



SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****
 This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

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

If a Plat, Proposed Subdivision Name: _____

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

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

2. Applicant Information.

Name of Property Owner: Cuna Mutual Investment Corporation Representative, if any: _____

Street Address: 5910 Mineral Point Road City/State: Madison, WI Zip: 53705

Telephone: (608) 238-5851 Fax: () Email: _____

Firm Preparing Survey: D'Onofrio Kottke & Assoc Contact: Ron Klaas

Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717

Telephone: (608) 833-7530 Fax: () Email: rklaas@donofrio.cc

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

3a. Project Information.

Parcel Addresses (note town if located outside City) : 6001 Mineral Point Rd. and 6102 Odana Road

Tax Parcel Number(s): 0708-251-0605-2, 0708-251-0606-0

Zoning District(s) of Proposed Lots: SE, MXC School District: Madison

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

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

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

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

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

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	3		60.1
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	3		60.1

OVER →

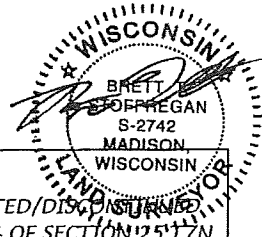
5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

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

Applicant's Printed Name Ron Klaas **Signature** 
Date 10/25/19 **Interest In Property On This Date** Representative



CERTIFIED SURVEY MAP

LOT 2 AND PART OF LOT 3, CERTIFIED SURVEY MAP NO. 4896 AND PART OF VACATED/DISCONTINUED RESEARCH PARK BOULEVARD, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N, R8E AND IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

10/24/16

M1
NORTHWEST CORNER OF SEC. 30-7-9
FOUND ALUMINUM MONUMENT
N: 477775.19
E: 794780.36

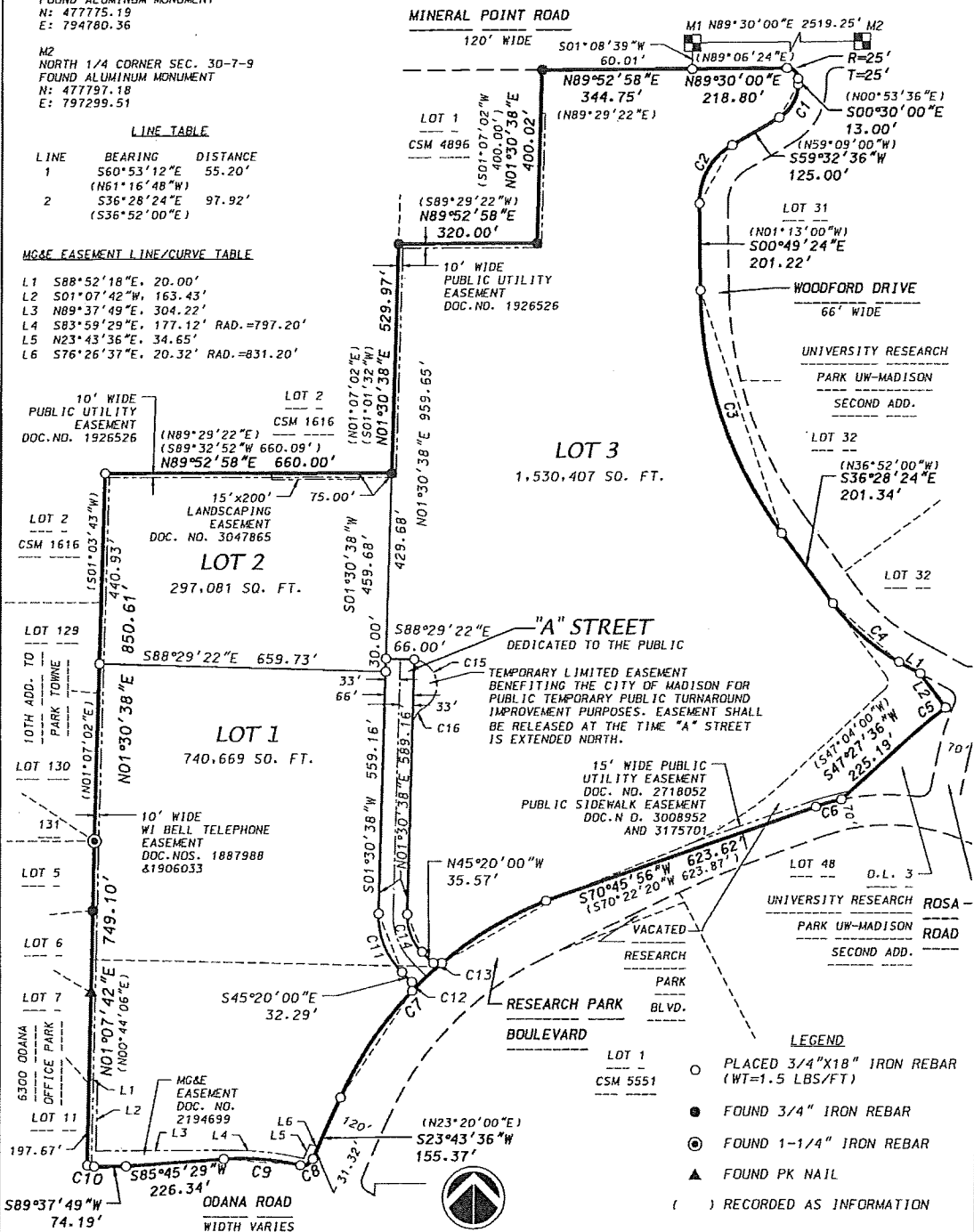
M2
NORTH 1/4 CORNER SEC. 30-7-9
FOUND ALUMINUM MONUMENT
N: 477797.18
E: 797299.51

LINE TABLE

LINE	BEARING	DISTANCE
1	S60°53'12"E	55.20'
	(N61°16'48"W)	
2	S36°28'24"E	97.92'
	(S36°52'00"E)	

M&E EASEMENT LINE/CURVE TABLE

L1	S88°52'18"E	20.00'
L2	S01°07'42"W	163.43'
L3	N89°37'49"E	304.22'
L4	S83°59'29"E	177.12' RAD.=797.20'
L5	N23°43'36"E	34.65'
L6	S76°26'37"E	20.32' RAD.=831.20'



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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
0 300
Scale 1" = 300'

DATE: October 24, 2016
F.N.: 16-07-113
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

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LOT 2 AND PART OF LOT 3, CERTIFIED SURVEY MAP NO. 4896 AND PART OF VACATED/DISCONTINUED RESEARCH PARK BOULEVARD, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N, R8E AND IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

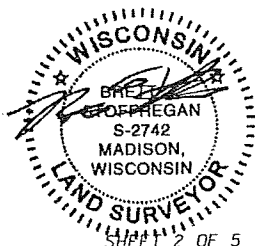
CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		87.00	87.06	91.17	S29°31'18"W (N29°07'42"E)	60°02'36"	
2		153.00	153.85	161.20	S29°21'36"W (N28°58'00"E)	60°22'00"	
3		966.00	591.41	601.05	S18°38'54"E (N19°02'30"W)	35°39'00"	
4		483.00	204.25	205.80	S48°40'48"E (N49°04'24"W)	24°24'48"	
5		940.00	94.64 (94.63)	94.68 (94.67)	S50°20'44"W (N49°57'07"E)	05°46'16"	IN-S53°13'52"W (N52°50'14"E)
6		510.04	62.10	62.14	S74°15'21"W (N73°51'45"E)	06°58'50"	IN-S77°44'46"W
7		860.00	686.38	706.05	S47°14'46"W	47°02'20"	
	3	860.00	313.35	315.11	S60°16'07"W	20°59'38"	
	ROW	860.00	94.41	94.45	S46°37'31"W	06°17'34"	
	1	860.00	295.01	296.48	S33°36'10"W	19°45'08"	
8		25.00	31.93	36.64	S63°25'11"W	79°23'10"	IN-S23°43'36"W
9		590.00	178.03	178.71	N85°33'52.5"W	17°21'17"	IN-N76°53'14"W
10		299.00	16.32	16.32	N82°10'30"W	03°07'40"	IN-N83°44'20"W OUT-N80°36'40"W
11		183.00	145.48	149.62	S21°54'41"E	46°50'38"	
12		15.00	20.99	23.25	S00°55'38"E	88°48'44"	OUT-S43°28'44"W
13		15.00	20.25	22.23	N87°46'51"W	84°53'42"	IN-S49°46'18"W
14		117.00	93.01	95.66	N21°54'41"W	46°50'38"	
15		60.00	114.02	150.44	S10°55'18"E	143°39'24"	IN-S82°45'00"E
16		50.00	49.54	51.83	S31°12'31"W	59°23'46"	IN-S60°54'24"W

NOTES

- Notes on Certified Survey Map No. 4896
 - If these lands are rezoned and developed residentially in the future, a park fee will be assessed at the prevailing rate.
 - Woodford Dr. is centered on an existing median break on Mineral Point Road.
 - Lot 2 cannot be developed until all public services are available.
 - Prior to installation or placement of any equipment, facility or other utility installation which is, at or above grade within easements hereon, University of Wisconsin Board of Regent Design Review Board approval shall be obtained.
- This Certified Survey Map is subject to the following recorded instruments:
 - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 1926527; amended by Doc. No. 2195721
 - Declaration of Conditions and Covenants for Certified Survey Map No. 4896 recorded as Doc. Nos. 1926724 and 1926725.
 - Restrictions set forth in Warranty Deed recorded as Doc. No. 1930444.
 - Building setback lines set forth in Doc. No. 1926526; released by Doc. No.
 - Public Utility Easements set forth in Doc. No. 1926526; partially released by Doc. No.
 - Public Bicycle and Sidewalk Easements set forth in Doc. No. 1926526; released by Doc. No.
 - Lands reserved Underground Utility and Public Street grading purposes set forth in Doc. No. 1926526; released by Doc. No.
 - 16' wide strip of land reserved for possible future roadway purposes and temporary construction easement set forth in Doc. No. 1926526; released by Doc. No.
 - 30' wide Access Easement set forth in Doc. No. 1926526; released by Doc. No.

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 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



DATE: October 24, 2016
 F.N.: 16-07-113
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2 AND PART OF LOT 3, CERTIFIED SURVEY MAP NO. 4896 AND PART OF VACATED/DISCONTINUED RESEARCH PARK BOULEVARD, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N, R8E AND IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Staffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below. I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 2 and part of Lot 3, Certified Survey Map No. 4896 and part of Research Park Boulevard discontinued/vacated by the City of Madison, Resolution Number 42 and 412, Doc. No. 2694680, located in the NE1/4 and the SE1/4 of the NE1/4 of Section 25, T7N, R8E and in the NW1/4 and the SW1/4 of the NW1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 30: thence S01°08'39"W, 66.01 feet to a point on the South right-of-way line of Mineral Point Road, also being the point of beginning; thence N89°30'00"E, 218.80 feet along said South line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25 feet and a central angle of 90°00'00" to a point on the Westerly right-of-way line of Woodford Drive; thence S00°30'00"E, 13.00 feet along said Westerly line to a point of curve; thence Southwesterly along said Westerly line along a curve to file right which has a radius of 87.00 feet and a chord which bears S29°31'18"W, 87.06 feet; thence S59°32'36"W, 125.00 feet along said Westerly line to a point of curve; thence Southwesterly along said Westerly line along a curve to the left which has a radius of 153.00 feet and a chord which bears S29°21'36"W, 153.85 feet; thence S00°49'24"E, 201.22 feet along said Westerly line to a point of curve; thence Southeasterly along said Westerly line along a curve to the left which has a radius of 966.00 feet and a chord which bears S18°38'54"E, 591.41 feet; thence S36°28'24"E, 201.34 feet along said Westerly line to a point of curve; thence Southeasterly along said Westerly line along a curve to the left which has a radius of 483.00 feet and a chord which bears S48°40'48"E, 204.25 feet; thence S60°53'12"E, 55.20 feet along said Westerly line to the most Northerly corner of Outlot 3, University Research Park University of Wisconsin-Madison Second Addition; thence S36°28'24"E, 97.92 feet along the Westerly line of said Outlot 3 to a point of curve; thence Southwesterly along said Westerly line along a curve to the left which has a radius of 940.00 feet and a chord which bears S50°20'44"W, 94.64 feet; thence S47°27'36"W, 225.19 feet along said Westerly line to a point on the Northwesterly right-of-way line of Research Park Boulevard also being a point of curve; thence Westerly along said Northwesterly line along a curve to the left which has a radius of 510.04 feet and a chord which bears S74°15'21"W, 62.10 feet; thence S70°45'56"W, 623.62 feet along said Northwesterly line to a point of curve; thence Southwesterly along said Northwesterly line along a curve to the left which has a radius of 860.00 feet and a chord which bears S47°14'46"W, 686.38 feet; thence S23°43'36"W, 155.37 feet along said Northwesterly line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S63°25'11"W, 31.93 feet to a point of reverse curve on the Northerly right-of-way line of Odana Road; thence Westerly along said Northerly line along a curve to the left which has a radius of 590.00 feet and a chord which bears N85°33'52.5"W, 178.03 feet; thence S85°45'29"W, 226.34 feet along said Northerly line; thence S89°37'49"W, 74.18 feet along said Northerly line to a point of curve; thence Westerly along said Northerly line along a curve to the right which has a radius of 299.00 feet and a chord which bears N82°10'30"W, 16.32 feet to a point on the East line of Lot 11, 6300 Odana Office Park; thence N01°07'42"E, 749.10 feet to the Northeast corner of Lot 5, 6300 Odana Office Park also being the Southeast corner of Lot 131, Tenth Addition to Park Towne; thence N01°30'38"E, 850.61 feet along the East lines of Tenth Addition to Park Towne and Lot 2, Certified Survey Map No. 1616; thence N89°52'58"E, 660.00 feet along the South line of said Lot 2; thence N01°30'38"E, 529.97 feet along the East line of said Lot 2 to the Southwest corner of Lot 1, Certified Survey Map No. 4896; thence N89°52'58"E, 320.00 feet to the Southeast corner of said Lot 2; thence N01°30'38"E, 400.02 feet to the Northeast corner of said Lot 2, also being on the Southerly right-of-way line of Mineral Point Road; thence N89°52'58"E, 344.75 feet along said Southerly line to the point of beginning. Containing 2,618,374 square feet (60.110 acres).

Dated this 24th day of October, 2016.


 Brett T. Staffregan, Professional Land Surveyor S-2742



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DATE: October 24, 2016
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 C. S. M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2 AND PART OF LOT 3, CERTIFIED SURVEY MAP NO. 4896 AND PART OF VACATED/DISCONTINUED RESEARCH PARK BOULEVARD, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N, R8E AND IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

CUNA Mutual Investment Corporation, a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

CUNA Mutual Investment Corporation, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said CUNA Mutual Investment Corporation has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2016.

CUNA Mutual Investment Corporation

STATE OF WISCONSIN)
COUNTY OF DANE JS.S.

Personally came before me this _____ day of _____, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

CUNA Mutual Insurance Society, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said CUNA Mutual Insurance Society has caused these presents to be signed this _____ day of _____, 2016.

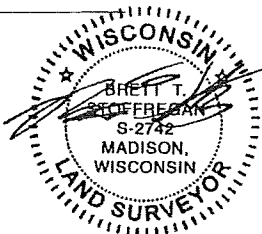
CUNA Mutual Insurance Society

STATE OF WISCONSIN)
COUNTY OF DANE JS.S.

Personally came before me this _____ day of _____, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires _____

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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2016 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 2016.

Maribeth L. Witzel- Behl, City Clerk
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

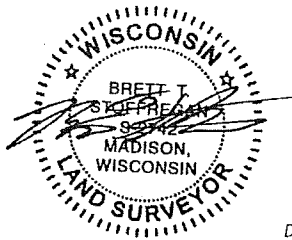
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2016 at _____ o'clock _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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