

601 W. WILSON ST.  
DEMO/REZONE

**Potter Lawson**

March 2, 2006

Mr. Larry Nelson  
City of Madison Engineering Department  
215 Martin Luther King Jr. Blvd  
Madison, WI 53703

RE: National Conference of Bar Examiners (NCBE) and  
J.H. Findorff & Son request to vacate a Portion of Dow Court  
Project No. 2003.20.00

Dear Larry:

The property owners surrounding Dow Court would like the City to vacate a portion of the road to facilitate the development of the properties.

The attached drawing shows the portion of Dow Court that we are requesting to be vacated. This portion of the Court is surrounded by property owned by J.H. Findorff & Son and the National Conference of Bar Examiners.

We would like to re-construct the road as a private drive that will allow access to the Findorff and NCBE properties. Lowering the road a few feet will allow us to better access the two properties and will not hinder the access to future properties to the west of Dow Court.

Findorff or NCBE does not own the two lots at the corner of Dow Court and West Wilson Street, and the street along these two properties would not be vacated at this time.

Attached drawings include a site survey of the existing conditions and a proposed site plan for the Findorff and NCBE projects. Also included is a preliminary conceptual site plan for the remainder of the property.

A P.U.D. land use permit application has been made to the Planning Department for the NCBE property and is scheduled to go before the Plan Commission on April 17<sup>th</sup>. Thank you for your consideration of this request.

Sincerely,



Dan Petersen  
J.H. Findorff & Son



Erica Moeser  
National Conference of Bar Examiners



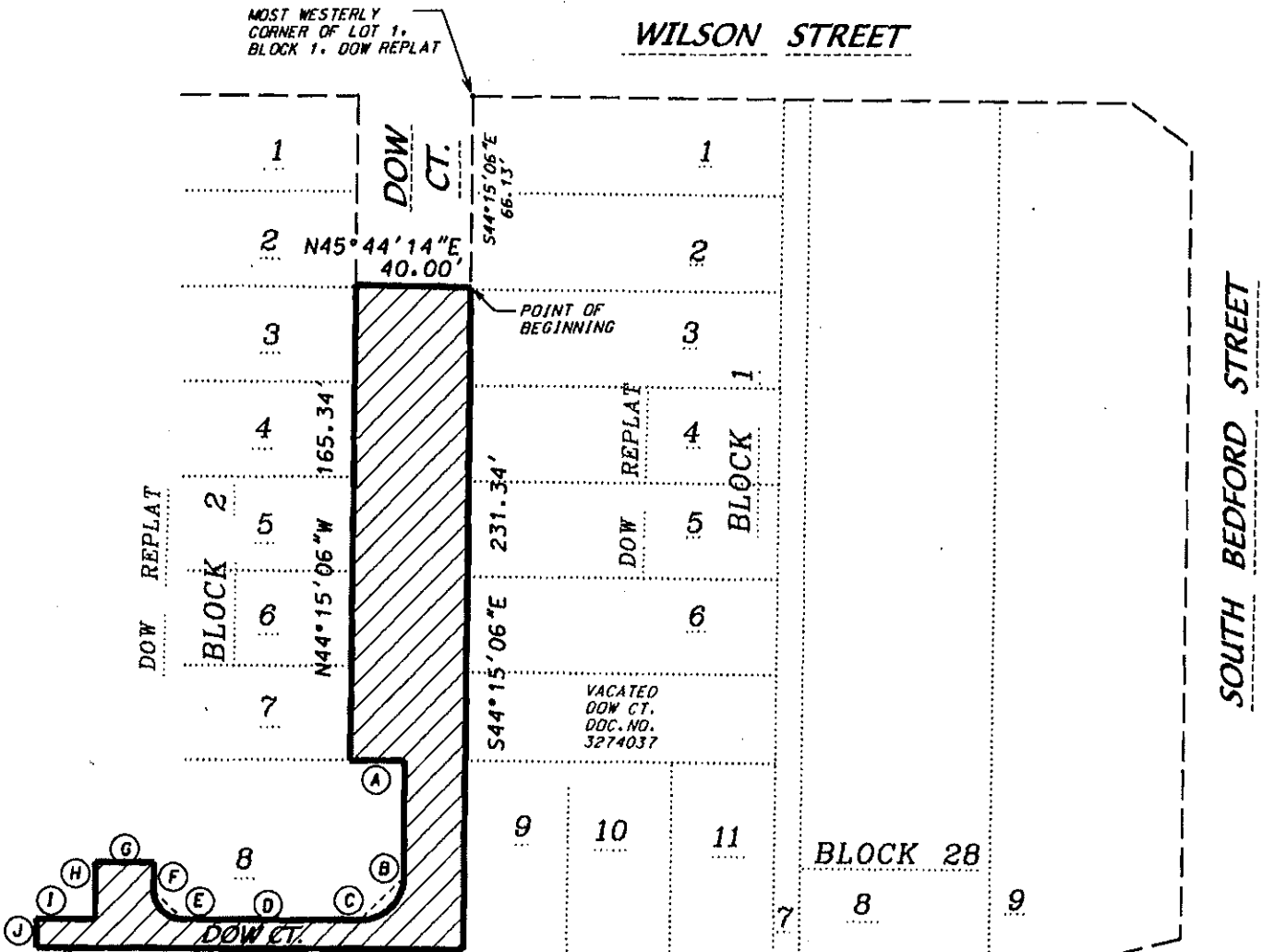
Douglas R. Hursh  
Potter Lawson, Inc.

cc: Wayne Barsness: D'Onofrio Kottke

Providing quality design services since 1913

15 Ellis Potter Court, PO Box 44964, Madison, WI 53744-4964 - Phone 608/274-2741 - Fax 608/274-3674  
Visit our web site at [www.potterlawson.com](http://www.potterlawson.com)

# PORTION OF DOW COURT TO BE VACATED



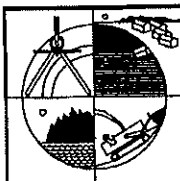
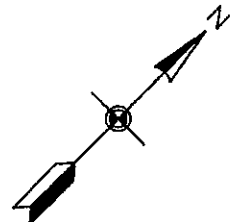
**BOUNDARY TABLE**

- (A) S45°44'14"W. 19.00'
- (B) N44°15'06"W. 41.00'
- (C) N00°44'34"E. 21.22', R=15.00'
- (D) N45°44'14"E. 61.50'
- (E) S89°15'26"E. 14.14', R=10.00'
- (F) S44°15'06"E. 10.00'
- (G) N45°44'14"E. 20.00'
- (H) N44°15'06"W. 20.00'
- (I) N45°44'14"E. 20.00'
- (J) N44°15'06"W. 10.00'
- (K) S45°44'14"W. 147.50'

VACATED  
DOW CT.  
DOC. NO.  
3274037

BRITTINGHAM PARK

NORTH SHORE DRIVE



**D'ONOFRIO, KOTTKE  
AND ASSOCIATES, INC.**  
7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
TEL: 608-833-7530  
FAX: 608-833-1089  
E-MAIL: donofrio@chorus.net

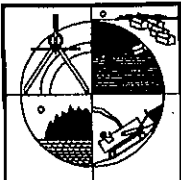
DATE: MARCH 3, 2006

SCALE: 1" = 60'  
F.N.: 05-07-129

## PORTION OF DOW COURT TO BE VACATED

### DOW COURT STREET AREA TO BE VACATED

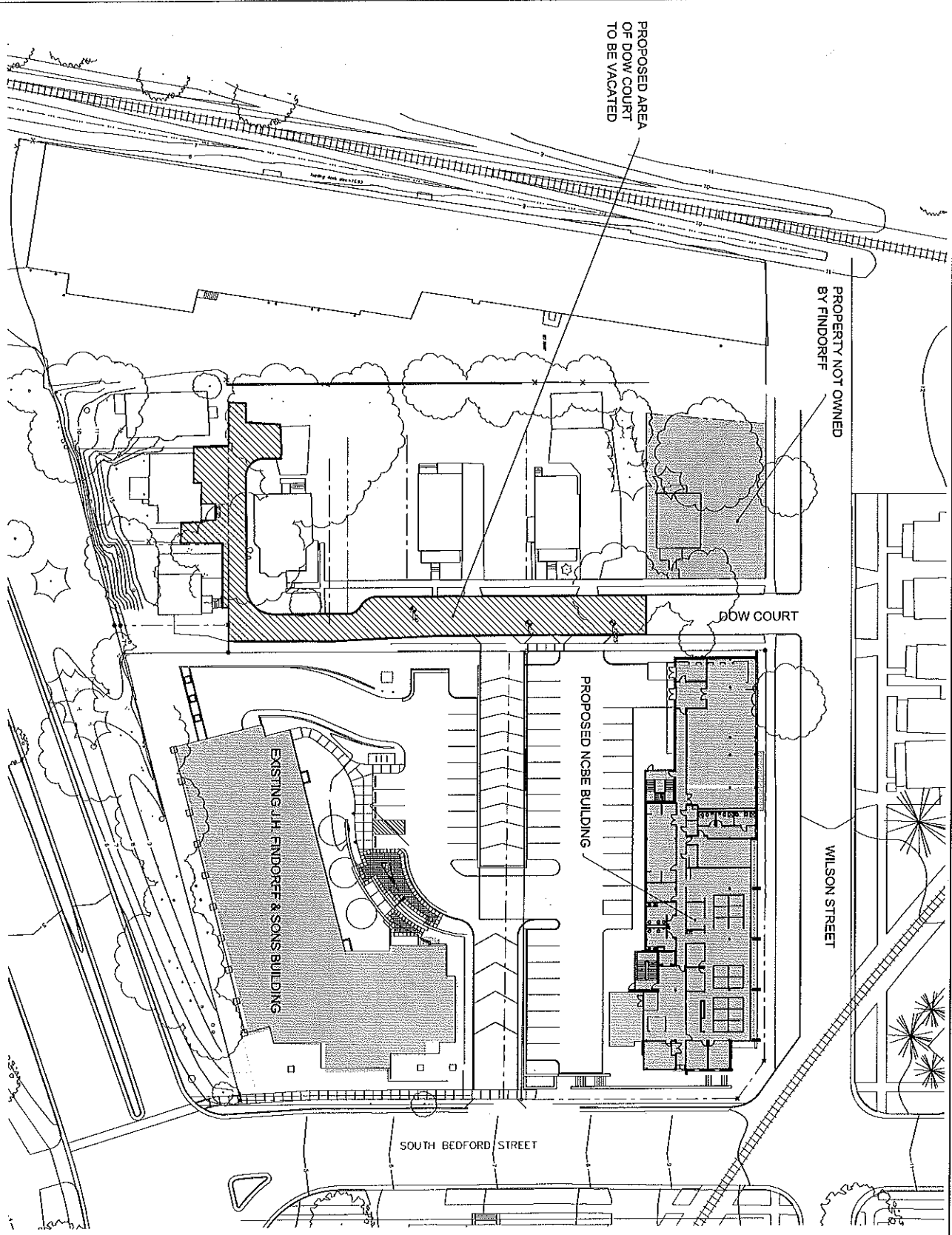
Part of Dow Court within the Dow Replat of Lots 4, 5, 6 and southwest 57 feet of Lot 7, Block 28, recorded in Volume 7 of Plats on Page 3, Dane County Registry, located in the NW1/4 of the SE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the most westerly corner of Lot 1, Block 1, Dow Replat; thence S44°15'06"E, 66.13 feet to the point of beginning; thence continuing S44°15'06"E, 231.34 feet; thence S45°44'14"W, 147.50 feet; thence N44°15'06"W, 10.00 feet; thence N45°44'14"E, 20.00 feet; thence N44°15'06"W, 20.00 feet; thence N45°44'14"E, 20.00 feet; thence S44°15'06"E, 10.00 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 10.00 feet and a chord which bears S89°15'26"E, 14.14 feet; thence N45°44'14"E, 61.50 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 15.00 feet and a chord which bears N00°44'34"E, 21.22 feet; thence N44°15'06"W, 41.00 feet; thence S45°44'14"W, 19.00 feet; thence N44°15'06"W, 165.34 feet; thence N45°44'14"E, 40.00 feet to the point of beginning. Containing 9.734 square feet.



D'ONOFRIO, KOTTKE  
AND ASSOCIATES, INC.

7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
TEL: 608-833-7530  
FAX: 608-833-1089  
E-MAIL: donofrio@chorus.net

DATE: MARCH 3, 2006



1 SITE PLAN SHOWING THE VACATION OF DOW COURT  
A001 1" = 20'-0"

2000 © Potter Lawson Architects

**Potter Lawson**

Consultants

Notes:

NATIONAL CONFERENCE OF BAR EXAMINERS  
MADISON, WISCONSIN

Project Name	SITE PLAN SHOWING THE VACATION OF DOW COURT	
Project Number	A001	
Scale	1" = 20'-0"	
Sheet Number	58	



