



City of Madison

Proposed Certified Survey Map

CSM Name
WEA CSM

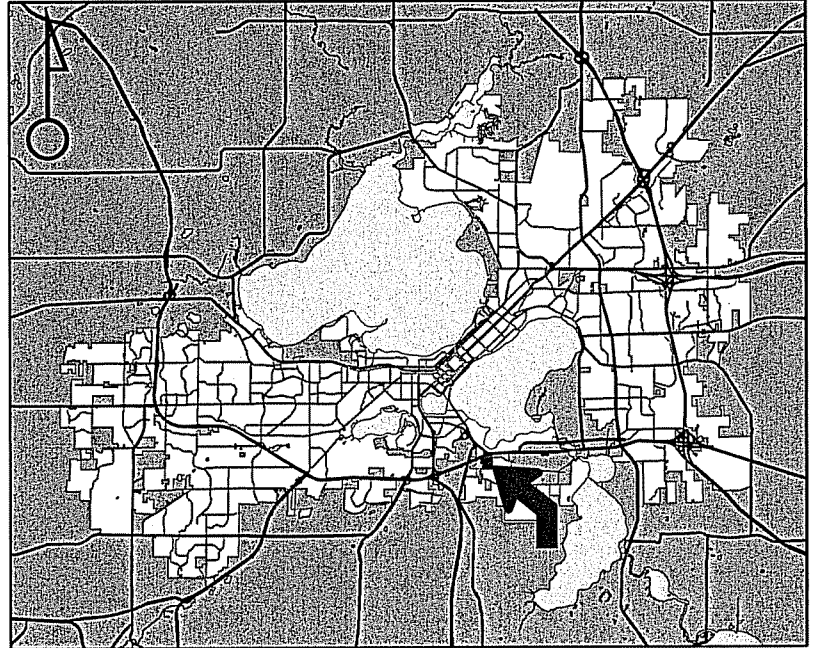
Location
33-45 Nob Hill Road

Applicant
Wisconsin Education Assoc Insurance Trust/
Chris Adams-Williamson Surveying & Associates

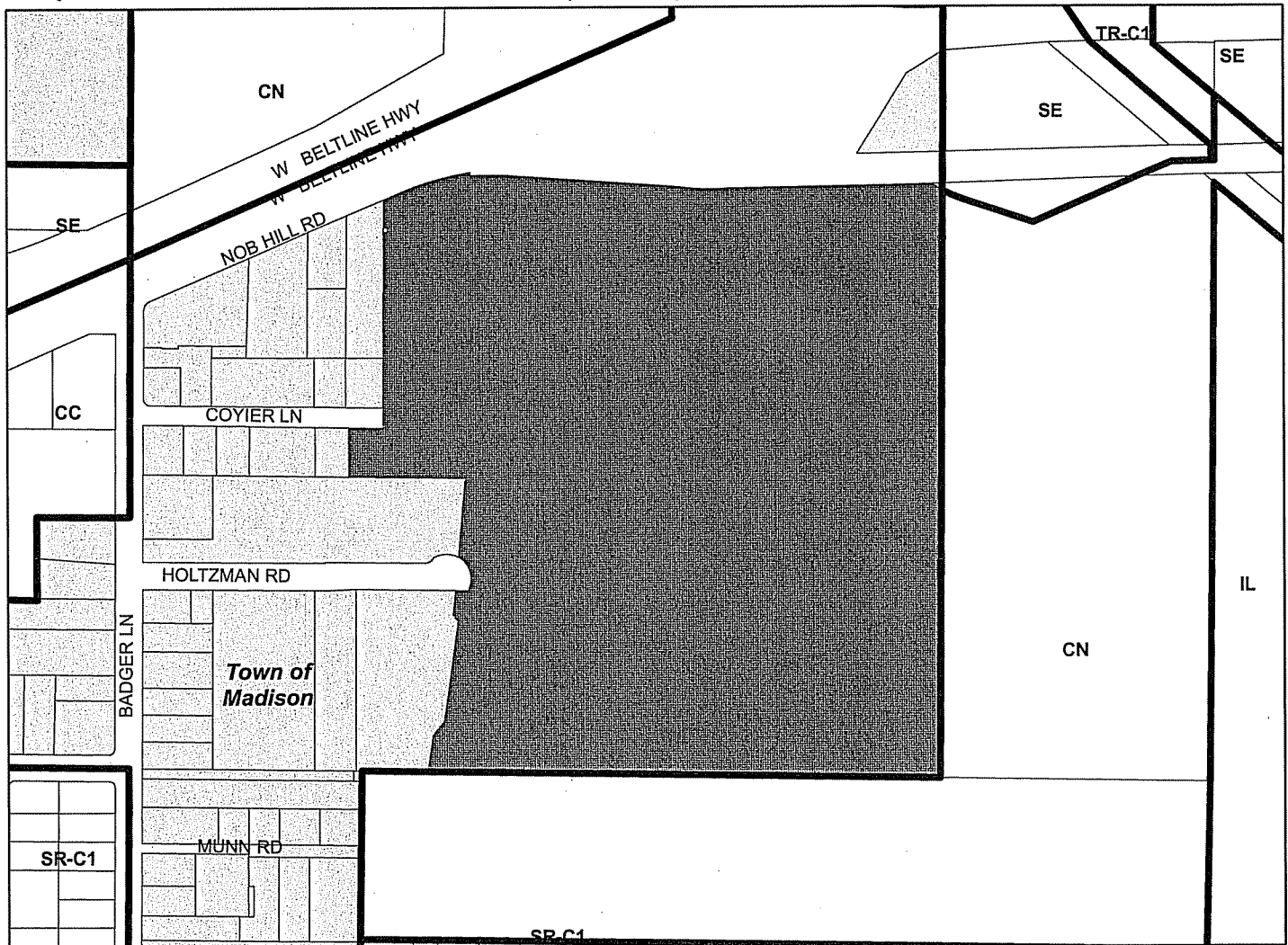
Within City Outside City

Proposed Use
Create 2 lots in the Town of Madison

Public Hearing Date
Plan Commission
15 December 2014
Common Council
N/A



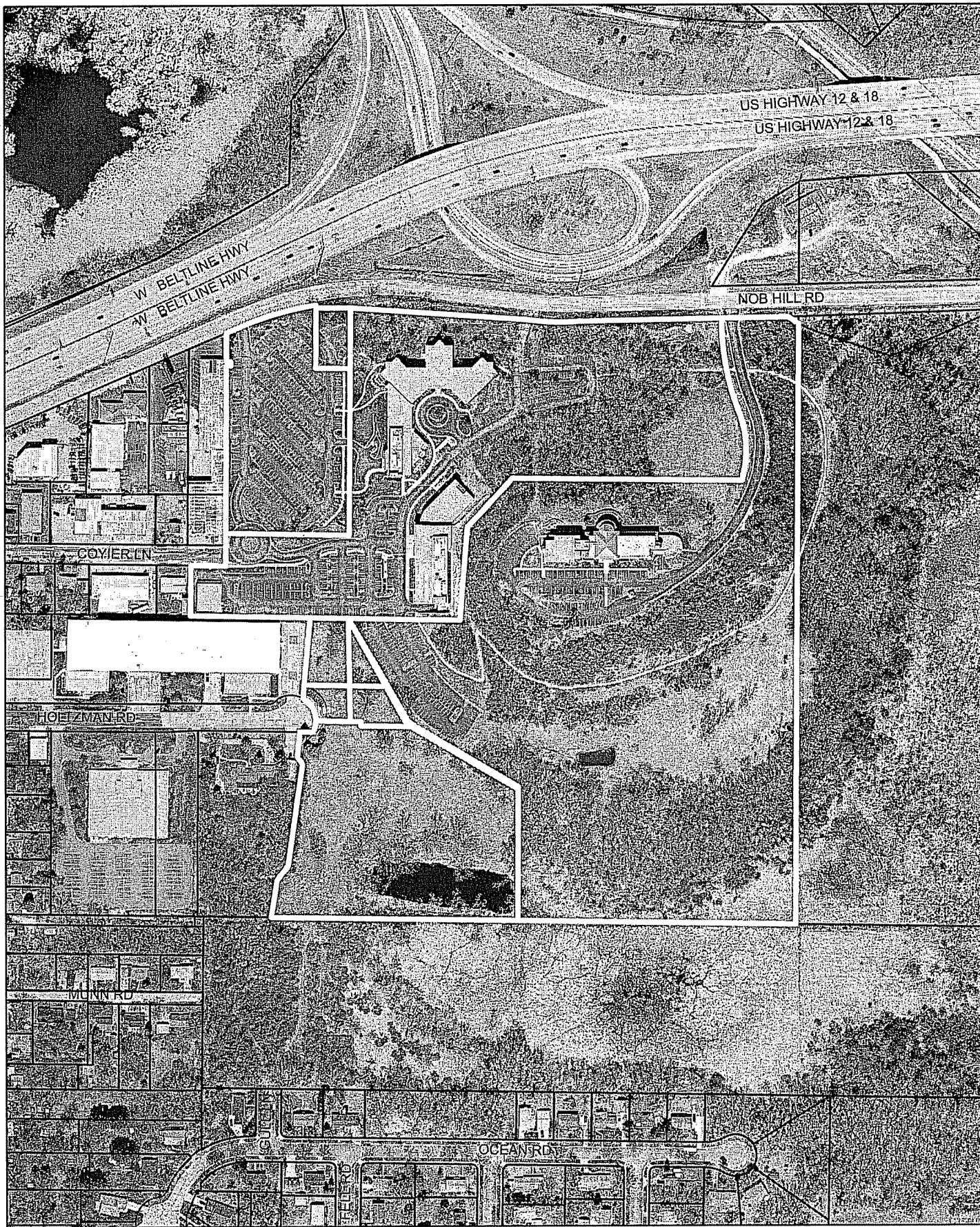
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 December 2014

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WILLIAMSON SURVEYING AND ASSOCIATES, LLC

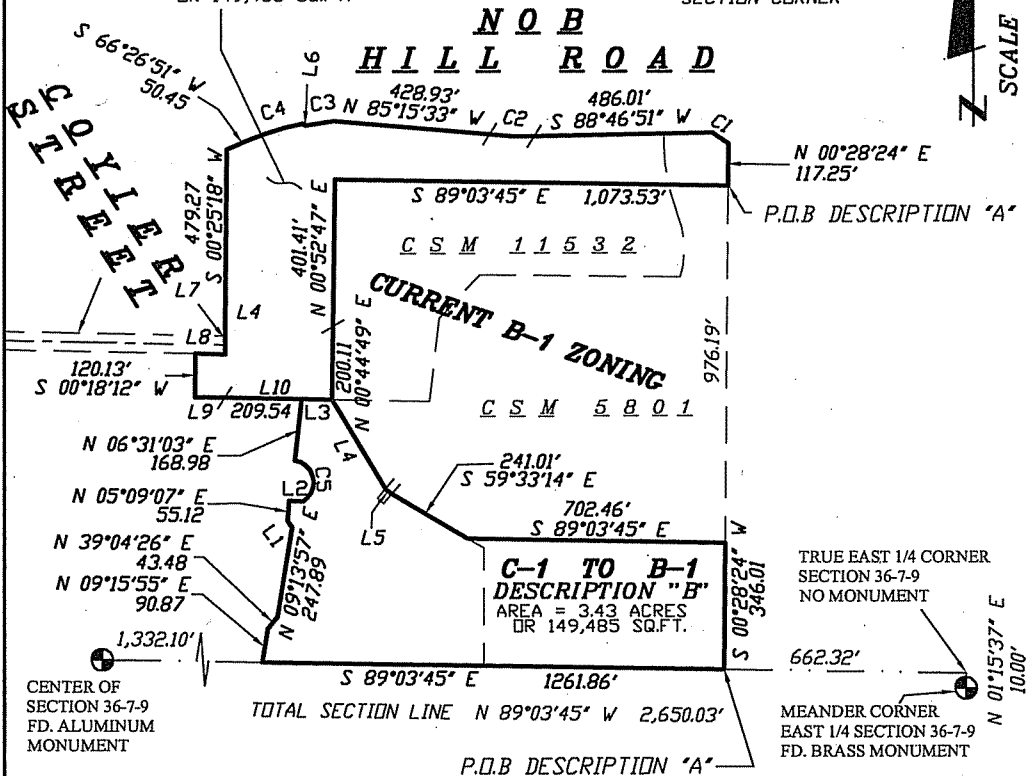
NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

REZONE MAP

**C-2 TO B-1
 DESCRIPTION "B"**
 AREA = 3.43 ACRES
 OR 149,485 SQ.FT.

LEGEND

⊕ = FOUND DANE COUNTY
 SECTION CORNER



CURVE TABLE:

| C-# | RADIUS | L.C. BEARING | DISTANCE | ARC | DELTA |
|-----|---------|---------------|----------|---------|------------|
| C1 | 254.41' | N 56°04'09" W | 52.25' | 52.34' | 11°47'14" |
| C2 | 853.51' | N 87°06'27" W | 121.02' | 121.12' | 08°07'51" |
| C3 | 785.51 | S 81°48'34" W | 80.86 | 80.90 | 05°54'02" |
| C4 | 792.51 | S 72°33'56" W | 173.76 | 174.11 | 12°35'15" |
| C5 | 60.00 | N 11°23'35" W | 113.55 | 148.99 | 142°16'20" |

LINE TABLE:

| L-# | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | N 35°38'34" W | 21.64 |
| L-2 | S 89°00'01" E | 36.43 |
| L-3 | S 88°56'07" E | 83.15 |
| L-4 | S 31°06'38" E | 285.25 |
| L-5 | S 48°56'35" E | 21.96 |
| L-6 | N 11°08'27" W | 7.00 |
| L-7 | S 00°21'33" W | 80.24 |
| L-8 | N 88°49'13" W | 81.16' |
| L-9 | S 89°06'58" E | 81.04' |
| L-10 | S 88°56'07" E | 292.69' |

PREPARED FOR:

WISCONSIN EDUCATION
 ASSOCIATION
 INSURANCE TRUST
 45 NOB HILL ROAD
 MADISON, WI 53711

15

Chris Adams

From: Rick Rose <roser@town.madison.wi.us>
Sent: Tuesday, November 04, 2014 11:33 AM
To: Dan Everson
Cc: Renee Schwass; Chris Adams
Subject: Proposed WEAC Certified Survey Map

Dan,

At the regular Town Board meeting held on October 20, 2014, the Town Board approved the proposed certified survey map of the WEAC and WEAIT properties located near 33 Nob Hill Road with the following conditions:

- 1) Owner shall comply with all state statutes, Dane County ordinances, and local ordinances regarding land subdivisions.
- 2) Owner shall comply with all conditions of approval from Dane County, City of Madison, and Town of Madison.
- 3) The street name "Coyier Street" shall be changed to "Coyier Lane".
- 4) A copy of the recorded CSM shall be provided to the Town of Madison.

Sent from my Verizon Wireless 4G LTE smartphone



Town of Madison

2120 Fish Hatchery Road • Madison, Wisconsin 53713-1253
General Business Office: (608) 210-7260 • Fax: (608) 210-7236
www.town.madison.wi.us

June 27, 2014

Dane County Land Regulations
Mr. Dan Everson
City-County Building - Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Subject: Town Board Action on Proposed Certified Survey Map
WEAIT and WEAC Properties, Town of Madison

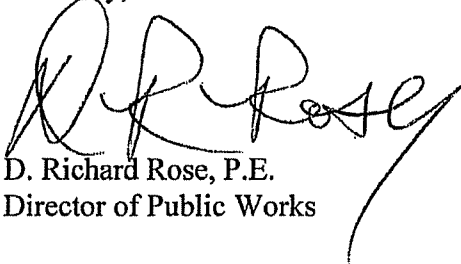
Dear Dan:

At the Town Board meeting held on Monday, May 19, 2014, the Town Board voted to approve the proposed certified survey map prepared by Williamson Surveying & Associates, LLC for the WEAIT and WEAC properties located on Nob Hill Road, with the following conditions:

1. Owner shall comply with all State, County and Local subdivision ordinances and statutes.
2. Owner shall comply with City of Madison and Dane County conditions of approval.
3. C.S.M. shall include a 20-foot wide private sanitary sewer lateral easement centered on the existing sewer lateral from proposed lot 2 crossing proposed lot 1.
4. A copy of the recorded C.S.M. shall be provided to the Town of Madison,

If you have any questions regarding this matter, please contact me at (608) 210-7207. Thank you.

Sincerely,



D. Richard Rose, P.E.
Director of Public Works

Cc: Chris Adams, Williamson Surveying & Associates, LLC



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

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.

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 (I)

- 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: Wisconsin Education Assoc. Ins. Trust Representative, if any: Troy Mayne (Attorney)

Street Address: PO Box 8003 City/State: Madison, WI Zip: 53708

Telephone: (608) 252-9327 Fax: () Email: _____

Firm Preparing Survey: Williamson Surveying & Associates, LLC Contact: Chris Adams (agent)

Street Address: 104A W. Main St City/State: Waunakee/WI Zip: 53597

Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: chris@williamsonsurveying.com

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): 33 & 45 Nob Hill Rd, Town of Madison

Tax Parcel Number(s): 0709-361-9571-4, 0709-361-9675-0

Zoning District(s) of Proposed Lots: C-1 School District: Madison, WI

→ 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: June 24, 2014 Date of Approval by Town: _____

→ For an extraterritorial 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 | | | |
| Retail/Office | 2 | | 33.15 |
| Industrial | | | |
| Other (state use): | | | |

| Land Use | Lots | Outlot | Acres |
|---|----------|--------|--------------|
| Outlots Dedicated to the Public (Parks, Stormwater, etc.) | | | |
| Outlots Maintained by a Private Group or Association | | | |
| PROJECT TOTALS | 2 | | 33.15 |

OVER →
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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.**

N/A

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.

N/A

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.

N/A

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. 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 Chris Adams (agent) Signature 
Date April 16, 2014 Interest In Property On This Date Surveyor



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

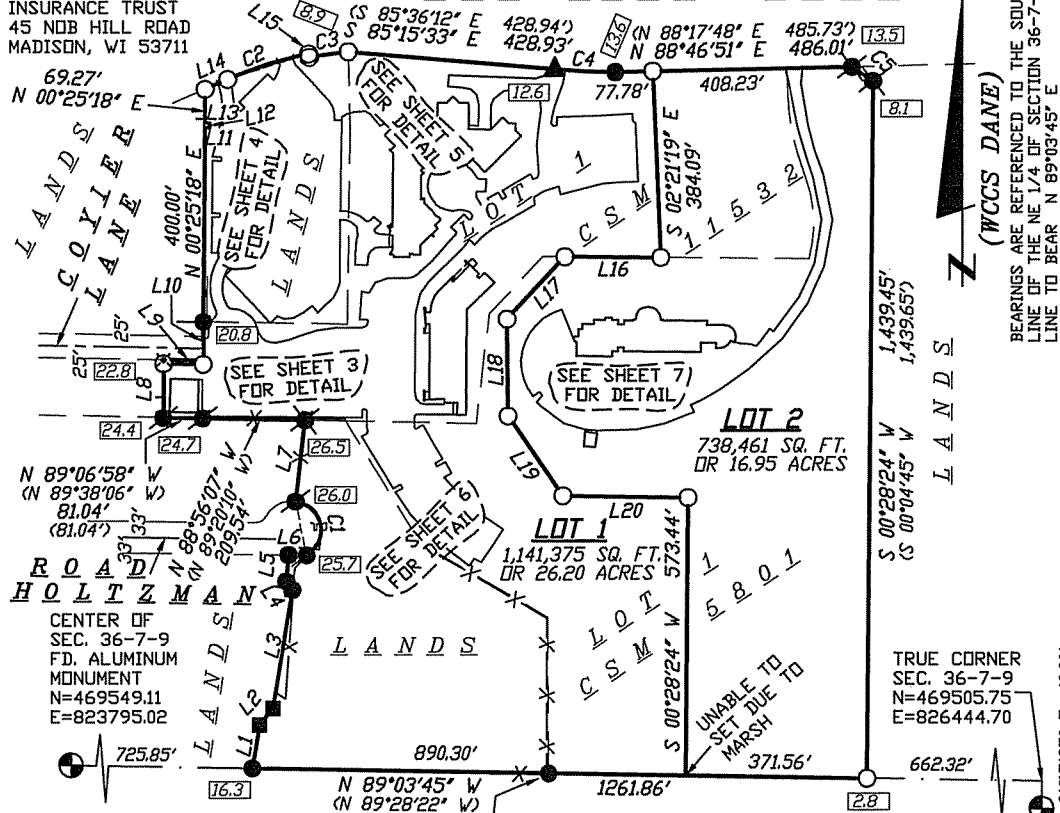
Part of Government Lot 1, Also known as the NE 1/4 of the NE 1/4, part of the NW 1/4 of the NE 1/4 and part of the S 1/2 of the NE 1/4, Section 36, T7N, R9E, Town of Madison, Dane County Wisconsin including Lot 1 C.S.M. 5801 and Lot 1 C.S.M. 11532.

PREPARED FOR:

WISCONSIN EDUCATION ASSOCIATION
INSURANCE TRUST
45 NOB HILL ROAD
MADISON, WI 53711

RIGHT OF WAY VARIES

NOB HILL ROAD



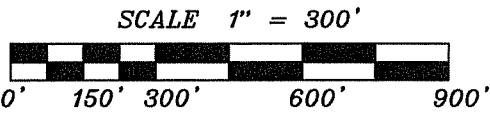
(WCCS DANE)
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 36-7-9 LINE TO BEAR N 89°03'45" E

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- × = FOUND PKNAIL
- ▲ = FOUND RR SPIKE
- = FOUND 3/4" REBAR
- ⊗ = FOUND 1 1/4" REBAR
- = FOUND 1" IRON PIPE
- = FOUND 1/2" REBAR
- < ## > = RECORDED AS
- ### = ELEVATION

NOTES:

- 1.) SEE SHEET 6 FOR EASEMENT DETAIL.
- 2.) SEE SHEET 2 FOR ALL NOTES AND FOR LINE AND CURVE TABLES.



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

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CERTIFIED SURVEY MAP

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being part of Government 1, Also known as the NE 1/4 of the NE 1/4, part of the NW 1/4 of the NE 1/4 and part of the S 1/2 of the NE 1/4, Section 36, T7N, R9E, Town of Madison, Dane County Wisconsin including Lot 1 C.S.M. 5801 and Lot 1 C.S.M. 11532, more particularly described as follows:

Commencing at the East meander corner of said Section 36, thence N 01°15'37" E, 10.00 feet to East 1/4 corner; thence N 89°03'45" W, 662.32 feet to the point of beginning.

Thence continue N 89°03'45" W, 1261.86 feet; thence N 09°15'55" E, 90.87 feet; thence N 39°04'26" E, 43.48 feet; thence N 09°13'57" E, 247.89 feet; thence N 35°38'34" W, 21.64 feet; thence N 05°09'07" E, 55.12 feet; thence S 89°00'01" E, 36.43 feet; thence along the arc of a curve concaved southwesterly having a radius of 60.00 feet and a long chord bearing N 11°23'35" W, a distance of 113.55 feet; thence N 06°31'03" E, 168.98 feet; thence N 88°56'07" W, 209.54 feet; thence N 89°06'58" W, 81.04 feet; thence N 00°18'12" E, 120.13 feet; thence S 88°49'13" E, 81.16 feet; thence N 00°21'33" E, 80.24 feet; thence N 00°25'18" E, 400.00 feet; thence S 89°34'42" E, 10.00 feet; thence N 00°25'18" E, 10.00 feet; thence N 89°34'42" W, 10.00 feet; thence N 00°25'18" E, 69.27 feet to the southerly right of way of Nob Hill Road; thence along said right of way N 66°26'51" E, 50.45 feet; thence along the arc of a curve concaved southeasterly having a radius of 792.51 feet with a long chord bearing N 72°33'56" E, a distance of 173.76 feet; thence S 11°08'27" E, 7.00 feet; thence along the arc of a curve concaved southeasterly having a radius of 785.51 feet and a long chord bearing N 81°48'34" E, a distance of 80.86 feet; thence S 85°15'33" E, 428.93 feet; thence along an arc of a curve concaved northerly having a radius of 853.51 feet and a long chord bearing of S 87°06'27" E, 121.02 feet; thence N 88°46'51" E, 486.01 feet; thence along an arc of a curve concaved northeasterly having a radius of 254.41 feet and a long chord bearing of S 56°04'09" E, 52.25 feet; thence S 00°28'24" W, 1,439.45 feet to the point of beginning. This parcel contains 1,880,485 sq. ft. or 43.17 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Registered Land Surveyor - Owner

LINE TABLE

| L# | L.C. BEARING | DISTANCE |
|-----|----------------------------------|----------------------|
| L1 | N 09°15'55" E | 90.87' |
| L2 | N 39°04'26" E | 43.48' |
| L3 | N 09°13'57" E | 247.89' |
| L4 | N 35°38'34" W | 21.64' |
| L5 | N 05°09'07" E | 55.12' |
| L6 | S 89°00'01" E | 36.43' |
| L7 | N 06°31'03" E | 168.98' |
| L8 | (N 00°00'13" E) N 00°18'12" E | (120.23') 120.13' |
| L9 | (S 89°18'17" E) S 88°49'13" E | (81.03') 81.16' |
| L10 | (N 00°00'03" E) N 00°21'33" E | 80.24' |
| L11 | S 89°34'42" E | 10.00' |
| L12 | N 00°25'18" E | 10.00' |
| L13 | N 89°34'42" W | 10.00' |
| L14 | N 66°26'51" E | 50.45' |
| L15 | S 11°08'27" E | 7.00' |
| L16 | N 89°30'35" W | 197.78' |
| L17 | S 42°49'45" W | 175.90' |
| L18 | S 00°42'08" E | 200.00' |
| L19 | S 34°22'19" E | 200.00' |
| L20 | S 89°03'44" E | 259.05' |

CURVE TABLE

| C# | RADIUS | LONG CHORD | ARC | DELTA | TANGENT BEARING |
|----|---------|--|---------|------------|-----------------------------|
| C1 | 60.00' | N 11°23'35" W 113.55' | 148.99' | 142°16'20" | N 59°44'36" E |
| C2 | 792.51' | N 72°33'56" E 173.76' | 174.11' | 12°35'15" | N 78°51'33" E |
| C3 | 785.51' | N 81°48'34" E 80.86' | 80.90' | 05°54'02" | N 78°51'33" E |
| C4 | 853.51' | (S 87°38'17" E) S 87°06'27" E 121.02' | 121.12' | 08°07'51" | |
| C5 | 254.41' | (S 56°40'37" E) (53.83') S 56°04'09" E 52.25' | 52.34' | 11°47'14" | S 50°10'34" E S 61°57'48" E |

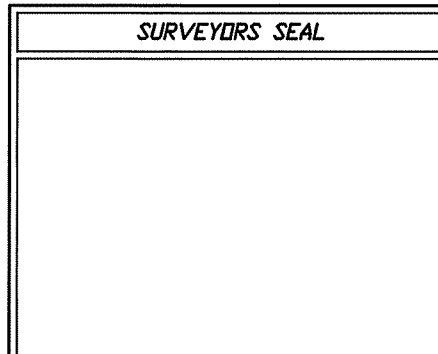
NOTES:

1.) THIS SURVEY WAS PREPARED PER SUBDIVISION APPROVAL REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-659291-MAD, NCS-687721-MAD & NCS-659298-MAD.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SURVEYORS SEAL



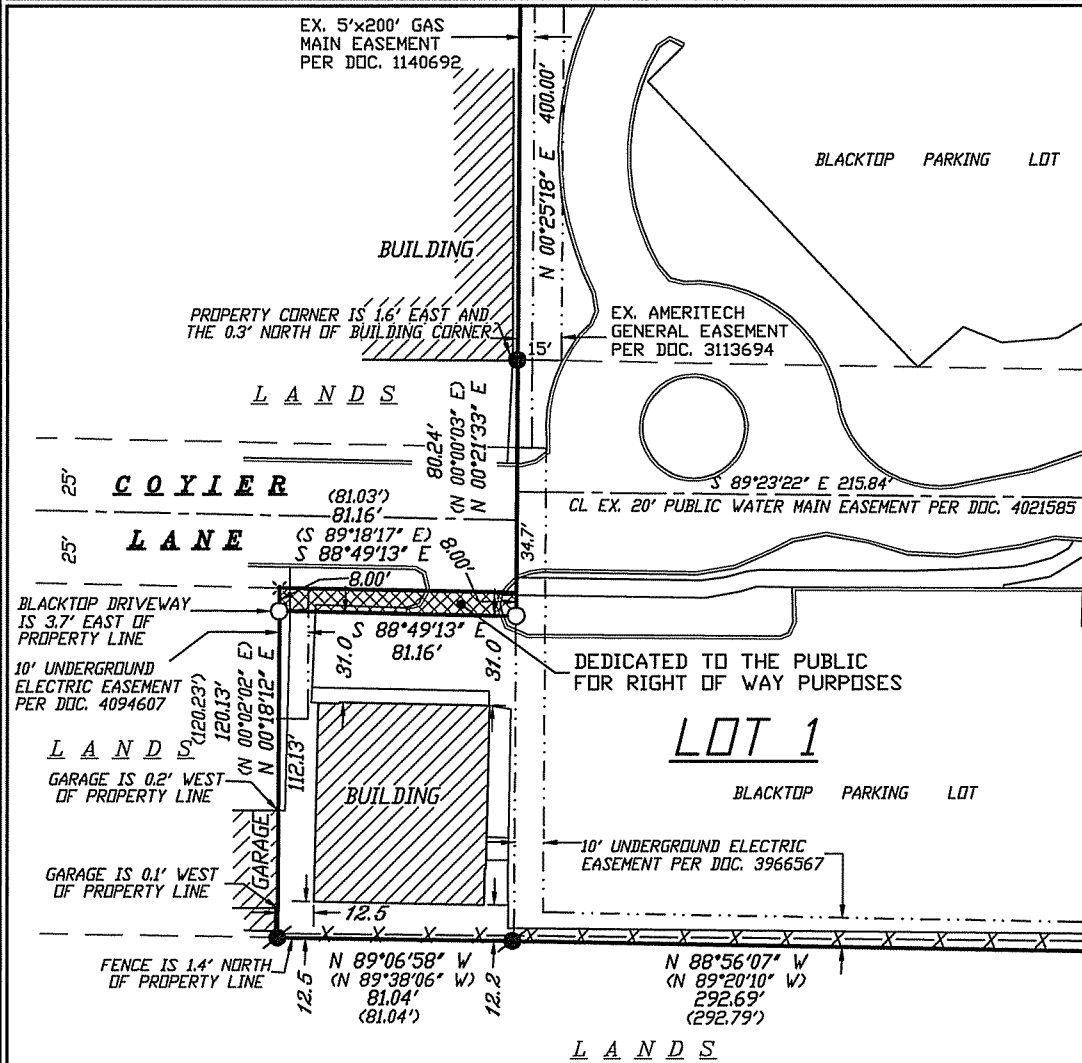


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

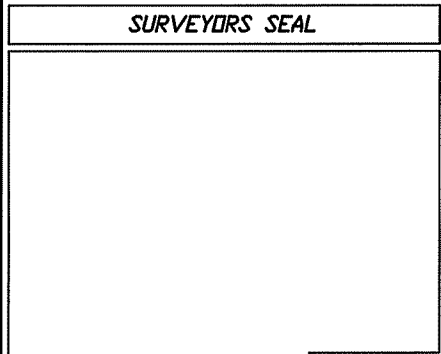
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SURVEYORS SEAL



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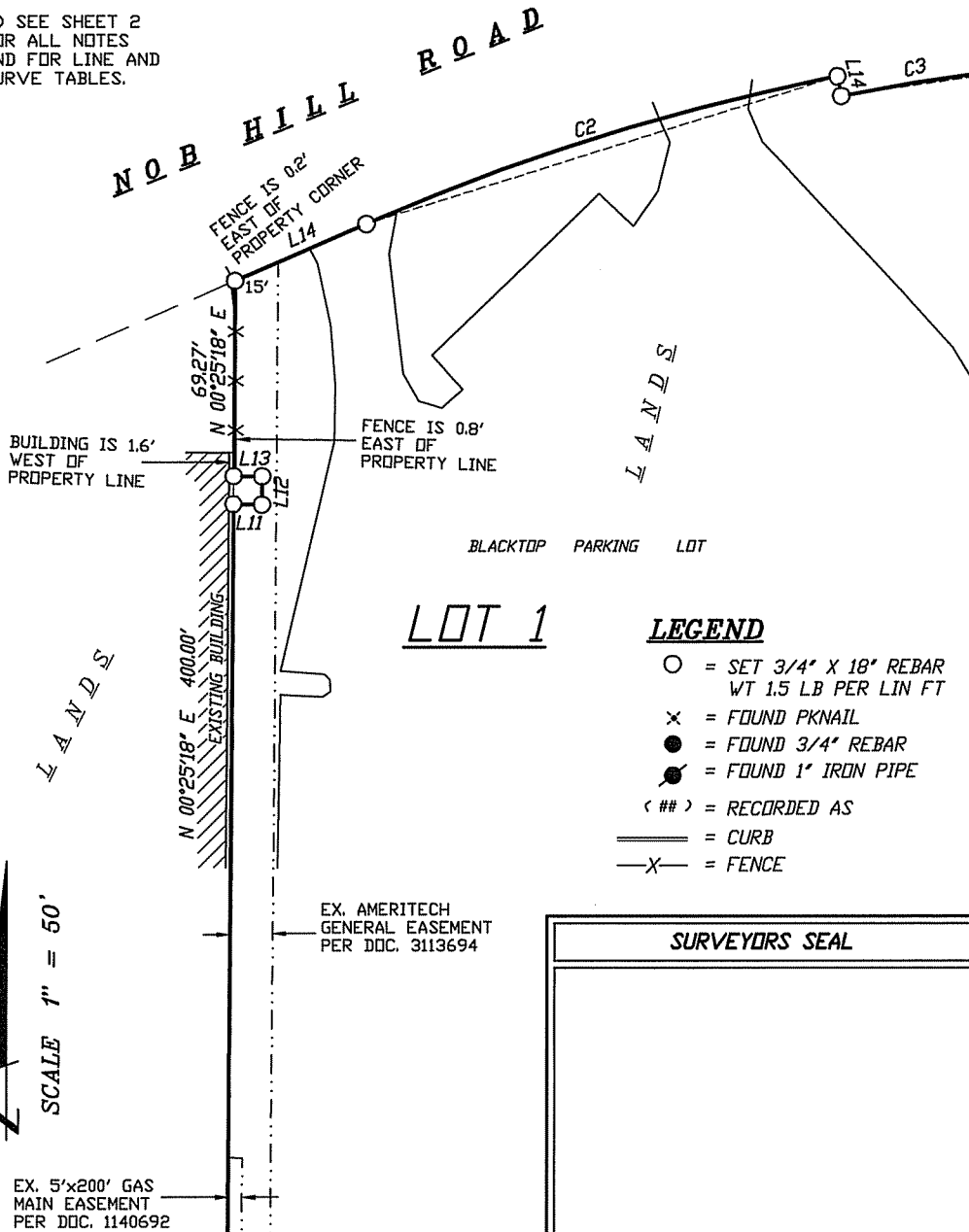
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NOTES:

1.) SEE SHEET 6 FOR EASEMENT DETAIL.

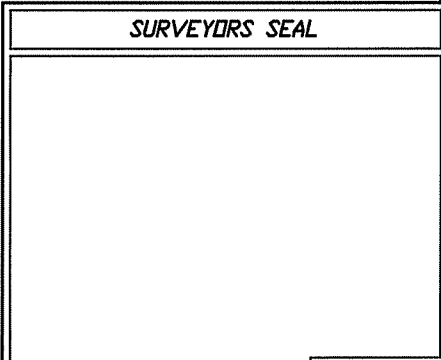
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- < ## > = RECORDED AS
- = CURB
- X— = FENCE

SURVEYORS SEAL



EX. AMERITECH GENERAL EASEMENT PER DOC. 3113694

EX. 5'x200' GAS MAIN EASEMENT PER DOC. 1140692



CERTIFIED SURVEY MAP

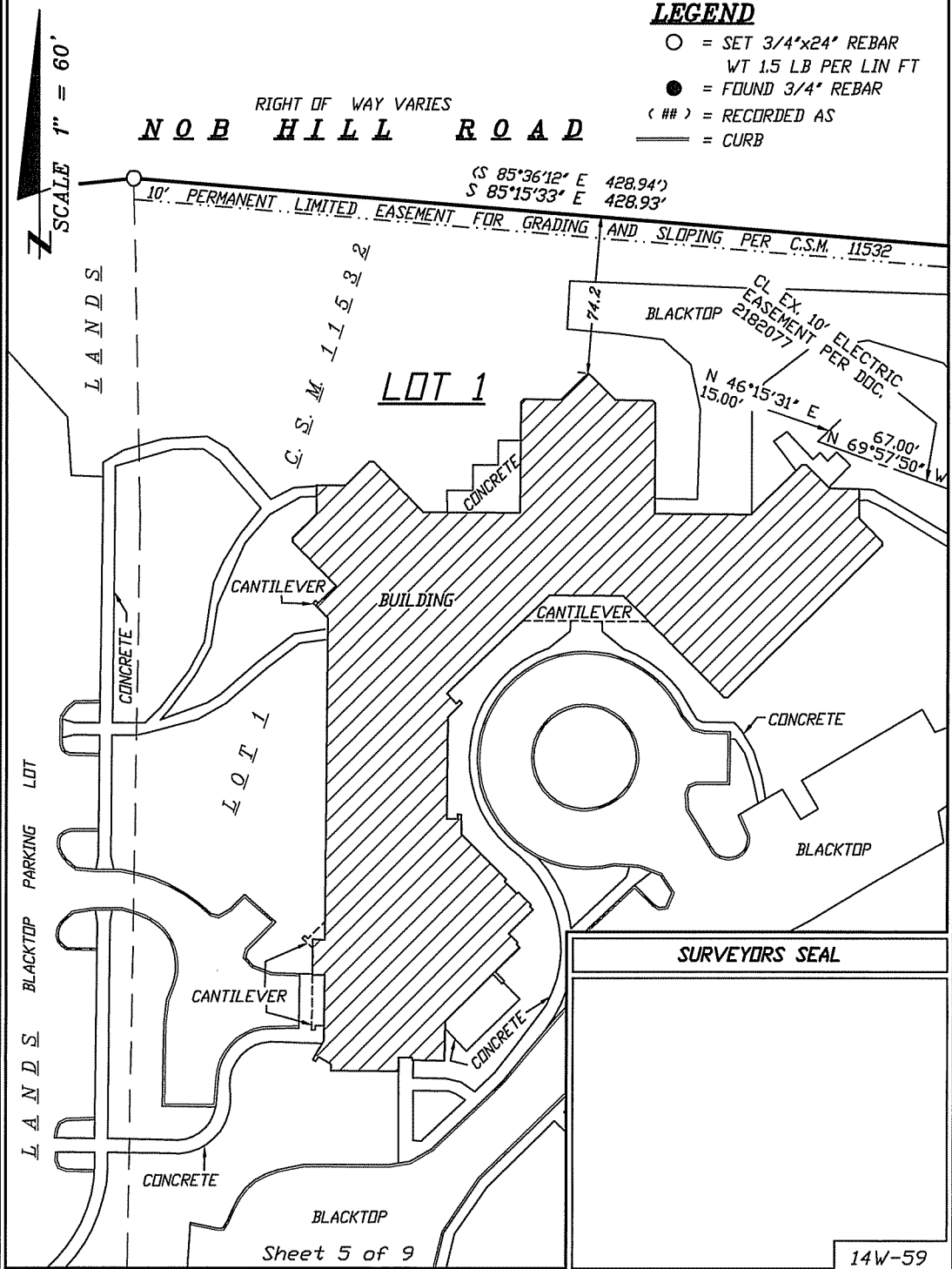
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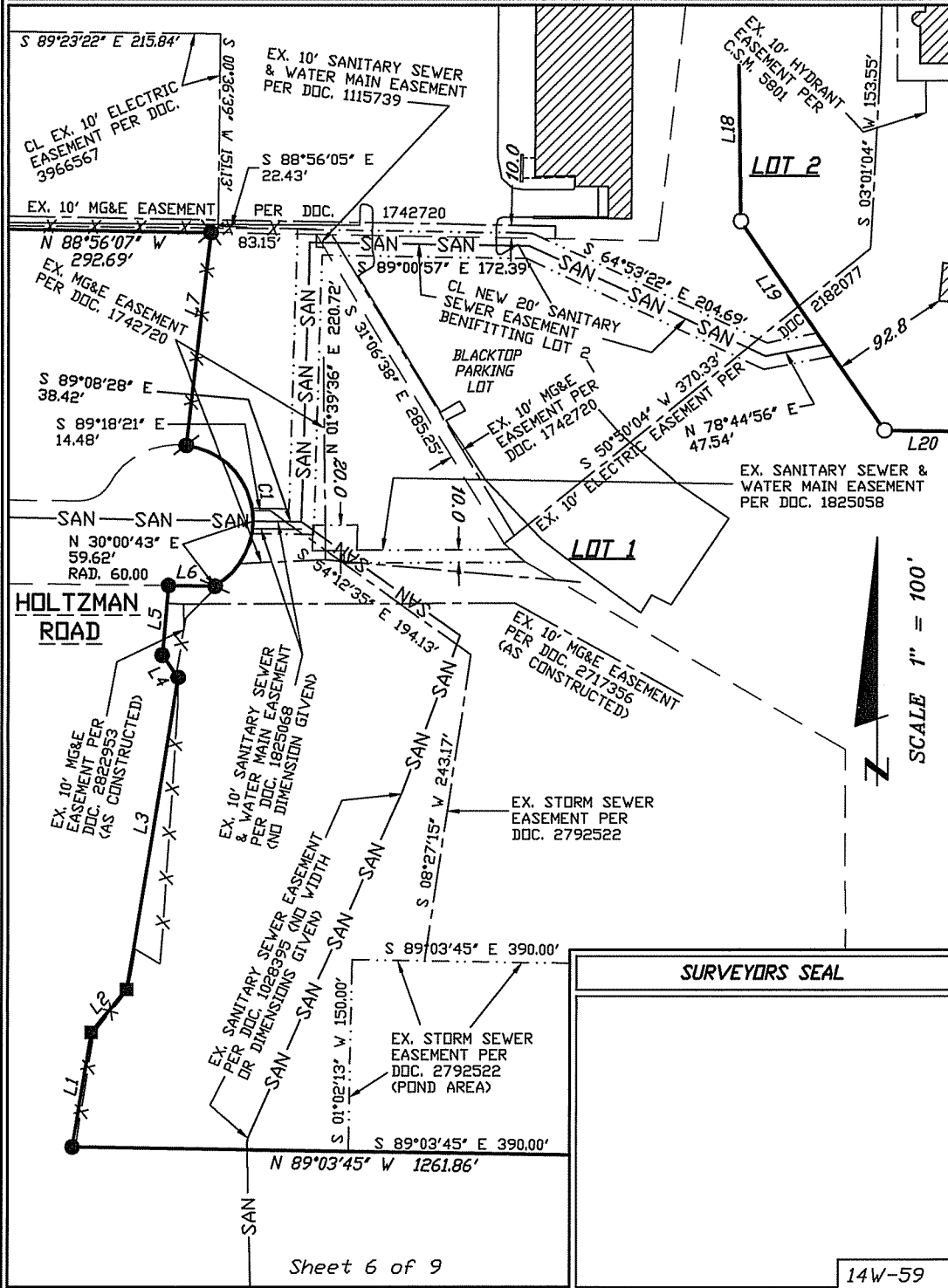


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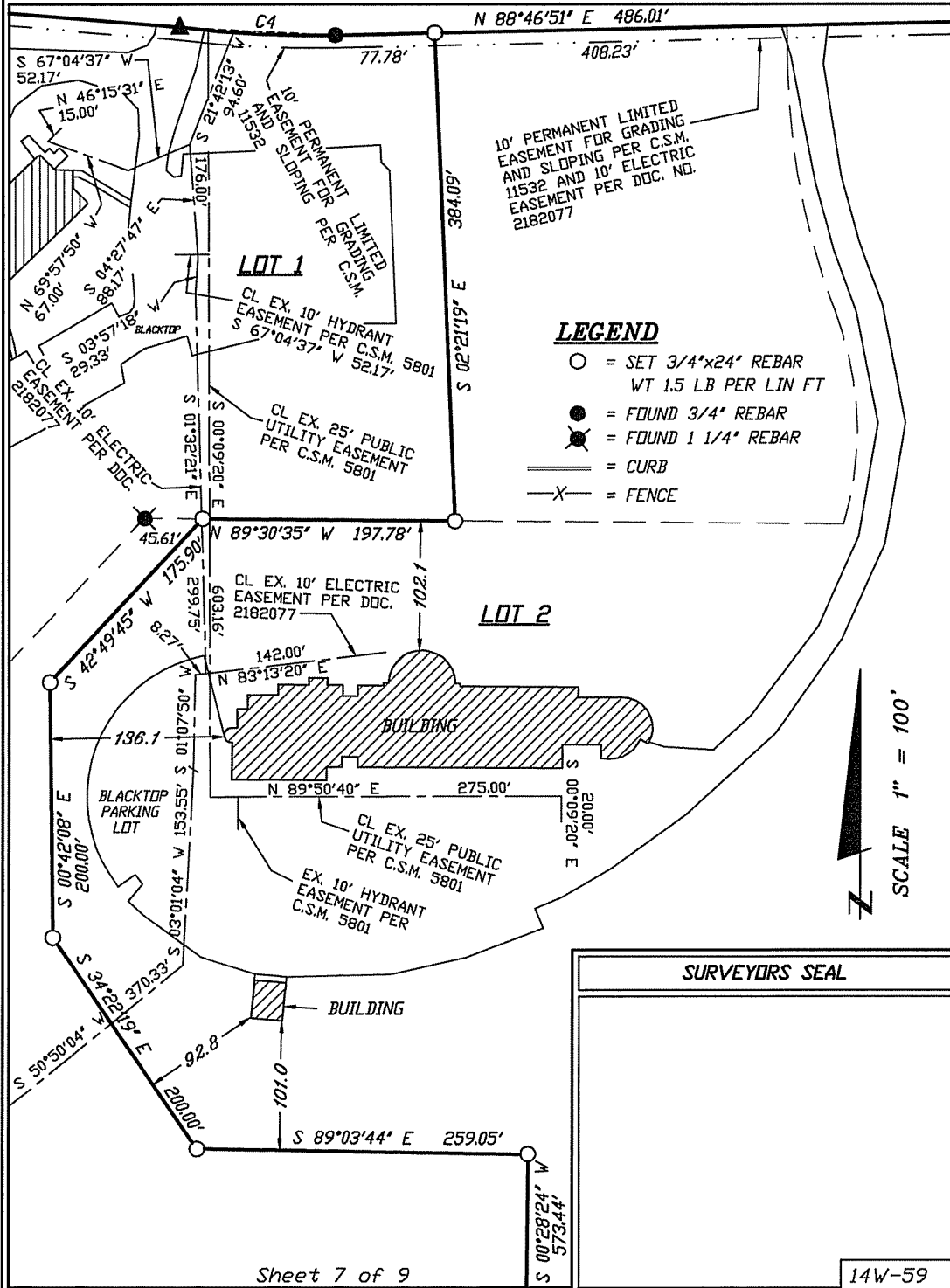
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Part of Government Lot 1, Also known as the NE 1/4 of the NE 1/4, part of the NW 1/4 of the NE 1/4 and part of the S 1/2 of the NE 1/4, Section 36, T7N, R9E, Town of Madison, Dane County Wisconsin including Lot 1 C.S.M. 5801 and Lot 1 C.S.M. 11532.



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OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. We also certify that this certified survey map is required by S. 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Wisconsin Education Association Insurance Trust

STATE OF WISCONSIN
DANE COUNTY)

Vaughn Vance, General Counsel

Personally came before me this _____ day of _____, 20____ the above named Vaughn Vance to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. We also certify that this certified survey map is required by S. 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Wisconsin Education Association Inc

STATE OF WISCONSIN
DANE COUNTY)

Authorized Representative

Personally came before me this _____ day of _____, 20____ the above named authorized representative to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

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TOWN BOARD RESOLUTION

Resolved that this certified survey map and road right of way dedication is hereby accepted and approved by the Town of Madison on this _____ day of _____, 20__.

Renee Schwass
Town Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20__.

Steven R. Cover
Secretary Plan Commission

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20__.

Dated this _____ day of _____, 20__.

Maribeth Witzel-Behl
City of Madison, Dane County

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock _____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

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