

April 25, 2017

Rob Phillips/Jeff Quamme  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd.  
City-County Building Room 115  
Madison, WI 53703

**RE: LINDEN COURT DISCONTINUANCE/VACATION OF RIGHT-OF-WAY, VOGEL INVESTMENTS, LLC**

This letter is our formal request from the property owners at 2100 Winnebago St. Madison, WI 53704 (Vogel Investments, LLC) to request vacation **of the remaining portion of Linden Ct.** Please accept this petition material packet for the discontinuance of the right-of-way as defined by the enclosed materials. Other materials included for your review include:

- Exhibit A – Legal Description of Area
- Exhibit B – Map of Discontinuance/Vacation
- Exhibit C – Legal Description of water main easement, as per specific request of City staff.
- Exhibit D – Adjacent Landowner Information
- Exhibit E – Concept Plan for Multiple Parcel Redevelopment

Please contact me at 608.347.2326 or by email at [adam@accipiterproperties.com](mailto:adam@accipiterproperties.com) if you have any questions or need further information.



Adam Chern  
Accipiter Properties  
1882 E. Main St. suite 201  
Madison, WI 53704  
608.347.2326

## **EXHIBIT A**

### **Linden Court Vacation Metes and Bounds Description**

Part of Linden Court as platted by Tierney Addition to Madison lying adjacent to Lots 1 and 2, Block 2 and Lots 7 and 8, Block 1 of said plat and being located in the Southwest Quarter of the Southeast Quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the east corner of Lot 1, Block 2, Tierney Addition to Madison, as recorded in Volume 1 of Plats, on pages 41-42, as Document Number 216620, Dane County Registry, also the south corner of Linden Court right of way, also the northwest right of way line of Winnebago Street;

thence North 60 degrees 02 minutes 55 seconds West along the northeast line of Lots 1 and 2, said Block 2, also along the southwest right of way line of Linden Court, 87.87 feet to the west corner of said Linden Court, also to the south corner of vacated Linden Court, also to the east corner of Lot 3 of said Block 2;

thence North 29 degrees 11 minutes 41 seconds East along the northwest right of way line of Linden Court, also along the southeast line of said vacated Linden Court, 50.00 feet to the east corner of said vacated Linden Court, also the north corner of said Linden Court, also the south corner of Lot 9, Block 1 of aforementioned Tierney Addition to Madison;

thence South 60 degrees 03 minutes 05 seconds East along the northeast right of way line of said Linden Court, also along the southwest line of Lots 8 and 7, of said Block 1, 88.49 feet to the south corner of said Lot 7, also to the aforementioned northwest right of way line of Winnebago Street;

thence South 29 degrees 54 minutes 15 seconds West along said northwest right of way line, also along the southeast right of way line of said Linden Court, 50.00 feet to the Point of Beginning.

This description contains 4,409 square feet or 0.10 acres.

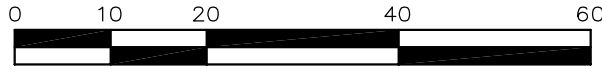
Bearings are based upon the Wisconsin County Coordinate System (Dane Zone).

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

# Exhibit B

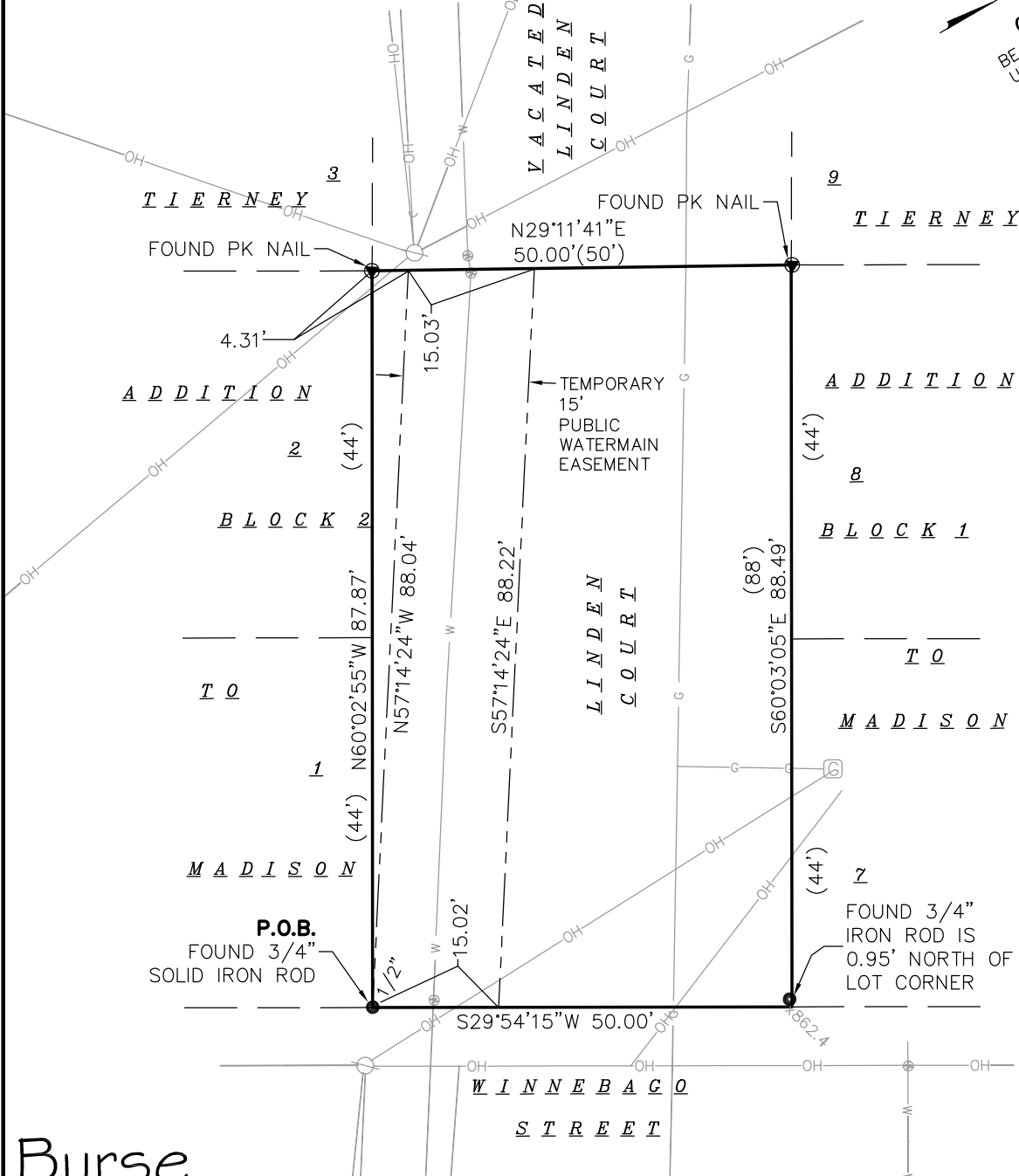
## LINDEN COURT VACATION EXHIBIT

PART OF LINDEN COURT, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWENTY FEET

**GRID NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



**Burse**

surveying & engineering inc.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

Date: 2017-08-28

Plot View: Vacation

BSE1966\dwg\BSE1966.DWG

### LEGEND

- OH — OVERHEAD UTILITY
- G — GAS MAIN
- W — WATER MAIN

## **EXHIBIT C**

### **15' Wide Temporary Public Watermain Easement Metes and Bounds Description**

Part of Linden Court as platted by Tierney Addition to Madison also being, located in the Southwest Quarter of the Southeast Quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the east corner of Lot 1, Block 2, Tierney Addition to Madison, as recorded in Volume 1 of Plats, on pages 41-42, as Document Number 216620, Dane County Registry, also the south corner of Linden Court right of way, also the northwest right of way line of Winnebago Street;

thence North 57 degrees 14 minutes 24 seconds West, 88.04 feet to the northwest line of said Linden Court, also to the southeast line of formerly vacated Linden Court;

thence North 29 degrees 11 minutes 41 seconds East along said northwest right of way line of Linden Court, also along said southeast line of said vacated Linden Court, 15.03 feet;

thence South 57 degrees 14 minutes 24 seconds East, 88.22 feet to the aforementioned northwest right of way line of Winnebago Street;

thence South 29 degrees 54 minutes 15 seconds West along said northwest right of way line, 15.02 feet to the Point of Beginning.

This description contains 1,322 square feet or 0.0303 acres.

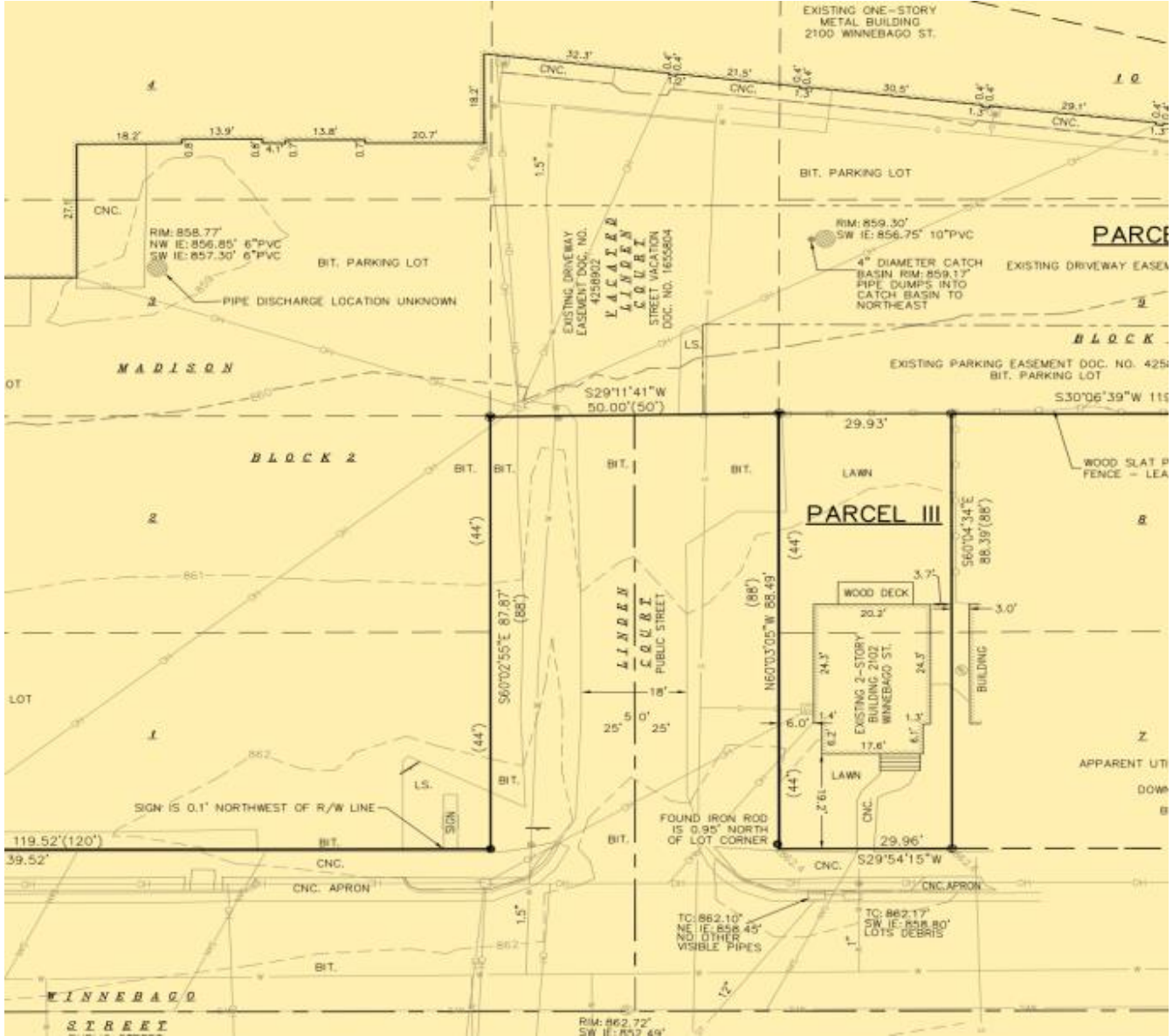
Bearings are based upon the Wisconsin County Coordinate System (Dane Zone).

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BSE1966\documents\DESCRIPTIONS\WM EASE.doc

## Exhibit D



Lindbago Accipiter, LLC is the owner of 2102 Winnebago St. (“Parcel III” above), the only parcel adjacent to the vacation site other than the petitioner, Vogel Investments, LLC. Both entities are controlled by Accipiter Real Estate, LLC.

**Vogel Investments, LLC**

By: Accipiter Real Estate, LLC  
 Its: Majority Member  
 By: All of its Members:

John Young

Adam Chern

**Lindbago Accipiter, LLC**

By: Accipiter Real Estate, LLC  
 Its: Sole Member  
 By: All of its Members:

John Young

Adam Chern

## **Exhibit E**

### **Concept Plan and Re-Development Project Description**

- Accipiter Properties, Inc., is working with CohoMadison, Inc. (a cohousing community), and Madison Circus Space (“MCS”) to redevelop the properties located at 2048-2100 Winnebago Street in Madison, Wisconsin.
- The development will include a three-story 64,000 to 66,000 square foot building with 46 - 47 residential condominium units (studio, 1, 2 and 3 bedrooms); underground parking for resident use; and 4,100 square feet on the first floor, for artist studio commercial condominiums.
- It will also include a separate 2-story building of approximately 10,300 square feet for MCS (with a 7,300 square foot building footprint).
- Lot line adjustments via Certified Survey Map (CSM) will occur, changing the sizes and dimensions of the properties known as 2048, 2100, and 2114 Winnebago Street.

### **Development Schedule**

<b>APRIL - JUNE 2017</b>	Submit land use and subsidy applications to the City of Madison
<b>AUGUST - SEPTEMBER 2017</b>	Secure conditional approvals from the City of Madison.
<b>OCTOBER - NOVEMBER 2017</b>	Partial demolition of 2100 building / construction begins for MCS building
<b>MARCH - APRIL 2018</b>	MCS building construction complete
<b>MARCH - APRIL 2018</b>	Remaining demolition as required / construction begins for cohousing building
<b>APRIL 2019</b>	Cohousing building construction complete

