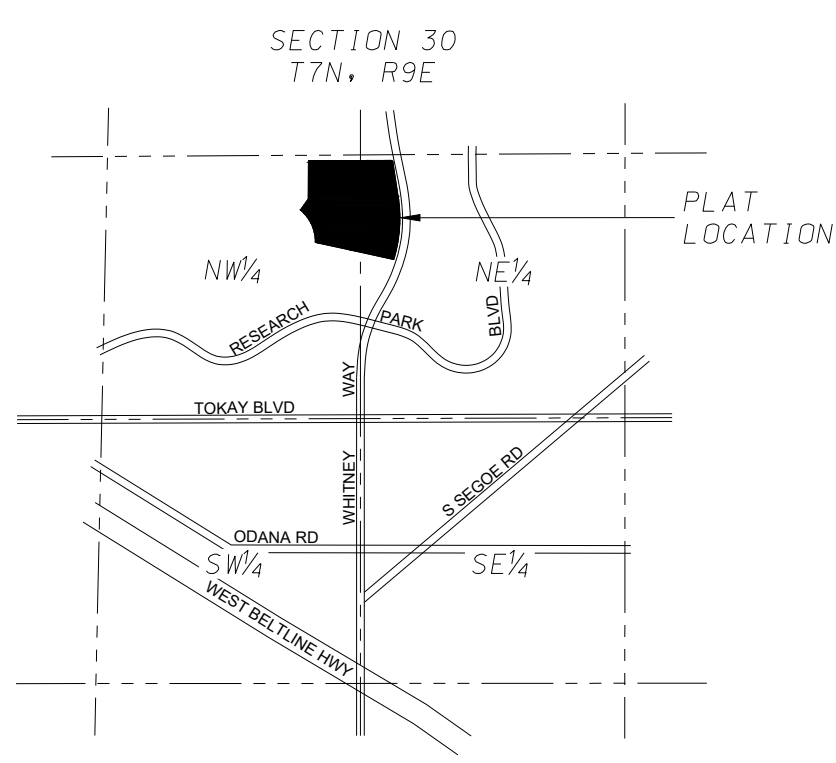


ELEMENT DISTRICT PRELIMINARY PLAT

ALL OF LOT 1 CSM 10343, ALL OF LOT 2 CSM 10343, ALL OF LOT 3 CSM 10343,
AND PARTS OF LOTS 38, 39, AND 40 OF UNIVERSITY RESEARCH PARK UNIVERSITY
OF WISCONSIN-MADISON SECOND ADDITION, BEING PART OF THE NE1/4 OF THE
NW1/4 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 30, TOWNSHIP 7
NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

SS	SS	SANITARY SEWER
ST	ST	STORM SEWER
W	W	WATER MAIN
G	G	UNDERGROUND GAS MAIN
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE
FO	FO	UNDERGROUND FIBER OPTIC LINES
●		FOUND 3/4" IRON REBAR (UNLESS NOTED)
□		TRANSFORMER AND PEDESTAL
○		MANHOLE
○		POWER POLE
—		EDGE OF TREES
—		EXISTING CONTOUR
○		INVENTORY SURVEYED TREE SEE ALLISON TREE REPORT DATED 11/14/19

- NOTES**
- All intersection radii are 15 feet unless otherwise shown.
 - Existing Zoning: SE
Proposed Zoning: Lot 1 TSS, Lot 2 TE, Lot 3 TE, Lot 4 TE, Lot 5 SE, Lot 6 SE
 - Underlying easements to be released and replatted where necessary. See final plat for proposed easements.
 - Planner: Mandel Group
Owners: University Research Park, Inc.
Board Of Regents of the University of Wisconsin System
Developer: Mandel Group

- SETBACKS**
- 28.065 - Traditional Shopping Street (TSS) District
FRONT For new buildings and additions exceeding fifty percent (50%) of building's original floor area the maximum front setback shall be twenty-five (25) feet unless designated otherwise on the zoning map. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range. (See Figures D9-D11)
 - 28.084 - Traditional Employment (TE) District
FRONT None (see frontage requirements)
SIDE Minimum side yard required in the adjacent residential district
REAR Lesser of 20% lot depth or 20'
 - 28.085 - Suburban Employment (SE) District
FRONT For buildings at corner locations, within thirty (30) feet of the corner, at least seventy percent (70%) of the building facade shall be located within twenty-five (25) feet of the front lot line. Parking shall not be placed between the building and the street in this area.
SIDE 15' or 20% building height
REAR 30'

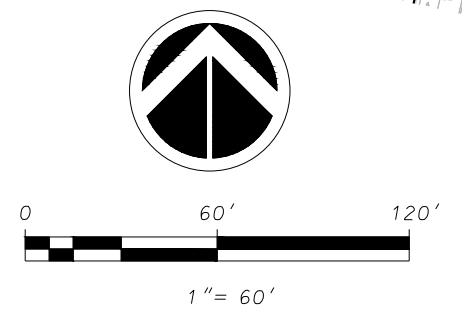
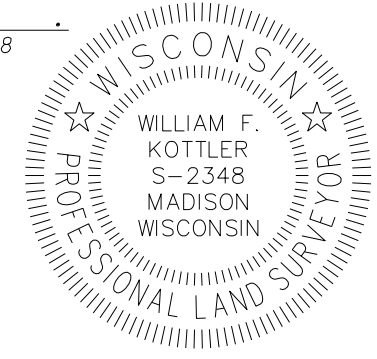
SURVEYORS CERTIFICATE

I, William F. Kottler, Professional Land Surveyor S-2348 do hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision ordinance, and that this land is located in All of Lot 1 CSM 10343, all of Lot 2 CSM 10343, all of Lot 3 CSM 10343, and parts of Lots 38, 39, and 40 of University Research Park University of Wisconsin-Madison Second Addition, being part of the NE1/4 of the NW1/4 and part of the NW1/4 of the NE1/4 of Section 30, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, containing 791,985 square feet (18.181 acres) described as follows:

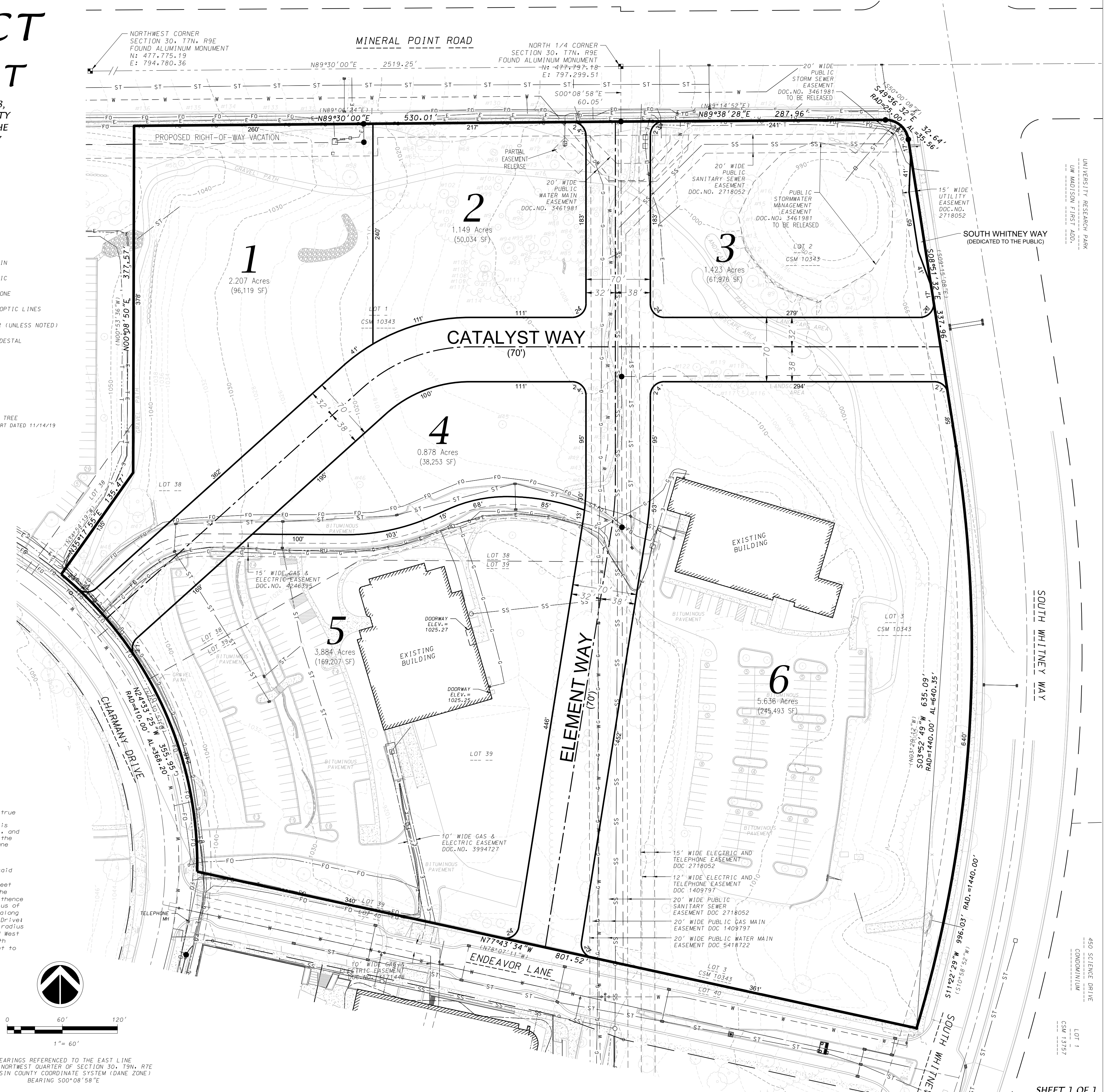
COMMENCING at the North 1/4 Corner of said Section 30; thence along the East line of the Northwest 1/4 of said Section 30, 500°08'58"E, 60.05 feet to the POINT OF BEGINNING; thence along the South right-of-way line of Mineral Point Road, N89°38'28"E, 287.96 feet; thence continuing along said South right-of-way line, 35.56 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of 549°36'32"E, 32.64 feet to the West right-of-way line of Whitney Way; thence along said West right-of-way line, 508°51'32"E, 337.96 feet; thence continuing along said West right-of-way line, 640.35 feet along the arc of a curve to the right with a radius of 1440.00 feet and chord of 503°52'49"W, 635.09 feet to the North right-of-way line of Endeavor Lane; thence along said North right-of-way line, N77°43'34"W, 801.52 feet; to the northeastern right-of-way line of Charmony Drive; thence along said northeastern right-of-way line, 368.20 feet along the arc of a curve to the left with a radius of 410.00 feet and chord of N24°33'24"W, 355.95 feet to the West line of Lot 1 CSM 10343; thence along said West line, N35°17'55"E, 135.48 feet; thence continuing along said West line, N00°08'50"E, 377.57 feet to the South right-of-way line of Mineral Point Road; thence along said South right-of-way line, N89°30'00"E, 530.01 feet to the POINT OF BEGINNING.

Dated this 17th day of November, 2020.

William F. Kottler
William F. Kottler, Professional Land Surveyor, S-2348



BEARINGS REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 30, T7N, R7E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING 500°08'58"E



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:20-05-113