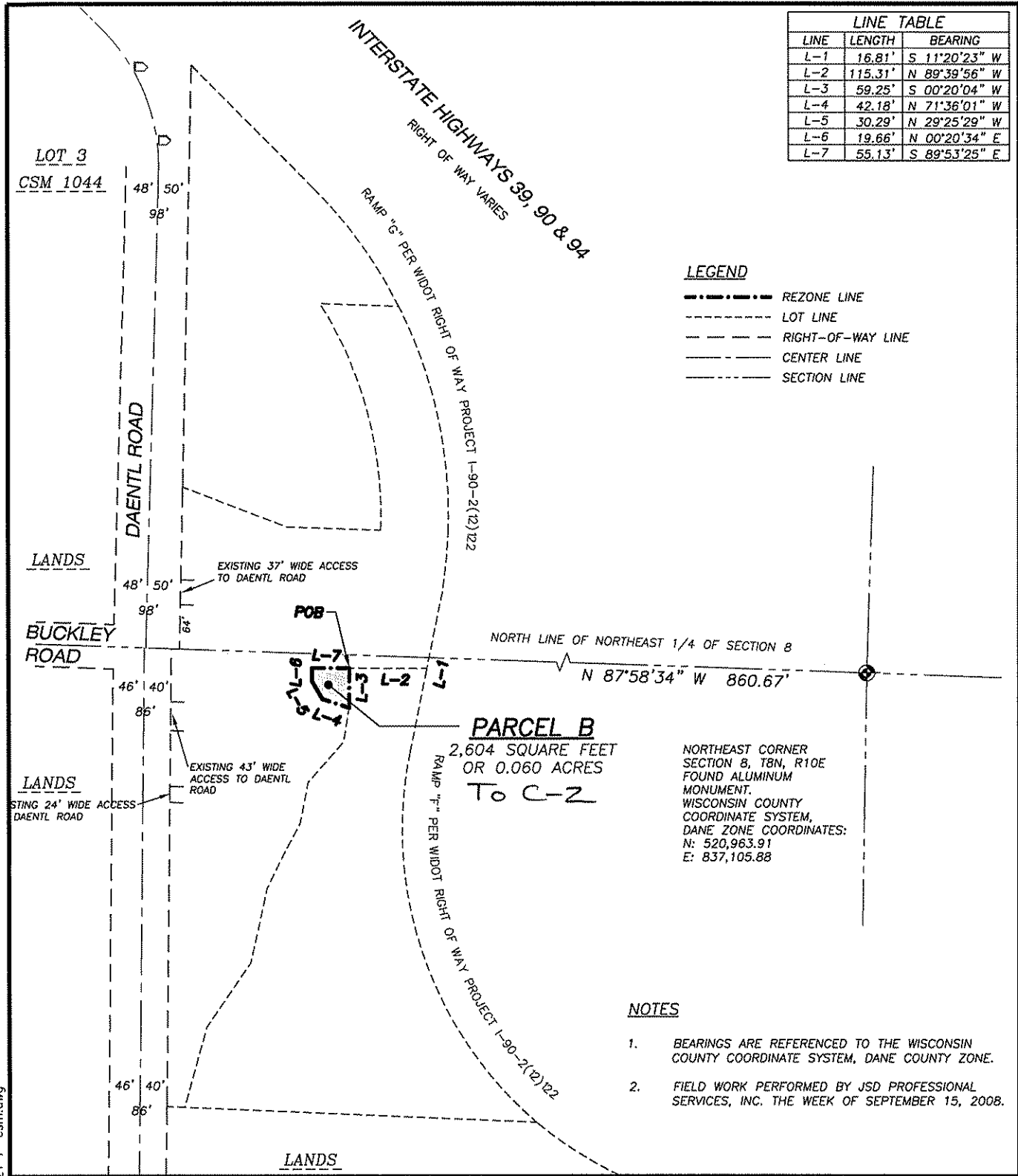


J:\2007\073021\dwg\07-3021_P-csm.dwg

LINE TABLE		
LINE	LENGTH	BEARING
L-1	16.81'	S 11°20'23" W
L-2	115.31'	N 89°39'56" W
L-3	59.25'	S 00°20'04" W
L-4	42.18'	N 71°36'01" W
L-5	30.29'	N 29°25'29" W
L-6	19.66'	N 00°20'34" E
L-7	55.13'	S 89°53'25" E

LEGEND

- REZONE LINE
- LOT LINE
- - - - - RIGHT-OF-WAY LINE
- CENTER LINE
- SECTION LINE

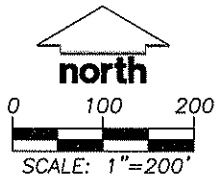


NORTHEAST CORNER SECTION 8, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 520,963.91 E: 837,105.88

- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
 - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 15, 2008.

EXHIBIT
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8 IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

PREPARED BY: JSD Professional Services, Inc. <i>Engineers • Surveyors • Planners</i> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: VETESNIK ENTERPRISES, LLC 27475 US HIGHWAY 14 RICHLAND CENTER, WI 53581	PROJECT NO: 07-3021 FILE NO: A-115 FIELDBOOK/PG: 205/27 SHEET NO: 1 OF 1	SURVEYED BY: BJK DRAWN BY: DOS CHECKED BY: SO APPROVED BY: HPJ
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	-------------------------------------------------------------------------

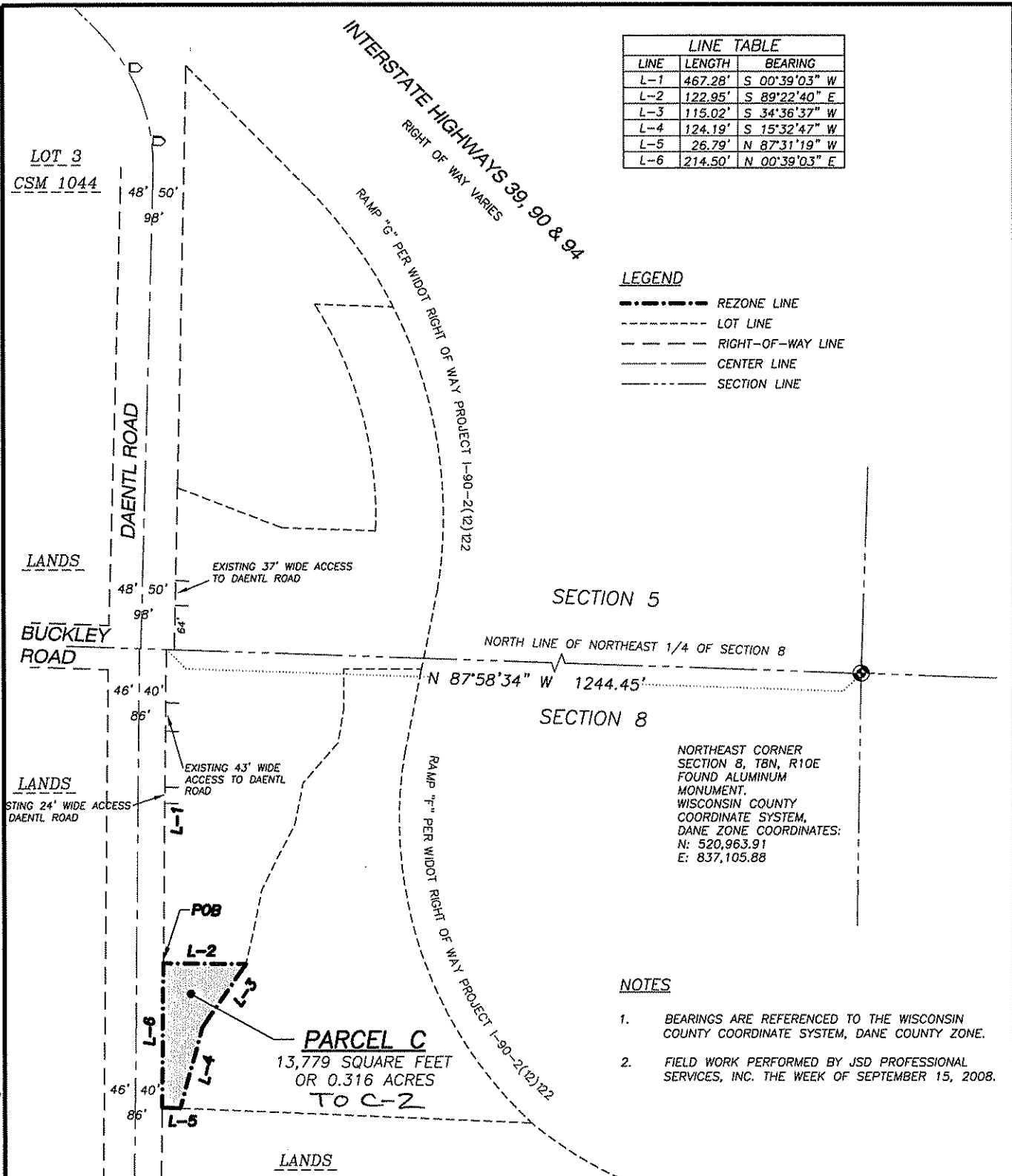


J:\2007\073021\dwg\07-3021_P-csm.dwg

LINE TABLE		
LINE	LENGTH	BEARING
L-1	467.28'	S 00°39'03" W
L-2	122.95'	S 89°22'40" E
L-3	115.02'	S 34°36'37" W
L-4	124.19'	S 15°32'47" W
L-5	26.79'	N 87°31'19" W
L-6	214.50'	N 00°39'03" E

LEGEND

- REZONE LINE
- - - - - LOT LINE
- - - - - RIGHT-OF-WAY LINE
- — — — — CENTER LINE
- — — — — SECTION LINE



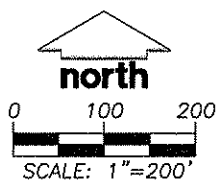
NORTHEAST CORNER SECTION 8, T8N, R10E FOUND ALUMINUM MONUMENT. WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES: N: 520,963.91 E: 837,105.88

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 15, 2008.

EXHIBIT

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8 IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 VETESNIK ENTERPRISES, LLC
 27475 US HIGHWAY 14
 RICHLAND CENTER, WI 53581

PROJECT NO: 07-3021
 FILE NO: A-116
 FIELDBOOK/PG: 205/27
 SHEET NO: 1 OF 1

SURVEYED BY: BJK
 DRAWN BY: DOS
 CHECKED BY: SO
 APPROVED BY: HPJ

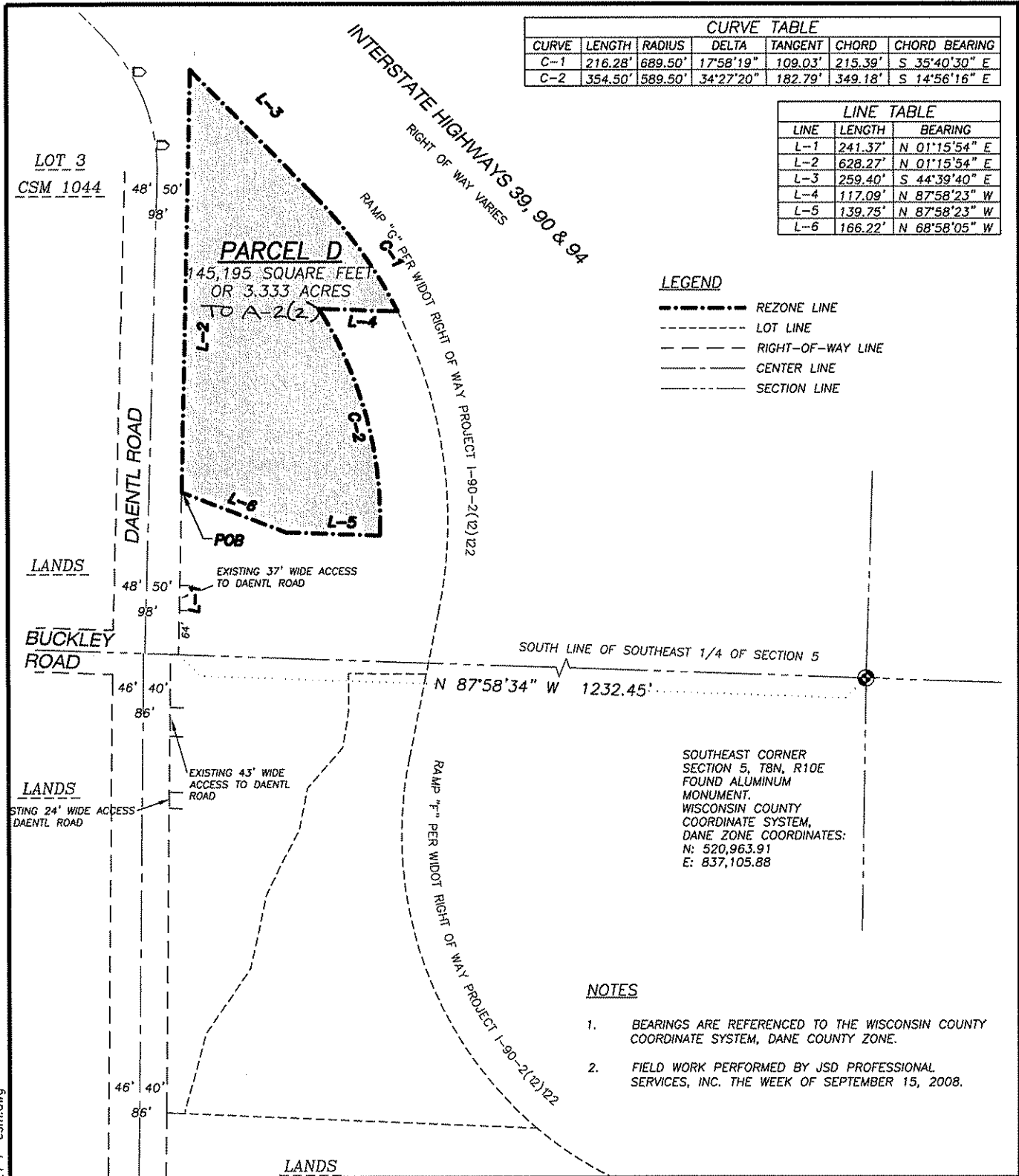
J:\2007\073021\dwg\07-3021_P-csm.dwg

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	216.28'	689.50'	17°58'19"	109.03'	215.39'	S 35°40'30" E
C-2	354.50'	589.50'	34°27'20"	182.79'	349.18'	S 14°56'16" E

LINE TABLE		
LINE	LENGTH	BEARING
L-1	241.37'	N 01°15'54" E
L-2	628.27'	N 01°15'54" E
L-3	259.40'	S 44°39'40" E
L-4	117.09'	N 87°58'23" W
L-5	139.75'	N 87°58'23" W
L-6	166.22'	N 68°58'05" W

LEGEND

- REZONE LINE
- - - - LOT LINE
- - - - RIGHT-OF-WAY LINE
- CENTER LINE
- SECTION LINE



SOUTHEAST CORNER SECTION 5, T8N, R10E FOUND ALUMINUM MONUMENT, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE COORDINATES:
 N: 520,963.91
 E: 837,105.88

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 15, 2008.

EXHIBIT

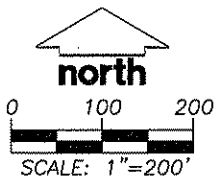
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5 IN T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

PREPARED BY:
JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 VETESNIK ENTERPRISES, LLC
 27475 US HIGHWAY 14
 RICHLAND CENTER, WI 53581

PROJECT NO: 07-3021
 FILE NO: A-117
 FIELDBOOK/PG: 205/27
 SHEET NO: 1 OF 1

SURVEYED BY: BJK
 DRAWN BY: DOS
 CHECKED BY: SO
 APPROVED BY: —



J:\2007\073021\dwg\07-3021 P-csm.dwg