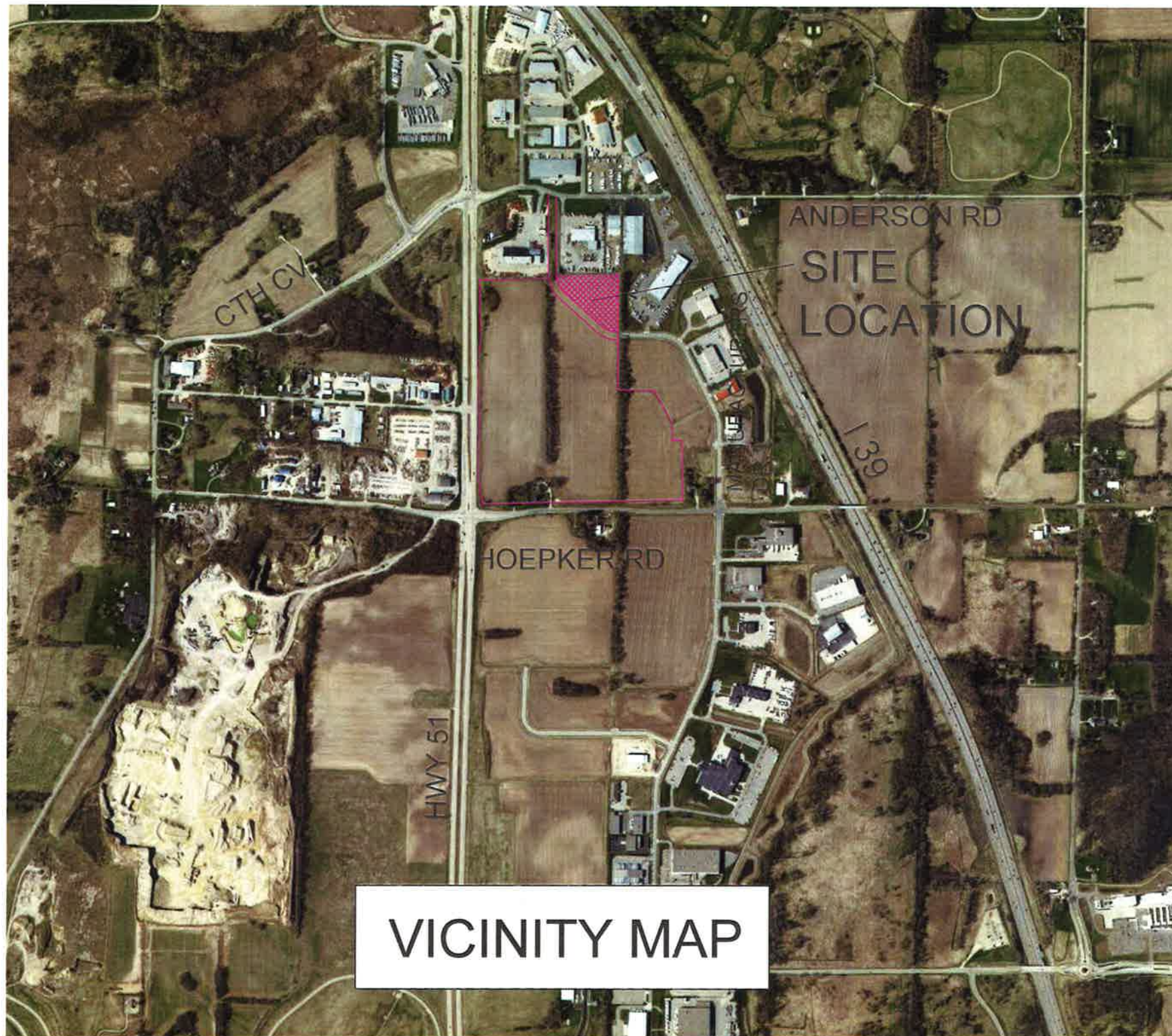




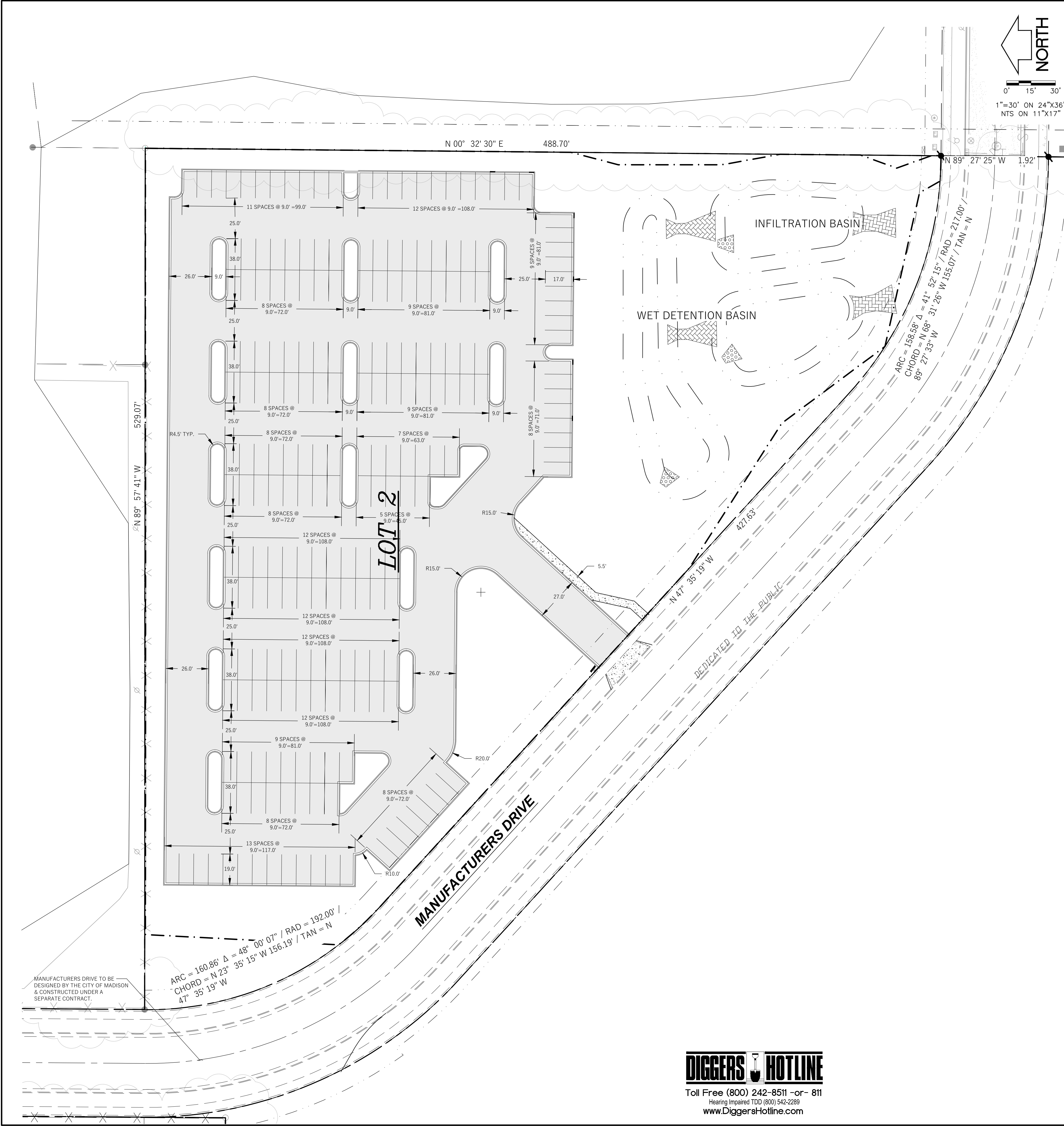
ANDERSON RD
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LOCATION

CTH CV

HOEPKER RD

HWY 51

VICINITY MAP



- LEGEND (PROPOSED)**
- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
 - PROPERTY LINES (GRAPHIC)
 - RIGHT-OF-WAY (GRAPHIC)
 - NEW CONCRETE SIDEWALK
 - NEW ASPHALT PAVEMENT TYPE I
 - 18" CURB AND GUTTER
 - NEW FENCE

CITY SUBMITTAL

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN'S AND CITY'S LAND WHEN REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - REFER TO CITY OF MADISON PROJECT PLANS FOR PUBLIC IMPROVEMENT DESIGN OF MANUFACTURERS DRIVE. NIC.

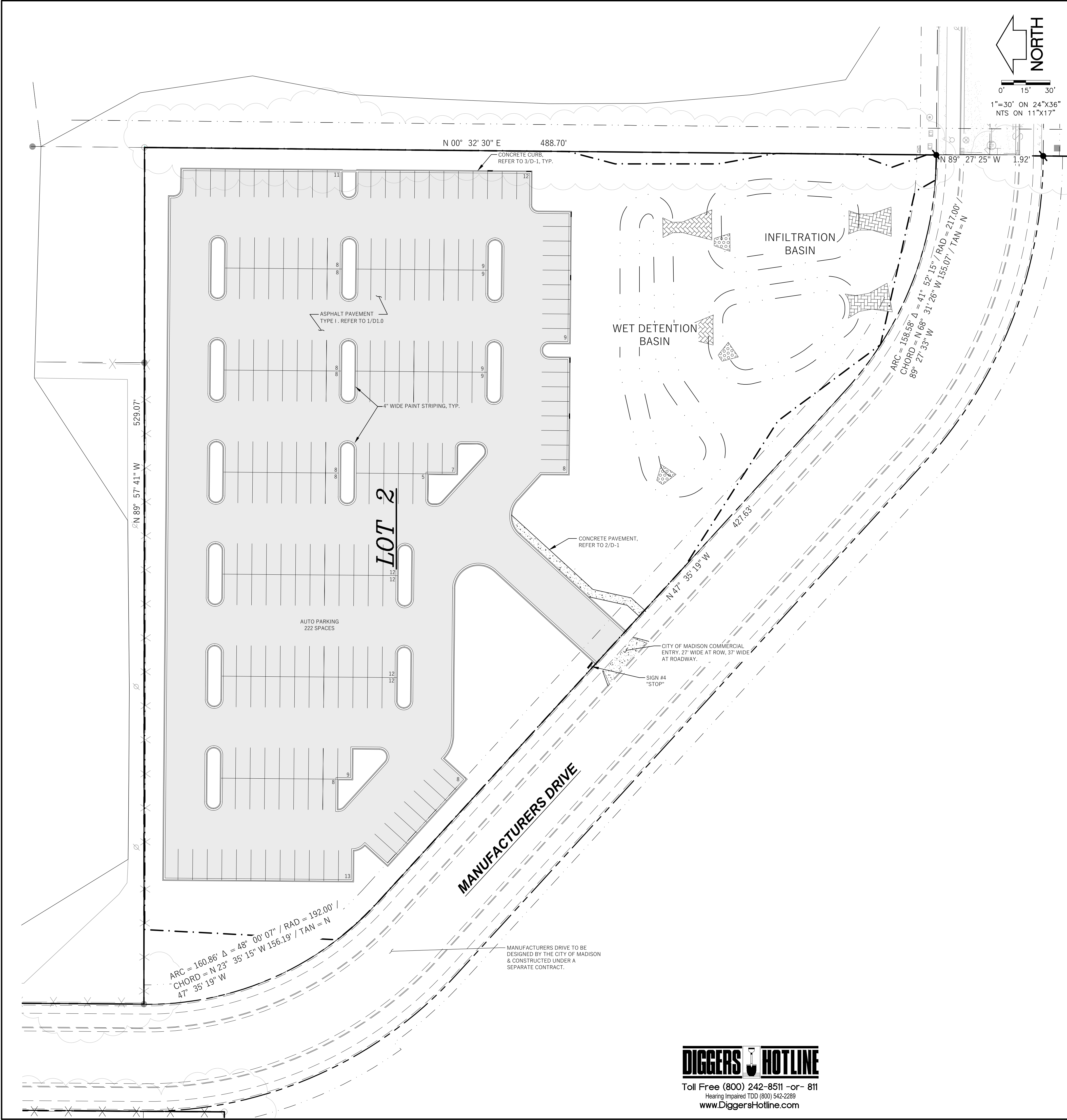
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MADISON, WISCONSIN 53704
PHONE 608.249.2012 FAX 608.249.2032

WYSER ENGINEERING
608.843.3388
www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

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SITE ADDRESS (LOT 2 CSM TO BE RECORDED); CURRENTLY PART OF LARGER PARCEL AT 4202 HOEPKER ROAD
SITE ACREAGE: 167,141 SQ.FT. (3.84 AC)
USE OF PROPERTY: INDUSTRIAL

THE PROPERTY IS SUBJECT TO HEIGHT LIMITATIONS DUE TO THE DANE COUNTY REGIONAL AIRPORT. MINIMUM HEIGHT REGULATION MAXIMUM ON THE LOT IS APPROXIMATELY 990.

ZONING: 28.088
IL-INDUSTRIAL LIMITED - CITY OF MADISON ZONING

SETBACKS: 28.088(3)
FRONT YARD: NONE
BACK YARD: 30-FEET
SIDE YARD: NONE / 10-FEET

AUTOMOBILE PARKING REQUIREMENT: 28.141(3)
NO MINIMUM

TOTAL NUMBER OF PARKING STALLS: 222
NUMBER OF STALLS DESIGNATED ACCESSIBLE: NONE - COMBINED WITH LOT SOUTH OF MANUFACTURERS.

BICYCLE PARKING REQUIREMENT: 28.141 TABLE 281-3
1 PER 10 EMPLOYEES

TOTAL NUMBER OF BIKE STALLS: NONE - COMBINED WITH LOT SOUTH OF MANUFACTURERS.

MAXIMUM IMPERVIOUS PERCENT: 75% - 28.088(3)
PERCENT IMPERVIOUS: 53.8%

NEW IMPERVIOUS SURFACE AREA: 89,722 SQ.FT.
ROOFTOP: -
PAVED: 89,722 SQ.FT.

DISTURBANCE LIMITS: 165,000 SQ. FT.

CITY SUBMITTAL

LEGEND (PROPOSED)

- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
- PROPERTY LINES (GRAPHIC)
- RIGHT-OF-WAY (GRAPHIC)
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT TYPE I
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INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

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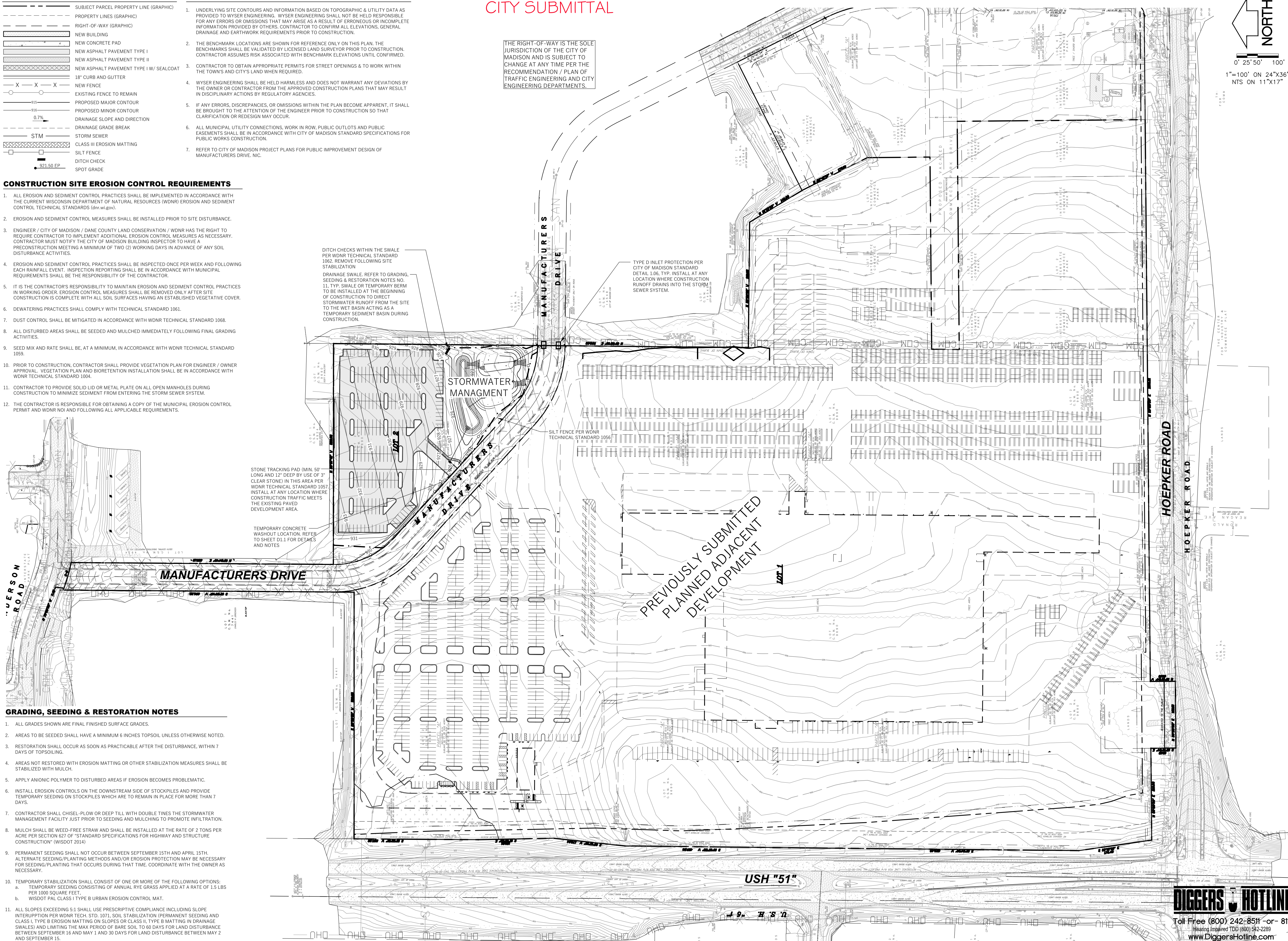
SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
 PROPERTY LINES (GRAPHIC)
 RIGHT-OF-WAY (GRAPHIC)
 NEW BUILDING
 NEW CONCRETE PAD
 NEW ASPHALT PAVEMENT TYPE I
 NEW ASPHALT PAVEMENT TYPE II
 NEW ASPHALT PAVEMENT TYPE I W/ SEALCOAT
 18" CURB AND GUTTER
 NEW FENCE
 EXISTING FENCE TO REMAIN
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 DRAINAGE SLOPE AND DIRECTION
 DRAINAGE GRADE BREAK
 STORM SEWER
 CLASS III EROSION MATTING
 SILT FENCE
 DITCH CHECK
 SPOT GRADE

1. PROVIDING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS UNDERLYING TO WYSE ENGINEERING. WYSE ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWNS AND CITY'S LAND WHEN REQUIRED.
4. WYSE ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. REFER TO CITY OF MADISON PROJECT PLANS FOR PUBLIC IMPROVEMENT DESIGN OF MANUFACTURERS DRIVE. N/C.

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF MADISON / DANE COUNTY LAND CONSERVATION / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO HAVE A PRECONSTRUCTION MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN ORDERING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND WDNR NOI AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. MULCH SHALL BE WEEF-FINE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
9. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
10. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS TYPE B URBAN EROSION CONTROL MAT.
11. ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDNM TECH. STD. 1071. SOLI STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAXIMUM 30 DAYS OF BARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY 1 AND MAY 30 FOR LAND DISTURBANCE BETWEEN MAY 1 AND SEPTEMBER 15.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



DIGGERS HOTLINE

Toll Free (800) 242-8511 -or- 813-242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



**RUEDEBUSCH
DEVELOPMENT &
CONSTRUCTION**

DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
4605 DOVETAIL DRIVE MADISON, WI 53704
PHONE 608.249.2012 FAX 608.249.2032

WYSER
ENGINEERING

608.843.3388
www.wyserengineering.com

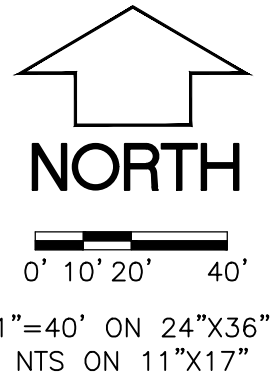
INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

DATE:									
NO.									
REVISION:									
SHEET TITLE: GRADING AND EROSION CONTROL PLAN									
JOB NUMBER:		Project Number							
DESIGNED BY:		DOS							
DRAWN BY:		DOS							
CHECKED BY:		WPW							
DATE:		06.11.19							
SHEET NO:									

C3.6

CITY SUBMITTAL

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INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

[illegible]

SHEET TITLE:	
DETAIL GRADING PLAN	
JOB NUMBER:	Project Number
SIGNED BY:	DOS
DRAWN BY:	DOS
CHECKED BY:	WPW
DATE:	06.11.19

SHEET NO: _____

C3.7

DIGGERS HOTLINE

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Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com

MADISON LANDSCAPE WORKSHEET

Zoning district is IL
Total square footage of developed area94,775 SF
Total square footage of developed area ÷ 100 square feet =948 Landscape Units
Total square footage of 0 additional acres of developed area ÷ 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
948 Landscape Units x 1 landscape points 948 points
0 Landscape Units x 1 landscape point for additional ____acres.....0 points
TOTAL LANDSCAPE POINTS REQUIRED.....948 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING	
		Qty.	Points Achieved	Qty.	Points Achieved
Overstory Deciduous Tree : 2–1/2” (dbh)	35	25	875		
Tall Evergreen Tree : 5–6 feet tall	35	0	0		
Ornamental Tree : 1–1/2” Caliper (dbh)	15	0	0		
Upright Evergreen Shrub : 3–4 feet tall	10	10	100		
Shrub, deciduous : 3 gallon / 12”–24”	3	100	300		
Shrub, evergreen : 3 gallon / 12”–24”	4	15	60		
Ornamental grass/perennial :1gallon / 8”–18”	2	0	0		
Ornamental / Decorative fencing or wall	4 per 10 l.f.				
Existing significant specimen tree	14 per Cal. In.				
Landscape furniture for public seating and /or transit connections	5 per 'seat'				
Sub Totals			1,335	+	NA
					TOTAL POINTS PROVIDED
					= 1,335

Street Frontage Landscape Required

Street Frontage = __748__LF
Canopy Trees Required: 1 per 30 LF Frontage = 25
Shrubs Required : 5 per 30 LF Frontage = 125

Street Frontage Landscape Supplied

Proposed Canopy Trees = 25 Shade Trees
Proposed Shrubs = 125

the
bruce
company

OF WISCONSIN INC.

LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330

TEL (608) 836-7041
FAX (608) 831-6266

FED EX GROUND – PARKING EXPANSION
HOEPKER ROAD
MADISON, WISCONSIN

Checked By: SS
Drawn By:
12/18/18 RS

Revised: 4/18/19
Revised:
Revised:
Revised:
Revised:

L2

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

S:\1-ENGINEERING\0--FEDEX FOLDER\18017-2018 PROJECT LANE FXG MADISON\RECEIVED DWGS\BRUCE CO\ACAD DWGS 12.18.18\LOT 2\FED EX LOT EXPAND 18C1 - STANDARD RDC MODIFIED\FED EX LOT EXPAND 18C1 RDC.DWG Created: 4/18/2019, Saved: 4/18/2019, Printed: 4/18/2019



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP

NOTES:

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS EXHIBIT MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

LOT 1 C.S.M. 4924

LOT 1
C.S.M. 4924

S 89°57'41" E 529.07

(N 89°39'13" E)

(N 89°38'37" E)

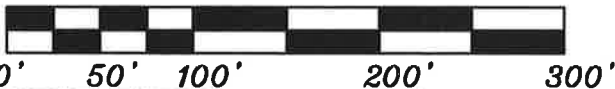
LOT 2 C.S.M. No.

167,141 SQ. FT. OR 3.84 ACRES

PROPOSED ZONING = IL (INDUSTRIAL - LIMITED)

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SOUTHWEST
1/4 OF SECTION 9, T8N, R10E.
LINE TO BEAR = N 89°28'36" E

SCALE 1" = 100'



CURVE TABLE

C-#	ARC	DELTA	RADIUS	CHORD BEARING	ARC
C-1	158.58'	41°52'15"	217.00'	N 68°31'26" W	155.07'
C-2	160.86'	48°00'07"	192.00'	N 23°35'15" W	156.19'

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 00°24'48" E	0.69'

SW CORNER
SEC. 9-8-10
FD. ALUM. MON.
N. 515596.59
E. 837042.43

SOUTH 1/4
SEC. 9-8-10
FD. BRASS MON.
N. 515620.71
E. 839683.08

1320.16
TOTAL SECTION LINE N 89°28'36" E 2640.76

DATE: 1-7-19

JOB NO: 18W-463



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NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

LOT 2

Lot 2, Certified Survey Map No. _____, recorded in the Dane County Register of Deeds Office in Volume _____ of Certified Surveys, Pages _____ through _____, as Document No. _____. Located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence N $89^{\circ}28'36''$ E along the South line of the Southwest $\frac{1}{4}$, 1320.16 feet; thence N $00^{\circ}32'30''$ E, 1454.32 feet the North right-of-way of Manufacturers Drive and the point of beginning.

Thence along said North right-of-way of Manufacturers Drive for the next 5 courses N $89^{\circ}27'29''$ W, 1.92 feet; thence along an arc of a curve concaved northerly having a radius 217.00 feet and along chord bearing of N $68^{\circ}31'26''$ W, 155.07 feet; thence N $47^{\circ}35'19''$ W, 427.63 feet; thence along an arc of a curve concaved northeasterly having a radius of 192.00 feet and a long chord bearing of N $23^{\circ}35'15''$ W, 156.19 feet; thence N $00^{\circ}24'48''$ E, 0.69 feet; thence S $89^{\circ}57'41''$ E, 529.07 feet; thence S $00^{\circ}32'30''$ W, 488.70 feet to the point of beginning. This parcel contains 167,141 sq. ft. or 3.84 acres thereof.



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L O T 1 C. S. M. 4 9 2 4

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C. S. M. 4 9 2 4

S 89°57'41" E 529.07
(N 89°39'13" E)
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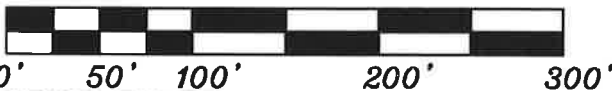
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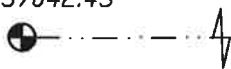
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N. 515596.59
E. 837042.43



1320.16
TOTAL SECTION LINE N 89°28'36" E 2640.76

488.70
S 00°32'30" W
(S 00°32'04" W)
(S 00°08'19" W)

L O T 1
C. S. M. 1 3 9 1 7

P.D.B.

SOUTH 1/4
SEC. 9-8-10
FD. BRASS MON.
N. 515620.71
E. 839683.08

1454.32
N 00°32'30" E

1320.60

DATE: 1-7-19

JOB NO: 18W-463



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

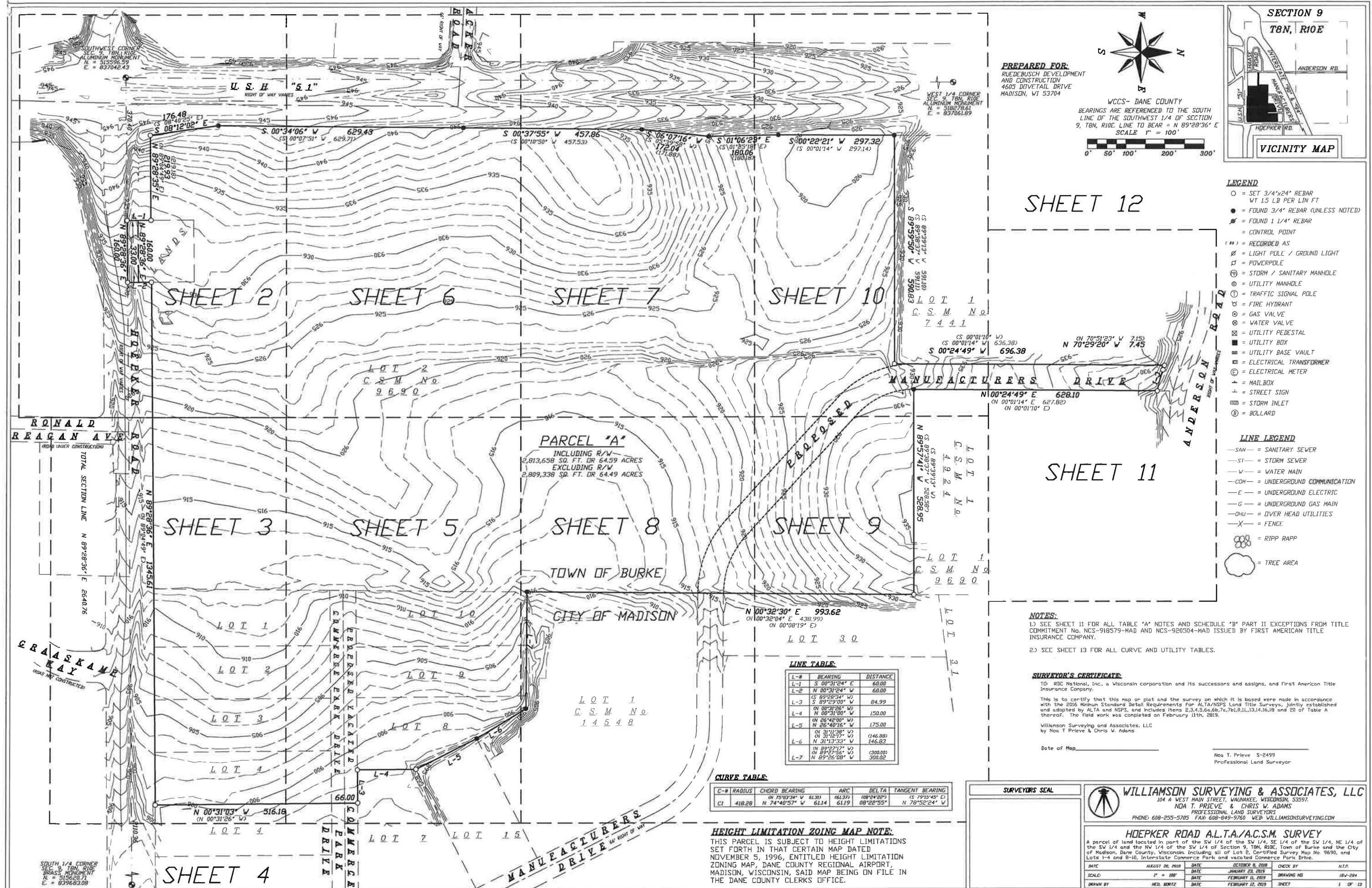
PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

LOT 2

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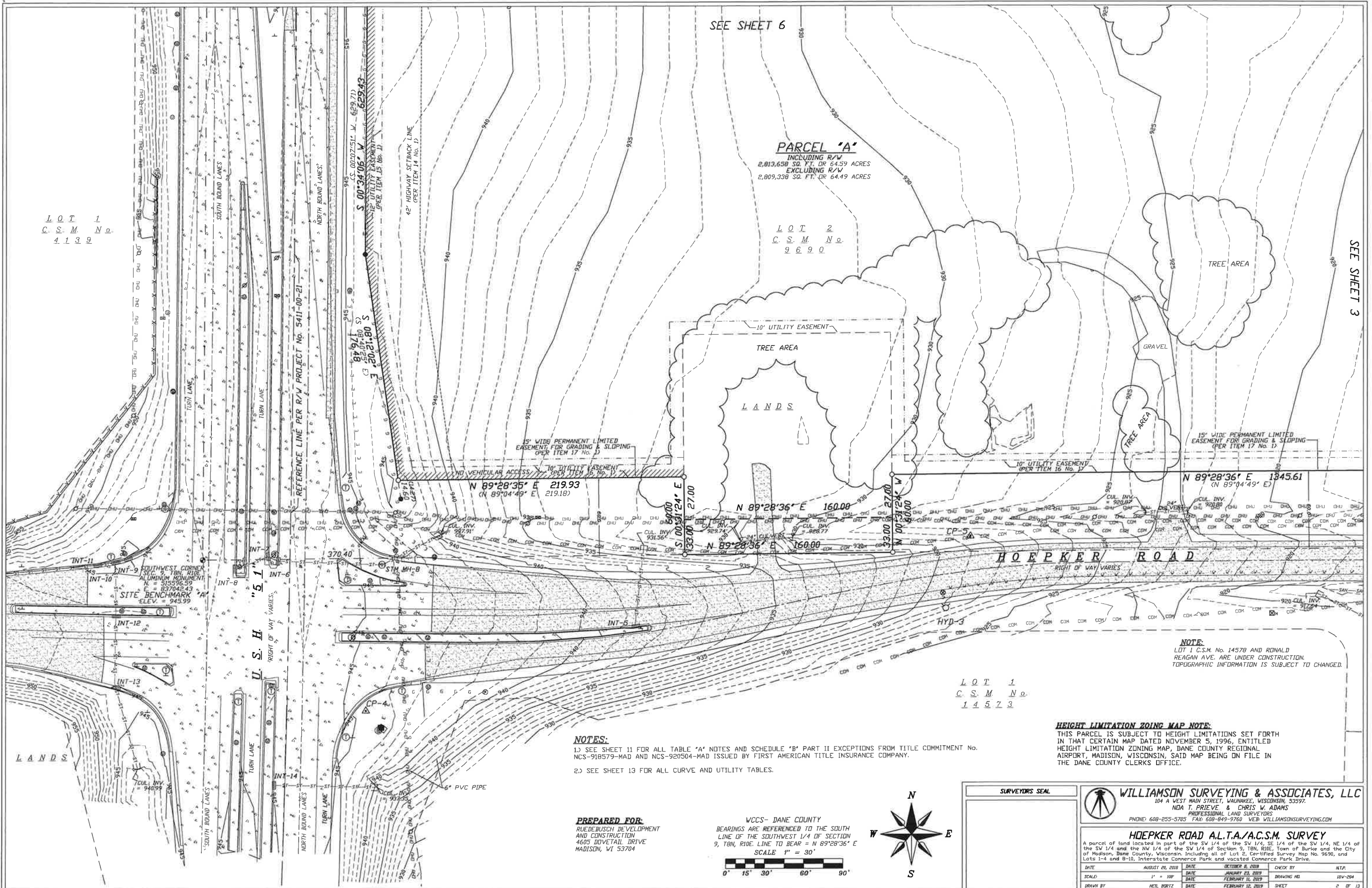
LOT 1
C.S.M. No.
4139

SEE SHEET 6

PARCEL 'A'
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C.S.M. No.
9690

SEE SHEET 3



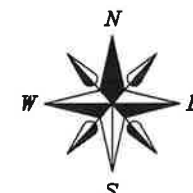
NOTES:

1.) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B' PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E, LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



NOTE:
LOT 1 C.S.M. No. 14579 AND RONALD
REAGAN AVE. ARE UNDER CONSTRUCTION.
TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGED.

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH
IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED
HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
THE DANE COUNTY CLERKS OFFICE.

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A VEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5785 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

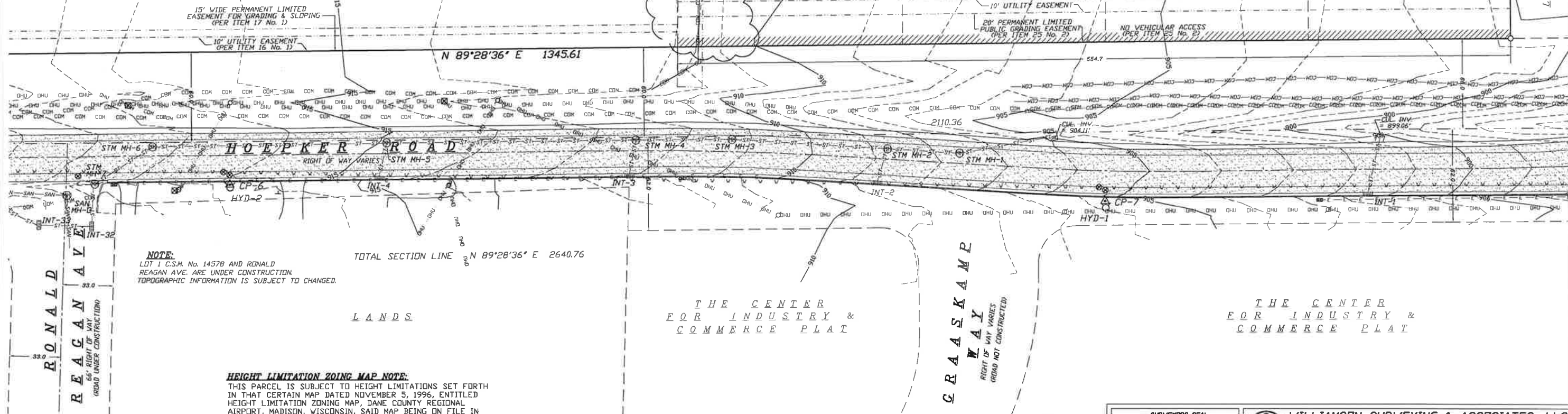
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SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-264
DRAWN BY	NETL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	2 OF 13

SEE SHEET 2

SEE SHEET 5

SEE SHEET 4
T O T
BARBARA J. HOEL
C O M M E R C E P A R K
N 00°31'03" W 516.18

LOT 2
C.S.M. No.
9690
PARCEL "A"
INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES



NOTE:
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REAGAN AVE. ARE UNDER CONSTRUCTION.
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TOTAL SECTION LINE N 89°28'36" E 2640.76

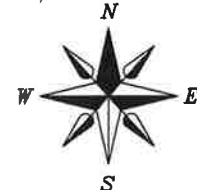
LANDS

HEIGHT LIMITATION ZONING MAP NOTE:
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AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
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PREPARED FOR:
RUEBERUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
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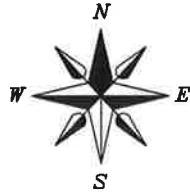
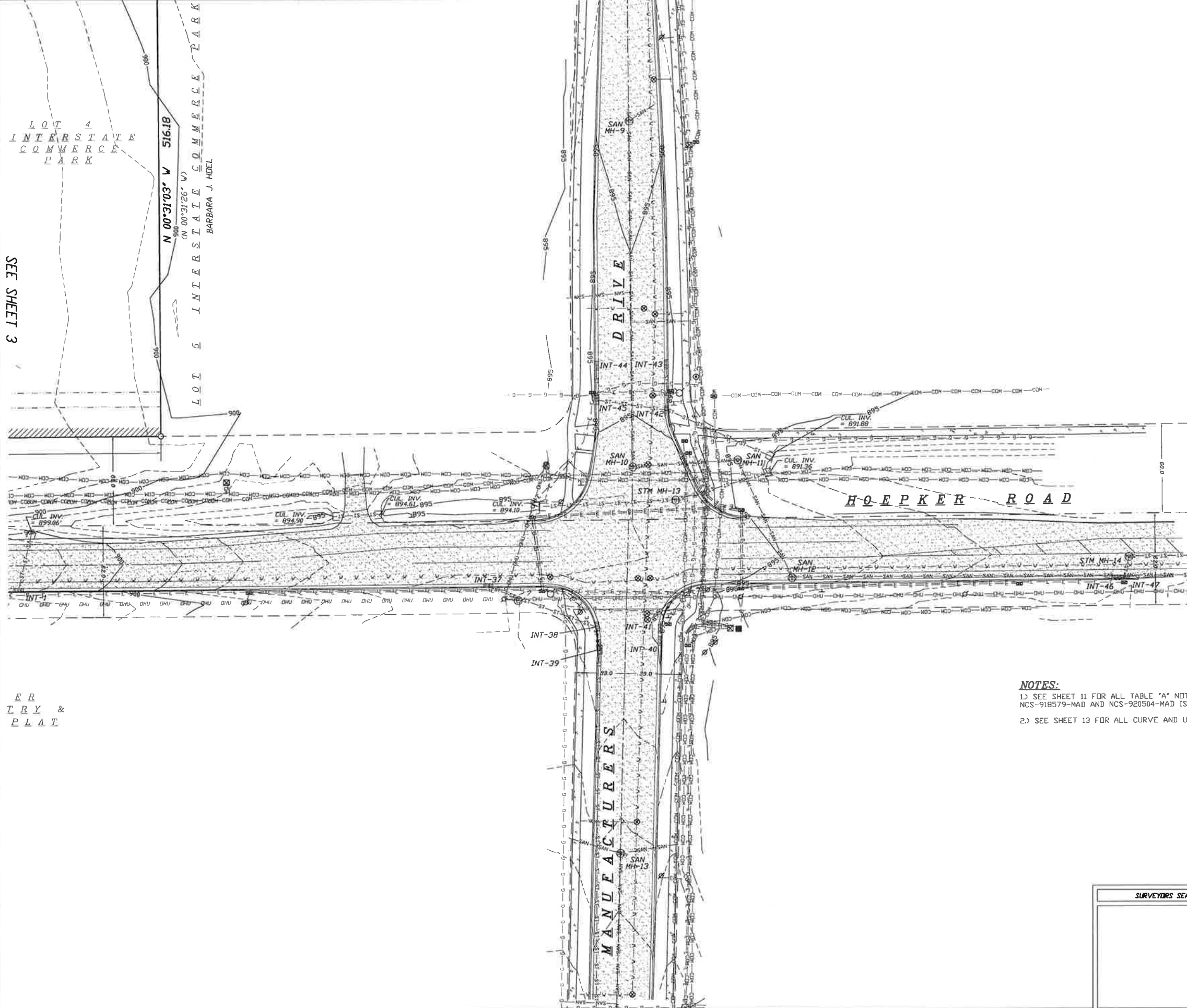
SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA/AC.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	NTP.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NETL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	3 OF 13



WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
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9, T8N, R10E, LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'

PREPARED FOR:
RUDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

NOTES:

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SURVEYORS SEAL



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PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2019	DATE	OCTOBER 16, 2019	CHECK BY	NTP
SCALE	1" = 100'	DATE	FEBRUARY 12, 2019	DRAWING NO.	18V-204
DRAWN BY	NEIL BURTZ	DATE	FEBRUARY 12, 2019	SHEET	4 OF 13

SEE SHEET 8

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C. S. M. N. O.
9 6 9 0

SEE SHEET 6

TOWN OF BURKE
CITY OF MADISON

16.5' RV GRANT TO VILLAGE OF BURKE, INC. DOC. NO. 2188343

LOT 10
INTERSTATE
COMMERCE
PARK

LOT 9
INTERSTATE
COMMERCE
PARK

LOT 8
INTERSTATE
COMMERCE
PARK

LOT 15
INTERSTATE
COMMERCE
PARK
CITY OF MADISON EDD

LOT 7
INTERSTATE
COMMERCE
PARK
CITY OF MADISON EDD

COMMERCE
PARK
DRIVE

84.99
(N 89°28'34" E)
N 89°29'00" E

PROPOSED VACATED

(ROAD NOT CONSTRUCTED)

COMMERCE PARK DRIVE

LOT 1
INTERSTATE
COMMERCE
PARK

LOT 2
INTERSTATE
COMMERCE
PARK

LOT 3
INTERSTATE
COMMERCE
PARK

LOT 4
INTERSTATE
COMMERCE
PARK

SEE SHEET 3

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:

1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

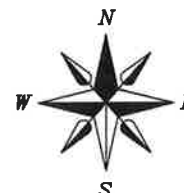
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:

RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOWNTOWN DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597

NDA T. PRIEVE & CHRIS W. ADAMS

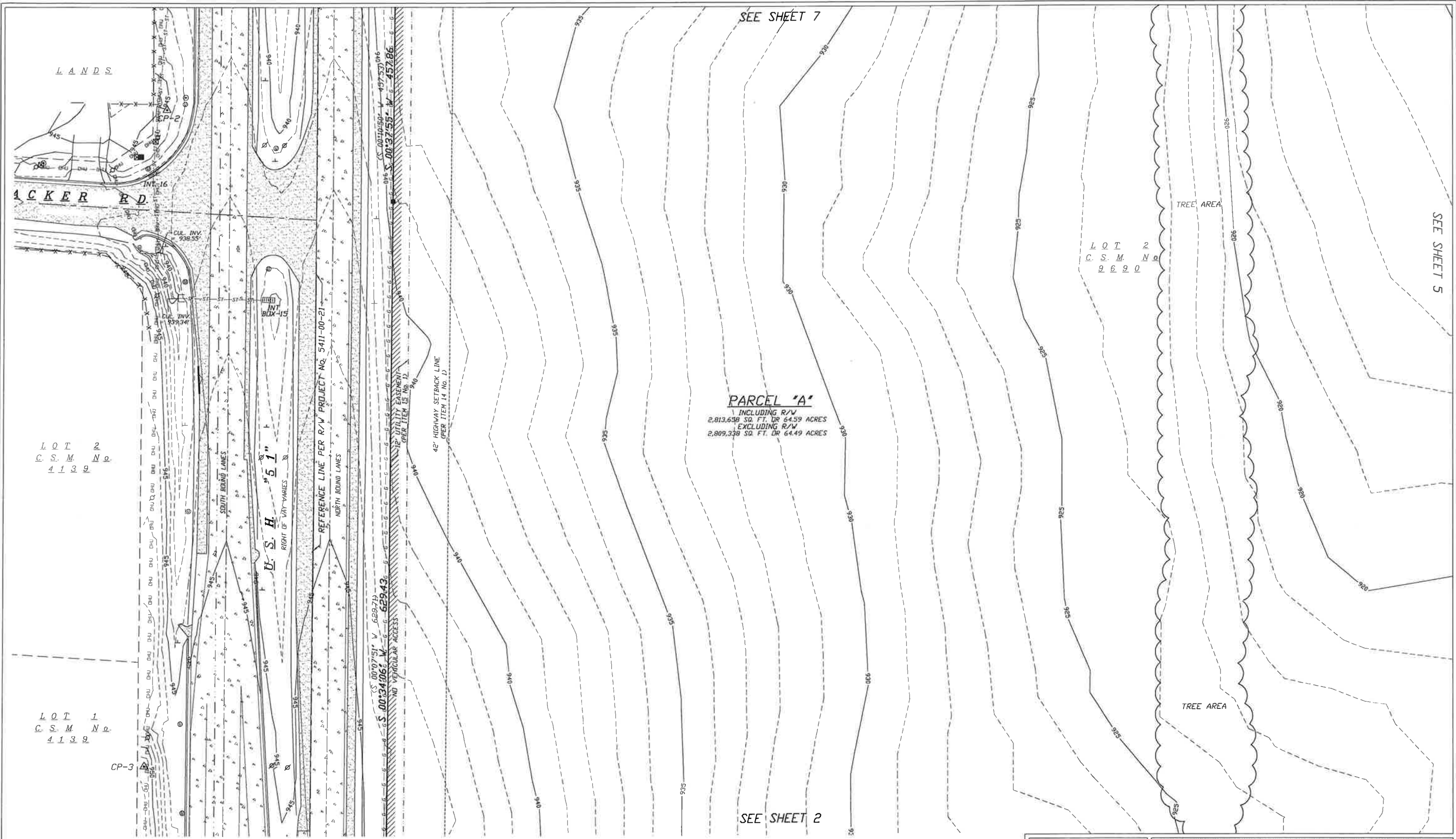
PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HDEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	NTA
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	5 OF 12

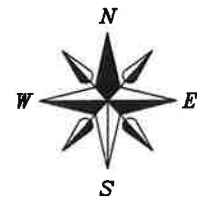


HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

- NOTES:**
- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
 - 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NIDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-295-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA/AC.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 26, 2019	DATE	OCTOBER 8, 2019	CHECK BY	NTP
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	6 OF 13

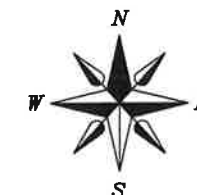
SEE SHEET 10

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

TREE AREA

SEE SHEET 8

SEE SHEET 6



WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B"
PART II EXCEPTIONS FROM TITLE COMMITMENT No.
NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

LANDS

CUL. INV.
= 936.99'

TOTAL SECTION LINE N 00°24'57" E 2682.09'

U.S. H. & "5.1"

REFERENCE LINE PER R/W PROJECT NO. 5411-00-21

SOUTH BOUND LINES

NORTH BOUND LINES

CS 00°10'50" W 457.53'

S 00°37'55" W 457.86'

12" UTILITY EASEMENT AND VEHICULAR ACCESS

42' HIGHWAY SETBACK LINE
(PER ITEM 14 No. 1)

NGS - SURVEY DISK
No. 41F9804
N = 516613.37
E = 891778.58
SITE BENCHMARK "B"
ELEV. = 937.66

BILLBOARD LEASE
(PER ITEM 28 No. 1)
(NO WIDTH GIVEN)

BILLBOARD

LOT 2
C.S.M. N.O.
9 6 9 0

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
12,809,338 SQ. FT. OR 64.19 ACRES

SEE SHEET 9

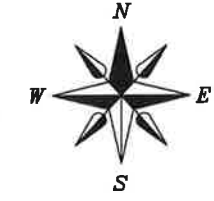
SEE SHEET 7

SEE SHEET 5

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'

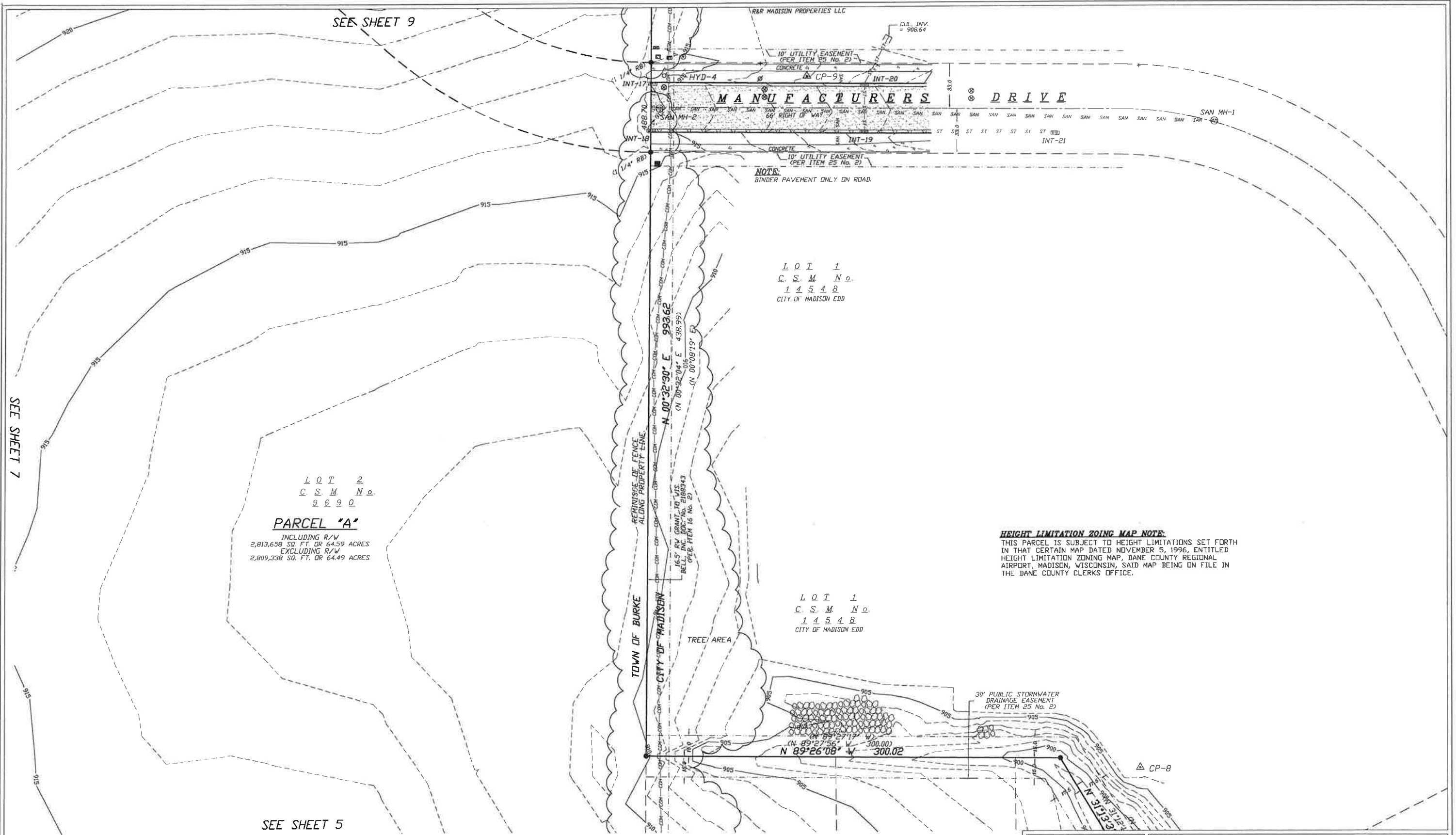


SURVEYORS SEAL

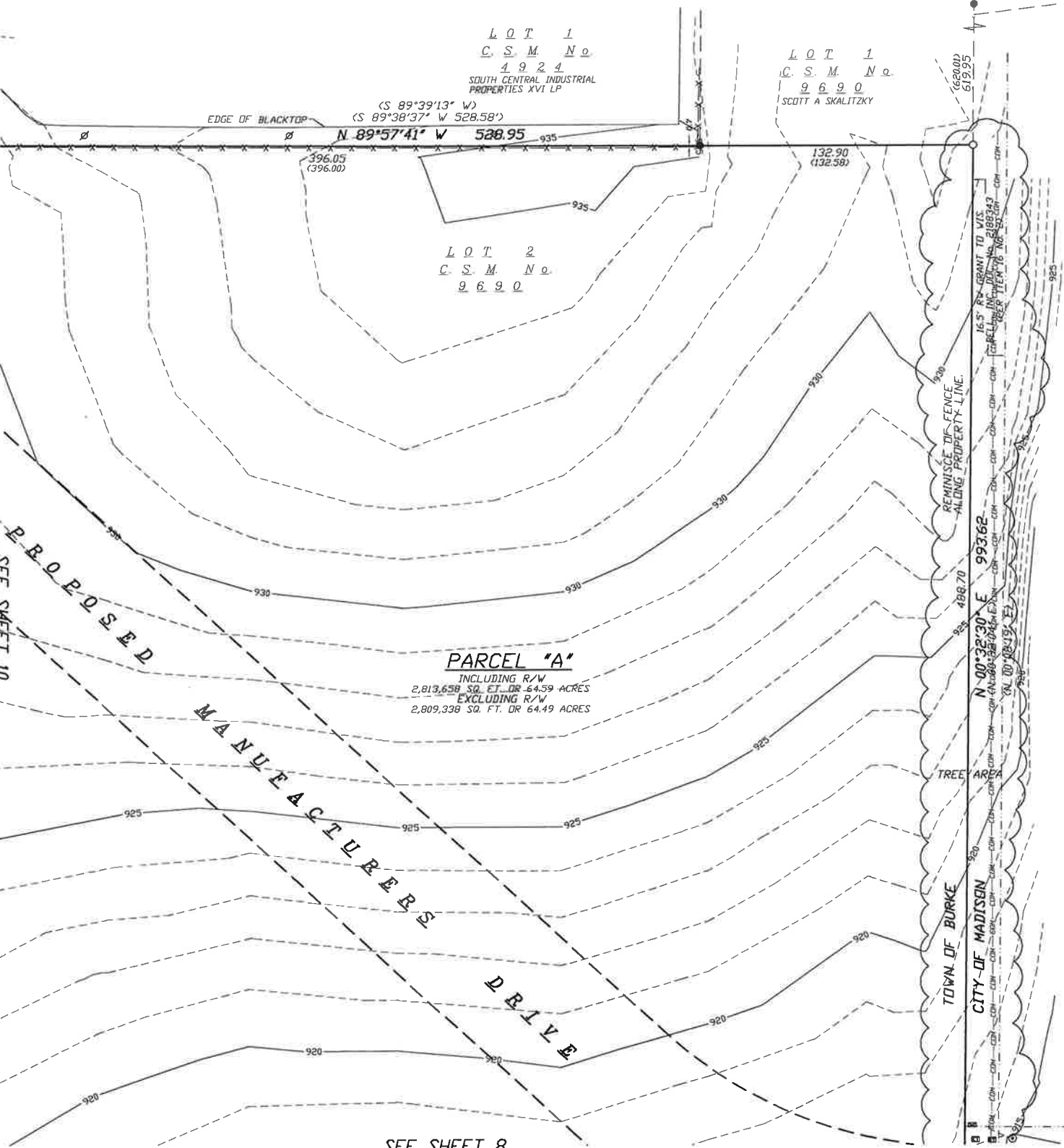
WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA/AC.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2019	DATE	OCTOBER 6, 2019	CHECK BY	NTJ
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NETL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	8 OF 13



SEE SHEET 11

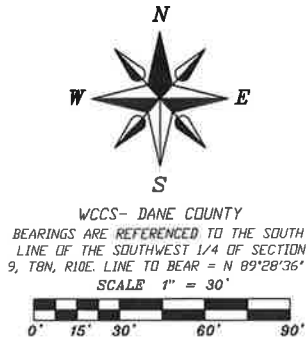


PARCEL "A"

INCLUDING R/V
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/V
2,809,338 SQ. FT. OR 64.49 ACRES

SEE SHEET 8

SEE SHEET 10



PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B' PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

LOT 1
C.S.M. No.
13917
R&R MADISON PROPERTIES LLC

CUL. INV.
= 908.64

10' UTILITY EASEMENT
TYPED FROM THE PLAN

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA/AC.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-084
DRAWN BY	NEIL BORITZ	DATE	FEBRUARY 11, 2019	SHEET	9 OF 13

SEE SHEET 11

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

LOT 1 C.S.M. No. 7441

JORGENSEN INVESTMENTS LLC

S 89°59'50" W 590.83
(S 89°38'37" W 591.11)
(S 89°39'13" W 591.10)

LOT 2
C.S.M. No.
9690

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

SEE SHEET 7

NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 6-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 06, 2018	DATE	OCTOBER 08, 2018	CHECK BY	N.T.A.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	10 OF 13

HEIGHT LIMITATION ZONING MAP NOTE:

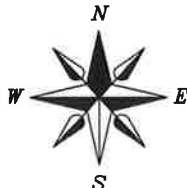
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B' PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOWTALL DRIVE
MADISON, WI 53704

WCSS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E, LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



DESCRIPTION OF TITLE RECORD:

PARCEL A:
Lot Two (2), Certified Survey Map No. 9690 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 18, 2000, in Volume 56 of Certified Survey Maps, Pages 38-42, as Document No. 3214154, located in the Town of Burke, Dane County, Wisconsin. Tax Parcel No. 014/0810-093-8730-0

PARCEL B:
Part of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 6 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin, more fully described as follows:
Commencing at the Southwest corner of said Section 9; thence Easterly along the South line of Section 9, 370.1 feet to the point of beginning of this description; thence Northerly at right angles to the South line of Section 9, 33 feet to an iron stake; thence continue Northerly 137 feet to an iron stake; thence Easterly 160 feet to an iron stake; thence Southerly 137 feet to an iron stake; thence continue Southerly 33 feet to the South line of Section 9; thence Westerly along the South line of Section 9, 160 feet to the point of beginning.
Tax Parcel No. 014/0810-093-8730-0

Corresponding to Schedule B-Section Two of Commitment No. NCS-918579-MAD issued by First American Title Insurance Company with an effective date of July 31, 2018.
(REFERRED TO IN MAP AS (No. 1))

12. Notes as disclosed by Certified Survey Map No. 9690.
-ANY FUTURE DEVELOPMENT OF LOT 2 OF C.S.M. No. 9690 WILL NOT INCREASE THE CURRENT RATE OF DRAINAGE ONTO U.S. HIGHWAY 94.
-ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED GREENWAYS OR PUBLIC STREETS.
-ALL LOTS CREATED BY THIS SURVEY ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES REGARDING STORM WATER DETENTION AT THE TIME THEY DEVELOP.
-REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.
-FUTURE DEVELOPMENT AND DEDICATION OF STREETS AND PED-BIKE EASEMENTS OF LOT 2 OF C.S.M. No. 9690 SHALL OCCUR CONSISTANT WITH THE CITY'S PLAN FOR THE HANSON ROAD NEIGHBORHOOD DEVELOPMENT PLAN AND DEVELOPMENT REQUIREMENTS.
-A 15 FOOT PUBLIC PED-BIKE EASEMENT SHALL BE DEDICATED FROM ANDERSON STREET TO THE SOUTH TO A PUBLIC STREET TO BE DEDICATED UPON FURTHER SUBDIVISION AND / OR DEVELOPMENT OF LOT 2.
-THERE WILL BE NO FURTHER DEVELOPMENT OR REDEVELOPMENT ON LOT 2 C.S.M. No. 9690 UNTIL PUBLIC SERVICES ARE AVAILABLE OR UNLESS APPROVED BY THE CITY OF MADISON PLAN COMMISSION.

13. Rights of the public in that portion of the subject premises lying within the limits of Hoepker Road and Anderson Road as disclosed by Certified Survey Map No. 9690. (LOT 2 C.S.M. No. 9690 DOES NOT LIE WITHIN HOEPKER ROAD AND ANDERSON ROAD.)

14. Forty-two (42) foot wide highway setback line as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

15. Twelve (12) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

16. Ten (10) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

17. Fifteen (15) foot wide permanent United easment for grading and sloping as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

18. Well Agreement and Conditions contained in instrument recorded June 12, 1953, in Volume 596 of Deeds, Page 202, as Document No. 893339. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

19. Special assessments, fees, or charges owing to Anderson Road Assessment District under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 25, as Document No. 2064570. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

20. Special assessments, fees, or charges owing to Taken Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 31, as Document No. 2064572. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

21. Special assessments, fees, or charges owing to Taken Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 34, as Document No. 2064573. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

22. Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 94 including ramps and connection roads on the right of way thereof, as set forth in a Finding, determination and declaration by the State Highway Commission of Wisconsin, recorded March 21, 1956 in Volume 289 of Records, Page 387, Document No. 91742 wherein said Highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

23. Access restricted along Hoepker Road under an instrument recorded March 18, 1957, in Volume 303 of Misc., Page 180, as Document No. 935126. (EFFECTS SUBJECT PROPERTY, BUT C.S.M. No. 9690 HAS RESTRICTED LARGER AREA TO NO VEHICULAR ACCESS)

24. Private Sewage System Maintenance Agreement recorded August 8, 1990, in Volume 14560 of Records, Page 59, as Document No. 2215895. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

25. Resolution pertaining to Extrajurisdictional Plat Approval Jurisdiction recorded June 10, 1991, in Volume 16053 of Records, Page 65, as Document No. 2267778. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

26. Well Agreement recorded August 17, 1992, in Volume 19789 of Records, Page 22, as Document No. 2382228. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

27. Special assessments, fees or charges owing to Taken Creek Sanitary District recorded September 30, 2002, as Document No. 3556653. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

28. Memorandum of Sign Site Lease recorded March 28, 2013, as Document No. 4973673. (SHOWN ON MAP)

DESCRIPTION OF TITLE RECORD:

PARCEL I:
Lots 1, 2, 3, 4, 8, 9, and 10, Interstate Commerce Park a recorded plat located in the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin.

PARCEL II:
Together with proposed vacated portion of Commerce Park Drive, to be vacated.

Tax Parcel Numbers: 251/0810-093-0201-9, 251/0810-093-0202-7, 251/0810-093-0203-5, 251/0810-093-0204-3, 251/0810-093-0302-5, 251/0810-093-0303-3, and 251/0810-093-0304-1

Corresponding to Schedule B-Section Two of Commitment No. NCS-920504-MAD issued by First American Title Insurance Company with an effective date of August 13, 2018.
(REFERRED TO IN MAP AS (No. 2))

13. Finding, Determination and Declaration, relating to controlled-access Highway, recorded March 21, 1956 in Volume 289, Page 387, as Document No. 914742. (DOES NOT EFFECT SUBJECT PROPERTY)

14. Resolution Agreement to Control of Access Along Local Street or Highway, recorded March 18, 1957 in Volume 303, Page 181, as Document No. 935127. (DOES NOT EFFECT SUBJECT PROPERTY)

15. Covenant, relating to private sewage system, recorded October 7, 1983 in Volume 5004, Page 88, as Document No. 1804438. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

16. Right-of-Way Grant, to Wisconsin Bell Inc., recorded March 9, 1990 in Volume 13932, Page 34, as Document No. 2188343. (SHOWN ON MAP)

17. Affidavit, relating to Well Abandonment Ordinance and Well Head Protection Ordinance, recorded December 28, 1993 in Volume 26061, Page 43, as Document No. 2559856. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

18. Right-of-Way Underground Electric recorded March 1, 1996 in Volume 32144, Page 10, as Document No. 2741676. (DOES NOT EFFECT SUBJECT PROPERTY)

19. Deed Restriction recorded January 21, 2003 as Document No. 3634899. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

20. Agreement to Purchase and Undertake Development of the Interstate Commerce Park between the City of Madison and Gregory A. Rice and John R. Brighan and Associates and Brigham Woods Corporation and Barbara J. Hoel recorded September 15, 2005 as Document No. 4106256. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

21. Avigation Easement recorded September 22, 2005 as Document No. 4111035. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

22. Deed Restriction recorded September 28, 2005 as Document No. 4113494. (DOES NOT EFFECT SUBJECT PROPERTY)

23. Avigation Easement recorded October 17, 2005 as Document No. 4121457. Correction Affidavit recorded November 2, 2005 as Document No. 4128118. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

24. Declaration Establishing Public Ped-Bike Trail and Landscaping Easement recorded November 29, 2005 as Document No. 4136491. (DOES NOT EFFECT SUBJECT PROPERTY)

25. Easements, setbacks, notes, and all other matters disclosed by Plat of Interstate Commerce Park recorded November 29, 2005 as Document No. 4137450

-30' PUBLIC STORMWATER DRAINAGE EASEMENT (SHOWN ON MAP)
-20' PERMANENT LIMITED PUBLIC GRADING EASEMENT (SHOWN ON MAP)
-AREAS OF NO VEHICULAR ACCESS (SHOWN ON MAP)

-UTILITY EASEMENT(S) (SHOWN ON MAP)

NOTES:
-LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS.

-UTILITY EASEMENTS: ALL UTILITY FACILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND. NO PEDESTALS, TRANSFORMERS OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
-THE DISTURBANCE OF ANY SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32, WISCONSIN STATUTES.

-ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF THE LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

-THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH MADISON GENERAL ORDINANCES.

ACCESS NOTE:
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS TO ANY HIGHWAY WITHIN THE RIGHT-OF-WAY INTERSTATE HIGHWAY 94, 90 & 94; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.93, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.

SETBACK NOTE:
"HIGHWAY SETBACK: THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.93, WISCONSIN STATUTES."

26. Declaration of Covenants, Conditions, and Restrictions recorded November 30, 2005 as Document No. 4137948. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

SEE SHEET 9

SEE SHEET 10

BLACKTOP

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53597
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2019	DATE	OCTOBER 18, 2019	CHECK BY	NTA
SCALE:	1" = 100'	DATE	FEBRUARY 11, 2019	DRAWING NO.	10V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	11 OF 13

SEE SHEET 14

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704



WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'

LOT 1 C.S.M. No. 7441

C.S.M. No. 7441

SEE SHEET 11

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT
LIMITATIONS SET FORTH IN THAT CERTAIN MAP
DATED NOVEMBER 5, 1996, ENTITLED HEIGHT
LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING
ON FILE IN THE DANE COUNTY CLERKS OFFICE.

NOTES:
1) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B'
PART II EXCEPTIONS FROM TITLE COMMITMENT No.
NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY.
2) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

SURVEYORS SEAL

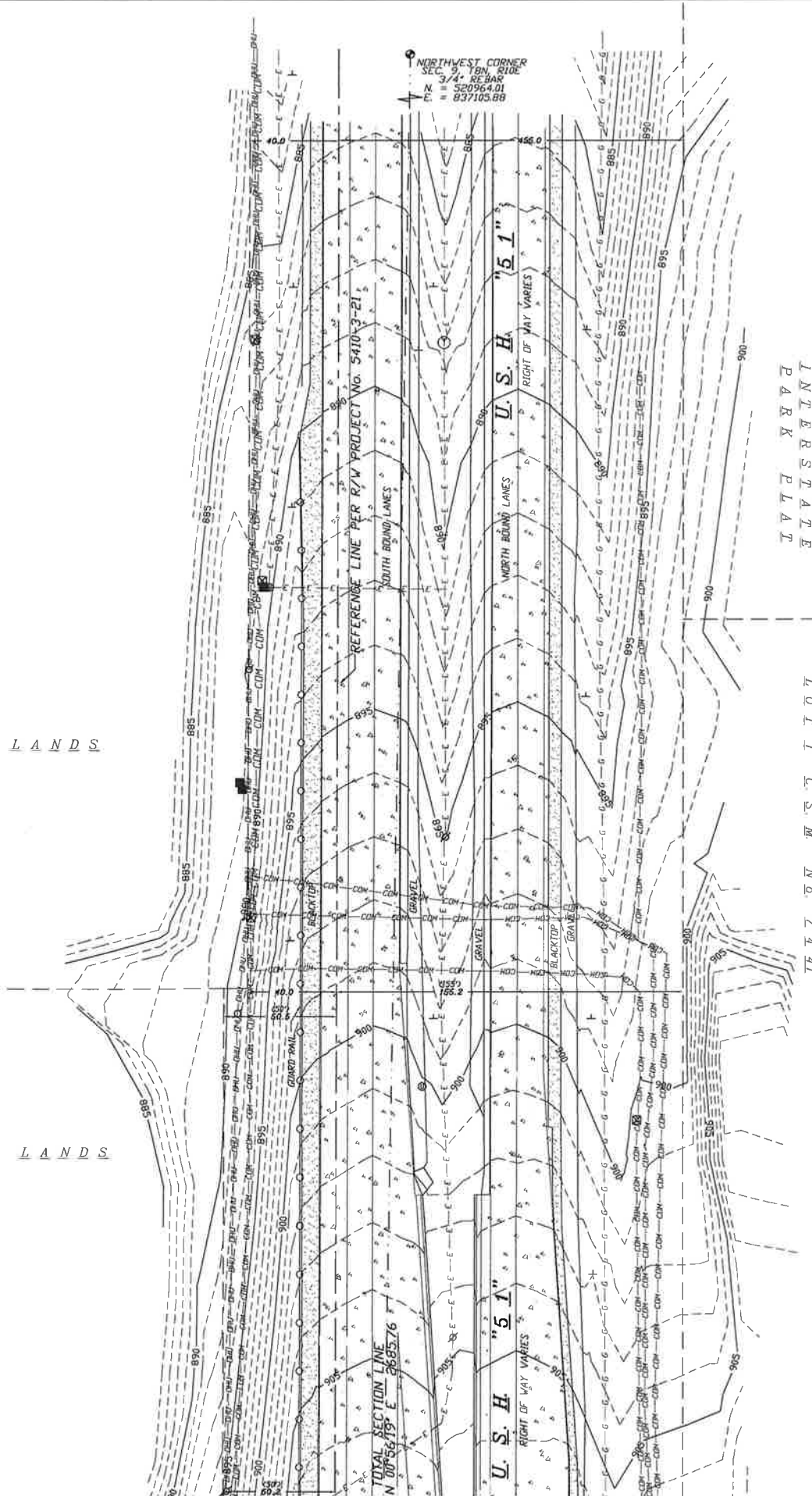


WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-845-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD ALTA/AC.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2019	DATE	OCTOBER 8, 2019	CHECK BY	NTP
SCALE	1" = 100'	DATE	FEBRUARY 11, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BONTZ	DATE	FEBRUARY 12, 2019	SHEET	12 OF 13




 NORTHWEST CORNER
 SEC. 9, T8N, R10E
 3/4" REBAR
 N. = 520964.01
 E. = 837105.88

TOTAL SECTION LINE
N 00°56'19" E 2685.76

NOTES:

1.) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B'
PART II EXCEPTIONS FROM TITLE COMMITMENT No.
NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY.

2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

STORM SEWER INLETS

STACU_ID	FLOW	INVERT	ELEVATION	SIZE
INT-1	901.31'	NORTH	899.46'	12"
INT-2	908.26'	NORTH	905.36'	12"
INT-3	911.78'	NORTH	908.38'	12"
INT-4	914.18'	NORTH	911.33'	12"
INT-5	938.51'	NORTH	932.46'	12"
INT-6	945.46'	EAST	940.16'	24"
		WEST	940.91'	12"
INT-7	945.40'	EAST	941.30'	12"
		WEST	941.35'	12"
INT-8	945.66'	EAST	941.76'	12"
INT-9	944.49'	WEST	942.24'	12"
INT-10	944.53'	EAST	941.93'	12"
		WEST	942.03'	18"
		SOUTH	941.73'	24"
INT-11	944.56'	EAST	942.51'	18"
		WEST	942.41'	18"
INT-12	945.15'	NORTH	942.15'	24"
		SOUTH	942.05'	24"
INT-13	944.94'	EAST	942.00'	24"
		SOUTH	941.94'	24"
INT-14	945.02'	EAST	940.67'	24"
BOX INT-15	940.49'	EAST	940.06'	30"x18"
INT-16	941.38'	SOUTH	937.76'	36"x24"
		NORTH	937.72'	24"
		WEST	938.43'	15"
INT-17	914.77'	COVERED BY	FABRIC	
INT-18	914.75'	NORTH	COVERED BY	FABRIC
		EAST	COVERED BY	FABRIC
INT-19	911.24'	NORTH	COVERED BY	FABRIC
		WEST	COVERED BY	FABRIC
		EAST	COVERED BY	FABRIC
INT-20	911.10'	SOUTH	907.05'	15"
		NORTH	907.30'	15"
INT-21	907.98'	WEST	COVERED BY	FABRIC
INT-22	922.95'	SOUTH	920.25'	12"
		EAST	920.45'	10"
INT-23	923.03'	WEST	920.58'	10"
INT-24	923.05'	WEST	919.55'	15"
		EAST	920.00'	12"
INT-25	923.09'	WEST	920.29'	12"
INT-26	918.39'	WEST	915.47'	18"
INT-27	918.31'	EAST	915.44'	12"
		NORTH	915.41'	12"

STORM SEWER MANHOLES

STRUC ID	RIM	INVERT	ELEVATION	SIZE
STM MH-1	907.50'	EAST	904.22'	36"x18"
		WEST	904.20'	36"x18"
STM MH-2	908.74'	EAST	904.82'	36"x18"
		WEST	904.83'	36"x18"
		SOUTH	905.05'	12"
STM MH-3	911.28'	EAST	906.58'	36"x18"
		WEST	906.61'	36"x18"
STM MH-4	912.55'	EAST	907.64'	36"x18"
		WEST	907.68'	21"
		SOUTH	907.90'	12"
STM MH-5	914.87'	EAST	910.47'	21"
		WEST	910.52'	21"
		SOUTH	910.82'	12"
STM MH-6	917.24'	EAST	912.34'	21"
		SW	913.09'	15"
STM MH-7	917.35'	NE	912.51'	15"
		SOUTH	912.56'	15"
STM MH-8	944.49'	NE	930.89'	24"
		WEST	936.94'	24"
STM MH-9	923.34'	SOUTH	919.34'	15"
		NORTH	919.84'	12"
		WEST	918.39'	15"
STM MH-10	918.20'	EAST	911.40'	24"
		WEST	914.50'	12"
		EAST	914.30'	12"
		SOUTH	914.50'	12"
STM MH-11	907.69'	NORTH	901.19'	30"
		SOUTH	900.99'	30"
STM MH-12	922.59'	EAST	916.37'	15"
		WEST	916.32'	15"
STM MH-13	895.56'	NORTH	892.01'	37"
		EAST	891.97'	37"
STM MH-14	892.28'	SOUTH	888.23'	15"
		EAST	888.18'	15"

NOTE
 STM MH-7 IS UNDER CONSTRUCTION AND
 RIM IS SUBJECT TO CHANGE.

SANITARY SEWER MANHOLES

STRUC. ID	RIM	INVERT	ELEVATION	SIZE
SAN MH-1	906.18'	WEST	894.25'	8'
SAN MH-2	915.22'	EAST	903.12'	8'
*SAN MH-3A	917.00'	WEST	905.95'	10'
		SOUTH	905.90'	10'
SAN MH-4	919.13'	BOTTOM	911.03'	10'
SAN MH-5	922.91'	NORTH	914.21'	10'
		WEST	914.66'	10'
		SOUTH	914.41'	10'
SAN MH-6	918.70'	NORTH	904.95'	10'
		SOUTH	904.98'	10'
SAN MH-7	903.49'	NORTH	898.77'	10'
		SOUTH	898.07'	10'
SAN MH-8	902.43'	WEST	915.93'	10'
		EAST	916.03'	10'
SAN MH-9	895.59'	NORTH	880.12'	8'
		SOUTH	880.89'	8'
SAN MH-10	895.52'	NORTH	875.84'	8'
		EAST	875.80'	8'
SAN MH-11	894.78'	WEST	879.48'	8'
		SE	879.43'	8'
SAN MH-12	894.56'	NW	875.09'	8'
		EAST	872.05'	8'
SAN MH-13	897.36'	SOUTH	885.59'	8'
		EAST	886.06'	8'
		WEST	886.13'	8'
SAN MH-14	899.95'	NORTH	885.24'	8'
SAN MH-15	922.31'	EAST	915.52'	8'

NOTE
 *SAN MH-3# IS UNDER CONSTRUCTION AND
 RIM IS SUBJECT TO CHANGE.

CONTROL POINTS:

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	517402.28	837009.24	926.45	3/4" REBAR
CP-2	516258.57	837010.44	944.50	3/4" REBAR
CP-3	516035.30	836955.38	951.88	3/4" REBAR
CP-4	515480.35	837167.28	948.77	3/4" REBAR
CP-5	515613.72	837632.74	928.31	3/4" REBAR
CP-6	515577.47	838066.29	916.63	3/4" REBAR
CP-7	515365.21	838647.31	905.25	3/4" REBAR
CP-8	516614.00	838729.85	906.33	CUT "X"
CP-9	517118.18	838495.59	913.68	60" D NAIL
CP-10	518334.80	838035.79	918.37	3/4" REBAR
CP-11	519327.57	83790.14	924.21	3/4" REBAR

ELEVATION BENCHMARKS
TOP NUT OF HYDRANT

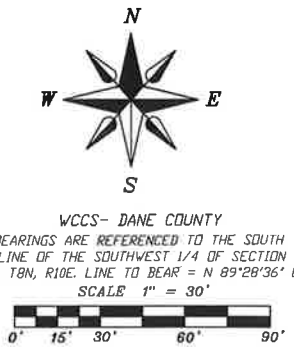
HYDRANT	ELEVATION	DESCRIPTION
HYD-1	909.38'	SOUTH R/W HOEPLER ROAD
HYD-2	919.35'	SOUTH R/W HOEPLER ROAD
HYD-3	931.89'	SOUTH R/W HOEPLER ROAD
HYD-4	918.50'	NORTH R/W MANUFACTURERS DRIVE
HYD-5	926.38'	NORTH R/W ANDERSON ROAD

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA	TANGENT BEARING
		(N 75°03'34" W 61.31)	(61.37)	(08°24'28")	(S 79°15'45" E)
C1	418.28	N 74°40'57" W 61.14	61.19	08°22'55"	N 78°52'24" W

NOTE
#INL-32# AND #INL-33# ARE UNDER CONSTRUCTION
AND FLOWLINE IS SUBJECT TO CHANGE.

SEE SHEET 12



WCCS- DANE COUNTY

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E

SCALE 1" = 30'



PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

SURVEYORS SEAL

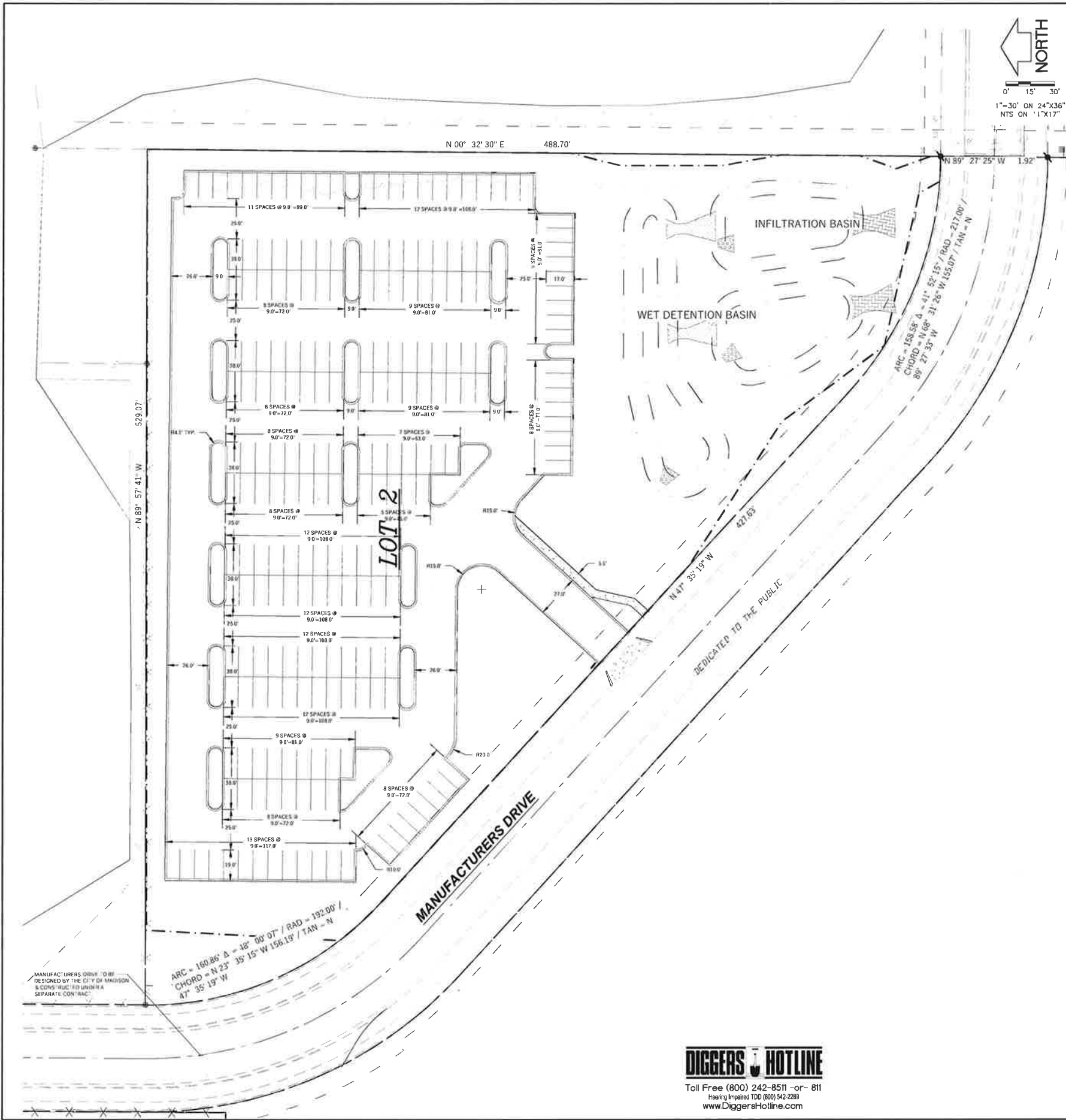


WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2019	DATE	OCTOBER 08, 2019	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	10V-264
DRAWN BY	MCIL VERTZ	DATE	FEBRUARY 11, 2019	SHEET	13 OF 13



- LEGEND (PROPOSED)**
- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
 - RIGHT-OF-WAY (GRAPHIC)
 - RIGHT-OF-WAY (GRAPHIC)
 - NEW CONCRETE SIDEWALK
 - NEW ASPHALT PAVEMENT TYPE I
 - 18" CURB AND CURT FR
 - NEW FENCE

CITY SUBMITTAL

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON "TOPOGRAPHIC & UTILITY DATA" AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF INCOMPLETE OR INACCURATE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, EASEMENTS, DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN & CITY'S LAND WHEN REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS. THIS MAY RESULT IN DISCIPLINARY ACTIONS BY THE TOWN & CITY'S LAND WHEN REQUIRED.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC PLACEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - DESIGNED BY: CITY OF MADISON PROJECT PLANS FOR PUBLIC IMPROVEMENT DESIGN OF MANUFACTURERS DRIVE, INC.

**RUEDEBUSCH
DEVELOPMENT &
CONSTRUCTION**

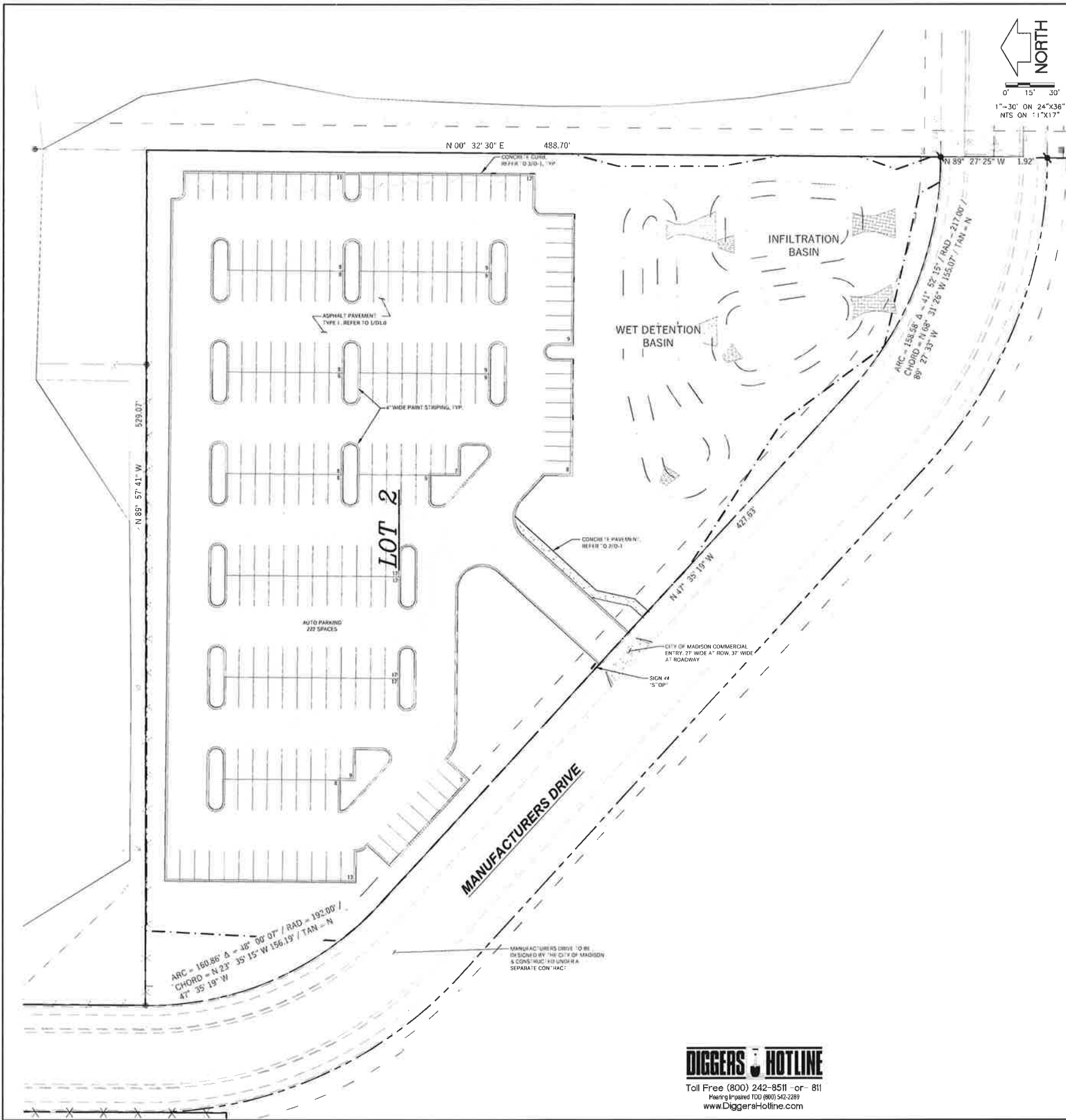
**WYSER
ENGINEERING**

INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

DATE:	
NO.:	
REVISION:	
DESIGNED BY:	Project Manager
DRAWN BY:	WVS
CHECKED BY:	WVS
DATE:	06/11/20

C1.3

DIGGERS HOTLINE
Toll Free (800) 242-8511 or 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



SITE ADDRESS (LOT 2 CSM TO BE RECORDED) CURRENTLY PART OF LARGER PARCEL AT 820 HOEPKER ROAD
SITE ADDRESS: 16141 SQ. FT. (3.84 AC)
USE OF PROPERTY: INDUSTRIAL

THE PROPOSED SUBMITTAL IS SUBJECT TO THE DANE COUNTY REGIONAL AIRPORT MINIMUM HEIGHT REGULATION MAXIMUM ON THE LOT IS APPROXIMATELY 99'

ZONING: 79.008
IS INDUSTRIAL (M1) - CITY OF MADISON ZONING

ST. BACKS: 78.088(3)
FRONT YARD: NONE
BACK YARD: 38 FEET
SIDE YARD: NONE / 10 FEET

AUTOMOBILE PARKING REQUIREMENT: 28.141 TABLE 28-3
1 PER 18 EMPLOYEES

TOTAL NUMBER OF PARKING STALLS: 232
NUMBER OF STALLS DESIGNATED ACCESSIBLE: NONE - COMBINED WITH LOT SOUTH OF MANUFACTURERS

BICYCLE PARKING REQUIREMENT: 28.141 TABLE 28-3
1 PER 18 EMPLOYEES

TOTAL NUMBER OF BIKE STALLS: NONE - COMBINED WITH LOT SOUTH OF MANUFACTURERS

MAXIMUM IMPERVIOUS PERCENT: 75% - 28.088(3)
PERCENT IMPERVIOUS: 53.5%

NEW IMPERVIOUS SURFACE AREA: 59,722 SQ. FT.
ROOF TOP: 59,722 SQ. FT.
PAVED: 59,722 SQ. FT.

DISTURBANCE LIMITS: 153,000 SQ. FT.

CITY SUBMITTAL

LEGEND (PROPOSED)	
	SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
	PROPERTY LINE (GRAPHIC)
	RIGHT-OF-WAY (GRAPHIC)
	NEW CONCRETE SIDEWALK
	NEW ASPHALT PAVEMENT (TYPE 1)
	18" CURB AND GUTTER
	NEW FENCE

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

RUEDEBUSCH
DEVELOPMENT &
CONSTRUCTION

DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
4625 COVETAL DRIVE
MADISON, WI 53704
PHONE: 608.249.2012 FAX: 608.249.2032

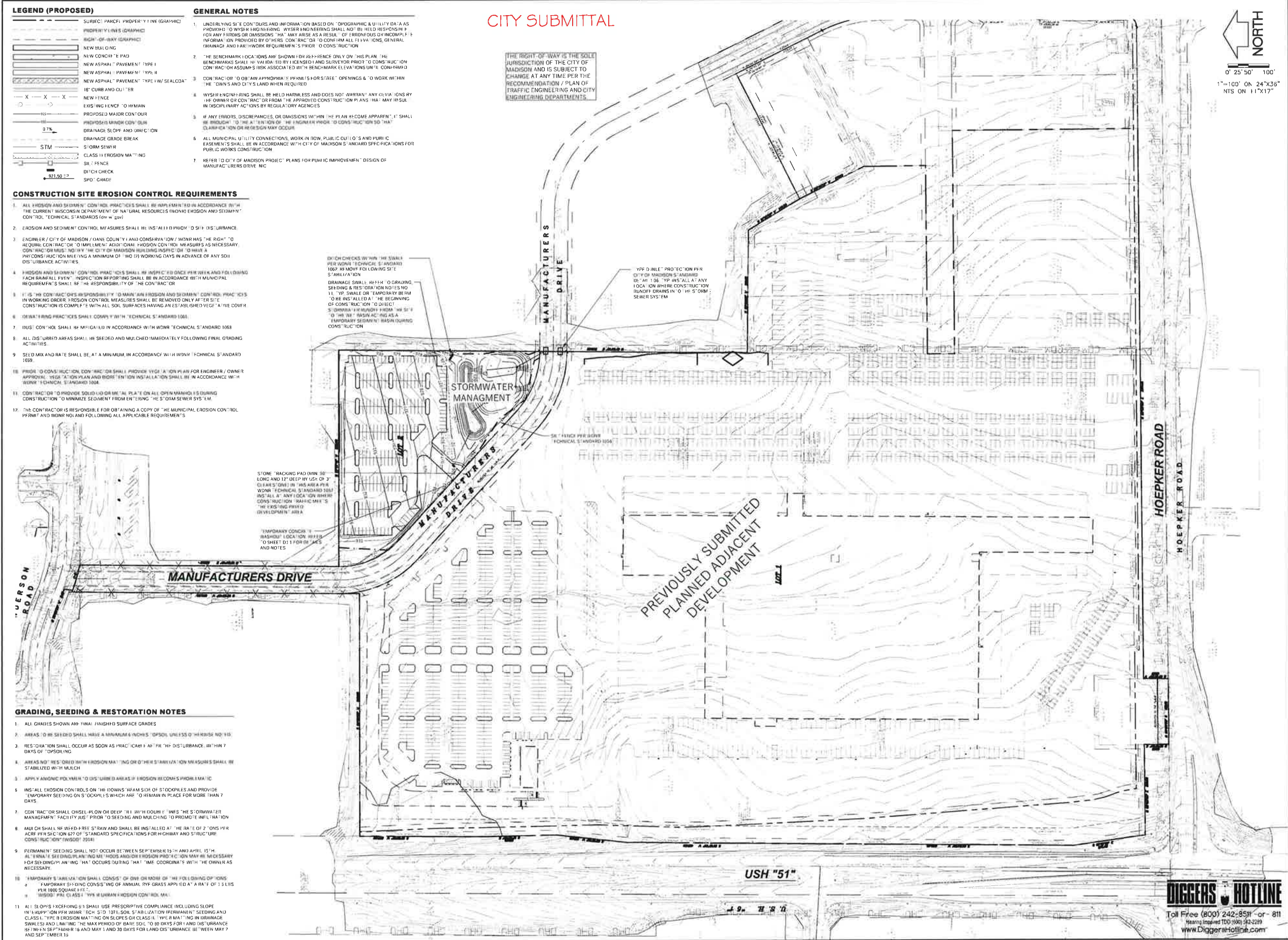
WYSER
ENGINEERING

608.843.3388
www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

DATE	
NO. DIVISION	
SHEET TITLE	SITE PLAN DETAILS, ARCAD
JOB NUMBER	Project Number
DESIGNED BY	DD
DRAWN BY	DD
CHECKED BY	WFW
DATE	06/11/2018
SHEET NO.	

C2.3



- LEGEND (PROPOSED)**
- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
 - PROPERTY LINES (GRAPHIC)
 - RIGHT-OF-WAY (GRAPHIC)
 - NEW BUILDING
 - NEW CONCRETE PAD
 - NEW ASPHALT PAVEMENT TYPE I
 - NEW ASPHALT PAVEMENT TYPE II
 - NEW ASPHALT PAVEMENT TYPE I W/ SEALCOAT
 - 18" CURB AND GUTTER
 - NEW FENCE
 - EXISTING FENCE TO HYMAIN
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - DRAINAGE SLOPE AND DIRECTION
 - DRAINAGE GRADE BREAK
 - STORM SEWER
 - CLASS III EROSION MATTING
 - SILT FENCE
 - DITCH CHECK
 - SPOT GRADE

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND PARTWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED AND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE OWNERS AND CITY'S LAND WHEN REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY OVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS. THEY SHALL IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLANS BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - REFER TO CITY OF MADISON PROJECT PLANS FOR PUBLIC IMPROVEMENT DESIGN OF MANUFACTURERS DRIVE WIC.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (DNR W 100).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MADISON / DANE COUNTY / AND CONSTRUCTION / WORKER HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO HAVE A PHOTOGRAPHIC RECORDING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEVELOPING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1003.
- EROSION CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1003.
- ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE AT A MINIMUM IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1003.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BORE HOLE INSTALLATION SHALL BE IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1004.
- CONTRACTOR TO PROVIDE SOLID LID OR IMPERMEABLE PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND WORKING AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDING SHALL HAVE A MINIMUM 6 INCHES OF SOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE. WITHIN 7 DAYS OF DISTURBANCE.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS OF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSLOPE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- CONTRACTOR SHALL CHISEL PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- MULCH SHALL BE WHEAT STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (WISCONSIN 2008).
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALL PERMANENT SEEDING SHALL BE DONE PRIOR TO THE END OF EROSION PROTECTION PERIOD. IF NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 3 LBS PER 1000 SQUARE FEET.
 - EROSION MAT CLASS 1 TYPE II URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 3:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INFILTRATION PER WISCONSIN TECHNICAL STANDARD 1003. SOIL STABILIZATION (PERMANENT) SEEDING AND CLASS 1 TYPE II EROSION MATTING ON SLOPES OR CLASS 1 TYPE II MATTING IN DRAINAGE SWALES AND MATTING THE MAXIMUM PERIOD OF BARE SOIL TO 90 DAYS FOR URBAN AND DISTURBANCE RESTORATION SEPTEMBER 15 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 7 AND SEPTEMBER 15.

CITY SUBMITTAL

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

NORTH
0' 25' 50" 100'
1"=100' ON 24"x36" NTS ON 11"x17"

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

WYSER ENGINEERING

608.843.3388
www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPPER ROAD
MADISON, WISCONSIN

DATE	10/1/2024
PROJECT	INDUSTRIAL DEVELOPMENT OFFSITE PARKING LOT - TOWN OF BURKE
PROJECT NUMBER	24-001
DESIGNED BY	WYSER
DRAWN BY	WYSER
CHECKED BY	WYSER
CAD	WYSER
DATE	10/1/2024
SCALE	AS SHOWN
PROJECT TITLE	GRADING AND EROSION CONTROL PLAN
DATE	10/1/2024
SCALE	AS SHOWN
PROJECT NUMBER	24-001
DESIGNED BY	WYSER
DRAWN BY	WYSER
CHECKED BY	WYSER
CAD	WYSER
DATE	10/1/2024
SCALE	AS SHOWN

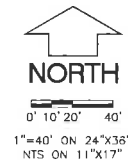
DIGGERS HOTLINE

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Hearing Impaired TDD (800) 582-2299
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C3.6

CITY SUBMITTAL

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MADISON, WI 53704
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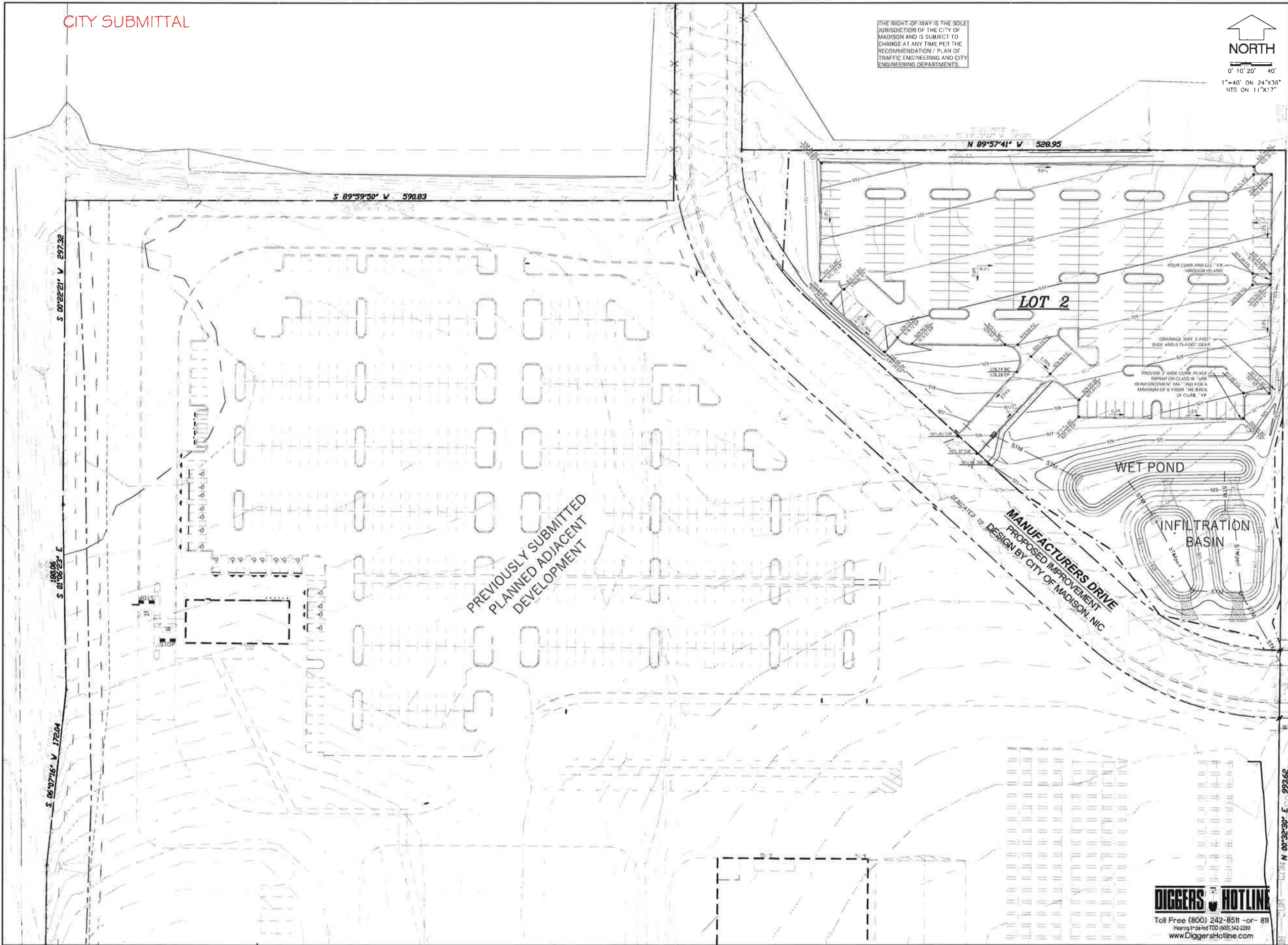
608.843.3388
www.wyserengineering.com

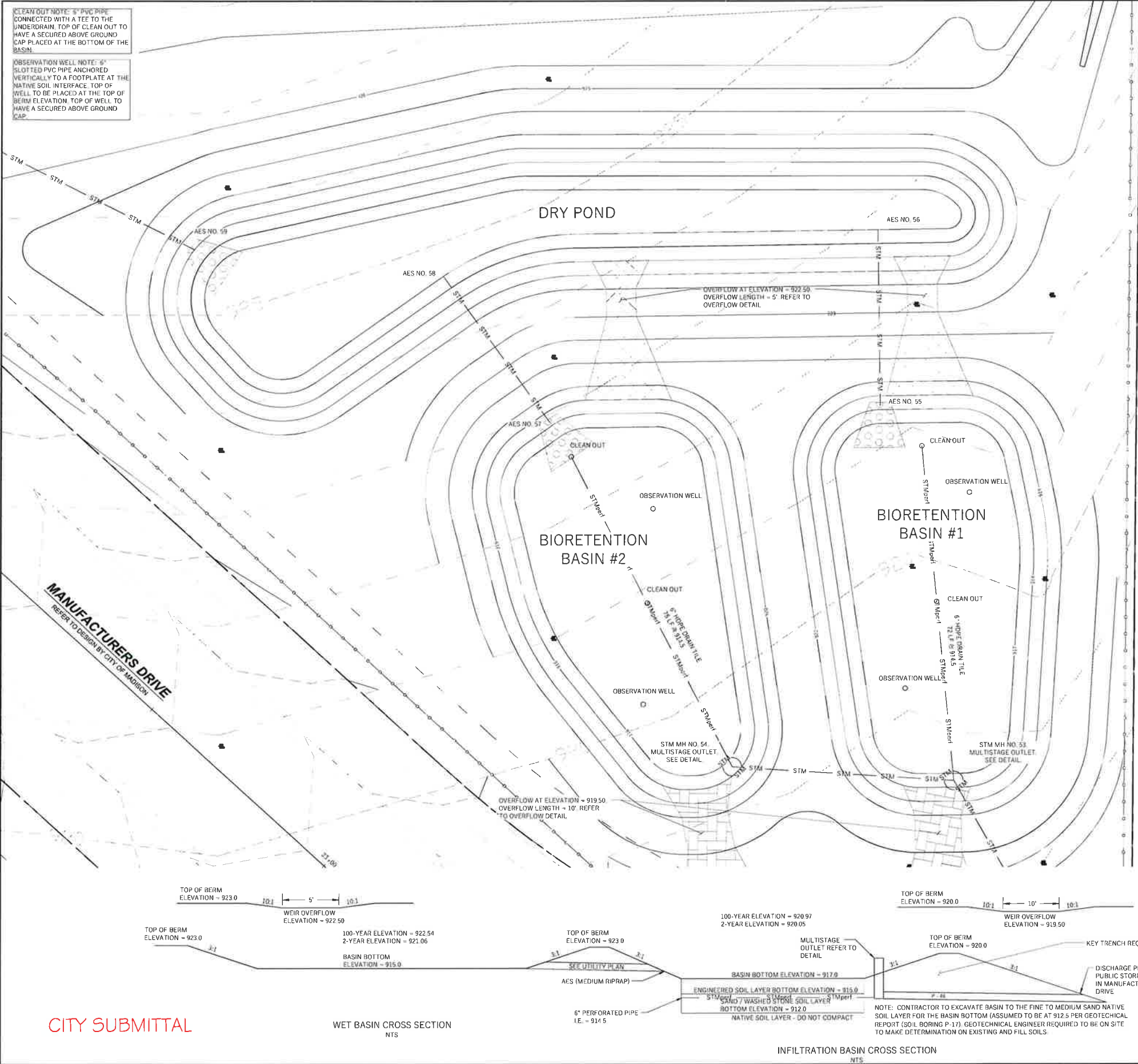
INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

DATE	
NO.	457/03/01
PROJECT NAME	INDUSTRIAL DEVELOPMENT OFFSITE PARKING LOT - TOWN OF BURKE
JOB NUMBER	Project Number
DESIGNED BY	CDR
DRAWN BY	CDR
CHECKED BY	WFW
DATE	06-11-20
PROJECT NO.	

C3.7

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1400 W. MONROE AVE.
MADISON, WI 53704
PHONE: 608 249 2012 FAX: 608 249 2022

WYSER ENGINEERING
608.843.3388
www.wyserengineering.com

INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

DATE: _____

BY: _____

3/20/2018
DETAIL LAYOUT PLAN

JOB NUMBER: _____ Project Number: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: WFW

DATE: 3/20/2018

SHEET NO:

C3.8

HAALA INDUSTRIES
POND SKIMMER GRATE
(PS42-44S)

42" DIA. MANHOLE

4" DIAMETER ORIFICE
I.E. = 917.50
PROVIDE
STAINLESS STEEL
WIRE MESH OVER
OUTLET

12" HDPE INFLOW PIPE
FROM BIORETENTION
BASIN #2

6" PERF HDPE
FLOW
STMperf
914.5

STM

919.00

914.25

BIORETENTION BASIN #1
MULTISTAGE OUTLET
STM MH NO. 53
NTS

HAALA INDUSTRIES
POND SKIMMER GRATE
(PS42-44S)

42" DIA. MANHOLE

4" DIAMETER ORIFICE
I.E. = 917.50
PROVIDE
STAINLESS STEEL
WIRE MESH OVER
OUTLET

12" HDPE INFLOW PIPE
FROM BIORETENTION
BASIN #2

6" PERF HDPE
FLOW
STMperf
914.5

STM

919.00

914.5

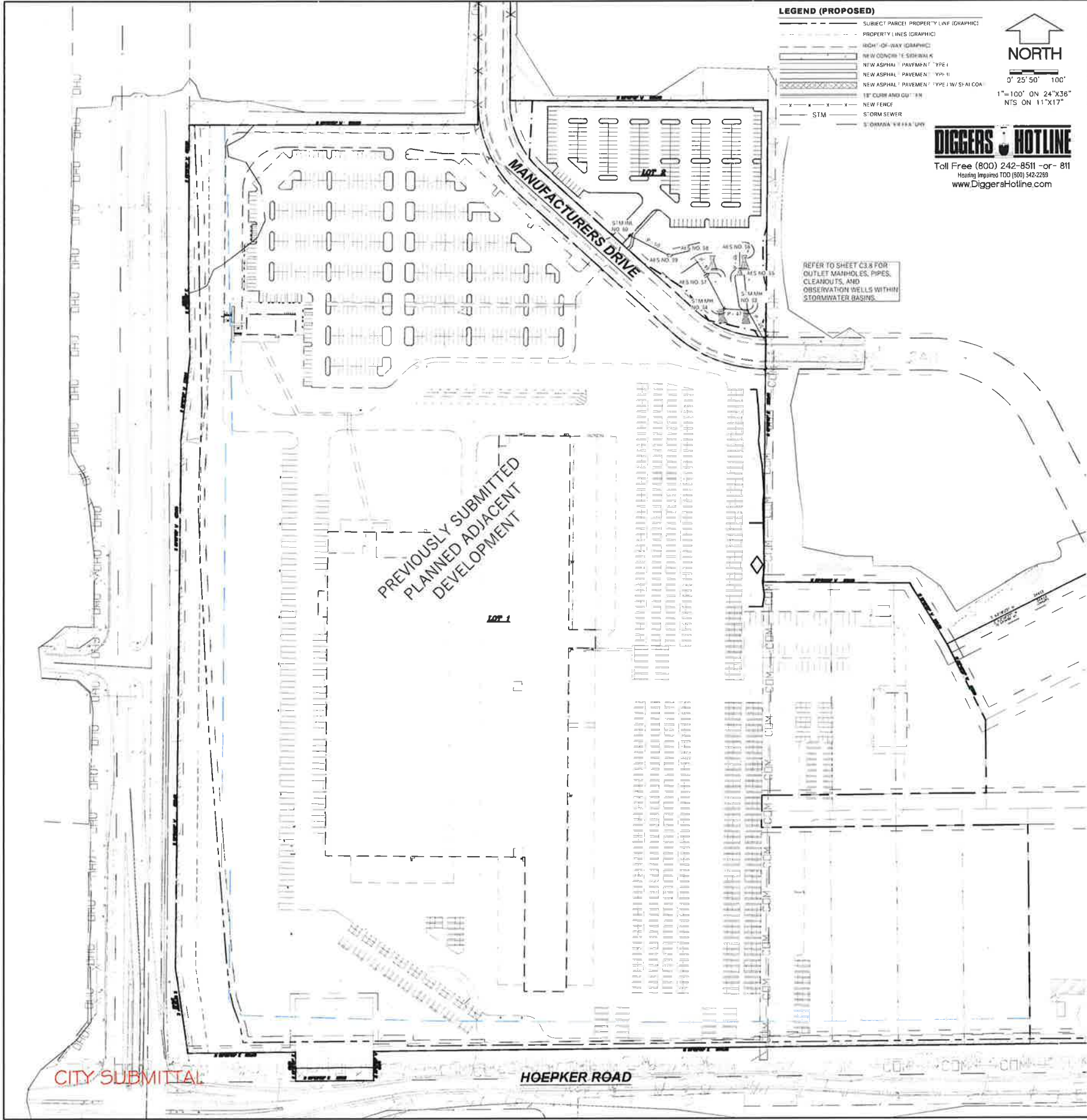
BIORETENTION BASIN #2
MULTISTAGE OUTLET
STM MH NO. 54
NTS

NOTE:
INFILTRATION BASIN SHALL BE CONSTRUCTED PER WDNR TECHNICAL STANDARD
1004. SOIL TESTING / GEOTECHNICAL ENGINEER MONITORING OF NATIVE SOIL LAYER
REQUIRED.

FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA
GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW
LINE OF THE PIPE.

ENGINEERED SOIL LAYER MUST MEET THE STANDARDS FOUND WITHIN WDNR
TECHNICAL STANDARD 1004 - BIORETENTION BASIN.

OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III,
TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS.



- LEGEND (PROPOSED)**
- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
 - PROPERTY LINES (GRAPHIC)
 - RIGHT-OF-WAY (GRAPHIC)
 - NEW CONCRETE SIDEWALK
 - NEW ASPHALT PAVEMENT TYPE II
 - NEW ASPHALT PAVEMENT TYPE I W/ STAI CON
 - 18" CURB AND GUTTER
 - NEW FENCE
 - STORM SEWER
 - STORM SEWER VALVE

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PROPOSED STORM SEWER PIPE SCHEDULE						
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	PIPE SIZE & TYPE
P - 46	STM MH NO. 53	EXISTING INLET	81	914.25	911.82	12"HDPE
P - 47	STM MH NO. 54	STM MH NO. 53	48	914.50	914.25	12"HDPE
P - 48	AES NO. 56	AES NO. 55	38	915.00	918.24	12"HDPE
P - 49	AES NO. 58	AES NO. 57	39	919.00	918.22	12"HDPE
P - 50	STM INL NO. 60	AES NO. 59	86	922.72	921.00	9"VVC

PROPOSED STORM SEWER STRUCTURES SCHEDULE				
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION
STM MH NO. 53	914.25	919.00	4.75	36" MANHOLE
STM MH NO. 54	914.50	919.00	4.50	36" MANHOLE
STM INL NO. 60	922.72	926.00	3.28	2'X3' BOX

GRATE	
HAALA PS36-44S, IN BELL GRATE	
HAALA PS36-44S, IN BELL GRATE	
R 3067, TYPE I GRATE	

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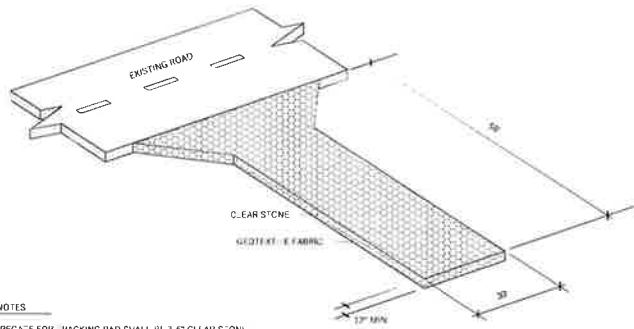
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INDUSTRIAL DEVELOPMENT
OFFSITE PARKING LOT -
TOWN OF BURKE
HOEPKER ROAD
MADISON, WISCONSIN

NO. 4570000	
SHEET NO. 2	SHEET TOTAL 3 OF 3
DESIGNED BY: JDS	PROJECT NUMBER:
DRAWN BY: JDS	
CHECKED BY: JWS	
DATE: 06-11-18	
INTERNO:	

C4.3

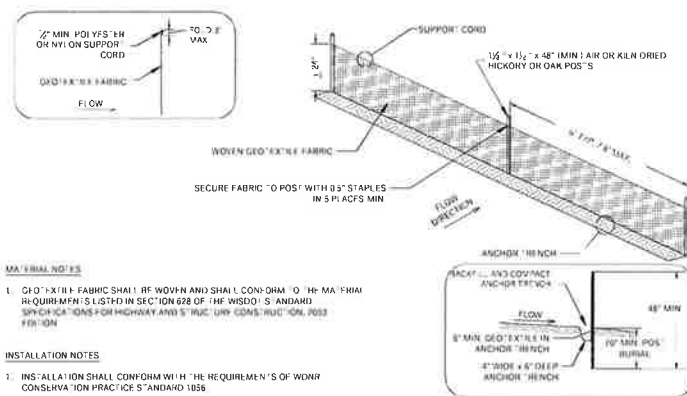


MATERIAL NOTES

1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3-6" CLEAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WOOD TYPE II GEOTEXTILE FABRIC.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDMR CONSERVATION PRACTICE STANDARD 1057.
 2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
 3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
 4. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS ON CONVEYERS UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
 5. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO DRIVEWAY OR DRIVEWAY ADJACENT CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
- INSPECTION & MAINTENANCE NOTES**
1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 2. ADDITIONAL AGGREGATE SHALL BE PLACED ON THE TRACKING PAD IF COMBUSTIBLE OR SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
 3. A MINIMUM 30-35% WIDE BY 30-45" LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
 4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOPDRESSING ON AN ADDITIONAL AGGREGATE.
 5. ANY SEDIMENT TRACKED ON TO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
 6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MANUFACTURER'S LISTED IN SECTION 628 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

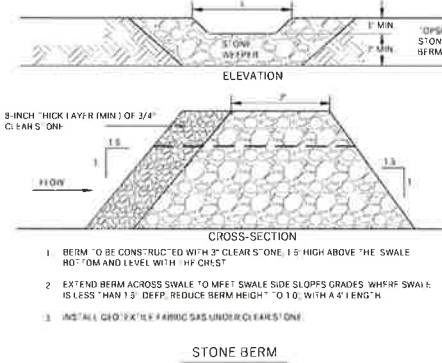
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDMR CONSERVATION PRACTICE STANDARD 1058.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID PROXIMITY AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BEHIND THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR OVERLAP ADDITIONAL FABRIC. DO NOT RE-ANCHOR THE JOINT POSTS AND SECURELY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

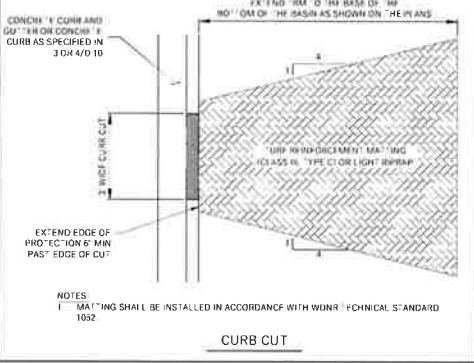
1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC. UNDERCUT AND EXPOSED SOIL SHALL BE ACCUMULATION (GREATER THAN 2" OF THE FENCE HEIGHT) AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE



STONE BERM

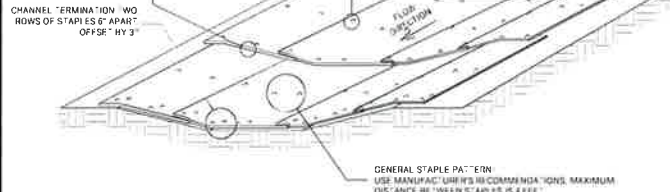
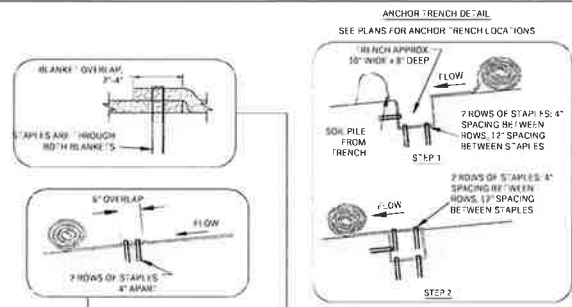
1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CHEST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.
3. INSTALL GEOTEXTILE FABRIC UNDER CLEAR STONE.



CURB CUT

- NOTES
1. RIPRAP SHALL BE INSTALLED IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 1052.

CONSTRUCTION ENTRANCE (TRACKING PAD)



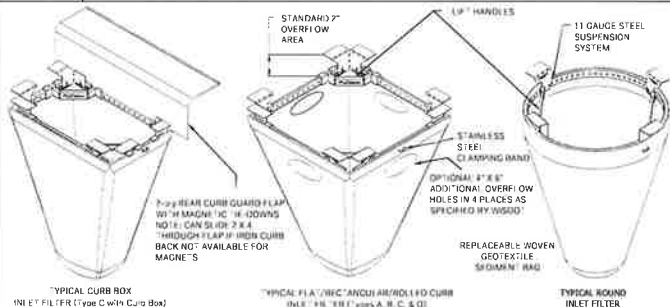
MATERIAL NOTES

1. ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PALS) ARE ACCEPTABLE FOR USE.
2. STAPLES USED FOR CLASS 1 TYPE A & B MATS SHALL BE 1/2 INCH WIDE U-SHAPED, MADE OF NO. 11 (0.0875) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.

INSTALLATION NOTES

1. EROSION CONTROL REVEGETATIVE MATS (ECRM) SHALL BE INSTALLED AFTER TOPSOIL AND SEED HAVE BEEN PLACED.
2. INSTALLATION OF ECRM SHOULD BE COORDINATED WITH PERMANENT RESTORATION PRACTICES.
3. INSTALLATION SHALL CONFORM WITH WDMR CONSERVATION PRACTICE STANDARD 1053.
4. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S

EROSION CONTROL MAT (CHANNELS)

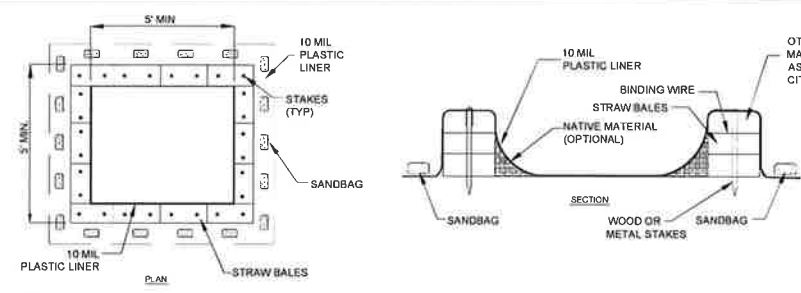


- MATERIALS:**
1. FRAMING - 11 GAUGE STEEL, CORROSION RESISTANT
 2. SEDIMENT BAG, WOVEN GEOTEXTILE (TYPE FF OR APPROVED ALTERNATE); 2 CUBIC FT. VOLUME, STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

GENERAL NOTES

- THE WDMR TECHNICAL STANDARD 1060 FOR INLET PROTECTION SHALL BE FOLLOWED AT ALL TIMES. IF ANY VARIATION BETWEEN THIS CHART AND THE WDMR TECHNICAL STANDARD ANY EQUIVALENT, THE WDMR TECHNICAL STANDARD SHALL GOVERN.
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER.
- MANUFACTURER'S INSTRUCTIONS APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

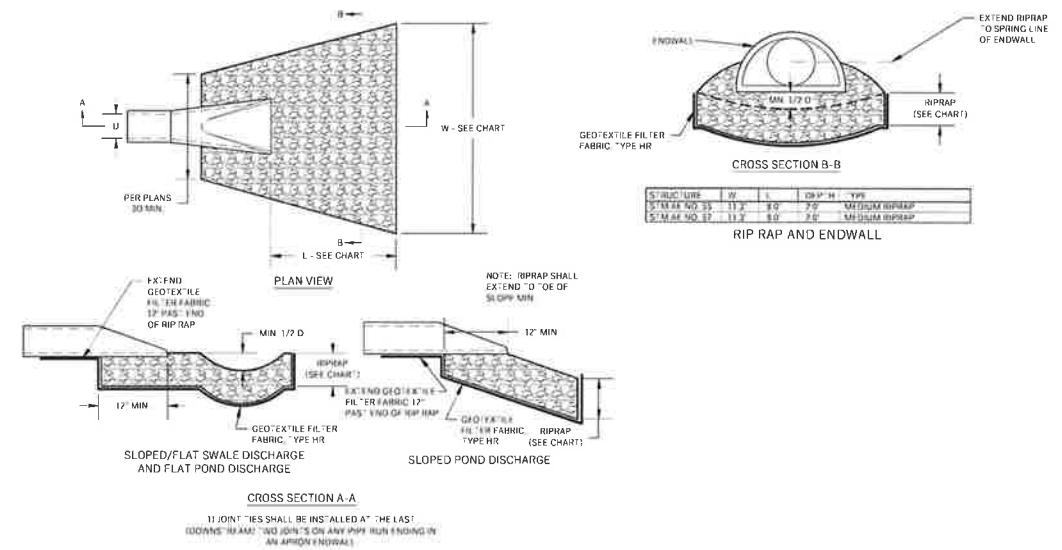
INLET PROTECTION



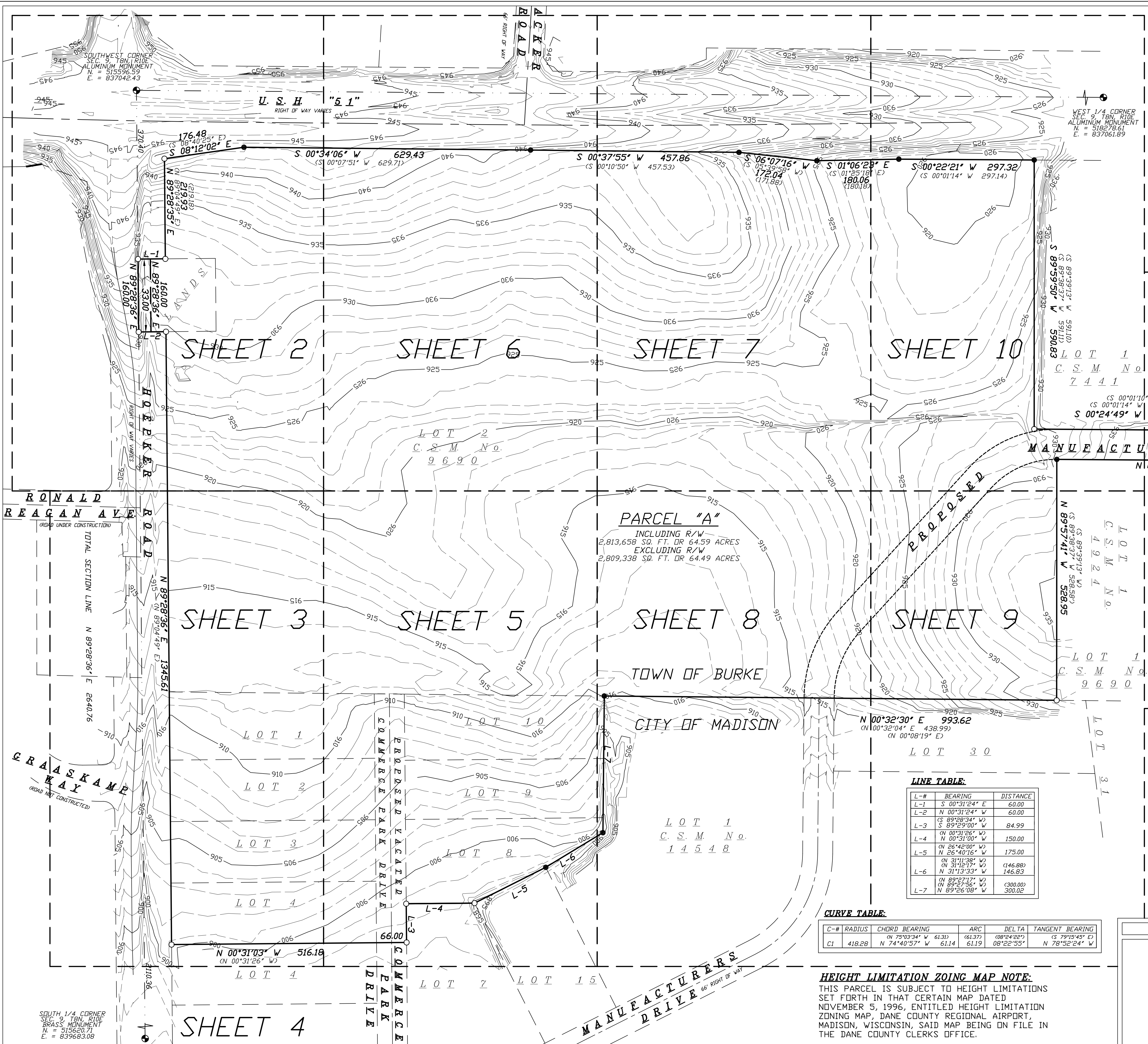
WASHOUT NOTES

1. ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
2. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
3. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
4. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT



RIP RAP AND ENDWALL



PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WEST 1/4 CORNER
SEC 9, T8N, R10E
ALUMINUM MONUMENT
N = 518278.61
E = 837061.89

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 100'

0' 50' 100' 200' 300'

SECTION 9
T8N, R10E

VICINITY MAP

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1 1/4" REBAR
- = CONTROL POINT
- (##) = RECORDED AS
- = LIGHT POLE / GROUND LIGHT
- ⊕ = POWERPOLE
- ⊕ = STORM / SANITARY MANHOLE
- ⊕ = UTILITY MANHOLE
- ⊕ = TRAFFIC SIGNAL POLE
- ⊕ = FIRE HYDRANT
- ⊕ = GAS VALVE
- ⊕ = WATER VALVE
- ⊕ = UTILITY PEDESTAL
- ⊕ = UTILITY BOX
- ⊕ = UTILITY BASE VAULT
- ⊕ = ELECTRICAL TRANSFORMER
- ⊕ = ELECTRICAL METER
- ⊕ = MAILBOX
- ⊕ = STREET SIGN
- ⊕ = STORM INLET
- ⊕ = BOLLARD

LINE LEGEND

- SAN— = SANITARY SEWER
- ST— = STORM SEWER
- W— = WATER MAIN
- COM— = UNDERGROUND COMMUNICATION
- E— = UNDERGROUND ELECTRIC
- G— = UNDERGROUND GAS MAIN
- OHU— = OVER HEAD UTILITIES
- X— = FENCE
- ⊕ = RIPP RAPP
- ⊕ = TREE AREA

NOTES:

1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

SURVEYOR'S CERTIFICATE.

TO: RDC National, Inc., a Wisconsin corporation and its successors and assigns, and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2,3,4,5,6,6a,7a,7b,8,11,13,14,16,18 and 20 of Table A thereof. The field work was completed on February 11th, 2019.

Williamson Surveying and Associates, LLC
by Noa T. Prievé & Chris W. Adams

Date of Map _____

Noa T. Prievé S-2499
Professional Land Surveyor

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	S 00°31'24" E	60.00
L-2	N 00°31'24" W	60.00
L-3	(S 89°28'34" W) (N 00°31'24" E)	84.99
L-4	(N 00°31'00" W) (N 26°42'00" W)	150.00
L-5	(N 26°40'16" W) (N 31°11'38" W)	175.00
L-6	(N 31°12'17" W) (N 31°13'33" W)	146.83
L-7	(N 89°27'17" W) (N 89°27'36" W)	300.02

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA	TANGENT BEARING
C1	418.28	(N 75°03'34" W 61.31) (N 74°40'57" W 61.14)	(61.37) (61.19)	(08°24'22") (08°22'53")	(S 79°15'45" E) (N 78°52'24" W)

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

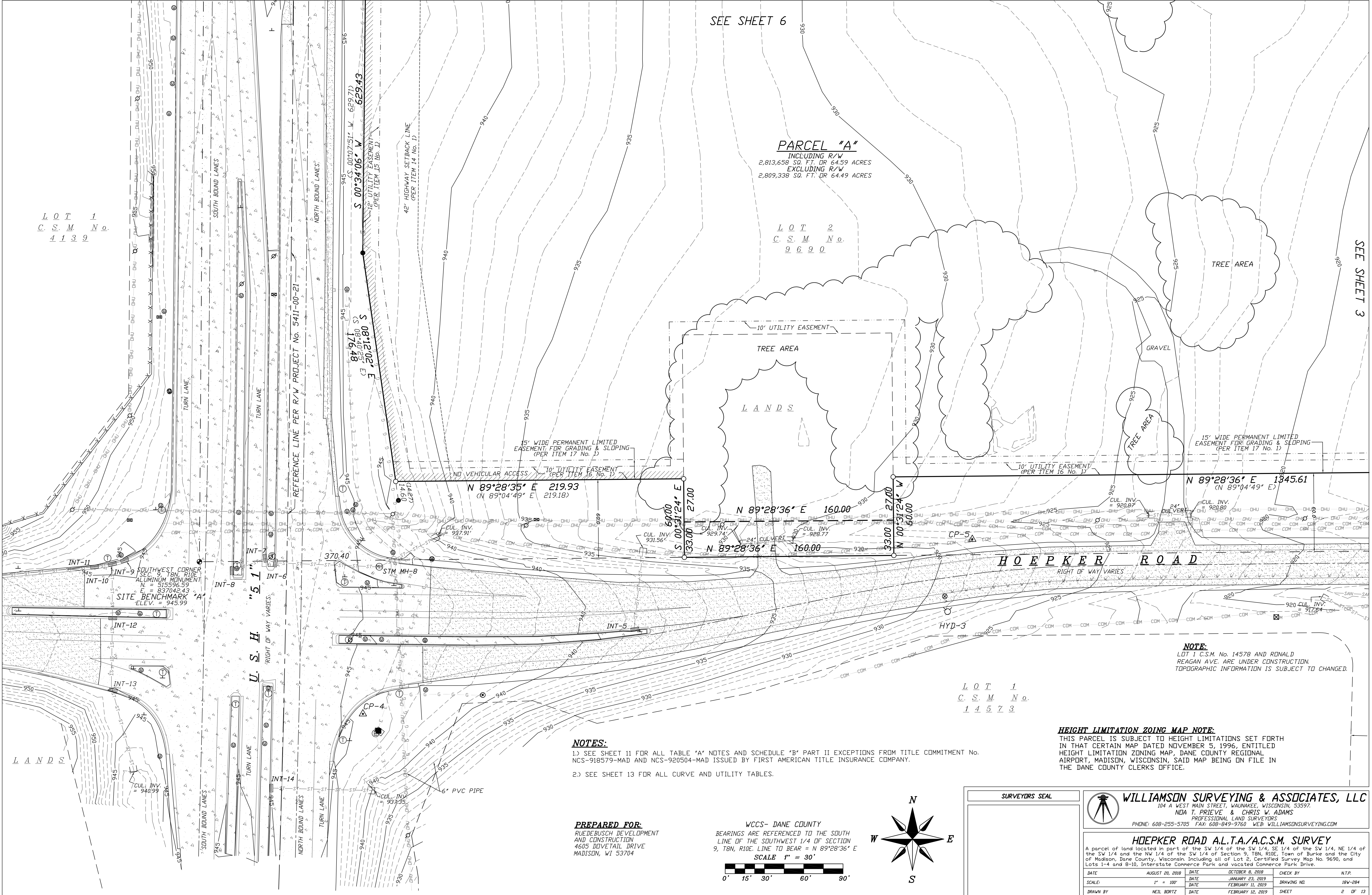
SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVÉ & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-649-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 9, 2018	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	1 OF 13



LOT 1
C.S.M. No.
4139

SEE SHEET 6

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C.S.M. No.
9690

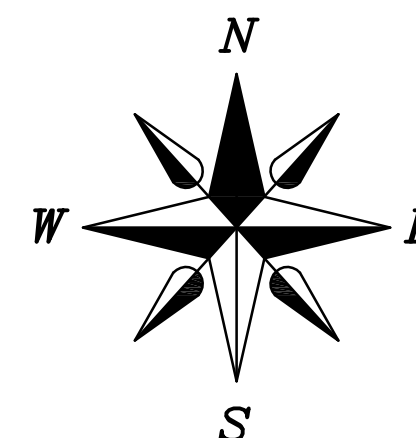
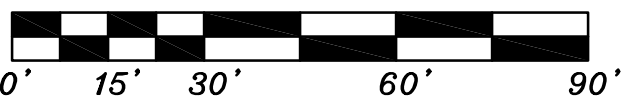
SEE SHEET 3

NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



NOTE:

LOT 1 C.S.M. No. 14578 AND RONALD
REAGAN AVE. ARE UNDER CONSTRUCTION.
TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGED.

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH
IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED
HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
THE DANE COUNTY CLERKS OFFICE.

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	2 OF 13

SEE SHEET 2

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

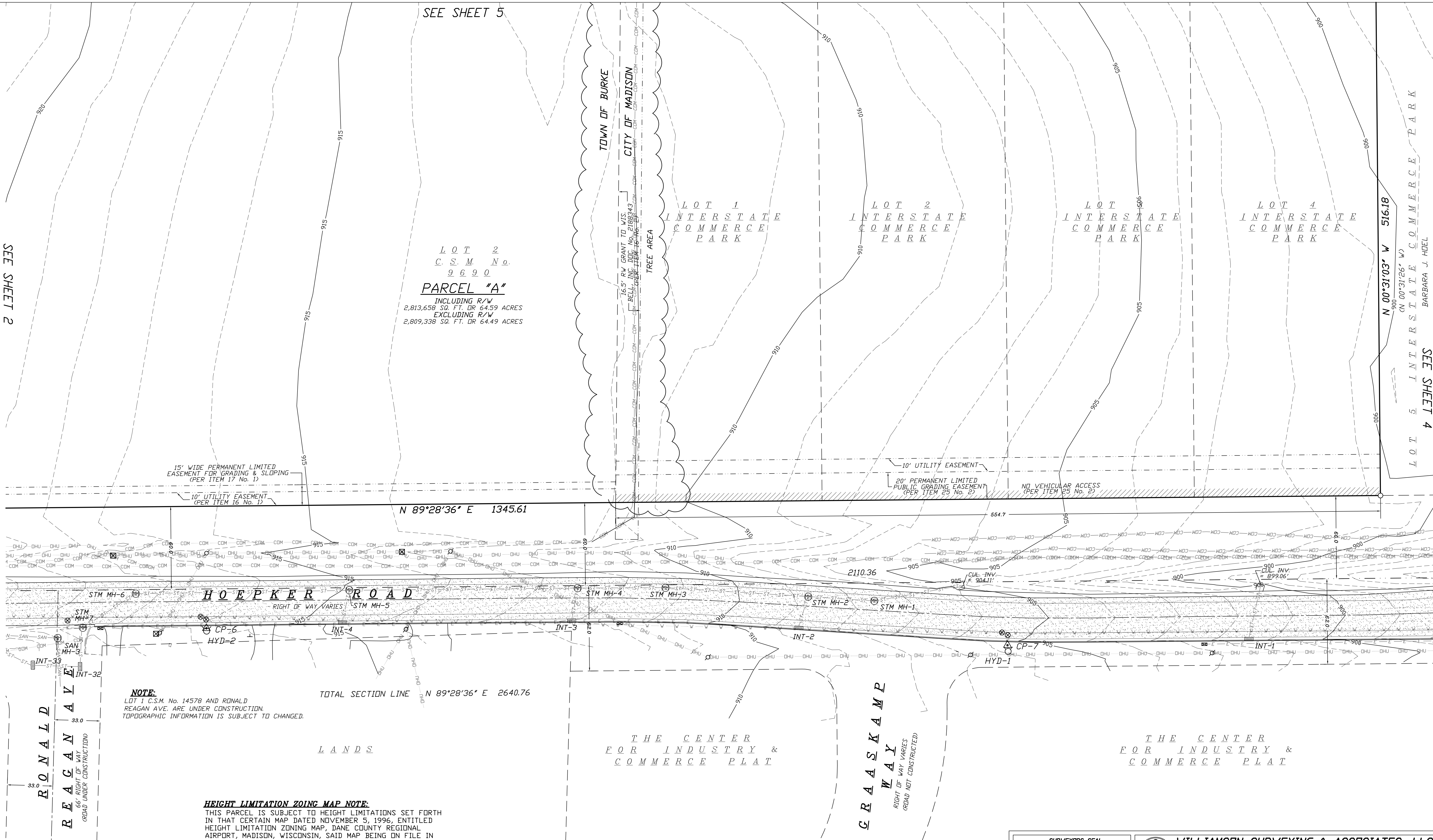
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4



NOTE:
LOT 1 C.S.M. No. 14578 AND RONALD
REAGAN AVE. ARE UNDER CONSTRUCTION.
TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGED.

TOTAL SECTION LINE N 89°28'36" E 2640.76

L A N D S

HEIGHT LIMITATION ZONING MAP NOTE:

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AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
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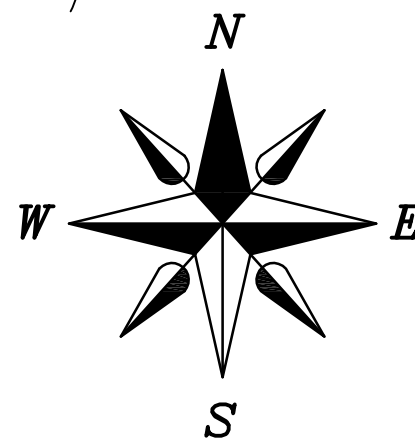
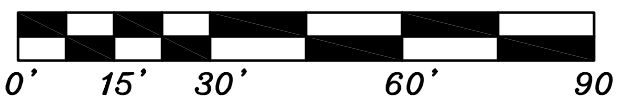
NOTES:

- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

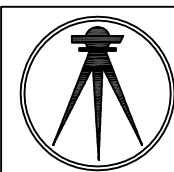
PREPARED FOR:

RUEDERBUSH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

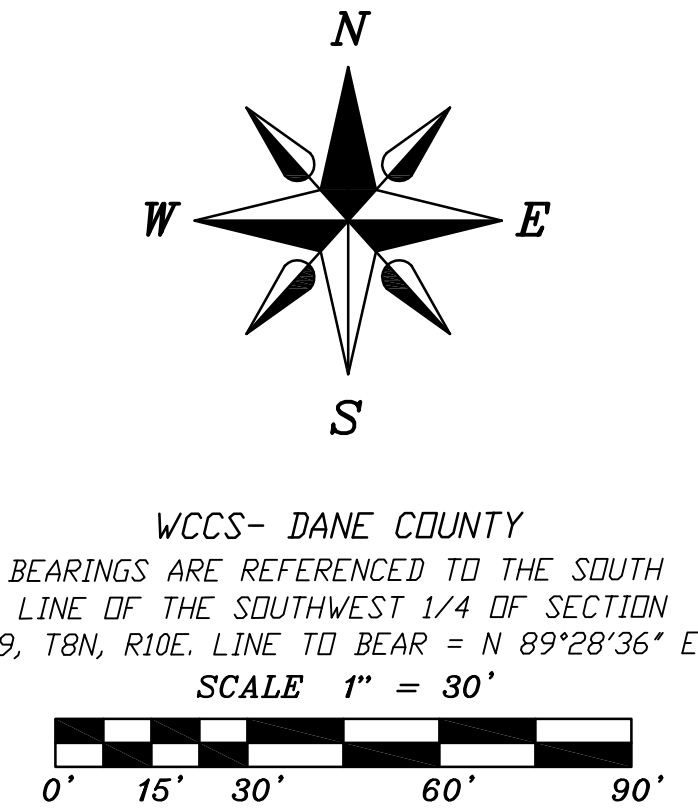
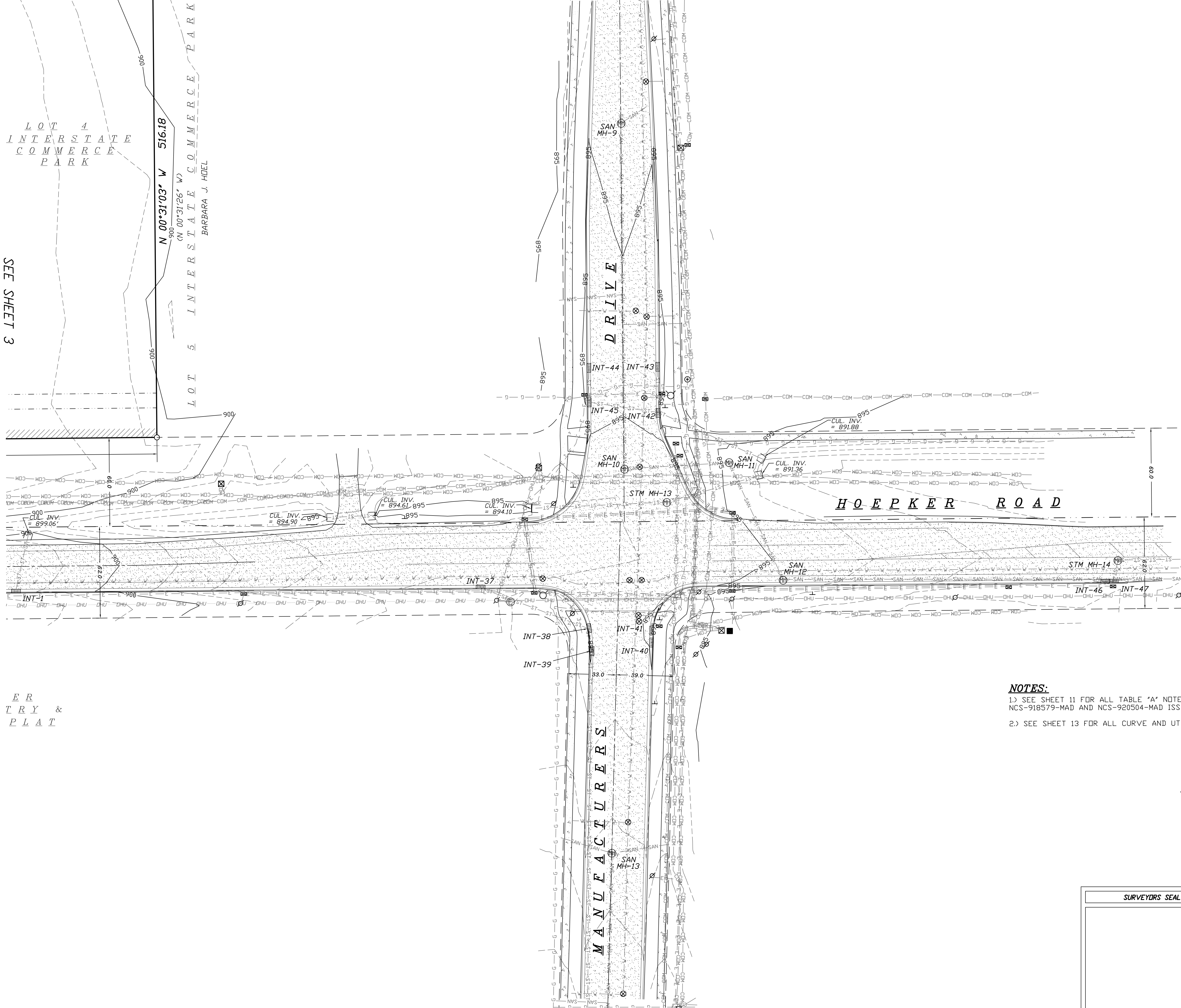


WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	3 OF 13



PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

- NOTES:**
- 1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
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HEIGHT LIMITATION ZONING MAP NOTE:
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SURVEYORS SEAL

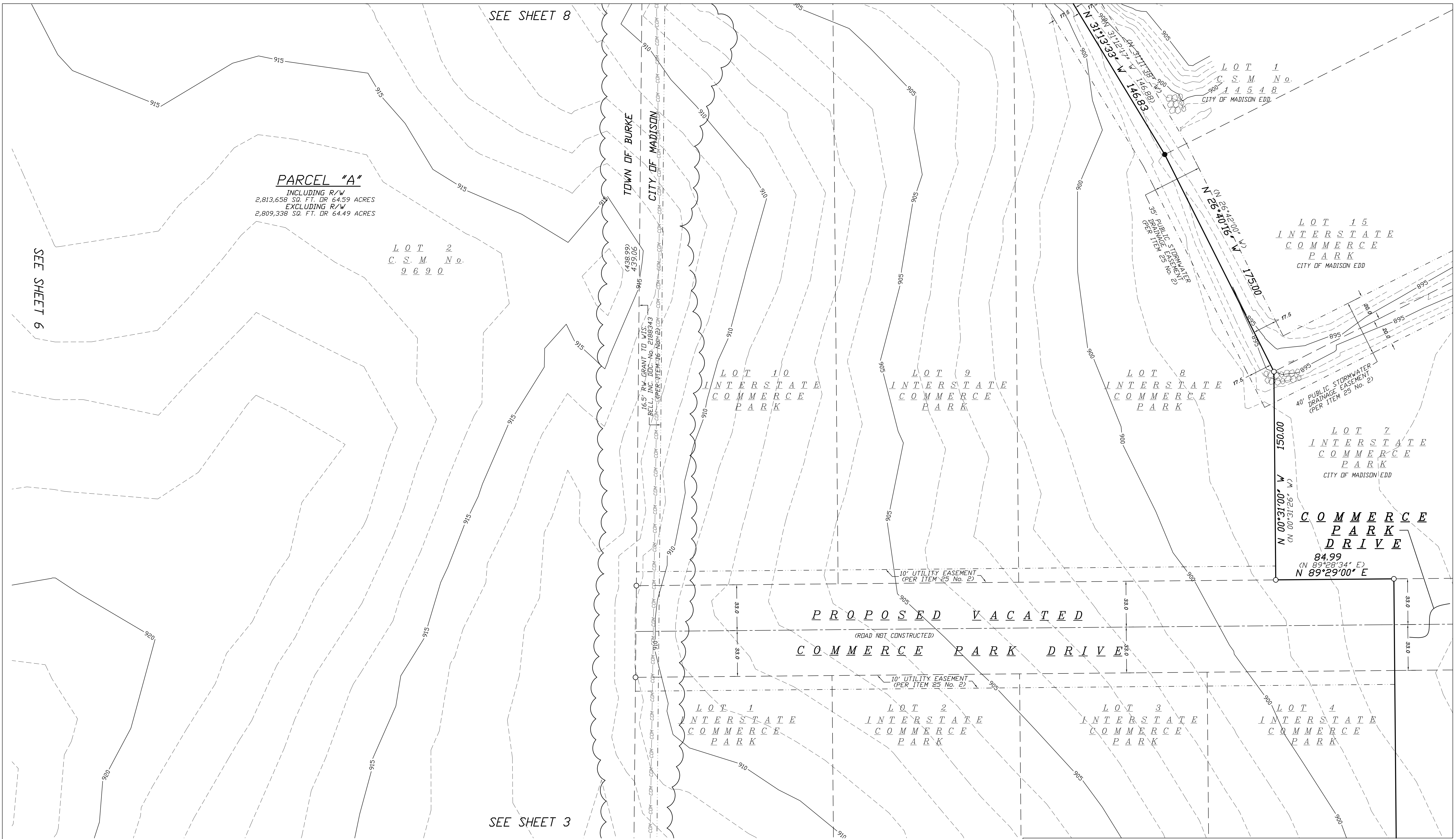


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SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	4 OF 13

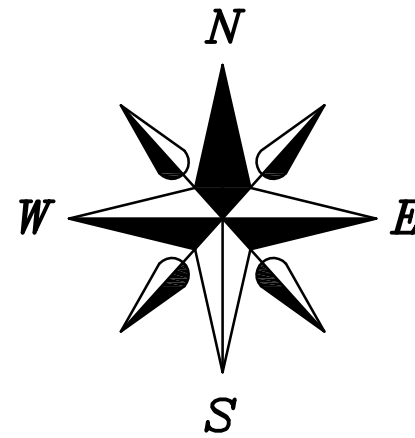


HEIGHT LIMITATION ZONING MAP NOTE:
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NOTES:
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2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOWTAVILL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL

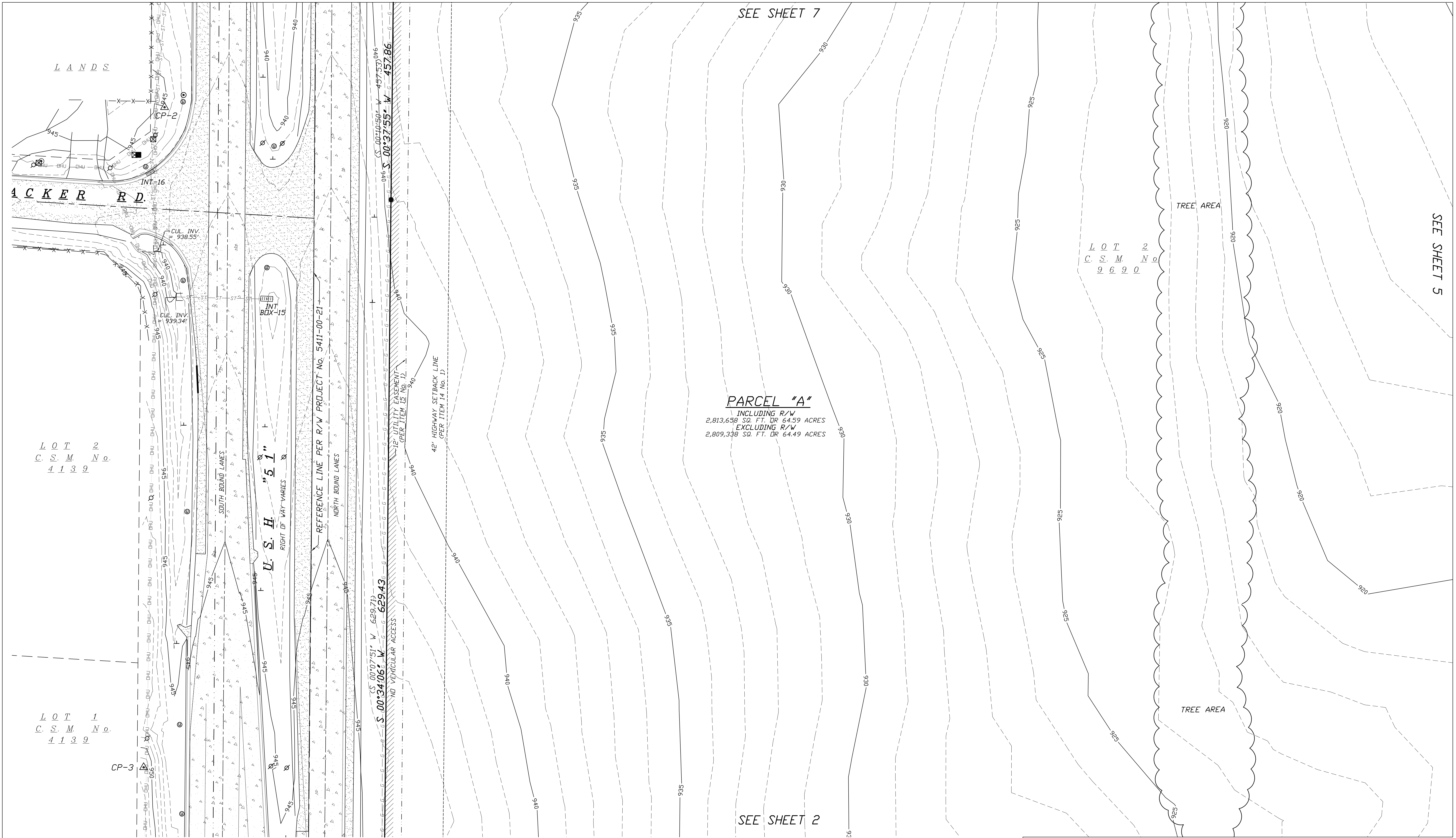


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SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	5 OF 13

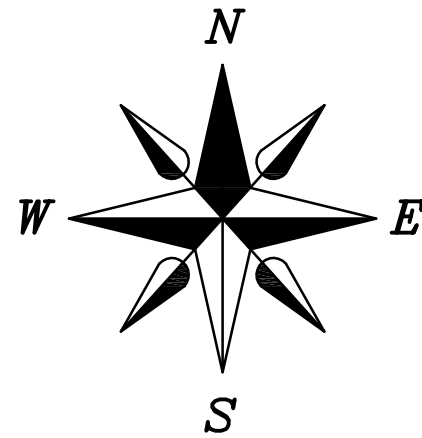


HEIGHT LIMITATION ZONING MAP NOTE:
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- NOTES:**
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 - 2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
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SURVEYORS SEAL

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DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE:	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	6 OF 13

SEE SHEET 10

HEIGHT LIMITATION ZONING MAP NOTE:

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SEE SHEET 8

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
12,809,338 SQ. FT. OR 64.49 ACRES

LOT 2
C. S. M. N o.
9 6 9 0

SEE SHEET 6

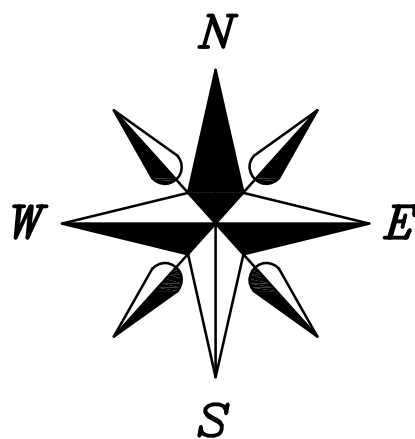
NOTES:

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PREPARED FOR:

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4605 DOVETAIL DRIVE
MADISON, WI 53704

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SURVEYORS SEAL

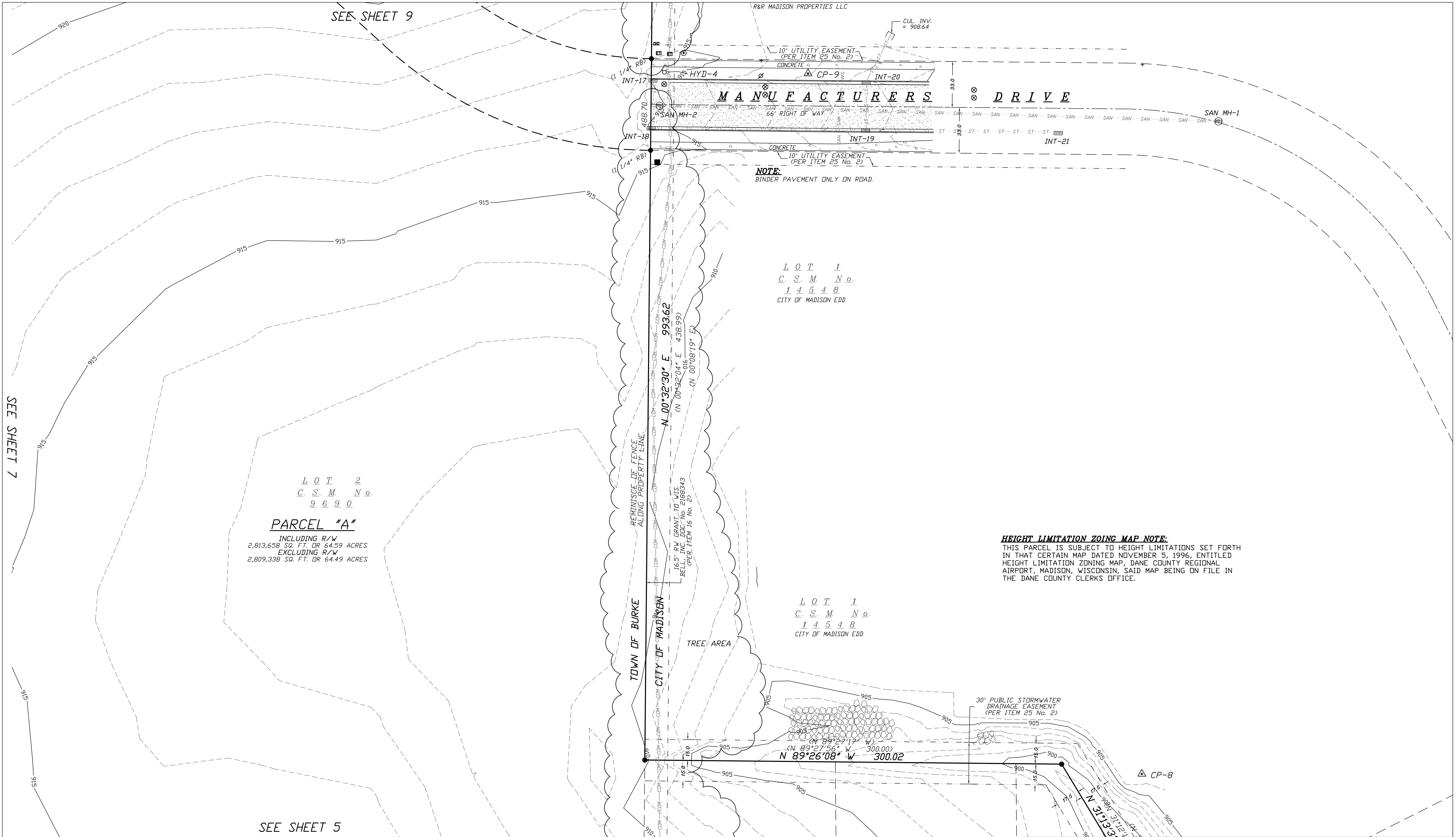


WILLIAMSON SURVEYING & ASSOCIATES, LLC
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DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	7 OF 13



SEE SHEET 7

SEE SHEET 9

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

SEE SHEET 5

NOTES:

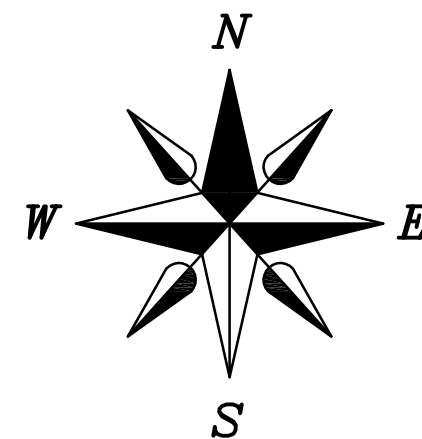
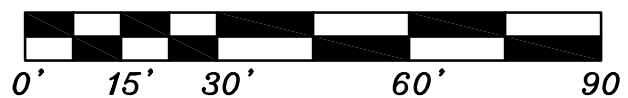
1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:

RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

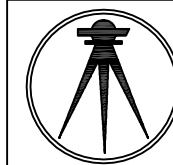
WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
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SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

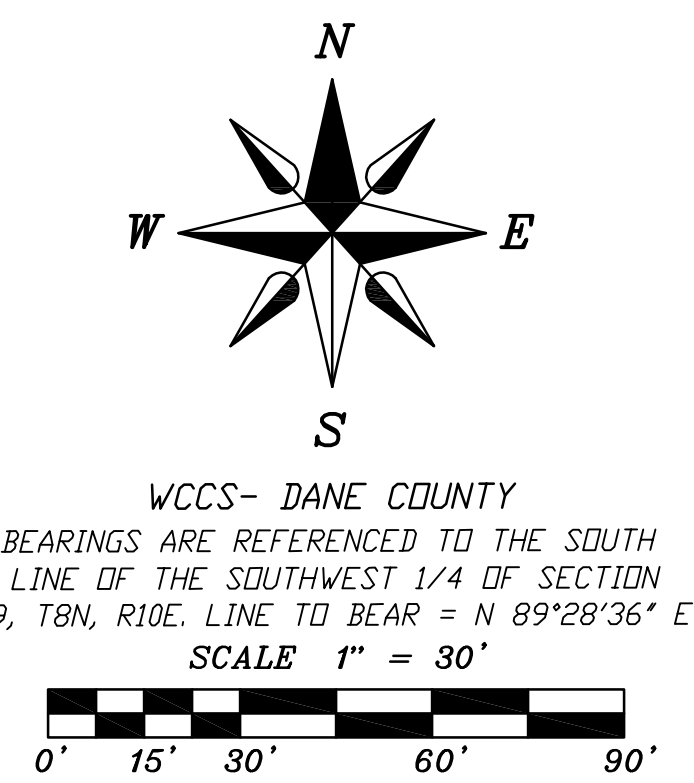
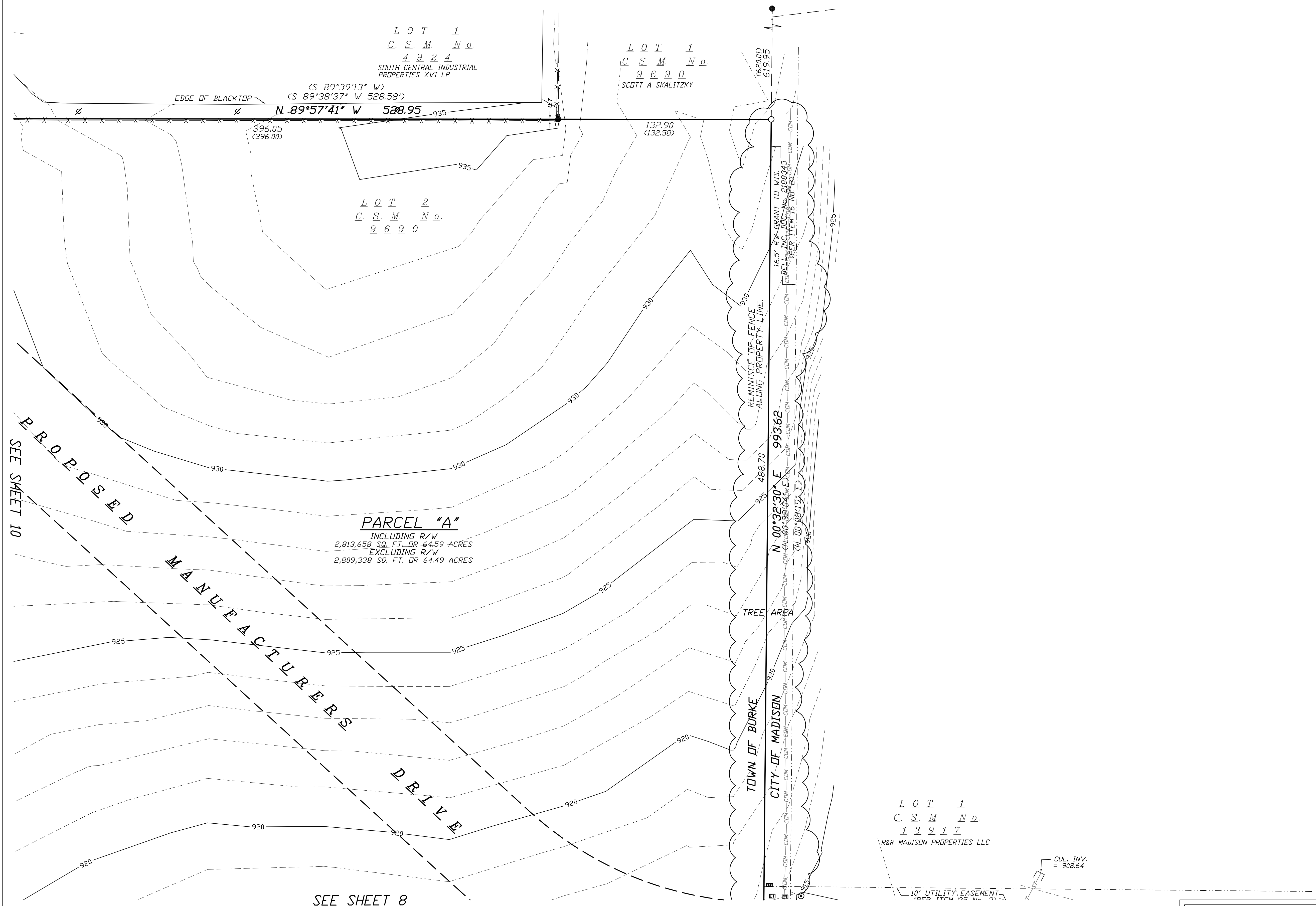
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

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DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	8 OF 13

SEE SHEET 11



WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'

PREPARED FOR:
RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH
IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED
HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN
THE DANE COUNTY CLERKS OFFICE.

NOTES:
1.) SEE SHEET 11 FOR ALL TABLE 'A' NOTES AND SCHEDULE 'B'
PART II EXCEPTIONS FROM TITLE COMMITMENT No.
NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY.
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

SEE SHEET 10

PROPOSED

MANUFACTURERS DRIVE

SEE SHEET 8

SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY
A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	9 OF 13

SEE SHEET 11

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

LOT 1 C.S.M. No. 7441

JORGENSEN INVESTMENTS LLC

S 89°59'50" W 590.83

(S 89°38'37" W 591.11)
(S 89°39'13" W 591.10)

TREE AREA

WETLAND
DELINEATED
HEARTLAND ECOLOGICAL
GROUP INC. ON AUGUST 13, 2018

CATTAIL AREA

LOT 2
C.S.M. No.
9690

PARCEL "A"

INCLUDING R/W
2,813,658 SQ. FT. OR 64.59 ACRES
EXCLUDING R/W
2,809,338 SQ. FT. OR 64.49 ACRES

SEE SHEET 7

NOTES:

1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

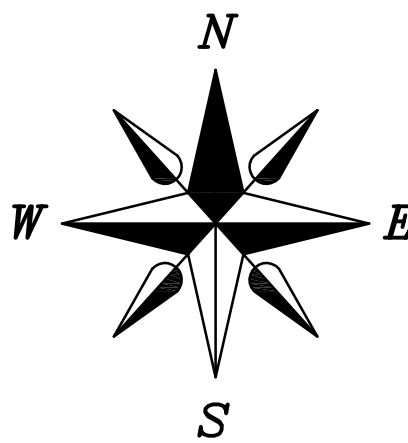
2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:

RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'



SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC

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HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	10 OF 13

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.

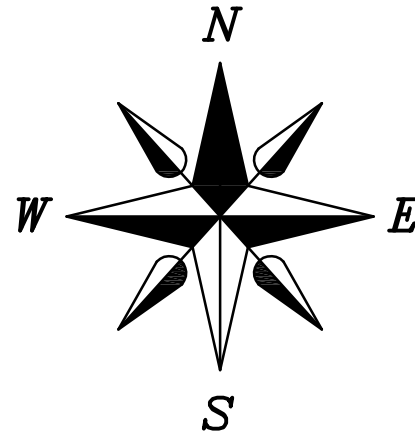
NOTES:

1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

PREPARED FOR:
RUEDERUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOWTAIL DRIVE
MADISON, WI 53704

WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E
SCALE 1" = 30'
0' 15' 30' 60' 90'



DESCRIPTION OF TITLE RECORD:

PARCEL A:
Lot Two (2), Certified Survey Map No. 9690 recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on May 19, 2000, Volume 56 of Certified Survey Maps, Pages 38-42, as Document No. 3214154, located in the Town of Burke, Dane County, Wisconsin. Tax Parcel No: 014/0810-093-8730-0

PARCEL B:
Part of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 6 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin, more fully described as follows:
Commencing at the Southwest corner of said Section 9; thence Easterly along the South line of Section 9, 370.1 feet to the point of beginning of this description; thence Northerly at right angles to the South line of Section 9, 33 feet to an iron stake; thence continue Northerly 137 feet to an iron stake; thence Easterly 160 feet to an iron stake; thence Southerly 137 feet to an iron stake; thence continue Southerly 33 feet to the South line of Section 9; thence Westerly along the South line of Section 9, 160 feet to the point of beginning.
Tax Parcel No: 014/0810-093-8730-0

Corresponding to Schedule B-Section Two of Commitment No. NCS-918579-MAD issued by First American Title Insurance Company with an effective date of July 31, 2018. (REFERRED TO IN MAP AS (No. 1)

12. Notes as disclosed by Certified Survey Map No. 9690.
-ANY FUTURE DEVELOPMENT OF LOT 2 OF C.S.M. No. 9690 WILL NOT INCREASE THE CURRENT RATE OF DRAINAGE ONTO U.S.H. "S1" RIGHT-OF-WAY.
-ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED GREENWAYS OR PUBLIC STREETS.
-ALL LOTS CREATED BY THIS SURVEY ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES REGARDING STORM WATER DETENTION AT THE TIME THEY DEVELOP.
-REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.
-FUTURE DEVELOPMENT AND DEDICATION OF STREETS AND PED-BIKE EASEMENTS OF LOT 2 OF C.S.M. No. 9690 SHALL OCCUR CONSISTANT WITH THE CITY'S PLAN FOR THE HANSON ROAD NEIGHBORHOOD DEVELOPMENT PLAN AND DEVELOPMENT REQUIREMENTS.
-A 15 FOOT PUBLIC PED-BIKE EASEMENT SHALL BE DEDICATED FROM ANDERSON STREET TO THE SOUTH TO A PUBLIC STREET TO BE DEDICATED UPON FURTHER SUBDIVISION AND / OR DEVELOPMENT OF LOT 2.
-THERE WILL BE NO FURTHER DEVELOPMENT OR REDEVELOPMENT ON LOT 2 C.S.M. No. 9690 UNTIL PUBLIC SERVICES ARE AVAILABLE OR UNLESS APPROVED BY THE CITY OF MADISON PLAN COMMISSION.

13. Rights of the public in that portion of the subject premises lying within the limits of Hoepker Road and Anderson Road as disclosed by Certified Survey Map No. 9690. (LOT 2 C.S.M. No. 9690 DOES NOT LIE WITHIN HOEPKER ROAD AND ANDERSON ROAD.

14. Forty-two (42) foot wide highway setback line as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

15. Twelve (12) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

16. Ten (10) foot utility easement as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

17. Fifteen (15) foot wide permanent limited easment for grading and sloping as set forth on Certified Survey Map No. 9690. (SHOWN ON MAP)

18. Well Agreement and conditions contained in instrument recorded June 12, 1953, in Volume 596 of Deeds, Page 202, as Document No. 855339. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

19. Special assessments, fees, or charges owing to Anderson Road Assessment District under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 25, as Document No. 2064570. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

20. Special assessments, fees, or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 31, as Document No. 2064572. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

21. Special assessments, fees, or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments under instrument recorded January 29, 1988, in Volume 11050 of Records, Page 34, as Document No. 2064573. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

22. Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 51 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded March 21, 1956 Volume 289 of Misc. Page 387, Document No. 914742 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

23. Access restricted along Hoepker Road under an instrument recorded March 18, 1957, in Volume 303 of Misc. Page 180, as Document No. 935126. (EFFECTS SUBJECT PROPERTY, BUT C.S.M. No. 9690 HAS RESTRICTED LARGER AREA TO NO VEHICULAR ACCESS.)

24. Private Sewage System Maintenance Agreement recorded August 8, 1990, in Volume 14560 of Records, Page 59, as Document No. 2215895. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

25. Resolution pertaining to Extraterritorial Plat Approval Jurisdiction recorded June 10, 1991, in Volume 16063 of Records, Page 65, as Document No. 2267778. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

26. Well Agreement recorded August 17, 1992, in Volume 19789 of Records, Page 22, as Document No. 2382228. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

27. Special assessments, fees or charges owing to Token Creek Sanitary District recorded September 30, 2002, as Document No. 3556653. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

28. Memorandum of Sign Site Lease recorded March 28, 2013, as Document No. 4973673. (SHOWN ON MAP)

DESCRIPTION OF TITLE RECORD:

PARCEL I:
Lots 1, 2, 3, 4, 8, 9, and 10, Interstate Commerce Park a recorded plat located in the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin.
PARCEL II:
Together with proposed vacated portion of Commerce Park Drive, to be vacated.

Tax Parcel Numbers: 251/0810-093-0201-9, 251/0810-093-0202-7, 251/0810-093-0203-5, 251/0810-093-0204-3, 251/0810-093-0302-5, 251/0810-093-0303-3, and 251/0810-093-0304-1

Corresponding to Schedule B-Section Two of Commitment No. NCS-920504-MAD issued by First American Title Insurance Company with an effective date of August 13, 2018. (REFERRED TO IN MAP AS (No. 2)

13. Finding, Determination and Declaration, relating to controlled-access highway, recorded March 21, 1956 in Volume 289, Page 387, as Document No. 914742. (DOES NOT EFFECT SUBJECT PROPERTY)

14. Resolution Agreement to Control of Access Along Local Street or Highway, recorded March 18, 1957 in Volume 303, Page 181, as Document No. 935127. (DOES NOT EFFECT SUBJECT PROPERTY)

15. Covenant, relating to private sewage system, recorded October 7, 1983 in Volume 5004, Page 88, as Document No. 1804438. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

16. Right-of-Way Grant, to Wisconsin Bell Inc., recorded March 9, 1990 in Volume 13932, Page 34, as Document No. 2188343. (SHOWN ON MAP)

17. Affidavit, relating to Well Abandonment Ordinance and Well Head Protection Ordinance, recorded December 28, 1993 in Volume 26081, Page 43, as Document No. 2559856. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

18. Right-of-Way Underground Electric recorded March 1, 1996 in Volume 32144, Page 10, as Document No. 2741676. (DOESNT EFFECT SUBJECT PROPERTY)

19. Deed Restriction recorded January 21, 2003 as Document No. 3634899. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

20. Agreement to Purchase and Undertake Development of the Interstate Commerce Park between the City of Madison and Gregory A. Rice and John R. Brighan and Rice and Associates and Brigham Woods Corporation and Barbara J. Hoel recorded September 15, 2005 as Document No. 4108256. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

21. Avigation Easement recorded September 22, 2005 as Document No. 4111035. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

22. Deed Restriction recorded September 28, 2005 as Document No. 4113494. (DOES NOT EFFECT SUBJECT PROPERTY)

23. Avigation Easement recorded October 17, 2005 as Document No. 4121457. Correction Affidavit recorded November 2, 2005 as Document No. 4128118. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

24. Declaration Establishing Public Ped-Bike Trail and Landscaping Easement recorded November 29, 2005 as Document No. 4136691. (DOES NOT EFFECT SUBJECT PROPERTY)

25. Easements, setbacks, notes, and all other matters disclosed by Plat of Interstate Commerce Park recorded November 29, 2005 as Document No. 4137450

-30' PUBLIC STORMWATER DRAINAGE EASEMENT (SHOWN ON MAP)
-20' PERMANENT LIMITED PUBLIC GRADING EASEMENT (SHOWN ON MAP)
-AREAS OF NO VEHICULAR ACCESS (SHOWN ON MAP)
-UTILITY EASEMENT(S) (SHOWN ON MAP)

NOTES:
-LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS.
-UTILITY EASEMENTS: ALL UTILITY FACILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND, NO PEDESTALS, TRANSFORMERS OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. STREET LINE UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
-THE DISTURBANCE OF ANY SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32, WISCONSIN STATUTES.

-ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF THE LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

-THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH MADISON GENERAL ORDINANCES.

ACCESS NOTE:
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS TO ANY HIGHWAY WITHIN THE RIGHT-OF-WAY INTERSTATE HIGHWAY "39, 90 & 94"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.93, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.

SETBACK NOTE:
"HIGHWAY SETBACK" THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, WISCONSIN STATUTES.

26. Declaration of Covenants, Conditions, and Restrictions recorded November 30, 2005 as Document No. 4137948. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)

27. Lease, by and between City of Madison and Robert Weichmann, recorded April 28, 2008 as Document No. 4424511. (EFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE)
First Amendment to Lease recorded September 18, 2008 as Document No. 4468535.
Second Notice of Lease Renewal recorded March 4, 2009 as Document No. 4514376.
First Notice of Lease Renewal recorded April 8, 2010 as Document No. 4646771.
Third Notice of Lease Renewal recorded April 12, 2011 as Document No. 4757305.
Second Amendment to Lease recorded August 9, 2011 as Document No. 4782935.
Fourth Notice of Lease Renewal recorded March 8, 2012 as Document No. 4850444.
Fifth Notice of Lease Renewal recorded April 16, 2013 as Document No. 4979163.
Sixth Notice of Lease Renewal recorded April 25, 2014 as Document No. 5065906.
Seventh Notice of Lease Renewal recorded April 17, 2015 as Document No. 5144217.
Eighth Notice of Lease Renewal recorded April 12, 2016 as Document No. 5226528.
Ninth Notice of Lease Renewal and Third Amendment to Lease recorded June 21, 2017 as Document No. 5335138.
Tenth Notice of Lease Renewal and Fourth Amendment to Lease recorded January 30, 2018 as Document No. 5386698.

TABLE A NOTES:

2.) SEE BELOW FOR PROPERTY ADDRESSES.
LANDS DESCRIBED AS PARCEL "B" = 4210 HOEPKER ROAD, MADISON, WI 53704 (PARCEL No. 014/0810-093-8730-0)
-C.S.M. No. 9690 = 4202 HOEPKER ROAD, MADISON, WI 53704 (PARCEL No. 014/0810-093-8730-0)
-LOT 1, INTERSTATE COMMERCE PARK PLAT = 3801 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0201-9)
-LOT 2, INTERSTATE COMMERCE PARK PLAT = 3827 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0202-7)
-LOT 3, INTERSTATE COMMERCE PARK PLAT = 3853 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0203-5)
-LOT 4, INTERSTATE COMMERCE PARK PLAT = 3901 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0204-3)
-LOT 8, INTERSTATE COMMERCE PARK PLAT = 3854 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0302-5)
-LOT 9, INTERSTATE COMMERCE PARK PLAT = 3828 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0303-3)
-LOT 10, INTERSTATE COMMERCE PARK PLAT = 3802 COMMERCE PARK DRIVE, MADISON, WI 53704 (PARCEL No. 251/0810-093-0304-1)

3.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR CITY OF MADISON AND THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, MAP NO. 55025C026H WITH AN EFFECTIVE DATE OF AUGUST 17, 2014.

4.) THE TOTAL GROSS LAND AREA OF THIS PARCEL IS 2,813,658 SQ. FT. OR 64.59 ACRES INCLUDING ROAD RIGHT OF WAY.

5.) ELEVATIONS ARE REFERENCED TO NAVD 88(2012 DATUM) SEE BENCHMARK TALBE ON SHEET 10.

6.) NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.

7.) THERE ARE NO BUILDINGS LOCATED ON THIS PARCEL.

11.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-242-8511 DIGGERS HOTLINE TICKET No. 2018-3001284, 2018-3001333, 2018-3001305, 2018-3001354, 2018-3001399, 2018-3001416, 2018-3001426, 2018-3001438, 2018-3001466, AND 2018-3001483

14.) THIS PROPERTY IS LOCATED AT THE NORTHEAST INTERSECTION OF UNITED STATES HIGHWAY "51" AND HOEPKER ROAD.

16.) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18.) WETLANDS SHOWN ON THIS MAP WERE DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. ON AUGUST 13, 2018.

GENERAL NOTES:

1.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ENGINEER TO FIELD VERIFY ALL ELEVATIONS AND MEASUREMENTS FOR ANY PROPOSED CONNECTIONS TO EXISTING STRUCTURES/SEWER PRIOR TO FINALIZING ANY PLANS FOR CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY FOR SAID CONNECTIONS IF THIS VERIFICATION IS IGNORED.

2.) THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. WILLIAMSON SURVEYING AND ASSOCIATES, LLC DOES NOT WARRANT THE ACCURACY OF THESE POINTS AND BENCHMARKS. THE SURVEYOR SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.

3.) PER C.S.M. No. 4924 (DOCUMENT No. 1932211) IF THE 66 FOOT WIDE STRIP ON LOT 2 C.S.M. No. 9690 BECOMES A PUBLIC STREET, A 25 FOOT CORNER RADIUS SHALL BE DEDICATED TO THE PUBLIC AT THE NORTHWEST CORNER OF LOT 1 C.S.M. No. 4924.

SURVEYORS SEAL



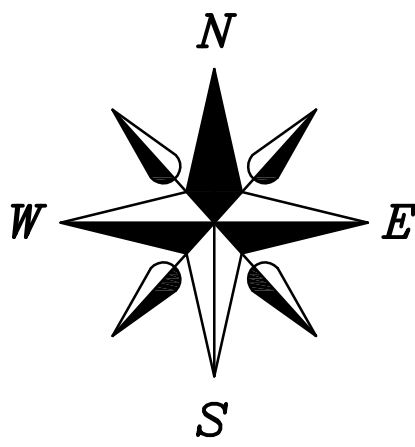
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PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOEPKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18W-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 11, 2019	SHEET	11 OF 13

SEE SHEET 14



WCCS- DANE COUNTY
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION
9, T8N, R10E. LINE TO BEAR = N 89°28'36" E

SCALE 1" = 30'

SEE SHEET 11

HEIGHT LIMITATION ZONING MAP NOTE:
THIS PARCEL IS SUBJECT TO HEIGHT
LIMITATIONS SET FORTH IN THAT CERTAIN MAP
DATED NOVEMBER 5, 1996, ENTITLED HEIGHT
LIMITATION ZONING MAP, DANE COUNTY REGIONAL
AIRPORT, MADISON, WISCONSIN, SAID MAP BEING
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NOTES:
1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B"
PART II EXCEPTIONS FROM TITLE COMMITMENT No.
NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST
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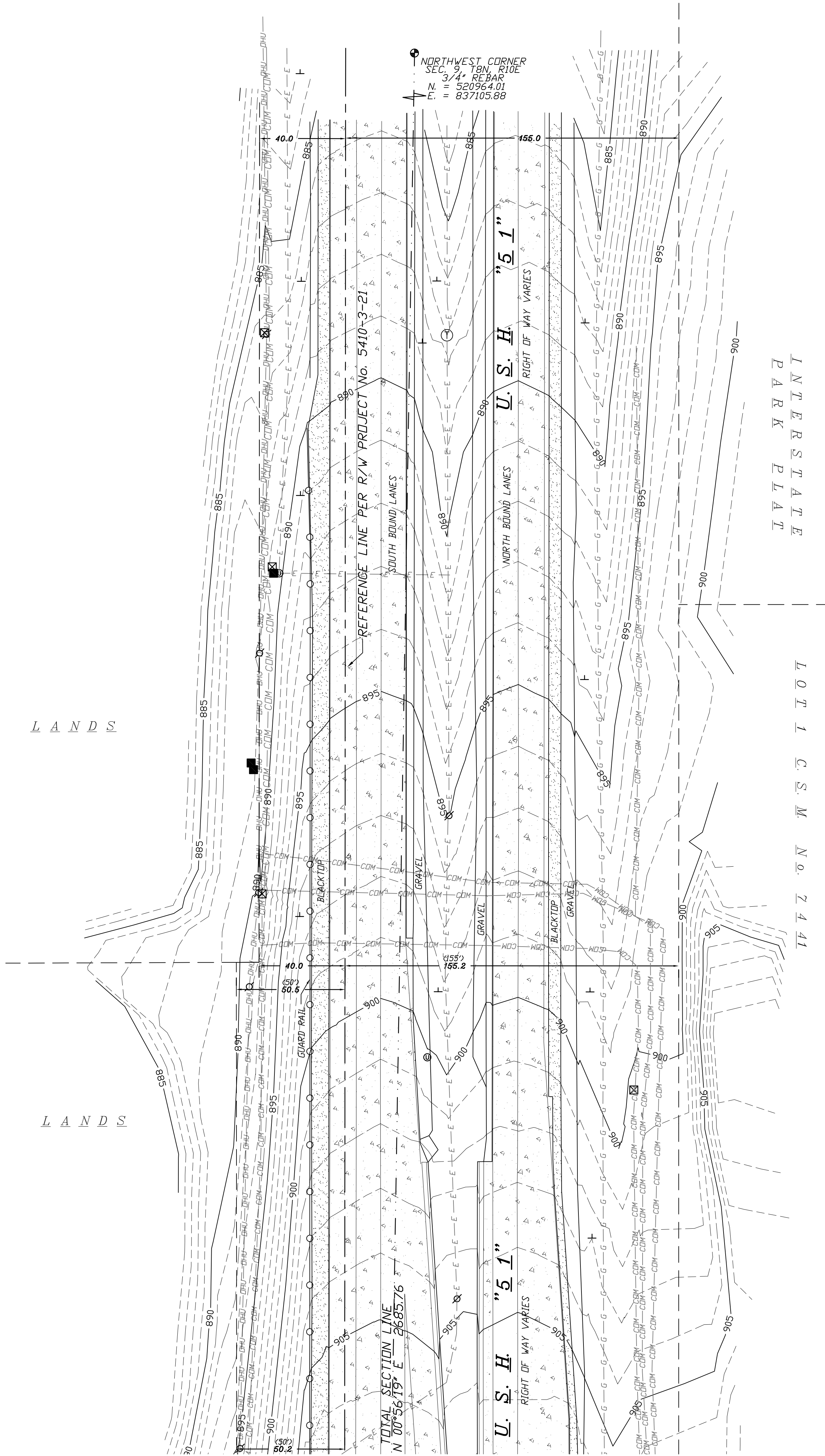


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PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

HOECKER ROAD A.L.T.A./A.C.S.M. SURVEY

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, Town of Burke and the City of Madison, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 3650, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

DATE	AUGUST 20, 2018	DATE	OCTOBER 8, 2018	CHECK BY	N.T.P.
SCALE	1" = 100'	DATE	JANUARY 23, 2019	DRAWING NO.	18V-284
DRAWN BY	NEIL BORTZ	DATE	FEBRUARY 12, 2019	SHEET	12 OF 13



NOTES:

1.) SEE SHEET 11 FOR ALL TABLE "A" NOTES AND SCHEDULE "B" PART II EXCEPTIONS FROM TITLE COMMITMENT No. NCS-918579-MAD AND NCS-920504-MAD ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

2.) SEE SHEET 13 FOR ALL CURVE AND UTILITY TABLES.

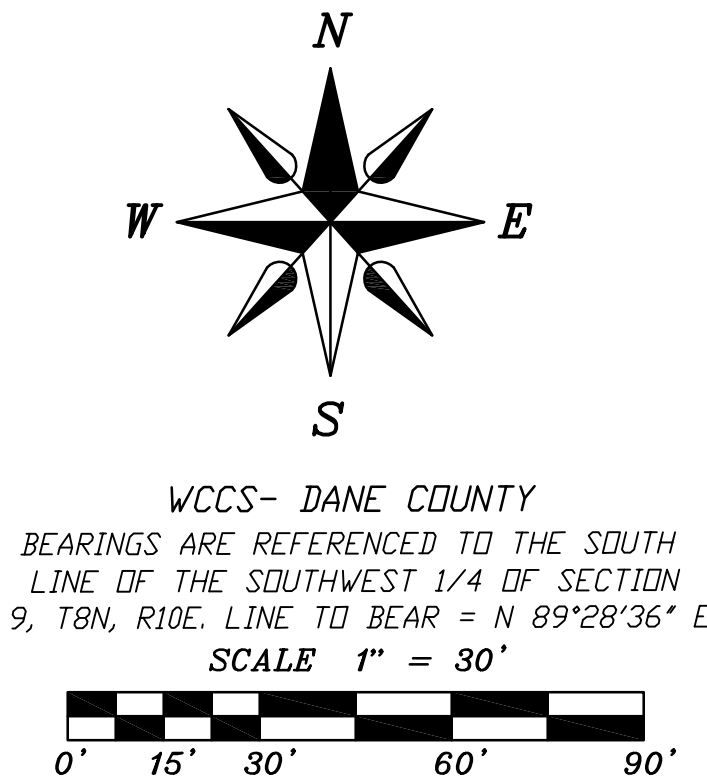
STORM SEWER INLETS

STRUC. ID	FLOW	INVERT	ELEVATION	SIZE
INT-1	901.31'	NORTH	899.46'	12"
INT-2	908.26'	NORTH	905.36'	12"
INT-3	911.78'	NORTH	908.38'	12"
INT-4	914.18'	NORTH	911.33'	12"
INT-5	938.51'	NORTH	932.46'	12"
INT-6	945.46'	EAST	940.16'	24"
		WEST	940.91'	12"
INT-7	945.40'	EAST	941.30'	12"
		WEST	941.35'	12"
INT-8	945.66'	EAST	941.76'	12"
INT-9	944.49'	WEST	942.24'	12"
INT-10	944.53'	EAST	941.93'	12"
		WEST	942.03'	18"
		SOUTH	941.73'	24"
INT-11	944.56'	EAST	942.51'	18"
		WEST	942.41'	18"
INT-12	945.15'	NORTH	942.15'	24"
		SOUTH	942.05'	24"
INT-13	944.94'	NORTH	942.00'	24"
		SOUTH	941.94'	24"
INT-14	945.02'	EAST	940.67'	24"
BDX INT-15	940.49'	EAST	940.06'	30"x18"
INT-16	941.38'	SOUTH	937.76'	36"x24"
		NORTH	937.72'	24"
		WEST	938.43'	15"
INT-17	914.77'	SOUTH	COVERED BY FABRIC	
INT-18	914.75'	NORTH	COVERED BY FABRIC	
		EAST	COVERED BY FABRIC	
INT-19	911.24'	NORTH	COVERED BY FABRIC	
		WEST	COVERED BY FABRIC	
		EAST	COVERED BY FABRIC	
INT-20	911.10'	SOUTH	907.05'	15"
		NORTH	907.30'	15"
INT-21	907.98'	WEST	COVERED BY FABRIC	
INT-22	922.95'	SOUTH	920.25'	12"
		EAST	920.45'	10"
INT-23	923.03'	WEST	920.58'	10"
INT-24	923.05'	NORTH	919.95'	15"
		EAST	920.00'	12"
INT-25	923.09'	WEST	920.29'	12"
INT-26	918.39'	WEST	915.47'	12"
INT-27	918.31'	EAST	915.44'	12"
		NORTH	915.41'	12"

SEE SHEET 12

HEIGHT LIMITATION ZONING MAP NOTE:

THIS PARCEL IS SUBJECT TO HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED NOVEMBER 5, 1996, ENTITLED HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, SAID MAP BEING ON FILE IN THE DANE COUNTY CLERKS OFFICE.



PREPARED FOR:

RUEDEBUSCH DEVELOPMENT
AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

STORM SEWER MANHOLES

STRUC. ID	RIM	INVERT	ELEVATION	SIZE
STM MH-1	907.58'	EAST	904.22'	36"x18"
		WEST	904.20'	36"x18"
STM MH-2	908.74'	EAST	904.82'	36"x18"
		WEST	904.83'	36"x18"
		SOUTH	905.09'	12"
STM MH-3	911.28'	EAST	906.58'	36"x18"
		WEST	906.61'	36"x18"
STM MH-4	912.55'	EAST	907.64'	36"x18"
		WEST	907.68'	21"
		SOUTH	907.90'	12"
STM MH-5	914.87'	EAST	910.47'	21"
		WEST	910.52'	21"
		SOUTH	910.82'	12"
STM MH-6	917.24'	EAST	912.34'	21"
		SW	913.09'	15"
STM MH-7	917.36'	NE	912.51'	15"
		SOUTH	912.56'	15"
STM MH-8	944.49'	NE	938.89'	24"
		WEST	938.94'	24"
STM MH-9	923.34'	SOUTH	919.34'	15"
		NORTH	919.84'	12"
		WEST	918.39'	15"
STM MH-10	918.20'	NORTH	911.40'	24"
		WEST	914.50'	12"
		EAST	914.30'	12"
		SOUTH	914.50'	12"
STM MH-11	907.69'	SOUTH	901.19'	30"
		NORTH	900.99'	30"
STM MH-12	922.59'	EAST	916.37'	15"
		NORTH	916.32'	15"
STM MH-13	895.56'	WEST	892.01'	37"
		EAST	891.97'	37"
STM MH-14	892.28'	SOUTH	888.23'	15"
		EAST	888.18'	15"

NOTE

STM MH-7 IS UNDER CONSTRUCTION AND RIM IS SUBJECT TO CHANGE.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA	TANGENT BEARING
C1	418.28	(N 75°03'34" V 61.31) N 74°40'57" W 61.14	(61.37) 61.19	(08°24'22") 08°22'55"	(S 79°15'45" E) N 78°52'24" W

SANITARY SEWER MANHOLES

STRUC. ID	RIM	INVERT	ELEVATION	SIZE
SAN MH-1	906.18'	WEST	894.25'	8"
SAN MH-2	915.22'	EAST	903.12'	8"
SAN MH-3	917.00'	WEST	905.95'	10"
		SOUTH	905.90'	10"
SAN MH-4	919.13'	BOTTOM	911.03'	10"
SAN MH-5	922.91'	NORTH	914.21'	10"
		WEST	914.66'	10"
		SOUTH	914.41'	8"
SAN MH-6	918.70'	NORTH	904.95'	10"
		SOUTH	904.98'	10"
SAN MH-7	909.49'	NORTH	898.77'	10"
		SOUTH	898.87'	10"
SAN MH-8	923.43'	WEST	915.98'	10"
		EAST	916.03'	10"
SAN MH-9	895.59'	NORTH	880.12	8"
		SOUTH	880.89'	8"
SAN MH-10	895.52'	NORTH	879.84'	8"
		WEST	879.80'	8"
SAN MH-11	894.78'	WEST	879.48'	8"
		SE	879.43'	8"
SAN MH-12	894.56'	NW	879.09'	8"
		EAST	879.05'	8"
SAN MH-13	897.36'	SOUTH	885.99'	8"
		EAST	886.06'	8"
		WEST	886.13'	8"
SAN MH-14	899.95'	NORTH	885.24'	8"
SAN MH-15	921.31'	EAST	915.52'	8"

NOTE

SAN MH-3 IS UNDER CONSTRUCTION AND RIM IS SUBJECT TO CHANGE.

CONTROL POINTS:

CP-#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	517402.28	837009.24	926.45	3/4" REBAR
CP-2	516528.57	837010.44	944.50	3/4" REBAR
CP-3	516053.40	836995.38	951.88	3/4" REBAR
CP-4	515480.35	837167.28	944.77	3/4" REBAR
CP-5	515613.72	837632.74	928.31	3/4" REBAR
CP-6	515577.42	838066.29	916.23	3/4" REBAR
CP-7	515565.21	838647.31	905.65	3/4" REBAR
CP-8	516614.00	838729.85	906.33	CUT "X"
CP-9	517118.18	838489.59	913.08	60"D NAIL
CP-10	518334.80	838035.79	918.37	3/4" REBAR
CP-11	518327.57	837791.40	924.21	3/4" REBAR

ELEVATION BENCHMARKS

HYDRANT	ELEVATION	DESCRIPTION
HYD-1	909.38'	SOUTH R/W HOECKER ROAD
HYD-2	919.35'	SOUTH R/W HOECKER ROAD
HYD-3	931.89'	SOUTH R/W HOECKER ROAD
HYD-4	918.50'	NORTH R/W MANUFACTURERS' DRIVE
HYD-5	926.38'	NORTH R/W ANDERSON ROAD

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

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