



April 19, 2018

City of Madison Board of Public Works
Room 108 (Parks Conference Room)
City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: Certified Survey Map for the redivision of Lot 2 of CSM 14573 and Lots 21-23 and 32-34 (merged into Lot 1) in the Center for Industry and Commerce

Dear Board of Public Works:

We are writing you regarding the Certified Survey Map (CSM) being approved to redivide the above-reference property into a larger Lot 34, 33 and 32 (merged into Lot 1) (a copy of which is attached) and to request that you waive the requirement relating to this CSM that the existing special assessments against this be paid in full.

We request that the outstanding special assessments for the street and utility installations be re-configured for Lot 1 and Lot 2 based on the lineal frontage and square footage of each Lot. Per calculations (assessing as if corner is 90° angle), the new lineal frontage (along John Wall Drive) is as follows: Lot 1 - 773.08'; and Lot 2 - 435.90'. The square footage for Lot 1 is 408,966, and for Lot 2 is 272,753.

The final assessments will be paid either in a lump sum or through an installment plan once the final assessment bill is received from the Ronald Reagan, John Wall Drive and Merchant Street Assessment District – 2017 City construction project.

We understand that this matter will be on the agenda for the Board of Public Works meeting on May 2, 2018. We hope that the Board agrees to grant our request. Please let us know if you have any questions.

Respectfully,

Motion W Industrial, LLC

A handwritten signature in black ink, appearing to read "J. Wagner", is written over a horizontal line.

Joseph Wagner, Managing Member

cc: Andy Zwieg – City Eng. (via e-mail – azwieg@cityofmadison.com)

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14573 AND LOTS 21-23 AND 32-34 IN THE CENTER FOR INDUSTRY & COMMERCE, BEING A SUBDIVISION IN PART OF THE SOUTHEAST ¼ AND NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWN 8 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

- INDICATES IRON ROD FOUND - 1-1/4" DIA. UNLESS OTHERWISE NOTED
- INDICATES 1 INCH DIA. IRON PIPE, FOUND
- INDICATES 1 INCH DIA. IRON PIPE, SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

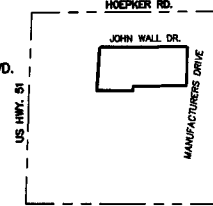
ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 16-08-10 AS S 01°34'28" W, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997).

ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

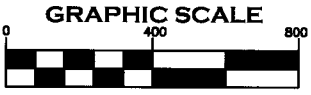
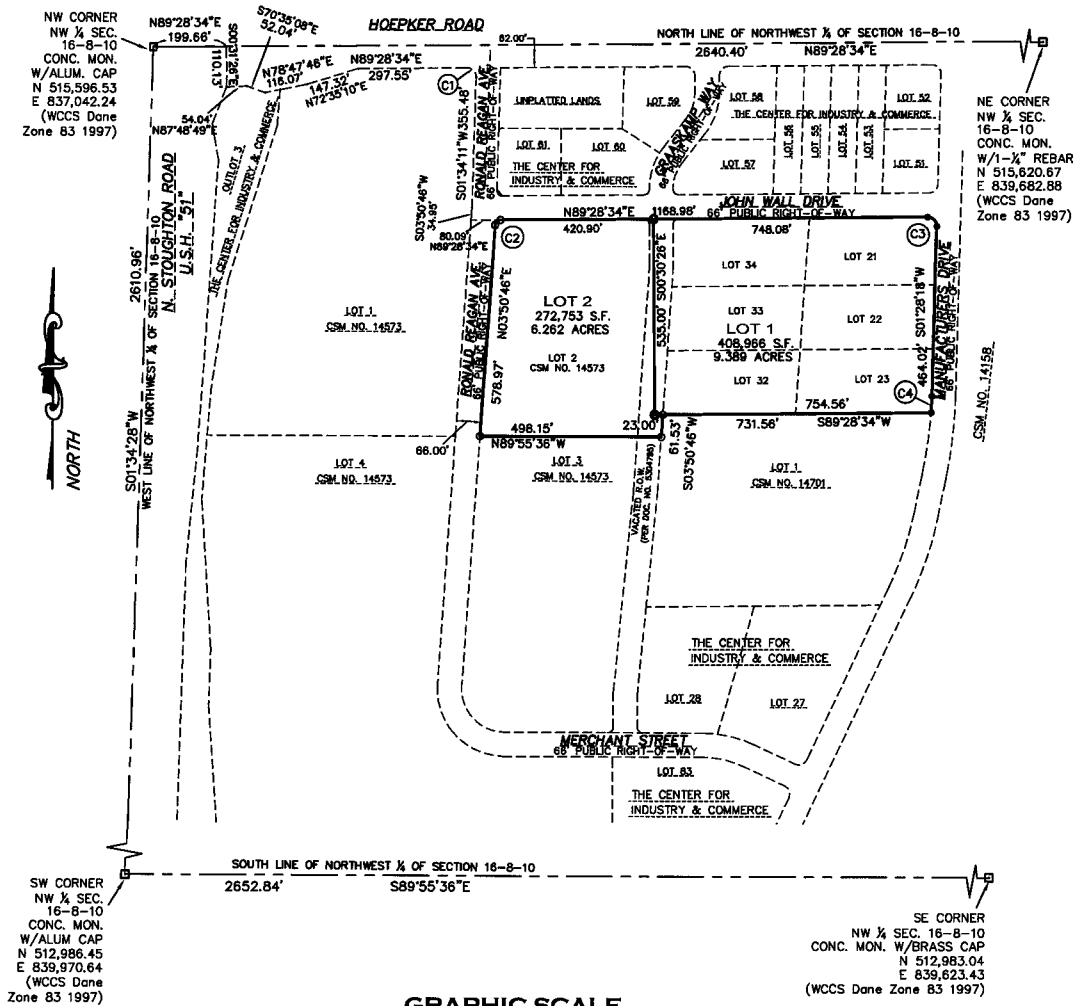
SEE SHEETS 2 FOR ADDITIONAL PARCEL AND EASEMENT DETAILS.

OWNER:
CITY OF MADISON
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53703

SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312



VICINITY MAP
NW ¼ OF SEC. 16-8-10
1" = 2000'



OFFICE OF THE REGISTER OF DEEDS DANE CO., WISCONSIN
RECEIVED FOR RECORDING ON _____, 20__ AT _____
AND RECORDED AS MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

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- INDICATES IRON ROD FOUND - 1-1/4" DIA. UNLESS OTHERWISE NOTED
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, FOUND.
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 3.65 LBS PER LINEAL FOOT, SET

OWNER:
CITY OF MADISON
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53703

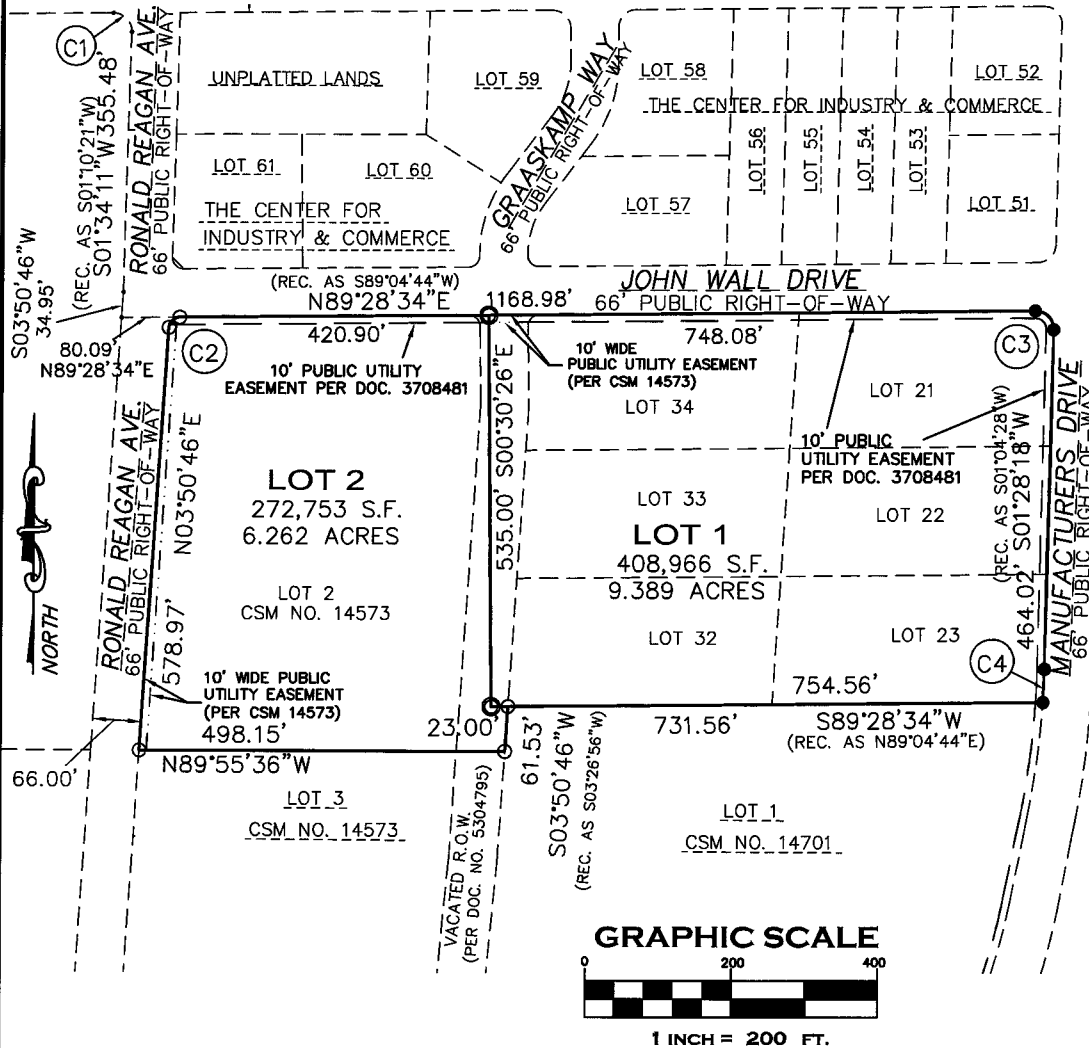
SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
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9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312

--- PUBLIC UTILITY EASEMENT (SEE NOTES ON SHEET 4) *DIMENSIONS UNLESS OTHERWISE NOTED

CURVE	ARC	RAD.	CHRD.	CH. BRG.	CENT. ANGLE
C1	40.18'	25.00'	36.00'	S44°28'38"E	97°05'40"
C2	22.42'	15.00'	20.39'	N46°39'13"E	85°37'46"
C3	40.14'	25.00'	35.97'	S44°31'34"E	91°59'44"
C4	45.47'	1134.00'	45.47'	S02°37'12"W	02°37'12"

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 16-08-10 AS S 01°34'28" W, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997).

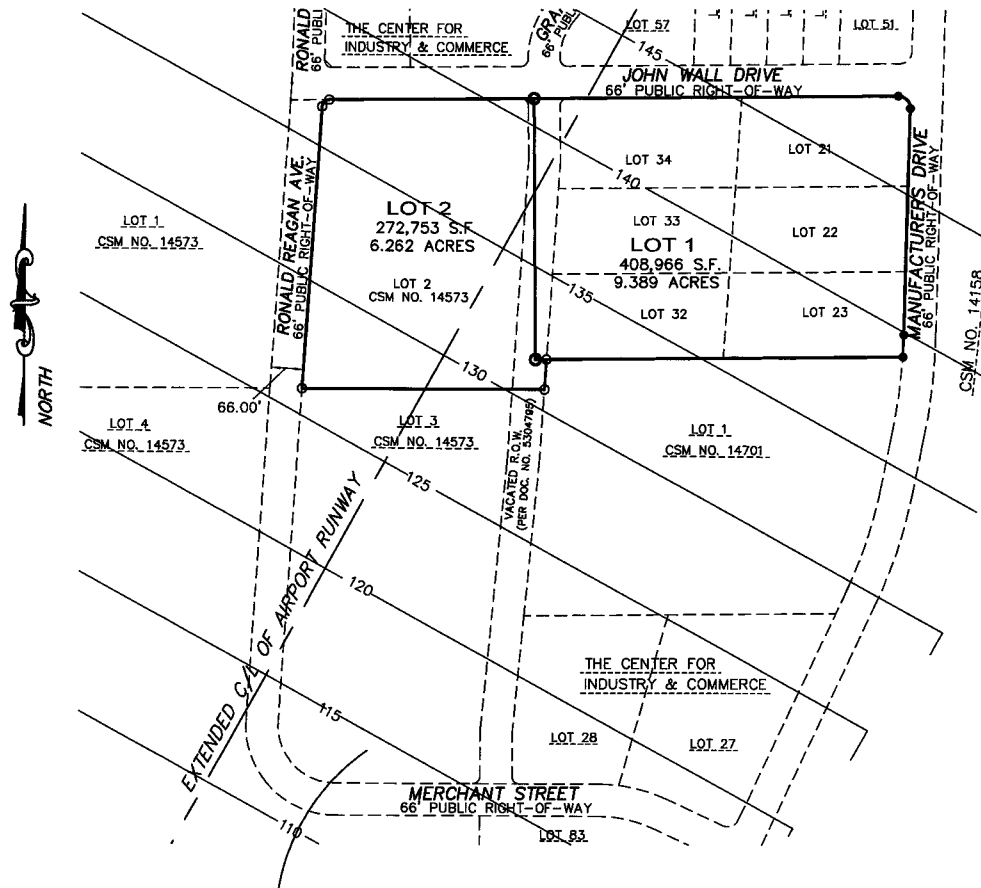


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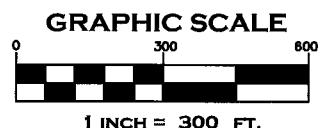
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AVIGATION EASEMENT



ELEVATION CONTOURS FOR AVIGATION EASEMENT TO DANE COUNTY. SEE NOTE NO. 1, PG. 4
 OBSTRUCTIONS NOT ALLOWED ABOVE THESE ELEVATIONS AS SHOWN. ADD 845.6 TO CONVERT THESE ELEVATIONS TO MEAN SEA LEVEL.



MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGE _____

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NOTES

NOTES FROM THE CENTER FOR INDUSTRY & COMMERCE SUBDIVISION PLAT:

1) ALL LOTS, OUTLOTS AND AREAS DEDICATED TO THE PUBLIC ARE SUBJECT TO AN AVIGATION EASEMENT TO DANE COUNTY AS PER DOCUMENT NUMBER 2794376, DANE COUNTY REGISTER OF DEEDS. SEE CONTOURS AS SHOWN ON THIS MAP. SEE SHEET 3 FOR EASEMENT DETAILS.

2) THE PROPOSED LOTS OF THIS PROPOSED LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

3) ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.

4) ALL LOTS SHALL SUBMIT A STORMWATER INFILTRATION PLAN TO THE CITY ENGINEER PRIOR TO OBTAINING A BUILDING PERMIT.

5) THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS IN WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

6) PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

OTHER CSM NOTES:

7) LANDS WITHIN THIS CSM BENEFIT FROM DECLARATION OF EASEMENTS PER DOCUMENT NUMBER 3671349.

8) LANDS WITHIN THIS CSM ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NUMBER 3677132, AMENDED BY DOCUMENT NUMBERS 4023951 AND 5344856 AND DECLARANT RIGHTS ASSIGNED BY DOCUMENT NUMBERS 5007196 AND 5344856.

9) LANDS WITHIN THIS CSM ARE SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBERS 3867640 AND 3867641.

Drainage note

All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat/certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat/certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

The intra-block drainage easement 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 the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

MAP NO. _____

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SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO, 14573 AND LOTS 21-23 AND 32-34 IN THE CENTER FOR INDUSTRY & COMMERCE, BEING A SUBDIVISION IN PART OF THE SOUTHEAST ¼ AND NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWN 8 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N 89°28'34" E ALONG THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 16, 199.66 FEET; THENCE S 00°31'26" E 110.13 FEET; THENCE N 87°48'49" E 54.04 FEET; THENCE S 70°35'08" E 52.04 FEET; THENCE N 78°47'46" E 116.07 FEET; THENCE N 72°35'10" E 147.32 FEET; THENCE N 89°28'34" E 297.55 FEET; THENCE SOUTHEASTERLY 40.18 FEET ALONG THE ARC OF A CURVE OF RADIUS 25.00 FEET, WHOSE CENTER LIES TO THE WEST AND WHOSE CHORD BEARS S 44°28'38" E 36.00 FEET; THENCE S 01°34'11" W 355.48 FEET; THENCE S 03°50'46" W 34.95 FEET; THENCE N 89°28'34" E 80.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 89°28'34" E 1168.98 FEET; THENCE 40.144 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 15.00 FEET, WHOSE CENTER LIES TO THE WEST, WHOSE CHORD BEARS S 44°31'34" E 35.97 FEET; THENCE S 01°28'18" W 464.02 FEET; THENCE 45.47 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 1134.00 FEET, WHOSE CENTER LIES TO THE WEST, WHOSE CHORD BEARS S 02°37'12" W 45.47 FEET; THENCE S 89°28'34" W 731.56 FEET; THENCE S 03°50'46" W 61.53 FEET; THENCE N 89°55'36" W 498.15 FEET; THENCE N 03°50'46" E 578.97 FEET THENCE NORTHEASTERLY 22.42 FEET ALONG THE ARC OF A CURVE OF RADIUS 15.00 FEET, WHOSE CENTER LIES TO THE WEST AND WHOSE CHORD BEARS N 46°39'13" E 20.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 681,719 SQUARE FEET OR 15.6501 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE CITY OF MADISON, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 37 OF THE CITY OF MADISON GENERAL ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS _____ DAY OF _____, 20__.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

MAP NO. _____

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OWNER'S CERTIFICATE

The City of Madison, a Wisconsin municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the lands described on this CSM to be surveyed, divided, mapped and dedicated as represented on this CSM.

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed by PAUL R. SOGLIN, _____ Mayor, and MARIBETH WITZEL-BEHL, City Clerk and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

PAUL R. SOGLIN, Mayor

MARIBETH WITZEL-BEHL, City Clerk

State of Wisconsin)
County of Dane) SS

Personally came before me this _____ day of _____, 20____, the above-named PAUL R. SOGLIN, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

State of Wisconsin)
County of Dane) SS

Personally came before me this _____ day of _____, 20____, the above-named MARIBETH WITZEL-BEHL, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

PLANNING COMMISSION APPROVAL

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

NATALIE ERDMAN, SECRETARY OF PLAN COMMISSION

COMMON COUNCIL APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER, _____ FILE I.D. NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 20____. AND THAT SAID RESOLUTION 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 _____, 20____.

MARIBETH WITZEL-BEHL, CITY CLERK
CLERK OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____