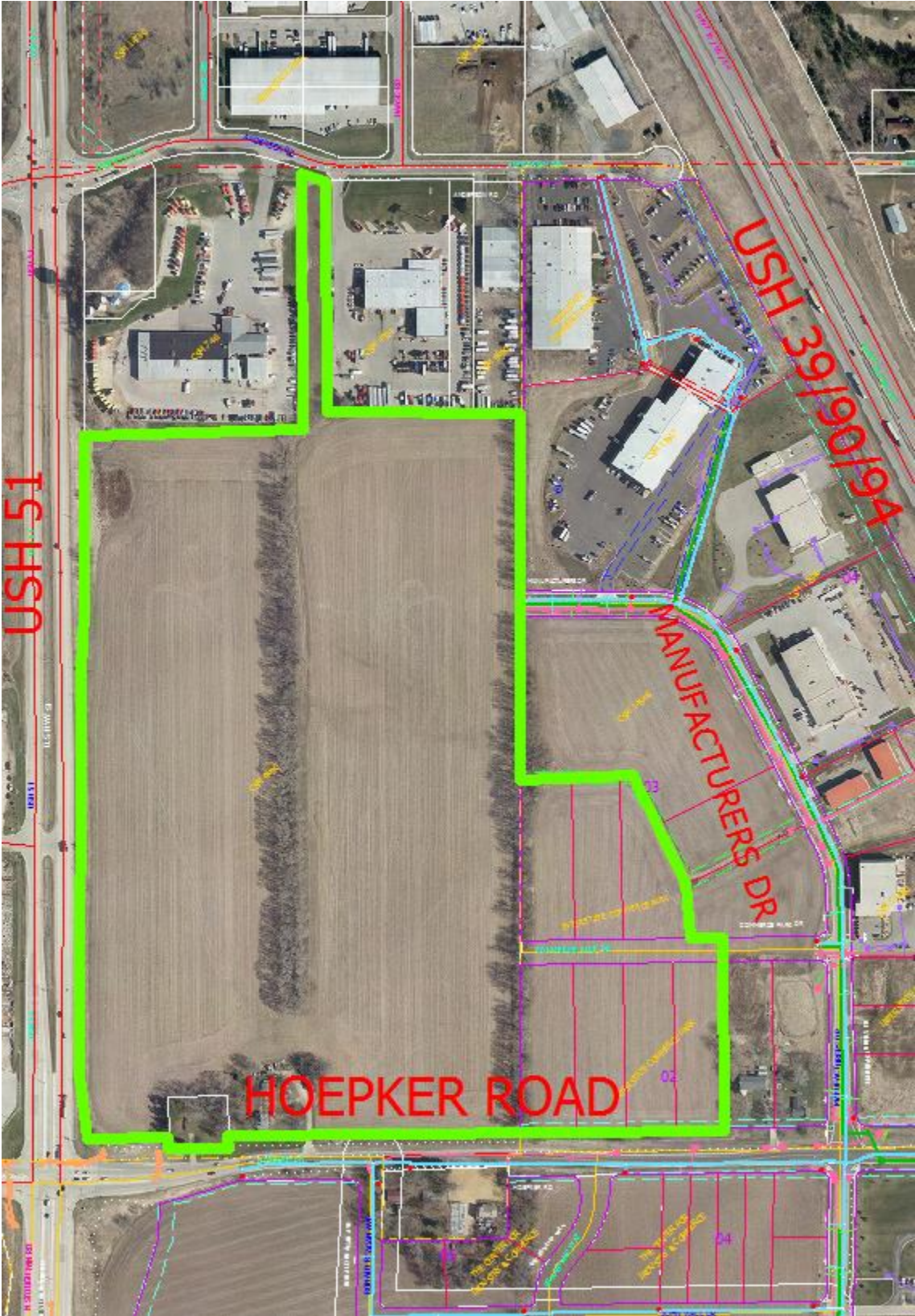


4202 HOEPKER ROAD LOCATION MAP





# CERTIFIED SURVEY MAP

## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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, 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.

### PREPARED FOR:

2020 MADISON, LLC  
4605 DOVETAIL DR  
MADISON, WI 53704

WEST 1/4  
SEC. 9-8-10  
FND. ALUM. MON.  
N. 518278.61  
E. 837061.89

LOT 1  
C. S. M.  
4924

LOT 2  
C. S. M.  
4924

LOT 2  
167,141 SQ. FT.  
OR 3.84 ACRES

LOT 1  
INCLUDING R/W  
2,555,876 SQ. FT.  
OR 58.67 ACRES  
EXCLUDING R/W  
2,550,596 SQ. FT.  
OR 58.55 ACRES

SEE SHEET 3

SEE SHEET 4

U. S. H. "5" 1"

TOTAL SECTION LINE S 00°24'57" W 2,682.09'

NO VEHICULAR ACCESS  
PER DOC. 3214154

NO VEHICULAR ACCESS  
PER DOC. 3214154

LANDS  
(N 89°28'36" E)  
N 89°28'36" E

NO VEHICULAR ACCESS PER DOC. 4137450

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

HOEPKER ROAD  
(RIGHT OF WAY VARIES)

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

### LEGEND

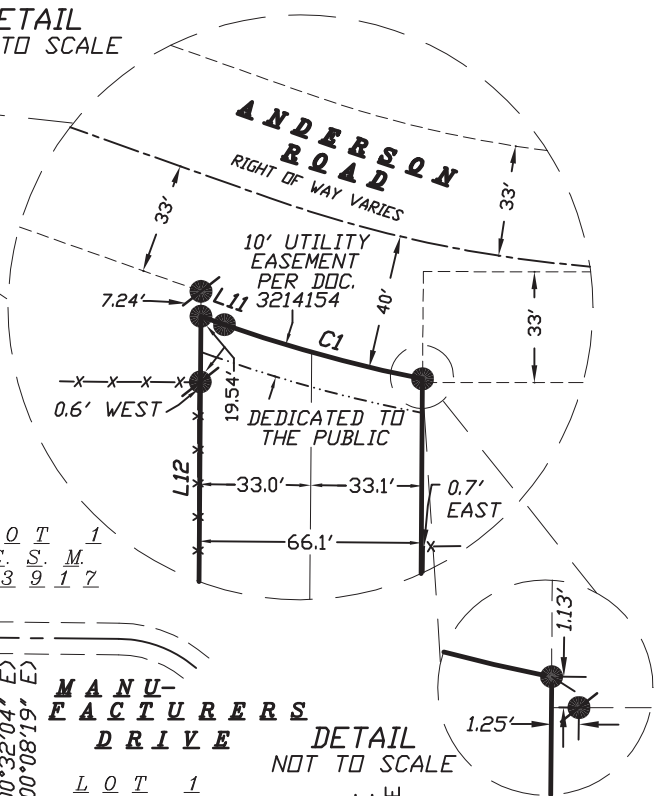
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- (##) = RECORDED AS

SCALE 1" = 400'



DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

DETAIL  
NOT TO SCALE



ANDERSON ROAD  
RIGHT OF WAY VARIES

10' UTILITY EASEMENT PER DOC. 3214154

DEDICATED TO THE PUBLIC

0.6' WEST

0.7' EAST

DETAIL  
NOT TO SCALE

MANUFACTURERS DRIVE

LOT 1  
C. S. M.  
14548

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

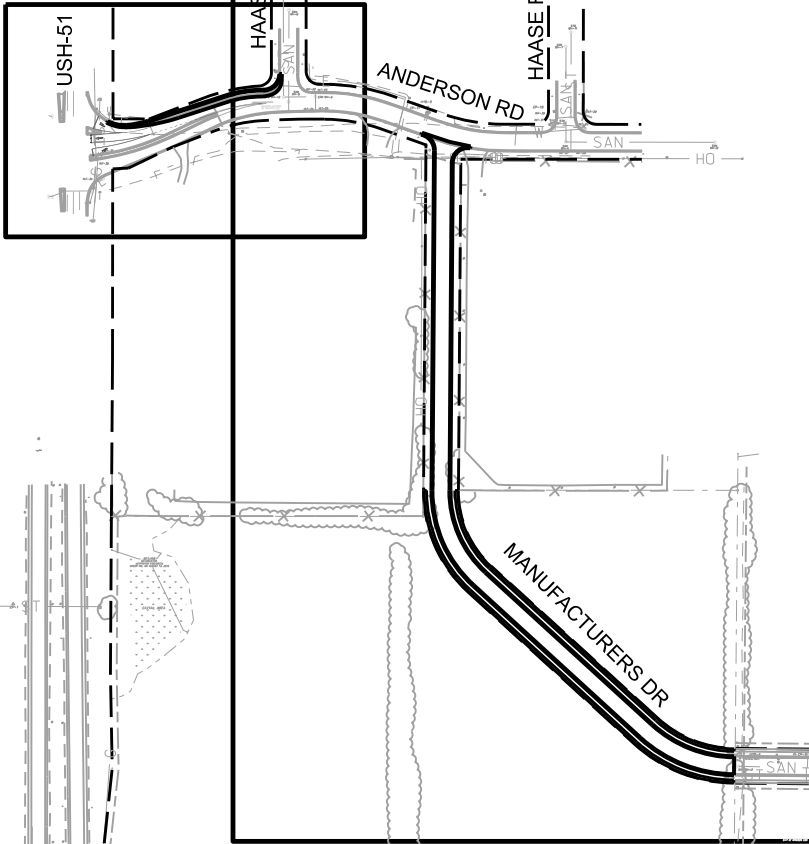
SOUTH 1/4  
SEC. 9-8-10  
FND. BRASS MON.  
N. 515620.71  
E. 839683.08

SURVEYORS SEAL

PRELIMINARY

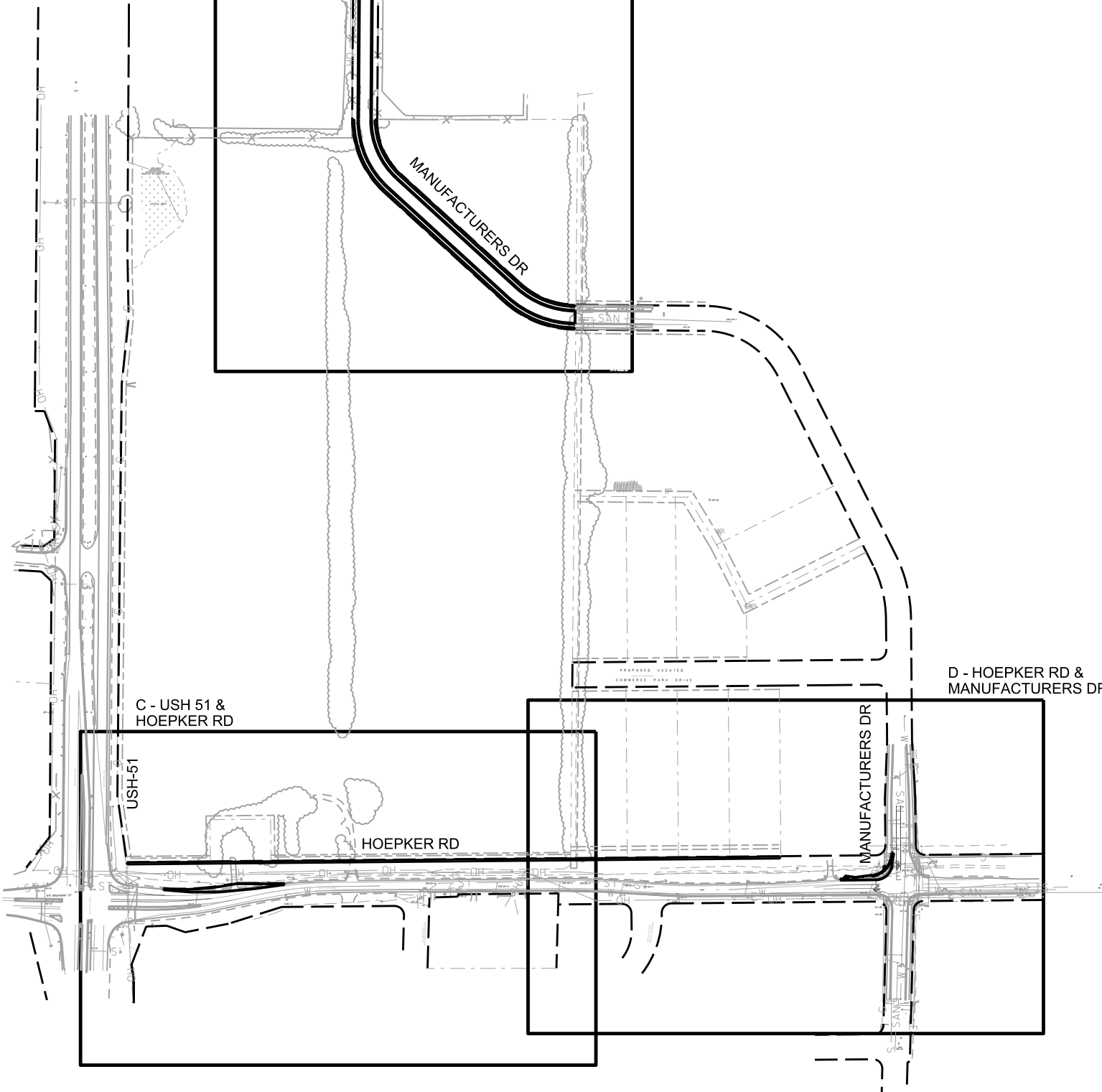
B - MANUFACTURERS DR

A - USH 51 &  
ANDERSON RD



C - USH 51 &  
HOEPKER RD

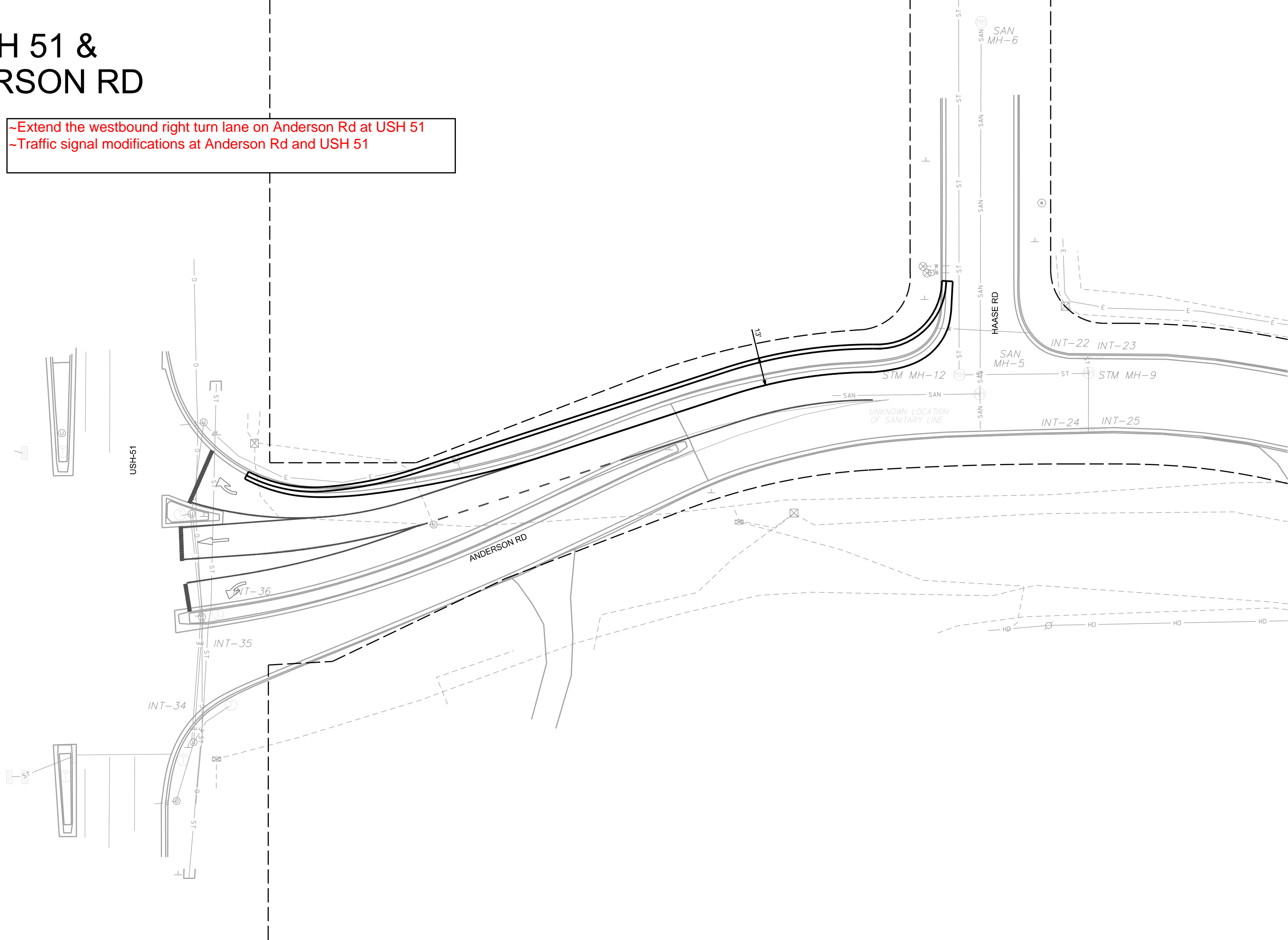
D - HOEPKER RD &  
MANUFACTURERS DR





# A - USH 51 & ANDERSON RD

- ~Extend the westbound right turn lane on Anderson Rd at USH 51
- ~Traffic signal modifications at Anderson Rd and USH 51





A - USH 51 &  
ANDERSON RD

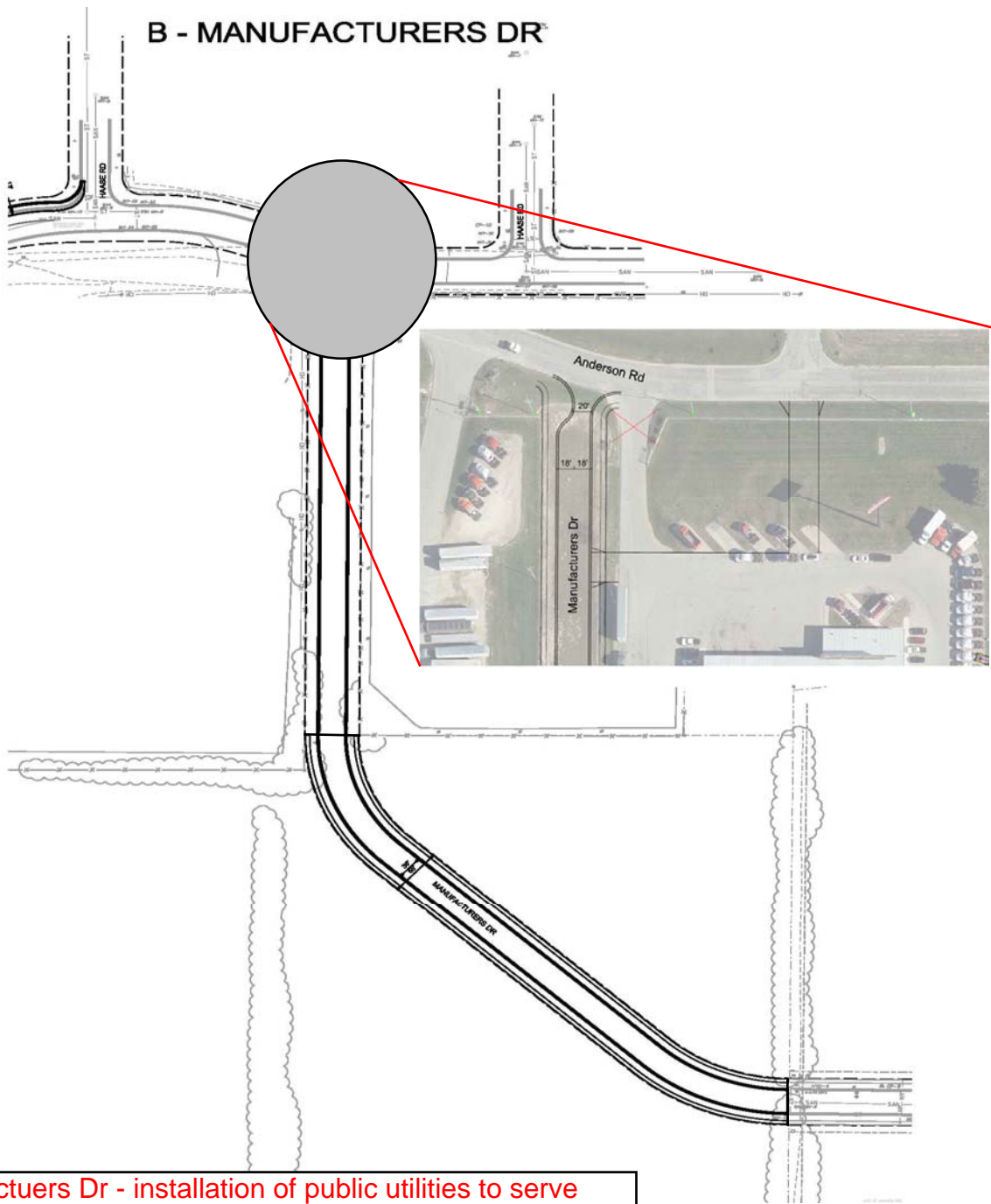
HAASE RD

ANDERSON RD

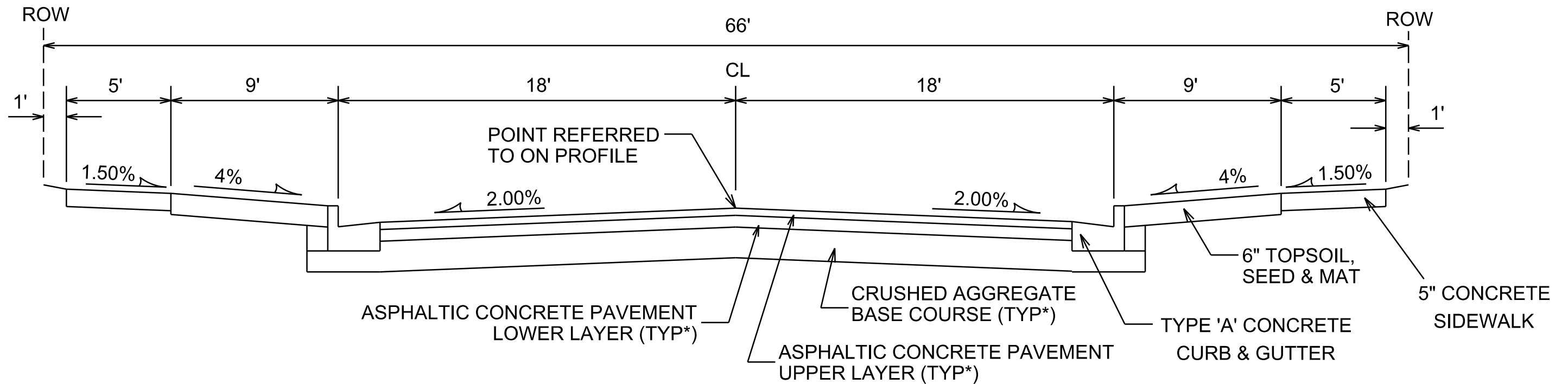




## B - MANUFACTURERS DR



- ~Manufacturers Dr - installation of public utilities to serve development, sidewalk installation on both sides of street from existing street to north boundary of CSM Lot 2
- ~North of CSM Lot 2, Manufacturers Dr will be one way northbound with a narrowed roadway at the intersection with Anderson Rd.
- ~Sidewalk will not be required on Manufacturers Dr north of CSM Lot 2.
- ~Relocate driveway at 4195 Anderson Rd to provide safe distance from new Manufacturers Dr & Anderson Rd intersection.



## TYPICAL SECTION

MANUFACTURERS DR

NOT TO SCALE



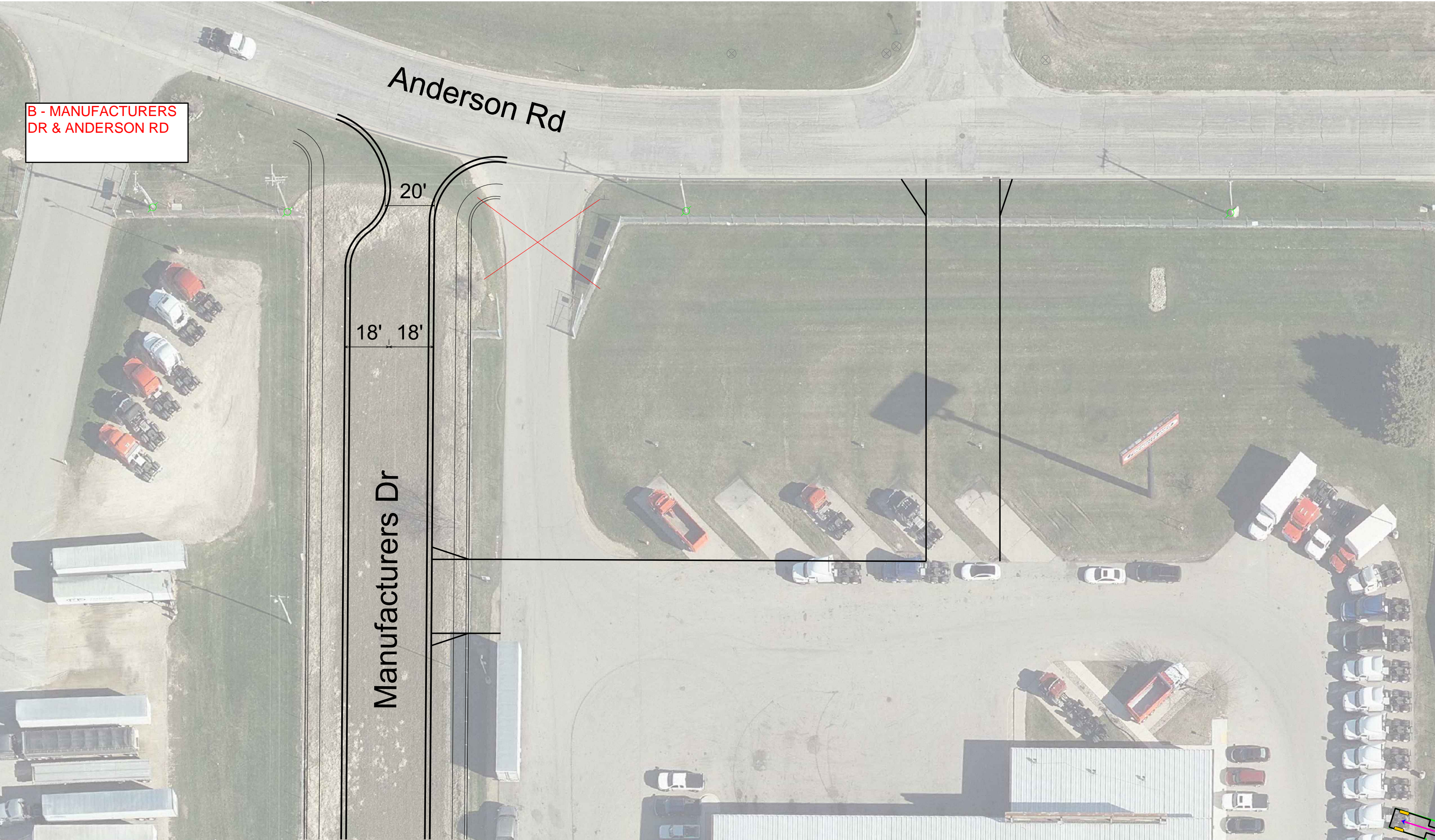
B - MANUFACTURERS  
DR & ANDERSON RD

Anderson Rd

20'

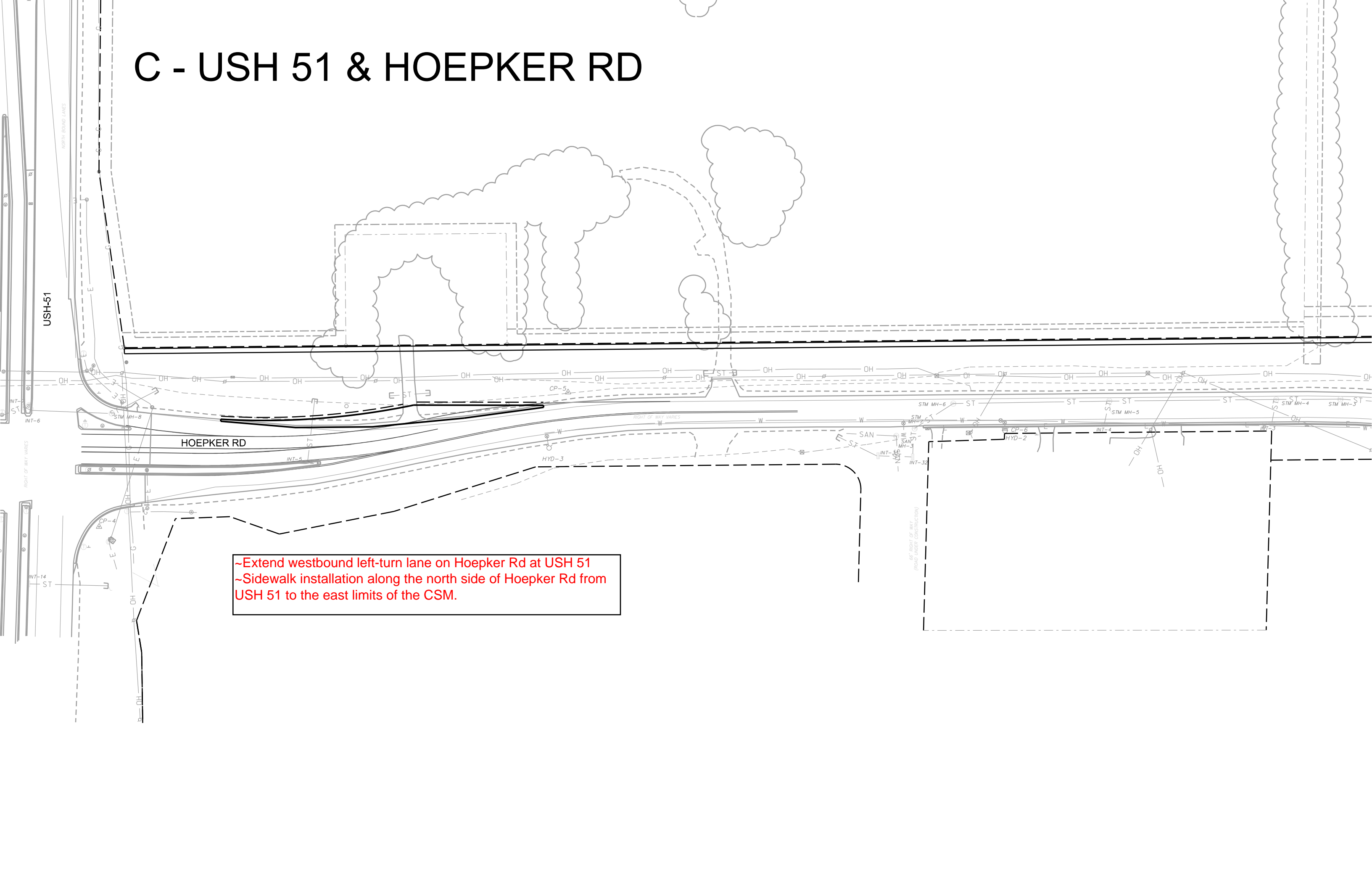
18' 18'

Manufacturers Dr





# C - USH 51 & HOEPKER RD



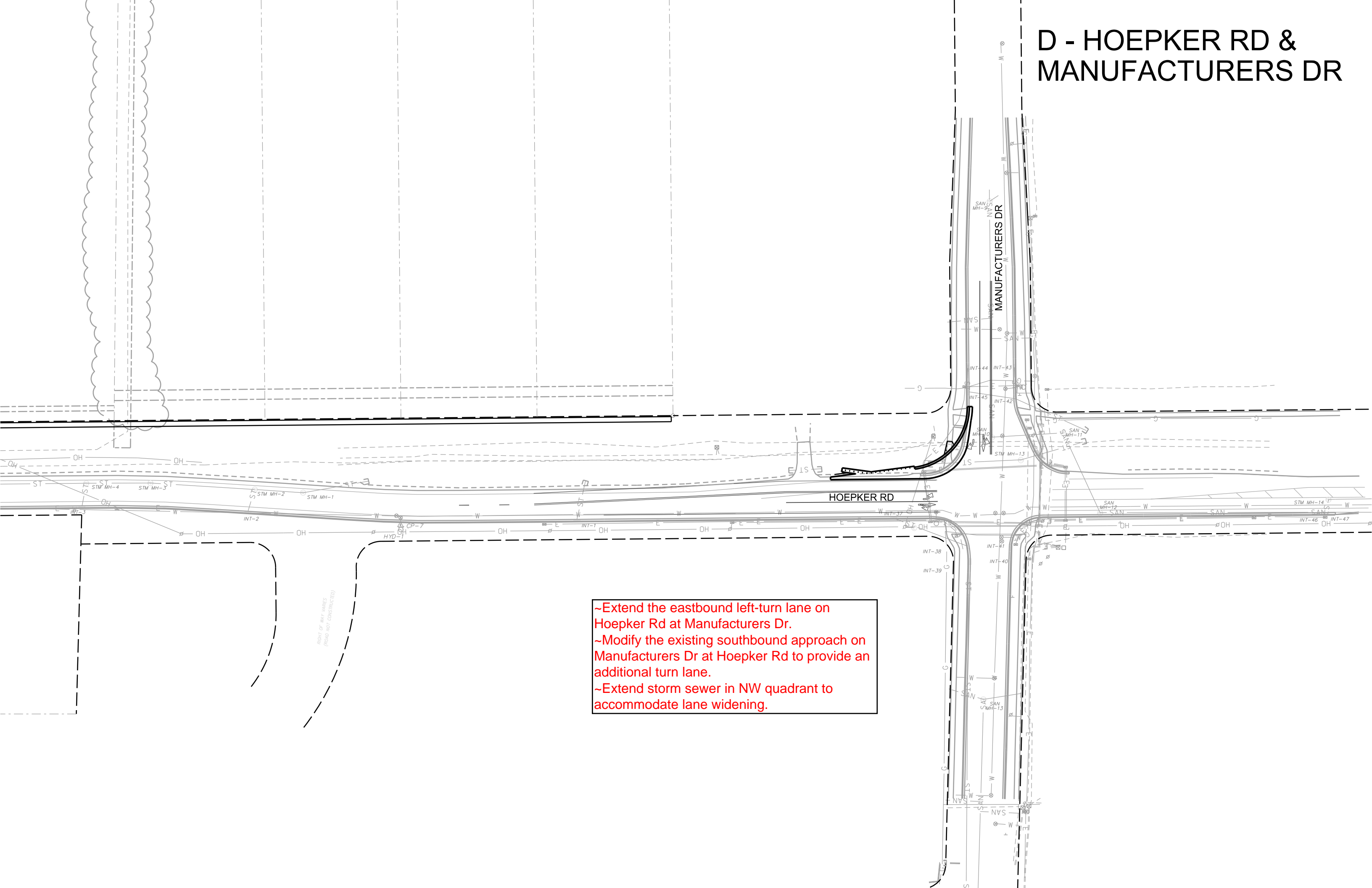
~Extend westbound left-turn lane on Hoepker Rd at USH 51  
~Sidewalk installation along the north side of Hoepker Rd from USH 51 to the east limits of the CSM.

C- USH 51 &  
HOEPKER RD



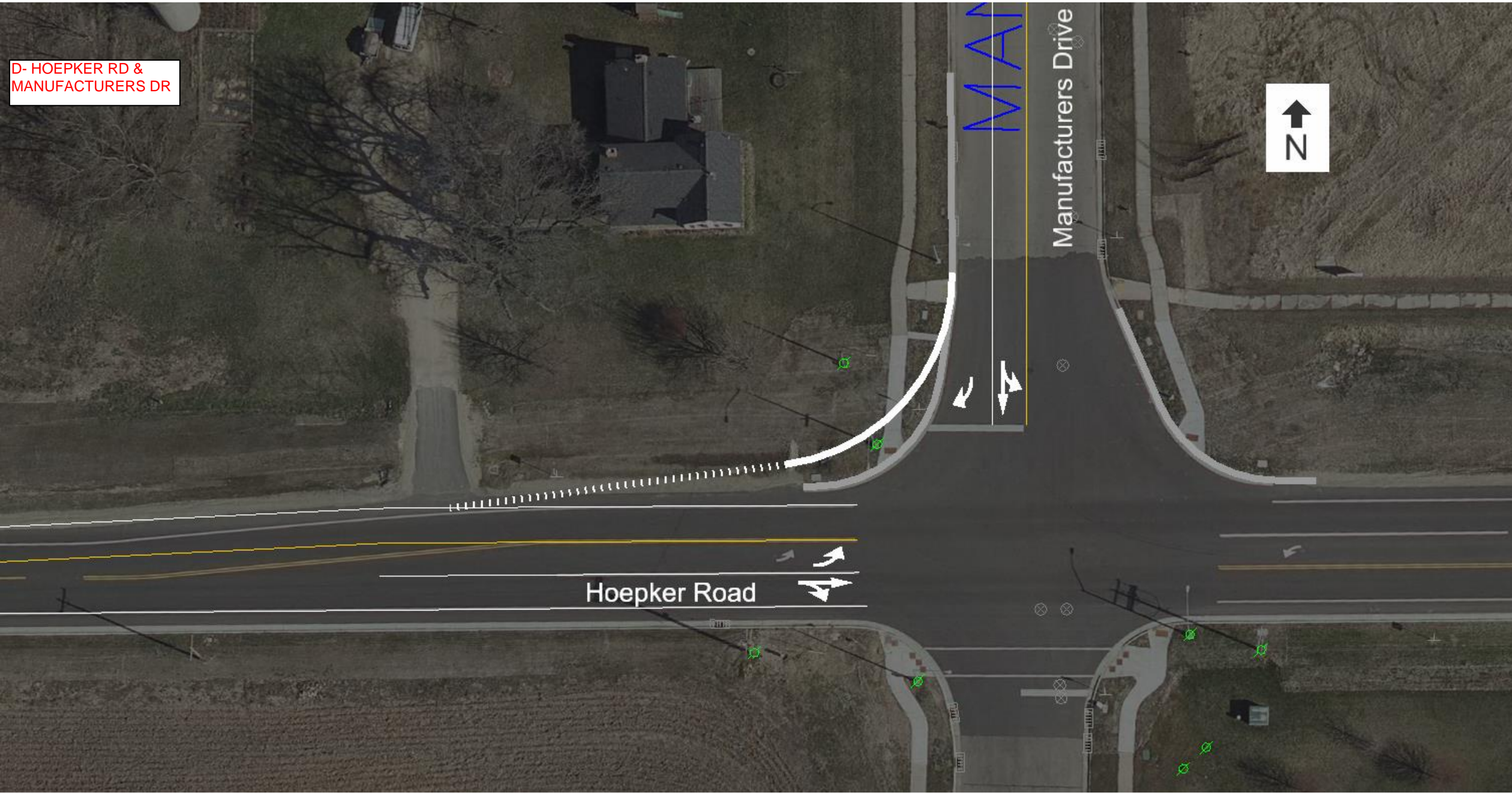


# D - HOEPKER RD & MANUFACTURERS DR



~Extend the eastbound left-turn lane on Hoepker Rd at Manufacturers Dr.  
~Modify the existing southbound approach on Manufacturers Dr at Hoepker Rd to provide an additional turn lane.  
~Extend storm sewer in NW quadrant to accommodate lane widening.

D- HOEPKER RD &  
MANUFACTURERS DR



Hoepker Road

Manufacturers Drive

MAN