



# City of Madison

## Proposed Revised Preliminary and Final Plat

Project Name  
Royster Corners

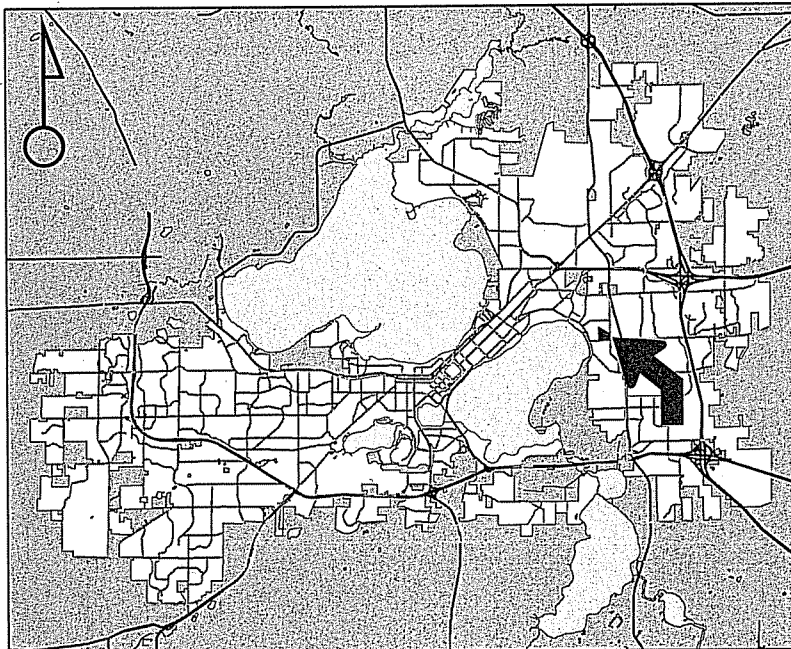
Location  
310-402 Cottage Grove Rd & 904 Dempsey Dr

Applicant  
Ruedebusch Development & Construction/  
Noa Prieve - Williamson Surveying & Associates

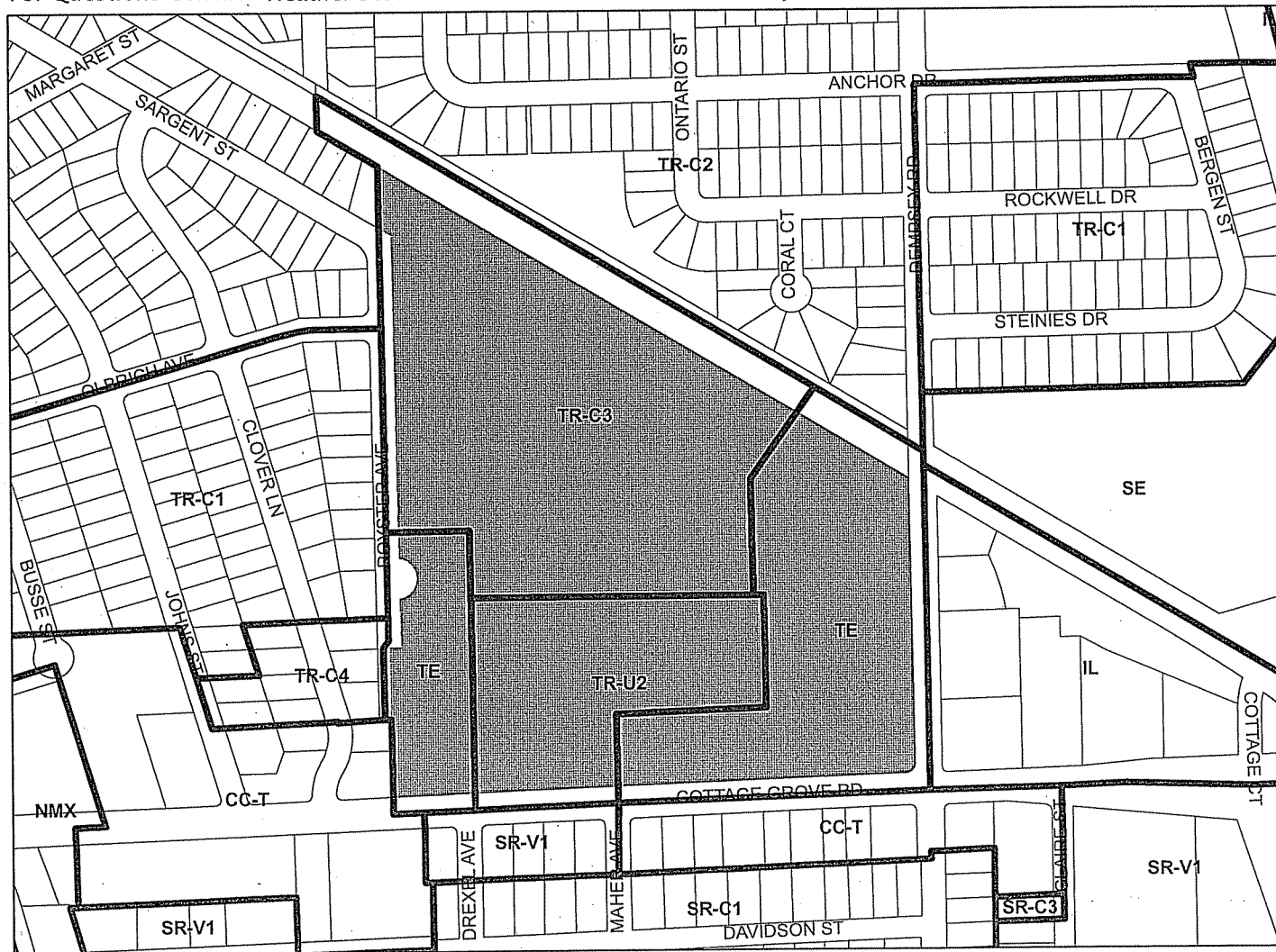
Proposed Use  
Create 54 residential lots, 5 retail/office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots.

Public Hearing Date  
Plan Commission  
16 December 2013

Common Council  
07 January 2014

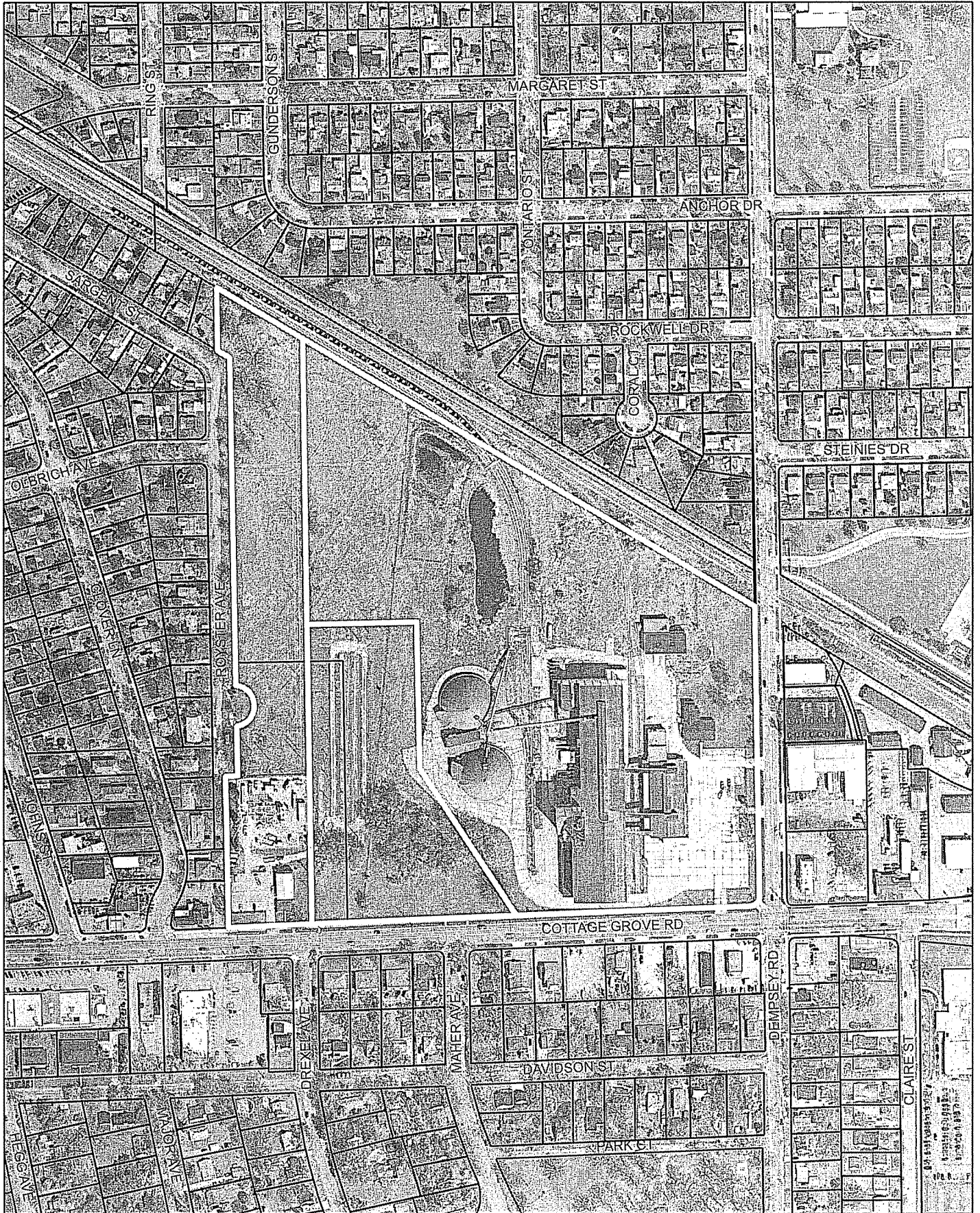


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 December 2013





# 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](http://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: A. Ruedebusch Development, LLC B. MG&E Representative, if any: David Nelsen

Street Address: A. 4605 Dovetail Drive Madison WI B. P.O. Box 1231 Madison WI 53701-1231 City/State: Madison WI Zip: 53704

Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: dave@ruedebusch.com

Firm Preparing Survey: Williamson Srveying & Associates, LLC Contact: Noa Prieve

Street Address: 104 A. West Main Street City/State: Waunakee Zip: 53597

Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: willsurv@tds.net

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): A. Dempsey Rd B. 310 Cottage Grove Rd C. 402 Cottage Grove Rd

Tax Parcel Number(s): A. 071009225080 B. 071009225098 C. 071009225014

Zoning District(s) of Proposed Lots: TE, TR-U2, TR-C3 School District: Madison Metro School District

→ 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	54		10.85
Retail/Office	5		8.64
Industrial			
Other (state use):	1		3.99

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	2.33
Outlots Maintained by a Private Group or Association		2	2.1
PROJECT TOTALS			19.22

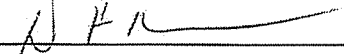
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5. **Required Submittals.** Your application is required to include the following (check all that apply):

- 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](mailto: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** David Nelsen                      **Signature**   
**Date** 11-6-13    **Interest In Property On This Date** Representative

Effective May 21, 2012



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## Madison Plan Commission

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6. **Applicant Declarations:**

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**Applicant's Printed Name** David Nelsen                      **Signature** 

**Date** 11-6-13                      **Interest In Property On This Date** Representative

Effective May 21, 2012



November 6, 2013

Mr. Steven Cover  
Director  
Department of Planning & Community & Economic Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

**Re: Royster Corners Development Subdivision Application Letter of Intent**

Dear Mr. Cover:

This Letter of Intent outlines the Subdivision Application for approximately 28+ acres located on the east side of Madison at 904 Dempsey Road, Madison, WI 53714, hereafter referred to as the "Site." This plat application was submitted and approved previously, but was not yet recorded. This submittal is for approval of the modified plat which deletes the one block long north south road west of Dempsey Road and revises the lot layout in the SE corner.

**Project Outline**

RDC Development, LLC is the developer of approximately 28+ acres on the east side of Madison at the intersection of Cottage Grove Road and Dempsey Road. The Site was previously a fertilizer plant operated by the Royster-Clark company from 1948 until 2006. The plant was acquired by Agrium, Inc. in February 2006, and closed in August 2006.

Starting in late 2006, the Eastmorland and Lake Edge Neighborhood Associations worked with stakeholders to devise the Royster-Clark Special Area Plan which was adopted by the City of Madison Common Council in October 2009.

In 2011, Madison-based RDC Development, LLC became involved with the project and demolished the facilities on the Site along with remediation of the soil. RDC Development is now working with the City and other stakeholders on the next steps in the development process. The development was renamed Royster Corners in summer 2013; sometimes it is still referred to as the Royster site or Royster-Clark, in reference to the Royster-Clark company.

The location of the Site features many amenities including the Capital City Bike Trail, Madison Metro bus service; quick access to downtown on Atwood Avenue; and convenient access via Stoughton Road (Highway 51) to Dane County Regional Airport and the local highway and Interstate infrastructure.

**RDC DEVELOPMENT, LLC**  
4605 DOVETAIL DRIVE MADISON, WI 53704 PHONE: 608.249.2012 FAX: 608.249.2032

## **Royster Corners Site**

### **Previous Use**

The Site was opened as a fertilizer plant in 1948. In 2006 Agrium, Inc. acquired the property; the plant was closed in August 2006. There was one main processing plant on the Site, surrounded by storage domes and additional smaller buildings. Two railroad spurs extended onto the Site from the north and served the plant during operations.

### **Neighborhood Plan**

After a market study of the Site was conducted, the Royster-Clark Neighborhood Planning Team (RCNPT) was formed of elected officials, neighborhood residents, property/business owners, City agencies, and other stakeholders. The RCNPT completed the Royster-Clark Special Area Plan which was adopted by the City of Madison Common Council in October 2009.

### **Demolition / Current Status**

RDC Development, a Madison-based developer, became involved with the Site and redevelopment plans; in December 2011 RDC Development oversaw the demolition of the existing facilities, removal of the railroad spurs, and remediation of the enriched soil. RDC Development is currently working with the City and other stakeholders to prepare the Site for development.

### **Rezoning**

Following the guidance of the Special Area Plan and factoring current market conditions the proposed zoning districts for Royster Corners are listed below.

#### **TE: Traditional Employment**

Employment area recommendations per the Special Area Plan call for a mix of employment types around Cottage Grove Road and Dempsey Road. Traditional Employment (TE) zoning is proposed for five (5) lots which encompass frontage on Cottage Grove Road and Dempsey Road (Lots 1,2,3,4,60). TE zoning allows a mix of business types including, commercial, office, and retail; uses which are consistent for the employment recommendations of those lots. It is expected the TE buildings will be up to 3-4 stories tall with building facades facing Cottage Grove Road and Dempsey Road. Parking will be located behind the buildings, not easily visible from Cottage Grove Road.

#### **TR-U2: Traditional Residential – Urban 2**

Three (3) lots near the center of the development will be zoned Traditional Residential – Urban 2 (TR-U2)(Lots 5,6,7). One of the lots will have frontage on Cottage Grove Road, while the remaining interior lots will be located between the employment and single-family portions of the development. It is anticipated the TR-U2 lots will consist of multi-family apartments with both underground and surface parking. The buildings are expected to be 2-3 stories tall. The height, style, and location of the apartments provide a natural transition from the employment buildings to the single-family residential.

#### **TR-C3: Traditional Residential – Consistent 3**

The remaining lots on the northwestern portion of the Site will be zoned Traditional Residential – Consistent 3 (TR-C3)(Lots 9-59). Within the zoning will be a mix of single-family housing styles



and options. Lot dimensions will also vary amongst the housing styles to provide a variety of options for buyers. Some of the houses will feature garages facing the street, while others will have garages facing a shared alley.

In addition to the single-family lots, the TR-C3 zoning will also encompass outlots for the development (Outlots 1,2,3).

**Project Schedule**

It is anticipated development and construction of the Site will take place over the next 5-10 years as driven by market conditions. Road construction and infrastructure improvements will be followed by development of the commercial, multi-family, and single-family residential areas.

**Contact Information**

The developer for the Site is RDC Development, LLC. Primary project contacts are:

<b>Owner/ Applicant:</b>	RDC Development, LLC Carl Ruedebusch Owner 4605 Dovetail Drive Madison, WI 53704 (608) 249-2012	RDC Development, LLC Dave Nelsen Applicant 4605 Dovetail Drive Madison, WI 53704 (608) 249-2012 dave@ruedebusch.com
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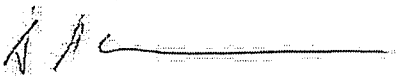
**Surveyor:** Williamson Surveying & Associates, LLC  
104A West Main Street  
Waunakee, WI 53597  
(608) 255-5704

**Engineer:** Resource Engineering Associates, Inc.  
3510 Parmenter Street  
Middleton, WI 53562  
(608) 831-5522

**Engineer:** Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, WI 53558  
(608) 838-7750

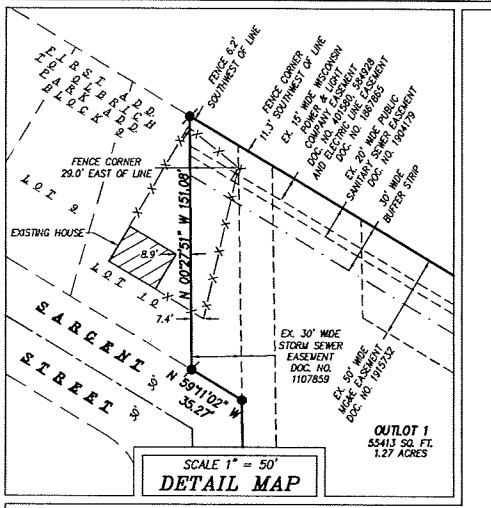
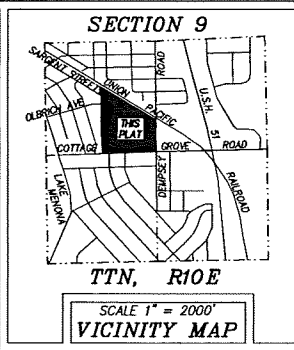
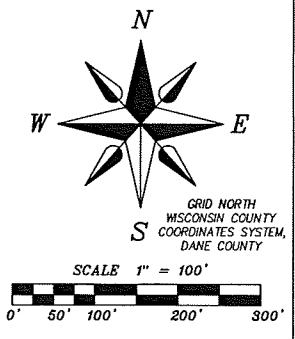
Thank you for reviewing this Subdivision Application, please reach me at (608) 249-2012 with questions.

Sincerely,



Dave Nelsen  
Applicant  
RDC Development, LLC

# PRELIMINARY PLAT OF ROYSTER CORNERS



### BOUNDARY DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 1 AND LOT 2, C.S.M. NO. 13176, PART OF LOT 1, C.S.M. NO. 4780, AND LANDS, ALL LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 9, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF SAID NW 1/4, S 00°58'53" E, 2598.73 FEET; THENCE S 87°43'25" W, 57.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF "BB" AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 87°43'25" W, 1265.03 FEET TO THE WESTERLY LINE OF SAID C.S.M. NO. 4780; THENCE ALONG SAID WESTERLY LINE AND THE EXTENSION THEREOF, N 00°55'03" W, 363.57 FEET; THENCE N 89°01'47" E, 30.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROYSTER AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE, N 00°55'03" W, 121.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING N 00°55'03" W, A DISTANCE OF 97.98 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 00°55'03" W, 796.94 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SARGENT STREET; THENCE ALONG SAID RIGHT OF WAY LINE, S 87°43'25" W, 57.40 FEET TO THE EASTERLY LINE OF BLOCK 9, FIRST ADDITION TO OLBRICH PARK ADDITION; THENCE ALONG SAID EASTERLY LINE, N 00°27'51" W, 151.08 FEET TO THE SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE OF UNION PACIFIC CORPORATION; THENCE ALONG SAID SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE, S 89°54'41" E, 1512.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DEMPSEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 00°59'24" E, 700.64 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET AND A LONG CHORD BEARING S 43°27'57" W, A DISTANCE OF 34.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,431,782 SQUARE FEET OR 32.87 ACRES.

### NOTES:

- THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-584809-MAD.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 50255C04290 WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
- BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, AS PER SECTION CORNER THE SHEETS FILED WITH DANE COUNTY SURVEYOR.
- ELEVATIONS REFERENCED TO NAVD(83) AS PER SECTION CORNER THE SHEETS FILED WITH DANE COUNTY SURVEYOR.
- THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED OR UNRECORDED.
- PLAT BOUNDARY AREA = 1,431,782 SQ. FT. OR 32.87 ACRES.
- ALL DISTANCES ALONG CURVES ARE CHORD LENGTHS.
- ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKERS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS. DIGGERS HOTLINE TICKET # 2011315193, BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES: 1-800-242-8511
- ALL RETURN CURVES AT INTERSECTIONS HAVE A RADIUS OF 15 FEET UNLESS NOTED OTHERWISE.
- DEPTHS AND SIZES OF SANITARY AND STORM SEWER TAKEN FROM PLANS PROVIDED BY THE CITY OF MADISON AND FIELD MEASUREMENTS. INVERT DEPTHS NEED TO BE VERIFIED AT THE TIME OF CONSTRUCTION.
- CONTOURS GENERATED FROM FIELD WORK PERFORMED ON MARCH 15TH AND 16TH, 2012.
- OUTLOT 2 IS DEDICATED TO THE CITY OF MADISON FOR STORM WATER MANAGEMENT. OUTLOT 1 AND OUTLOT 3 ARE PRIVATELY OWNED AND MANAGED GREENSPACES.
- 30' BUFFER STRIP NOTE FOR LOTS IN RESIDENTIAL DISTRICT: THIS STRIP RESERVED FOR NOISE ABATEMENT FACILITIES. THE BUILDING OF BUILDINGS HEREIN IS PROHIBITED AND ANY BERMED AREA SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE OWNER.
- 30' BUFFER STRIP NOTE FOR ALL OTHER LOTS: THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER. THE BUILDING OF BUILDINGS HEREIN IS PROHIBITED, AND THE REAR 30 FEET OF THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER.
- LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- LOT 1 OF UNDERLYING C.S.M. NO. 4780 SUBJECT TO CONDITIONS AND COVENANTS AS PER DOC. NO. 1904180.
- PART OF UNDERLYING LOT 1, C.S.M. NO. 4780 SUBJECT TO USE RESTRICTIONS PER DOC. NO. 2565848.
- PLAT SUBJECT TO EASEMENTS TO AMERICAN TRANSMISSION COMPANY AS SHOWN IN DOC. NO. 3913199. EASEMENT LOCATIONS SHOWN TO THE BEST OF OUR ABILITIES. EASEMENT LOCATION CONTROLLED BY DOC. NO. 3913199.
- PLAT SUBJECT TO OBLIGATIONS PER ENCROACHMENT AGREEMENT RECORDED AS DOC. NO. 4789161.
- LOT 1 OF UNDERLYING C.S.M. NO. 13176 SUBJECT TO RESTRICTIONS PER DOC. NO. 4825681.
- PART OF PLAT SUBJECT TO NOTICE OF LEASE AGREEMENT RECORDED AS DOC. NO. 4287998 AND AMENDMENT TO LEASE AGREEMENT RECORDED AS DOC. NO. 4820729 AND A SECOND LEASE AGREEMENT RECORDED AS DOC. NO. 5023445.
- ITEMS 2 AND 3 IN EASEMENT DOC. NO. 1862464 HAVE BEEN RELEASED AS PER DOC. NO. 4829270.
- PART OF PLAT SUBJECT TO ENVIRONMENTAL NOTICE RECORDED AS DOC. NO. 1083041.
- PER MDO 18.23(8)(9)(10):  
A) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 5 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. FOR THE 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 FIVE (5) 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. 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 IMPEDER THE ANTICIPATED FLOW OF WATER.  
NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDUCTION OF A PROPERTY'S SUBDIVISION, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.  
B) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE 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.  
C) PER CSJ NO. 13176, LOTS 1 AND 2 OF CSM NO. 13176 ARE SUBJECT TO FOLLOWING NOTES:  
A) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 23 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.  
B) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.291, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.  
C) LOTS WITH THIS CSM HAVE OUTSTANDING MADISON METROPOLITAN SEWERAGE DISTRICT (MWD) FEES WHICH ARE DUE AND PAYABLE AT THE TIME OF DEVELOPMENT.

### LEGEND:

- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ✕ = FOUND 1-1/4" REBAR
- ▲ = FOUND CHISELED "X"
- ⚡ = FOUND STEEL SURVEY SPIKE
- ⊙ = FOUND SECTION CORNER
- (#) = RECORDED AS
- EX = EXISTING
- FL = RIM ELEVATION AT FLOWLINE
- ⊕ = MANHOLE
- ⊙ = STORM MANHOLE
- ⊠ = CATCH BASIN
- ⊙ = STORM INLET
- ⊙ = SANITARY MANHOLE
- ⊙ = ELECTRIC TRANSFORMER
- ⊙ = UTILITY POLE
- = LIGHT POLE
- ⊠ = UTILITY VAULT
- ⊠ = UTILITY PEDESTAL/METER/BOX
- ⊙ = FIRE HYDRANT
- ⊠ = WATER VALVE
- ⊠ = GAS VALVE
- ⊠ = MONITORING WELL
- ⊠ = SIGN
- SAN— = SANITARY SEWER LINE
- ST—ST— = STORM SEWER LINE
- W—W— = WATER LINE
- OHU— = OVER HEAD UTILITY LINE
- E—E— = ELECTRIC LINE
- G—G— = GAS LINE
- COM— = COMMUNICATIONS LINE
- X—X— = FENCE LINE
- ⊠⊠⊠⊠⊠ = CENTERLINE OF RAILROAD TRACKS

### LOT AREA TABLE:

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
19	7720	0.18	28	8134	0.17	43	3490	0.08
10	7261	0.17	27	3522	0.08	44	3526	0.08
11	7700	0.18	28	3515	0.08	45	3528	0.08
12	7698	0.18	29	3515	0.08	46	3530	0.08
13	7697	0.18	30	3515	0.08	47	3532	0.08
14	7695	0.18	31	3515	0.08	48	3524	0.08
15	7694	0.18	32	3515	0.08	49	3593	0.14
16	8691	0.20	33	3515	0.08	50	7370	0.17
17	8725	0.20	34	3515	0.08	51	7200	0.16
18	7694	0.18	35	3515	0.08	52	7400	0.17
19	7695	0.18	36	3515	0.08	53	7500	0.17
20	7697	0.18	37	3515	0.08	54	6473	0.15
21	7698	0.18	38	4013	0.09	55	6472	0.15
22	7700	0.18	39	4224	0.10	56	6470	0.15
23	7700	0.18	40	3211	0.07	57	6513	0.14
24	7755	0.18	41	3305	0.08	58	6650	0.14
25	4418	0.10	42	3398	0.08	59	5730	0.13

### CURVE TABLE:

CURVE	RADIUS	CHORD BEARING	ARC LENGTH	DELTA	TAN BEARING	INITIAL BEARING	OUT
C1	25.00'	S 43°27'57" W	34.96'	38.71°	88.4315'	S 00°53'41" E	S 87°49'34" W
C2	50.00'	N 00°55'03" W	97.98'	136.55°	126.5523'	N 77°32'48" E	N 79°22'54" W
C2		(S 01°18'28" E)			(136.94')		

### OBJECTING AUTHORITIES:

DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE  
WISCONSIN DEPARTMENT OF ADMINISTRATION

### OWNER/SUBDIVIDER:

RDC DEVELOPMENT, LLC  
4605 DOVETAIL DRIVE  
MADISON, WI 53704

### SURVEYOR:

NOA PRIEVE  
WILLIAMSON SURVEYING AND ASSOC. LLC  
104A W. MAIN STREET  
WAUNAKEE, WI 53597

### APPROVING AUTHORITIES:

CITY OF MADISON COMMON COUNCIL

### OWNER/SUBDIVIDER:

MADISON GAS & ELECTRIC COMPANY  
133 S. BLAIR ST.  
MADISON, WI 53788

### ENGINEER:

QUAM ENGINEERING, LLC  
4604 SIGGELKOW ROAD, SUITE A  
MADISON, WI 53558

SURVEYORS SEAL



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

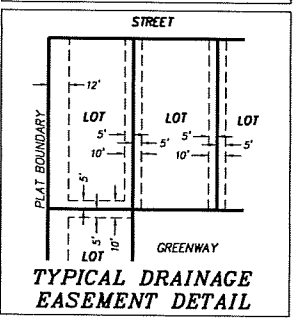
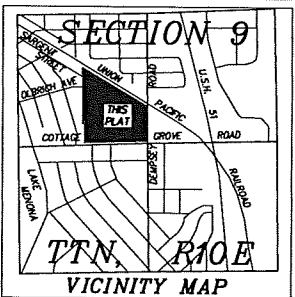
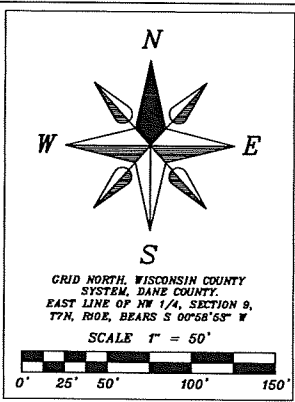
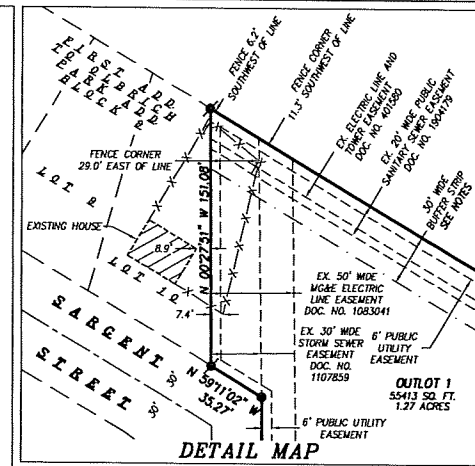
### PRELIMINARY PLAT OF ROYSTER CLARK DEVELOPMENT

A parcel of land being all of Lot 1 and Lot 2, C.S.M. No. 13176, part of Lot 1, C.S.M. No. 4780, and lands, all located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin.

DATE	REVISION DATE	CHECK BY	N.T.P.
MARCH 18, 2013	NOVEMBER 6, 2013		
SCALE: 1" = 100'	REVISION DATE: NOVEMBER 25, 2013	DRAWING NO. 13W-23	
DRAWN BY: SCOTT KOFFARINS		SHEET	1 OF 1

# ROYSSTER CORNERS

BEING ALL OF LOT 1 AND LOT 2, C.S.M. NO. 13176, ALL OF LOT 1 AND LOT 2, C.S.M. NO. 4780, AND LANDS, ALL LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 9, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN  
DANE COUNTY  
PARK



- LEGEND:**
- = SET 1-1/4"x18" REBAR, MINIMUM WEIGHT OF 4.17 LBS/LINEAR FOOT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4"x18" REBAR, MINIMUM WEIGHT OF 1.50 LBS/LINEAR FOOT.
  - = FOUND 3/4" REBAR
  - ⊙ = FOUND 1" PIPE
  - ⊗ = FOUND 1-1/4" REBAR
  - ⊕ = FOUND CHISELED "X"
  - ⊖ = FOUND STEEL SURVEY SPIKE
  - ⊙ = FOUND SECTION CORNER
  - ⊙ = MONITORING WELL
  - (##) = RECORDED AS EXISTING
  - EX. = EXISTING
  - X-X- = FENCE LINE
  - - - - = PUBLIC UTILITY EASEMENTS, UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

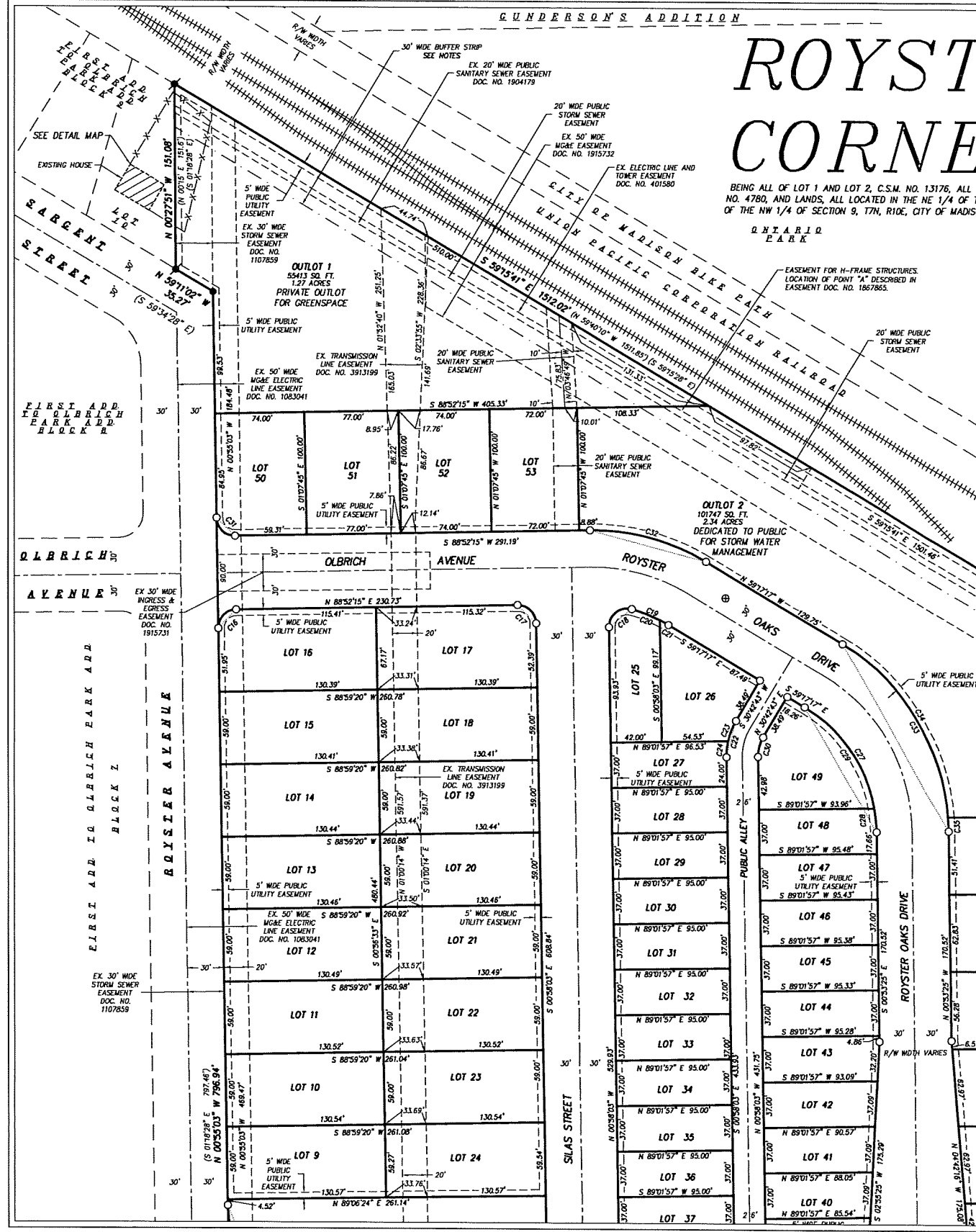
- NOTES:**
- 1.) THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. MCS-594609-MAD.
  - 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
  - 3.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 55025C0429G WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
  - 4.) COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, AS PER SECTION CORNER THE SHEETS FILED WITH DANE COUNTY SURVEYOR.
  - 5.) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, AND LEASES, RECORDED OR UNRECORDED.
  - 6.) PLAT BOUNDARY AREA = 1,431,782 SQ. FT. OR 32.87 ACRES.
  - 7.) SEE SHEET 5 FOR CURVE TABLE AND LOT AREA TABLE.
  - 8.) PRANEY STREET, ROYSSTER OAKS DRIVE, SILAS STREET, OLBRIKH AVENUE AND THE PUBLIC ALLEY AS SHOWN IN THIS PLAT ARE DEDICATED TO THE PUBLIC FOR STREET PURPOSES.
  - 9.) OUTLOT 2 IS DEDICATED TO THE CITY OF MADISON FOR STORM WATER MANAGEMENT. OUTLOT 1 AND OUTLOT 3 ARE PRIVATELY OWNED AND MANAGED GREENSPACES.
  - 10.) 30' BUFFER STRIP NOTE FOR LOTS IN RESIDENTIAL DISTRICT: THIS STRIP RESERVED FOR HOUSE ABUTMENT FACILITIES. THE BUILDING OF BUILDINGS HEREON IS PROHIBITED AND ANY BERMED AREA SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP AND ANY FACILITIES THEREON IS THE RESPONSIBILITY OF THE OWNER.
  - 11.) 30' BUFFER STRIP NOTE FOR ALL OTHER LOTS: THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER. THE BUILDING OF BUILDINGS HEREON IS PROHIBITED, AND THE REAR 30 FEET OF THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER.
  - 12.) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
  - 13.) LOT 1 OF UNDERLYING C.S.M. NO. 4780 SUBJECT TO CONDITIONS AND COVENANTS AS PER DOC. NO. 1904180.
  - 14.) PART OF UNDERLYING LOT 1, C.S.M. NO. 4780 SUBJECT TO USE RESTRICTIONS PER DOC. NO. 2365848.
  - 15.) PLAT SUBJECT TO EASEMENTS TO AMERICAN TRANSMISSION COMPANY AS SHOWN IN DOC. NO. 3913199. EASEMENT LOCATIONS SHOWN TO THE BEST OF OUR ABILITY. EASEMENT LOCATION CONTROLLED BY DOC. NO. 3913199.
  - 16.) PLAT SUBJECT TO OBLIGATIONS PER ENFORCEMENT AGREEMENT RECORDED AS DOC. NO. 4789161.
  - 17.) LOT 1 OF UNDERLYING C.S.M. NO. 13176 SUBJECT TO RESTRICTIONS PER DOC. NO. 4825681.
  - 18.) PART OF PLAT SUBJECT TO NOTICE OF LEASE AGREEMENT RECORDED AS DOC. NO. 4287958 AND AMENDMENT TO LEASE AGREEMENT RECORDED AS DOC. NO. 4830729 AND A SECOND LEASE AGREEMENT RECORDED AS DOC. NO. 5023445.
  - 19.) ITEMS 2 AND 3 IN EASEMENT DOC. NO. 1862464 HAVE BEEN RELEASED AS PER DOC. NO. 4829270.
  - 20.) PART OF PLAT SUBJECT TO ENVIRONMENTAL NOTICE RECORDED AS DOC. NO. \_\_\_\_\_
  - 21.) PER MGD 16.2X(0)(X)(X):  
A.) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 5 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. FOR THE 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 FIVE (5) 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. 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 IMPED THE ANTICIPATED FLOW OF WATER.  
NOTE: 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.  
B.) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE 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.
  - 22.) PER CSM NO. 13176, LOTS 1 AND 2 OF CSM NO. 13176 ARE SUBJECT TO FOLLOWING NOTES:  
A.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.  
B.) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.  
C.) LOTS WITH THIS CSM HAVE OUTSTANDING MADISON METROPOLITAN SEWERAGE DISTRICT (MMSD) FEES WHICH ARE DUE AND PAYABLE AT THE TIME OF REDEVELOPMENT.

REV. 11-25-13  
REV. 11-06-13  
REV. 08-20-13  
REV. 07-09-13  
REV. 05-28-13  
DATE 03-19-13  
JOB NO. 13W-23  
SHEET 1 OF 5

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration





# ROYSTER CORNERS

BEING ALL OF LOT 1 AND LOT 2, C.S.M. NO. 13176, ALL OF LOT 1 AND LOT 2, C.S.M. NO. 4780, AND LANDS, ALL LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 9, 7TH, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, Noa Priewe, Registered Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of RDC Development, LLC and Madison Gas and Electric Company, owners of said land, I have surveyed, divided and mapped ROYSTER CORNERS, that such plot correctly represents of exterior boundaries and the subdivision of the land surveyed, and that this land being all of Lot 1 and Lot 2, C.S.M. No. 13176, all of Lot 1 and Lot 2, C.S.M. No. 4780, and lands, all located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 9, 7TH, R10E, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S 00°56'53" W, 2588.73 feet; thence S 87°43'25" W, 57.40 feet to the northerly right of way line of C.I.R. "88" and the point of beginning;

Thence along said northerly right of way line, S 87°43'25" W, 1265.03 feet to the westerly line of said C.S.M. No. 4780; thence along said westerly line and the extension thereof, N 00°55'03" W, 363.57 feet; thence N 89°01'47" E, 30.00 feet to the easterly right of way line of Royster Avenue; thence along said right of way line, N 00°55'03" W, 121.02 feet; thence continuing along said right of way line and the arc of a curve concave westerly having a radius of 50.00 feet and a long chord bearing N 00°55'03" W, a distance of 97.98 feet; thence continuing along said right of way line, N 00°55'03" W, 796.94 feet to the northeasterly right of way line of Sargent Street; thence along said right of way line, N 5°11'02" W, 35.27 feet to the easterly line of Block 9, First Addition to O'Brien Park Addition; thence along said easterly line, N 00°27'51" W, 151.08 feet to the southwesterly railroad right of way line of Union Pacific Corporation; thence along said southwesterly railroad right of way line, S 59°15'41" E, 1512.02 feet to the westerly right of way line of Dempsey Road; thence along said right of way line, S 00°59'24" E, 702.64 feet; thence along the arc of a curve concave northerly having a radius of 25.00 feet and a long chord bearing S 43°27'57" W, a distance of 34.96 feet to the point of beginning. Said parcel contains 1,431,782 square feet or 32.87 acres.

Wilkinson Surveying and Associates, LLC  
by Noa T. Priewe & Chris W. Adams

Date \_\_\_\_\_

Noa T. Priewe S-2469  
Registered Land Surveyor

## OWNER'S CERTIFICATE:

RDC Development, LLC, a limited liability company duly organized and existing under and by the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. RDC Development, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison Common Council  
Dane County Zoning and Land Regulation Committee  
Wisconsin Department of Administration

IN WITNESS WHEREOF, the hand seal of said owners this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER:  
RDC Development, LLC

STATE OF WISCONSIN)  
DANE COUNTY ) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, Carl Ruedebusch, its manager of RDC Development, LLC, and known by me to be the person who executed the foregoing instrument and known by me to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_ County, Wisconsin

My commission expires \_\_\_\_\_

Notary Public

Print Name

## CONSENT OF MORTGAGEE:

City of Madison, a municipal corporation duly organized and existing under and by the laws of the State of Wisconsin, as mortgagee, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this subdivision plat and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said City of Madison, has caused these present to be signed by its corporate officer listed below of Madison, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City of Madison

David Schmiedtke  
Finance Director

STATE OF WISCONSIN)  
DANE COUNTY ) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, David Schmiedtke, its Finance Director, City of Madison, and known by me to be the person who executed the foregoing instrument and known by me to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_ County, Wisconsin

My commission expires \_\_\_\_\_

Notary Public

Print Name

## OWNER'S CERTIFICATE:

Madison Gas and Electric Company, a corporation duly organized and existing under and by the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Madison Gas and Electric Company does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison Common Council  
Dane County Zoning and Land Regulation Committee  
Wisconsin Department of Administration

IN WITNESS WHEREOF, the hand seal of said owners this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER:  
Madison Gas and Electric Company

John M. Yagerst  
Assistant Vice President - Gas Operations

STATE OF WISCONSIN)  
DANE COUNTY ) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, John M. Yagerst, its Assistant Vice President - Gas Operations, of Madison Gas and Electric Company, and known by me to be the person who executed the foregoing instrument and known by me to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_ County, Wisconsin

My commission expires \_\_\_\_\_

Notary Public

Print Name

## REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, of \_\_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plots on Pages \_\_\_\_\_ through \_\_\_\_\_ as Document Number \_\_\_\_\_.

Krzysztof Chlebowski, Register of Deeds, Dane County

## CITY OF MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this plat known as ROYSTER CORNERS, located in the City of Madison, was hereby approved by enactment number \_\_\_\_\_, file # number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that said enactment further provided for the acceptance of those lands dedicated and the rights conveyed by said plat to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Maribeth Witzel-Behn, City Clerk, City of Madison

## DANE COUNTY TREASURER'S CERTIFICATE:

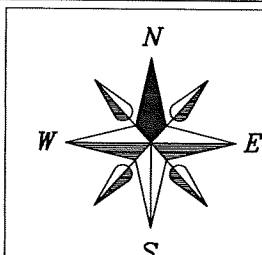
I, David J. Wozniak, being duly appointed, qualified, and acting Treasurer of the county of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes, or unpaid special assessments as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, on any of the lands included in the plat of ROYSTER CORNERS.

David J. Wozniak, Treasurer, Dane County

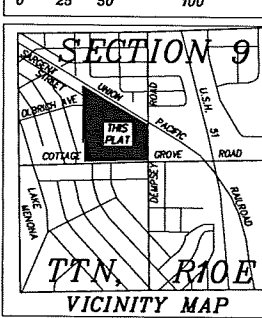
## CITY OF MADISON TREASURER'S CERTIFICATE:

I, Dave Gowenda, being duly appointed, qualified, and acting Treasurer of the City of Madison, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, on any of the lands included in the plat of ROYSTER CORNERS.

Dave Gowenda, Treasurer, City of Madison



GRID NORTH, WISCONSIN COUNTY SYSTEM, DANE COUNTY  
EAST LINE OF NE 1/4, SECTION 9,  
7TH, R10E, BEARS S 00°58'53" W  
SCALE 1" = 50'



## CURVE TABLE:

CURVE #	RADIUS	CHORD BEARING	LENGTH	ARC LENGTH	DELTA	TAN. BEARING IN	TAN. BEARING OUT
C1	25.00	S 43°27'56" W	34.96	38.71	88°43'15"	S 00°53'41" E	S 87°49'34" W
C1		(S 43°27'56" W)					
C1		(N 42°58'37.5" E)					
C2	50.00	N 00°55'03" W	97.98	136.95	156°55'42"	N 77°32'48" E	N 79°22'54" W
C2		(S 07°16'28" E)		(136.94)			
C3	25.00	S 43°27'18" W	34.95	38.71	88°43'27"		
C4	15.00	S 45°58'53" E	21.21	23.56	90°00'00"		
C5	15.00	N 46°32'18" W	21.48	23.95	91°28'26"		
C6	265.00	N 05°37'48" E	59.37	59.49	125°14'46"		
C7	165.00	N 05°35'08" E	41.75	41.82	125°7'06"		
C8	20.00	N 44°03'50.5" E	26.32	28.72	87°16'51"		
C9	15.00	S 43°27'42" W	20.94	23.18	88°31'34"		
C10	165.00	S 05°37'48" W	41.44	41.53	125°14'46"		
C11	115.00	S 05°35'08" W	25.94	26.00	125°7'06"		
C12	20.00	S 45°27'21" E	26.11	28.45	81°30'10"		
C13	50.00	N 16°53'51" E	87.16	105.85	121°17'54"	N 77°32'48" E	N 43°45'06" W
C14	50.00	N 61°54'00" W	30.59	31.09	35°57'48"	S 74°59'01" E	S 74°59'01" E
C15	100.00	N 22°20'04.5" W	73.03	74.78	42°50'03"	N 43°45'06" W	N 79°22'54" W
C16	15.00	N 43°58'36" E	21.17	23.51	89°47'18"		
C17	15.00	S 46°02'54" E	21.24	23.60	90°09'42"		
C18	15.00	N 52°01'28" E	23.96	27.75	105°59'02"		S 74°59'01" E
C19	120.00	S 67°08'09" E	32.77	32.87	15°41'44"	S 74°59'01" E	S 74°59'01" E
C20	120.00	S 69°05'23" E	24.64	24.68	11°42'16"	S 63°11'45" E	S 63°11'45" E
C21	120.00	S 61°14'31" E	8.18	8.18	03°54'28"	S 63°11'45" E	S 63°11'45" E
C22	56.00	S 14°52'20" W	30.57	30.96	31°40'46"		
C23	56.00	S 21°34'57" W	17.77	17.85	18°15'32"		S 12°27'11" W
C24	56.00	S 05°44'34" W	13.09	13.12	13°25'14"		
C25	15.00	N 45°58'28" W	21.22	23.57	90°00'00"		
C26	20.00	S 43°35'02.5" W	26.06	28.39	81°19'15"		
C27	120.00	S 30°05'21" E	117.08	122.31	58°23'52"		
C28	120.00	S 05°31'36" E	19.40	19.42	08°16'22"	S 10°09'47" E	S 10°09'47" E
C29	120.00	S 34°43'32" E	99.76	102.89	49°07'30"	S 10°09'47" E	S 10°09'47" E
C30	35.00	N 14°52'20" E	16.30	16.59	31°40'46"		
C31	15.00	N 46°01'24" W	21.25	23.62	90°12'42"		
C32	180.00	N 75°12'31" W	98.75	100.03	31°50'28"		
C33	180.00	S 30°05'21" E	175.62	183.46	58°23'52"		
C34	180.00	S 31°54'29" E	165.56	172.03	54°45'36"	S 04°31'41" E	S 04°31'41" E
C35	180.00	N 02°42'33" W	11.43	11.43	03°38'16"	S 04°31'41" E	S 04°31'41" E
C36	20.00	N 45°56'09" W	26.36	28.78	82°27'46"		
C37	15.00	S 44°01'07" W	21.21	23.56	90°00'00"		
C38	15.00	N 48°02'45" W	21.21	23.56	90°00'00"		
C39	35.00	S 48°02'45" E	49.50	54.98	90°00'00"		

## LOT AREA TABLE:

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
9	7720	0.18	26	5334	0.12	43	3490	0.08
10	7701	0.18	27	3522	0.08	44	3526	0.08
11	7700	0.18	28	3522	0.08	45	3526	0.08
12	7698	0.18	29	3515	0.08	46	3530	0.08
13	7697	0.18	30	3515	0.08	47	3532	0.08
14	7699	0.18	31	3515	0.08	48	3534	0.08
15	7694	0.18	32	3515	0.08	49	3593	0.14
16	8691	0.20	33	3515	0.08	50	7370	0.17
17	8725	0.20	34	3515	0.08	51	7300	0.17
18	7694	0.18	35	3515	0.08	52	7400	0.17
19	7695	0.18	36	3515	0.08	53	7200	0.17
20	7697	0.18	37	3515	0.08	54	8473	0.19
21	7698	0.18	38	4033	0.09	55	8472	0.19
22	7700	0.18	39	4324	0.10	56	8470	0.19
23	7701	0.18	40	3211	0.07	57	8313	0.14
24	7703	0.18	41	3305	0.08	58	6050	0.14
25	4418	0.10	42	3398	0.08	59	5750	0.13

REV. 11-25-13  
REV. 11-06-13  
REV. 08-20-13  
REV. 07-09-13  
REV. 05-28-13  
DATE 03-19-13  
JOB NO. 13W-23  
SHEET 5 OF 5

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration