

WILL NEED 6' WIDE  
 EASEMENT ON PROPOSED  
 LOT 1 FOR GAS SERVICE  
 TO PROPOSED LOT 2.



Map labels include street names: BALDWIN ST, WILSON ST, LAMSON ST.  
 Lot numbers: 210-212, 215, 1309, 1311, 1315, 1317, 1231, 1233, 1235, 1237, 1243, 1248-1252, 1275, 1283, 1287, 1299, 1303, 1307, 1311, 1315, 1317, 1320, 1326, 1330, 1331, 1335, 1337, 1341, 1345, 1349, 1353, 1357, 1361, 1365, 1369, 1373, 1377, 1381, 1385, 1389, 1393, 1397, 1401, 1405, 1409, 1413, 1417, 1421, 1425, 1429, 1433, 1437, 1441, 1445, 1449, 1453, 1457, 1461, 1465, 1469, 1473, 1477, 1481, 1485, 1489, 1493, 1497, 1501, 1505, 1509, 1513, 1517, 1521, 1525, 1529, 1533, 1537, 1541, 1545, 1549, 1553, 1557, 1561, 1565, 1569, 1573, 1577, 1581, 1585, 1589, 1593, 1597, 1601, 1605, 1609, 1613, 1617, 1621, 1625, 1629, 1633, 1637, 1641, 1645, 1649, 1653, 1657, 1661, 1665, 1669, 1673, 1677, 1681, 1685, 1689, 1693, 1697, 1701, 1705, 1709, 1713, 1717, 1721, 1725, 1729, 1733, 1737, 1741, 1745, 1749, 1753, 1757, 1761, 1765, 1769, 1773, 1777, 1781, 1785, 1789, 1793, 1797, 1801, 1805, 1809, 1813, 1817, 1821, 1825, 1829, 1833, 1837, 1841, 1845, 1849, 1853, 1857, 1861, 1865, 1869, 1873, 1877, 1881, 1885, 1889, 1893, 1897, 1901, 1905, 1909, 1913, 1917, 1921, 1925, 1929, 1933, 1937, 1941, 1945, 1949, 1953, 1957, 1961, 1965, 1969, 1973, 1977, 1981, 1985, 1989, 1993, 1997, 2001, 2005, 2009, 2013, 2017, 2021, 2025, 2029, 2033, 2037, 2041, 2045, 2049, 2053, 2057, 2061, 2065, 2069, 2073, 2077, 2081, 2085, 2089, 2093, 2097, 2101, 2105, 2109, 2113, 2117, 2121, 2125, 2129, 2133, 2137, 2141, 2145, 2149, 2153, 2157, 2161, 2165, 2169, 2173, 2177, 2181, 2185, 2189, 2193, 2197, 2201, 2205, 2209, 2213, 2217, 2221, 2225, 2229, 2233, 2237, 2241, 2245, 2249, 2253, 2257, 2261, 2265, 2269, 2273, 2277, 2281, 2285, 2289, 2293, 2297, 2301, 2305, 2309, 2313, 2317, 2321, 2325, 2329, 2333, 2337, 2341, 2345, 2349, 2353, 2357, 2361, 2365, 2369, 2373, 2377, 2381, 2385, 2389, 2393, 2397, 2401, 2405, 2409, 2413, 2417, 2421, 2425, 2429, 2433, 2437, 2441, 2445, 2449, 2453, 2457, 2461, 2465, 2469, 2473, 2477, 2481, 2485, 2489, 2493, 2497, 2501, 2505, 2509, 2513, 2517, 2521, 2525, 2529, 2533, 2537, 2541, 2545, 2549, 2553, 2557, 2561, 2565, 2569, 2573, 2577, 2581, 2585, 2589, 2593, 2597, 2601, 2605, 2609, 2613, 2617, 2621, 2625, 2629, 2633, 2637, 2641, 2645, 2649, 2653, 2657, 2661, 2665, 2669, 2673, 2677, 2681, 2685, 2689, 2693, 2697, 2701, 2705, 2709, 2713, 2717, 2721, 2725, 2729, 2733, 2737, 2741, 2745, 2749, 2753, 2757, 2761, 2765, 2769, 2773, 2777, 2781, 2785, 2789, 2793, 2797, 2801, 2805, 2809, 2813, 2817, 2821, 2825, 2829, 2833, 2837, 2841, 2845, 2849, 2853, 2857, 2861, 2865, 2869, 2873, 2877, 2881, 2885, 2889, 2893, 2897, 2901, 2905, 2909, 2913, 2917, 2921, 2925, 2929, 2933, 2937, 2941, 2945, 2949, 2953, 2957, 2961, 2965, 2969, 2973, 2977, 2981, 2985, 2989, 2993, 2997, 3001, 3005, 3009, 3013, 3017, 3021, 3025, 3029, 3033, 3037, 3041, 3045, 3049, 3053, 3057, 3061, 3065, 3069, 3073, 3077, 3081, 3085, 3089, 3093, 3097, 3101, 3105, 3109, 3113, 3117, 3121, 3125, 3129, 3133, 3137, 3141, 3145, 3149, 3153, 3157, 3161, 3165, 3169, 3173, 3177, 3181, 3185, 3189, 3193, 3197, 3201, 3205, 3209, 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3877, 3881, 3885, 3889, 3893, 3897, 3901, 3905, 3909, 3913, 3917, 3921, 3925, 3929, 3933, 3937, 3941, 3945, 3949, 3953, 3957, 3961, 3965, 3969, 3973, 3977, 3981, 3985, 3989, 3993, 3997, 4001, 4005, 4009, 4013, 4017, 4021, 4025, 4029, 4033, 4037, 4041, 4045, 4049, 4053, 4057, 4061, 4065, 4069, 4073, 4077, 4081, 4085, 4089, 4093, 4097, 4101, 4105, 4109, 4113, 4117, 4121, 4125, 4129, 4133, 4137, 4141, 4145, 4149, 4153, 4157, 4161, 4165, 4169, 4173, 4177, 4181, 4185, 4189, 4193, 4197, 4201, 4205, 4209, 4213, 4217, 4221, 4225, 4229, 4233, 4237, 4241, 4245, 4249, 4253, 4257, 4261, 4265, 4269, 4273, 4277, 4281, 4285, 4289, 4293, 4297, 4301, 4305, 4309, 4313, 4317, 4321, 4325, 4329, 4333, 4337, 4341, 4345, 4349, 4353, 4357, 4361, 4365, 4369, 4373, 4377, 4381, 4385, 4389, 4393, 4397, 4401, 4405, 4409, 4413, 4417, 4421, 4425, 4429, 4433, 4437, 4441, 4445, 4449, 4453, 4457, 4461, 4465, 4469, 4473, 4477, 4481, 4485, 4489, 4493, 4497, 4501, 4505, 4509, 4513, 4517, 4521, 4525, 4529, 4533, 4537, 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5205, 5209, 5213, 5217, 5221, 5225, 5229, 5233, 5237, 5241, 5245, 5249, 5253, 5257, 5261, 5265, 5269, 5273, 5277, 5281, 5285, 5289, 5293, 5297, 5301, 5305, 5309, 5313, 5317, 5321, 5325, 5329, 5333, 5337, 5341, 5345, 5349, 5353, 5357, 5361, 5365, 5369, 5373, 5377, 5381, 5385, 5389, 5393, 5397, 5401, 5405, 5409, 5413, 5417, 5421, 5425, 5429, 5433, 5437, 5441, 5445, 5449, 5453, 5457, 5461, 5465, 5469, 5473, 5477, 5481, 5485, 5489, 5493, 5497, 5501, 5505, 5509, 5513, 5517, 5521, 5525, 5529, 5533, 5537, 5541, 5545, 5549, 5553, 5557, 5561, 5565, 5569, 5573, 5577, 5581, 5585, 5589, 5593, 5597, 5601, 5605, 5609, 5613, 5617, 5621, 5625, 5629, 5633, 5637, 5641, 5645, 5649, 5653, 5657, 5661, 5665, 5669, 5673, 5677, 5681, 5685, 5689, 5693, 5697, 5701, 5705, 5709, 5713, 5717, 5721, 5725, 5729, 5733, 5737, 5741, 5745, 5749, 5753, 5757, 5761, 5765, 5769, 5773, 5777, 5781, 5785, 5789, 5793, 5797, 5801, 5805, 5809, 5813, 5817, 5821, 5825, 5829, 5833, 5837, 5841, 5845, 5849, 5853, 5857, 5861, 5865, 5869, 5873, 5877, 5881, 5885, 5889, 5893, 5897, 5901, 5905, 5909, 5913, 5917, 5921, 5925, 5929, 5933, 5937, 5941, 5945, 5949, 5953, 5957, 5961, 5965, 5969, 5973, 5977, 5981, 5985, 5989, 5993, 5997, 6001, 6005, 6009, 6013, 6017, 6021, 6025, 6029, 6033, 6037, 6041, 6045, 6049, 6053, 6057, 6061, 6065, 6069, 6073, 6077, 6081, 6085, 6089, 6093, 6097, 6101, 6105, 6109, 6113, 6117, 6121, 6125, 6129, 6133, 6137, 6141, 6145, 6149, 6153, 6157, 6161, 6165, 6169, 6173, 6177, 6181, 6185, 6189, 6193, 6197, 6201, 6205, 6209, 6213, 6217, 6221, 6225, 6229, 6233, 6237, 6241, 6245, 6249, 6253, 6257, 6261, 6265, 6269, 6273, 6277, 6281, 6285, 6289, 6293, 6297, 6301, 6305, 6309, 6313, 6317, 6321, 6325, 6329, 6333, 6337, 6341, 6345, 6349, 6353, 6357, 6361, 6365, 6369, 6373, 6377, 6381, 6385, 6389, 6393, 6397, 6401, 6405, 6409, 6413, 6417, 6421, 6425, 6429, 6433, 6437, 6441, 6445, 6449, 6453, 6457, 6461, 6465, 6469, 6473, 6477, 6481, 6485, 6489, 6493, 6497, 6501, 6505, 6509, 6513, 6517, 6521, 6525, 6529, 6533, 6537, 6541, 6545, 6549, 6553, 6557, 6561, 6565, 6569, 6573, 6577, 6581, 6585, 6589, 6593, 6597, 6601, 6605, 6609, 6613, 6617, 6621, 6625, 6629, 6633, 6637, 6641, 6645, 6649, 6653, 6657, 6661, 6665, 6669, 6673, 6677, 6681, 6685, 6689, 6693, 6697, 6701, 6705, 6709, 6713, 6717, 6721, 6725, 6729, 6733, 6737, 6741, 6745, 6749, 6753, 6757, 6761, 6765, 6769, 6773, 6777, 6781, 6785, 6789, 6793, 6797, 6801, 6805, 6809, 6813, 6817, 6821, 6825, 6829, 6833, 6837, 6841, 6845, 6849, 6853, 6857, 6861, 6865, 6869, 6873, 6877, 6881, 6885, 6889, 6893, 6897, 6901, 6905, 6909, 6913, 6917, 6921, 6925, 6929, 6933, 6937, 6941, 6945, 6949, 6953, 6957, 6961, 6965, 6969, 6973, 6977, 6981, 6985, 6989, 6993, 6997, 7001, 7005, 7009, 7013, 7017, 7021, 7025, 7029, 7033, 7037, 7041, 7045, 7049, 7053, 7057, 7061, 7065, 7069, 7073, 7077, 7081, 7085, 7089, 7093, 7097, 7101, 7105, 7109, 7113, 7117, 7121, 7125, 7129, 7133, 7137, 7141, 7145, 7149, 7153, 7157, 7161, 7165, 7169, 7173, 7177, 7181, 7185, 7189, 7193, 7197, 7201, 7205, 7209, 7213, 7217, 7221, 7225, 7229, 7233, 7237, 7241, 7245, 7249, 7253, 7257, 7261, 7265, 7269, 7273, 7277, 7281, 7285, 7289, 7293, 7297, 7301, 7305, 7309, 7313, 7317, 7321, 7325, 7329, 7333, 7337, 7341, 7345, 7349, 7353, 7357, 7361, 7365, 7369, 7373, 7377, 7381, 7385, 7389, 7393, 7397, 7401, 7405, 7409, 7413, 7417, 7421, 7425, 7429, 7433, 7437, 7441, 7445, 7449, 7453, 7457, 7461, 7465, 7469, 7473, 7477, 7481, 7485, 7489, 7493, 7497, 7501, 7505, 7509, 7513, 7517, 7521, 7525, 7529, 7533, 7537, 7541, 7545, 7549, 7553, 7557, 7561, 7565, 7569, 7573, 7577, 7581, 7585, 7589, 7593, 7597, 7601, 7605, 7609, 7613, 7617, 7621, 7625, 7629, 7633, 7637, 7641, 7645, 7649, 7653, 7657, 7661, 7665, 7669, 7673, 7677, 7681, 7685, 7689, 7693, 7697, 7701, 7705, 7709, 7713, 7717, 7721, 7725, 7729, 7733, 7737, 7741, 7745, 7749, 7753, 7757, 7761, 7765, 7769, 7773, 7777, 7781, 7785, 7789, 7793, 7797, 7801, 7805, 7809, 7813, 7817, 7821, 7825, 7829, 7833, 7837, 7841, 7845, 7849, 7853, 7857, 7861, 7865, 7869, 7873, 7877, 7881, 7885, 7889, 7893, 7897, 7901, 7905, 7909, 7913, 7917, 7921, 7925, 7929, 7933, 7937, 7941, 7945, 7949, 7953, 7957, 7961, 7965, 7969, 7973, 7977, 7981, 7985, 7989, 7993, 7997, 8001, 8005, 8009, 8013, 8017, 8021, 8025, 8029, 8033, 8037, 8041, 8045, 8049, 8053, 8057, 8061, 8065, 8069, 8073, 8077, 8081, 8085, 8089, 8093, 8097, 8101, 8105, 8109, 8113, 8117, 8121, 8125, 8129, 8133, 8137, 8141, 8145, 8149, 8153, 8157, 8161, 8165, 8169, 8173, 8177, 8181, 8185, 8189, 8193, 8197, 8201, 8205, 8209, 8213, 8217, 8221, 8225, 8229, 8233, 8237, 8241, 8245, 8249, 8253, 8257, 8261, 8265, 8269, 8273, 8277, 8281, 8285, 8289, 8293, 8297, 8301, 8305, 8309, 8313, 8317, 8321, 8325, 8329, 8333, 8337, 8341, 8345, 8349, 8353, 8357, 8361, 8365, 8369, 8373, 8377, 8381, 8385, 8389, 8393, 8397, 8401, 8405, 8409, 8413, 8417, 8421, 8425, 8429, 8433, 8437, 8441, 8445, 8449, 8453, 8457, 8461, 8465, 8469, 8473, 8477, 8481, 8485, 8489, 8493, 8497, 8501, 8505, 8509, 8513, 8517, 8521, 8525, 8529, 8533, 8537, 8541, 8545, 8549, 8553, 8557, 8561, 8565, 8569, 8573, 8577, 8581, 8585, 8589, 8593, 8597, 8601, 8605, 8609, 8613, 8617, 8621, 8625, 8629, 8633, 8637, 8641, 8645, 8649, 8653, 8657, 8661, 8665, 8669, 8673, 8677, 8681, 8685, 8689, 8693, 8697, 8701, 8705, 8709, 8713, 8717, 8721, 8725, 8729, 8733, 8737, 8741, 8745, 8749, 8753, 8757, 8761, 8765, 8769, 8773, 8777, 8781, 8785, 8789, 8793, 8797, 8801, 8805, 8809, 8813, 8817, 8821, 8825, 8829, 8833, 8837, 8841, 8845, 8849, 8853, 8857, 8861, 8865, 8869, 8873, 8877, 8881, 8885, 8889, 8893, 8897, 8901, 8905, 8909, 8913, 8917, 8921, 8925, 8929, 8933, 8937, 8941, 8945, 8949, 8953, 8957, 8961, 8965, 8969, 8973, 8977, 8981, 8985, 8989, 8993, 8997, 9001, 9005, 9009, 9013, 9017, 9021, 9025, 9029, 9033, 9037, 9041, 9045, 9049, 9053, 9057, 9061, 9065, 9069, 9073, 9077, 9081, 9085, 9089, 9093, 9097, 9101, 9105, 9109, 9113, 9117, 9121, 9125, 9129, 9133, 9137, 9141, 9145, 9149, 9153, 9157, 9161, 9165, 9169, 9173, 9177, 9181, 9185, 9189, 9193, 91



Department of Planning & Community & Economic Development  
 Planning/Building Inspection/Economic Development/Community Development

Planning Division  
 215 Martin Luther King, Jr. Boulevard  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635

**REVIEW REQUEST FOR:**

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

306 S. Baldwin Street  
 TR-C4 to PD, Create one lot for existing two-family residence and one lot  
 for new single-family residence  
 LNDUSE-2018-00072 & LNDCSM-2018-00024

**PLANNING DIVISION CONTACT:** Chris Wells

**RETURN COMMENTS BY:** August 03 2018

**PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:**

Applicant E-mail: rhodeproperty@gmail.com Fax: \_\_\_\_\_

Date Submitted: June 20 2018 Plan Commission: August 20 2018

Date Circulated: June 26 2018 Common Council: September 04 2018

isthmussurveying@sbcglobal.net

**CIRCULATED TO:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> ZONING                   | <input type="checkbox"/> DISABILITY RIGHTS         | <input type="checkbox"/> ALD. _____ DIST. _____            |
| <input type="checkbox"/> FIRE DEPARTMENT          | <input type="checkbox"/> POLICE DEPT.              | <input type="checkbox"/> MADISON GAS & ELECTRIC            |
| <input type="checkbox"/> TRAFFIC ENG              | <input type="checkbox"/> CITY ASSESSOR             | <input type="checkbox"/> ALLIANT ENERGY                    |
| <input type="checkbox"/> PARKS DIVISION           | <input type="checkbox"/> MADISON METRO             | <input checked="" type="checkbox"/> <del>A.T.&amp;T.</del> |
| <input type="checkbox"/> CITY ENG.                | <input type="checkbox"/> PUBLIC HEALTH             | <input type="checkbox"/> T D S                             |
| <input type="checkbox"/> CITY ENG.-MAPPING & ENV. | <input type="checkbox"/> SCHOOL DISTRICT           | <input type="checkbox"/> MT. VERNON TELE                   |
| <input type="checkbox"/> WATER UTILITY            |  | _____  |
| <input type="checkbox"/> REAL ESTATE              | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | _____  |

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

**RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.**

**NO COMMENTS / YOUR COMMENTS:**

7/13/18 - MGE WILL NEED A 6' WIDE EASEMENT ACROSS LOT 1  
 TO COVER AN EXISTING GAS SERVICE TO LOT 2.

*Mike J. Halverson*  
 Sup. RFD  
 MGE



# 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, of 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.

CITY OF MADISON

## 1a. Application Type.

Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

JUN 20 2018  
10:20am call

## 1b. Review Fees.

Make checks payable to "City Treasurer."

Planning & Community  
& Economic Development

- 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: Baldwin Wilson LLC    Representative, if any: Nicholas Rhode  
Street Address: 306 S. Baldwin St.    City/State: Madison WI    Zip: 53703  
Telephone: (608) 852-8797    Fax: ( )    Email: nrhode@sarcinvest.com  
Firm Preparing Survey: Isthmus Surveying    Contact: Paul Spetz  
Street Address: 450 N. Baldwin St.    City/State: Madison WI    Zip: 53703  
Telephone: (608) 244-1090    Fax: ( )    Email: isthmussurveying@sbcglobal.net

Check only ONE - ALL Correspondence on this application should be sent to:     Property Owner     Survey Firm

## 3a. Project Information.

Parcel Address: 306 S. Baldwin St    in the City or Town of: Madison  
Tax Parcel Number(s): 0710 072 283 33    School District: MMSD  
Existing Zoning District(s): TR-C4    Development Schedule: \_\_\_\_\_

Proposed Zoning District(s) (if any): \_\_\_\_\_    **Please provide a Legal Description on your CSM or plat.**

## 3b. For Surveys 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 extraterritorial request to be processed, approval letters from both the town and Dane County must be submitted.

## 4. Survey Contents and Description.

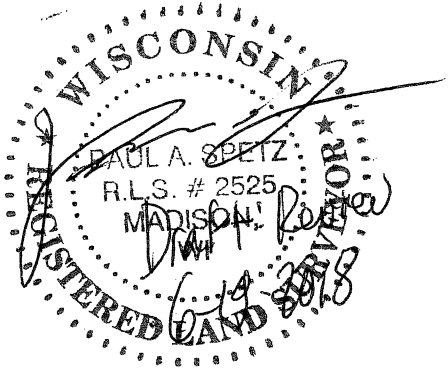
Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	2		0.15	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office				Outlots Maintained by a Private Group or Association			
Industrial							
Other (state use)							
<b>PROJECT TOTAL</b>	2		0.15				

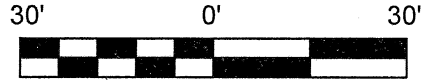
OVER →

# CERTIFIED SURVEY MAP

Located in Part of Lots Seven (7) and Eight (8), Block 201, Pritchette Original Plat of Madison all in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 7, T7N, R10E, in the City of Madison, Dane County, Wisconsin



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE COUNTY ZONE; THE WEST LINE OF THE NW  $\frac{1}{4}$  OF SECTION 7, T7N, R10E BEARS N 00°02'46" E



This C.S.M. contains  
6,546 S.F.  
0.15 Acres

### LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
  - ⊙ IRON PIPE FOUND (1 3/8" Outside Diameter)
  - ⊕ SET CUT '+' IN CONCRETE
  - 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

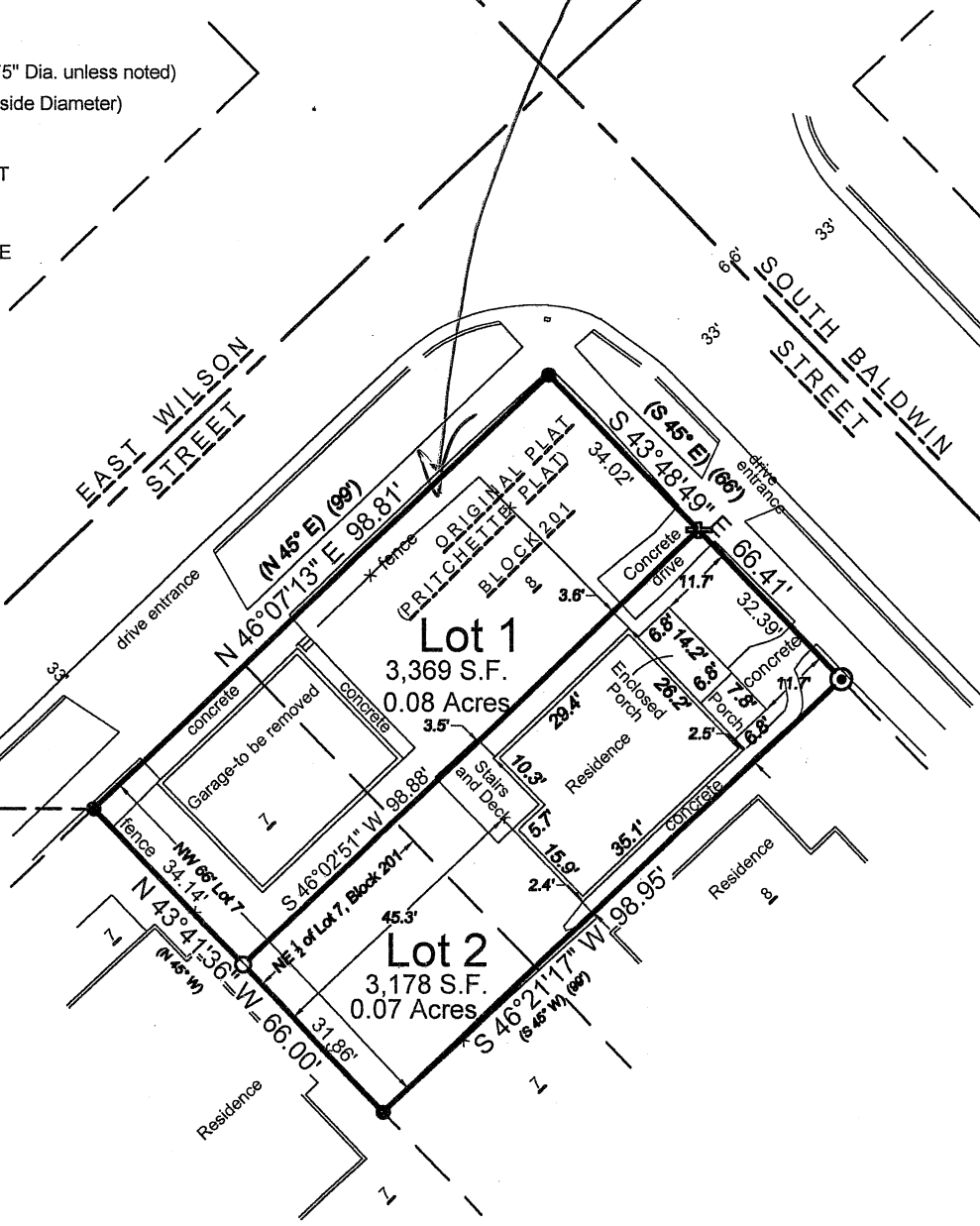
*Existing Gas Lateral*

Northwest Corner  
Section 7, T7N, R10E  
City of Madison Brass Cap Monument  
N:488817.17  
E:826489.97  
(826490.13)

Southeast Corner  
Section 12, T7N, R9E  
Chiseled '+' on Water Box  
N:488361.60  
E:826483.82

Meander Corner for the West  $\frac{1}{4}$  of  
Section 7, T7N, R10E  
City of Madison Brass Cap Monument  
(486394.46)  
N:486394.52  
E:826482.24

West  $\frac{1}{4}$  of (computed True Corner)  
Section 7, T7N, R10E  
City of Madison Brass Cap Monument  
(486158.61)  
N:486158.81  
E:826482.05



MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 N. BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

PREPARED FOR:  
NICHOLAS RHODE  
306 S. BALDWIN STREET  
MADISON, WI 53703

# CERTIFIED SURVEY MAP

Located in Part of Lots Seven (7) and Eight (8), Block 201, Pritchette Original Plat of Madison all in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 7, T7N, R10E, in the City of Madison, Dane County, Wisconsin

## Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Debbie Dines, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Located in Part of Lots Seven (7) and Eight (8), Block 201, Pritchette Original Plat of Madison all in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 7, T7N, R10E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

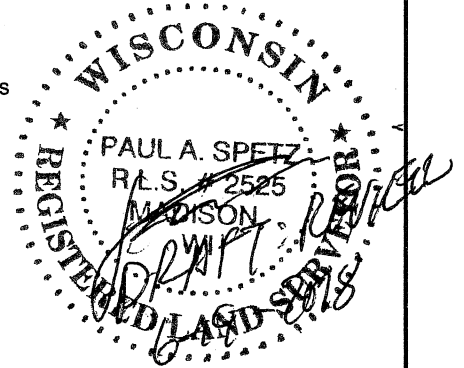
Beginning at the Meander Corner North of the SW  $\frac{1}{4}$  corner of said Section 7, thence N00°02'46"E, along the west line of the NW  $\frac{1}{4}$  of Section 7, 142.78 feet;  
thence S89°57'14"E, along a random line, 159.70 feet to a point on the northwesterly platted boundary line of Lot 7, Block 201 and southeasterly right-of-way line of East Wilson street, said point being the point of Beginning of this description:

thence N46°07'13"E, along the northwesterly platted boundary line of said Lots 7 and 8, Block 201, and southeasterly right-of-way line of East Wilson Street, 98.81 feet;  
thence S43°48'49"E, along the Northeasterly platted boundary line of said Lot 8, Block 201, and Southwesterly right-of-way line of South Baldwin Street, 66.41 feet;  
thence S46°21'17"W, 98.95 feet;  
thence N43°41'36"W, 66.00 feet to the point of beginning.

This description contains an area of 6,546 Square Feet or 0.15 Acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this REVIEW day of DRAFT, 2018 \_\_\_\_\_  
Paul A. Spetz, S 2525



## OWNERS CERTIFICATE:

I, Nicholas Rhode, authorized representative of Baldwin Wilson, LLC, owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Nicholas Rhode,  
authorized representative of Baldwin Wilson LLC.

State of Wisconsin )  
)ss  
County of Dane)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named Nicholas Rhode, authorized representative of Baldwin Wilson LLC, owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_ signed: \_\_\_\_\_  
Notary Public, State of Wisconsin

## Notes:

1. No changes in drainage patterns associated with development on any or all lots in this CSM shall be allowed without prior approval of the City Engineer.
2. 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 management at the time they develop.
3. UNDEVELOPED LOT 2 OF THIS CERTIFIED SURVEY MAP WILL BE SUBJECT TO A PARK IMPACT FEE THAT IS DUE AND PAYABLE AT THE TIME A BUILDING PERMIT(S) IS ISSUED.

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED FOR:  
POPULANCE  
5540 SALTER COURT  
WAUNAKEE, WI 53597

PREPARED BY:  
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## CONSENT OF MORTGAGEE CERTIFICATE:

DMB Community Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgage holder of the above described land, does hereby consent to the surveying, dividing and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, authorized officers of the DMB Community Bank has caused these presents to be signed below:

signed: \_\_\_\_\_ Printed Name & Title: \_\_\_\_\_ date: \_\_\_\_\_

signed: \_\_\_\_\_ Printed Name & Title: \_\_\_\_\_ date: \_\_\_\_\_

State of \_\_\_\_\_ )ss  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named officers of DMB Community Bank to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_ Signed: \_\_\_\_\_  
Notary Public, State of Wisconsin

## CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 \_\_\_\_\_, 2018, 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 \_\_\_\_\_, 2018.

Maribeth Witzel-Behl, City Clerk  
Clerk of the City of Madison, Dane County Wisconsin

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: Natalie Erdman, Secretary, Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

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