



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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 complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>October 3, 2014</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>November 19, 2014</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>November 24, 2014</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 702 S. High Point Road
Project Title (if any): Bishop O'Connor Catholic Pastoral Center

AGENDA ITEM #
LEGISTAR # <u>351025</u>
ALD. DIST. <u>9</u>

2. This is an application for (Check all that apply to this UDC application):

- New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
 Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
 Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Planned Residential Complex

CITY OF MADISON

OCT 3 2014

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Signage & Community Planning & Economic Development (public hearing-\$300 fee)
 Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Msgr. James Bartylla Company: Holy Name Catholic Center, Inc
Street Address: 702 S. High Point Rd City/State: Madison, WI Zip: 53719
Telephone: (608) 821-3000 Fax: () Email: James.Bartylla@straphael.org

Project Contact Person: Marc Ott Company: Gorman & Company, Inc.
Street Address: 200 N. Main Street City/State: Oregon, WI Zip: 53575
Telephone: (608) 835-6388 Fax: () Email: mott@gormanusa.com

Project Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Sept 4 (D.A.T.)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Msgr. James Bartylla Relationship to Property: Corporate Vice-President (Officer & Director of Corporation that owns land & building)
Authorized Signature: Msgr. James Bartylla Date: September 22, 2014



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

October 3, 2014

Mr. Al Martin
Urban Design Commission
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
PD-SIP Re Zoning
702 S. High Point Rd
Madison, WI 53719

Dear Mr. Martin:

The following is submitted together with the plans, and application for staff approval.

Project Organizational Structure:

Owner:	Holy Name Catholic Center, Inc. Bishop O'Connor Catholic Pastoral Center 702 S. High Point Rd. Madison, WI 53719 608-821-3000 Contact: Msgr. James Bartylla James.Bartylla@straphael.org	Architect:	Gorman & Company, Inc. 200 N. Main Street Oregon, WI 53575 608-835-3900 Contact: Marc Ott mott@gormanusa.com
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Civil:	Vierbicher	Landscape:	Vierbicher
Engineer	999 Fourier Dr, Suite 201 Madison, WI 53717 608-821-3959 Contact: Tim Schleeper tsch@vierbicher.com	Design	999 Fourier Dr, Suite 201 Madison, WI 53717 608-826-0532 Contact: Suzanne Vincent svin@vierbicher.com

Introduction:

The site property is located on the far west side of Madison, between S. High Point Road, Watts Road, and Cnty Hwy M. The property is 72 acres and consists of the original Holy Name Seminary building built in 1963, a residence traditionally reserved for the Bishop, garage and maintenance building, three athletic fields, and nature walking trails.

Currently, the main building contains office space for the Diocese of Madison, Catholic Charities, and other Catholic-based organizations. The central chapel offers daily Mass service and special religious celebrations such as diaconate ordinations (the ordination of seminarians to the transitional diaconate), in advance of ordination to the priesthood, which typically occurs within one year. There are also several existing apartments and dorm rooms which house Diocesan priests, traveling priests, and people who are presenting lectures or classes at the Bishop O'Connor Catholic Pastoral Center.

The original kitchen within the building is leased by Blue Plate Catering. In addition to use by the Diocese, the auditorium, gymnasium and conference rooms are also available for rental by the general public.

Zoning:

The site is currently within the Ganser Heights plat map dated February 12, 2002. This plat map is included with this application for reference. Lot 1, 2, & 4 are currently zoned A, while Lot 3 is currently zoned SR-C1. The intent of this re-zoning submittal is to rezone Lots 1, 2, 3, & 4 to PD to allow for the diverse uses of the Catholic Diocese and their institutional mission.

Project Description:

The mission statement for this project is to revitalize and more intensively use portions of the building by providing high quality housing in a religious environment as an extension of the institutional purpose.

The building has been submitted to the National Parks Service for historic designation. As part of the historic process most of the building fabric will be maintained, including the exterior of the building, the chapel, and other historical areas. The dorm room and conference room areas will be renovated to accommodate 57 apartment units, 1 guest suite, amenity space, and additional offices. Additionally the original indoor swimming pool and locker rooms will be renovated and restored for lease to a local swim clubs in order to help fill a community need.

There is an existing underground parking garage located at the rear of the building on the west side. The structure does have open air parking on the roof which is at grade out the rear entrance of the building. This structure will be renovated to enclose the existing upper level of surface parking with masonry construction and pitched roof to match the existing structure. This renovation will provide the apartments with enclosed parking at a ratio of 1 stall per 1 apartment.

Trash and recycling collection for the apartment tenants, and offices will take place in a newly created trash room located in the existing maintenance garage. Trash for Blue Plate Catering will be in a new outdoor screened enclosure. All site maintenance equipment will be located in the existing lower level maintenance garage at the north end of the parking structure.

Project Development Data:

Site Density:

Lot area:	3,162,276 s.f. (72.59 acres)
Dwelling Units:	58 Units
Lot Area / D.U.	54,522 s.f / d.u.
Density	1.25 d.u. / acre

Site Coverage:

Building: 97,513 s.f. (3.1 %)
Asphalt: 264,098 s.f. (8.4 %)
Sidewalks: 21,222 s.f. (0.7 %)
Pervious: 2,779,443 s.f. (87.8 %)

Building Ratio

Diocese Offices: 65,211 s.f. (28.4 %)
Diocese Apartments: 3,229 s.f. (1.4 %)
Religious Chapel: 13,241 s.f. (5.8 %)
Catering Kitchen: 6,171 s.f. (2.7 %)
Apartments & Amenities 72,330 s.f. (31.5 %)
Pool: 9,666 s.f. (4.2 %)
Gymnasium: 7,554 s.f. (3.3 %)
Misc (corridor, mech, stairs): 52,280 s.f. (22.7 %)
229,682 s.f. Total Building Area

Dwelling Unit Mix

Guest Suite 1
One Bedroom 32
Two Bedroom 25
58 Total

Bike Parking:

Enclosed: 13
Surface: 48
61 Total

Vehicular Parking:

Enclosed 60
Surface 292
352 Total

Schedule:

The development schedule calls for construction to start January of 2015, with a scheduled completion in June 2016.

Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will revitalize a historic property, provide high quality in-fill housing, and infuse local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,

Marc Ott, AIA
Lead Architect – Wisconsin Market
Gorman & Company, Inc.

Zoning Text

Rezoning SR-C1 to PD-SIP

Bishop O'Connor Catholic Pastoral Center

702 S. High Point Road

Lot 1, 2, 3, & 4 Ganser Heights

October 2, 2014

Legal Description: Lot 1, 2, 3, & 4 of the Ganser Heights Plat as recorded in Volume 58-009A of Plats, on Pages 43-46, as document number 3620109, Dane County Registry, City of Madison, Dane County Wisconsin.

- A. **Statement of Purpose:** Re-zoning of Lot 1, 2, 3, & 4 from SR-C1 & A to PD-SIP to allow for the renovation of part of the building to use as 58 multifamily dwelling units, while retaining the Diocese of Madison offices and catholic chapel.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 1, 2, 3, & 4 – 3,162,276 s.f. (72.59 acres)
- D. **Floor Area Ratio:** 13.7
- E. **Yard Requirements:** As shown the attached plans
- F. **Landscaping:** Site landscaping is existing and provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking & Loading:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting is existing and provided as shown on the attached site plan
- I. **Signage:** The property currently has a monument sign along S. High Point Road. This sign will continue to be utilized.
- J. **Family Definition:** The definition of this PD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the SR-C1 zoning district
- K. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A – Permitted Uses:

Residential

- Adult family home
- Assisted Living-Facility
- Co-housing
- Community living arrangement
- Dormitory
- Multi-family dwelling (> 8 dwelling units)

Civic & Institutional

- Place of Worship
- Schools, public & private
- Community Event

Retail, Service, Recreation, & Other Uses

- Counseling and community services
- Offices for human service programs
- Outdoor recreation
- Athletic fields
- Recreational, community, and neighborhood center
- Radio Broadcast service facility

Offices

- General office, professional office

Food and Beverage

- Catering
- Coffee Shop, tea house

Agriculture

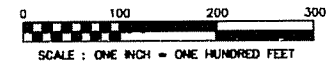
- Community garden

Accessory Uses and Structures

- Accessory building or structure
- Accessory dwelling unit
- Caretaker's dwelling
- Convent, monastery or similar residential group
- Management office, restaurant, limited retail, recreation facilities within multi-family building
- Mission house
- Temporary buildings for storage of construction material and equipment
- Parking facility, private

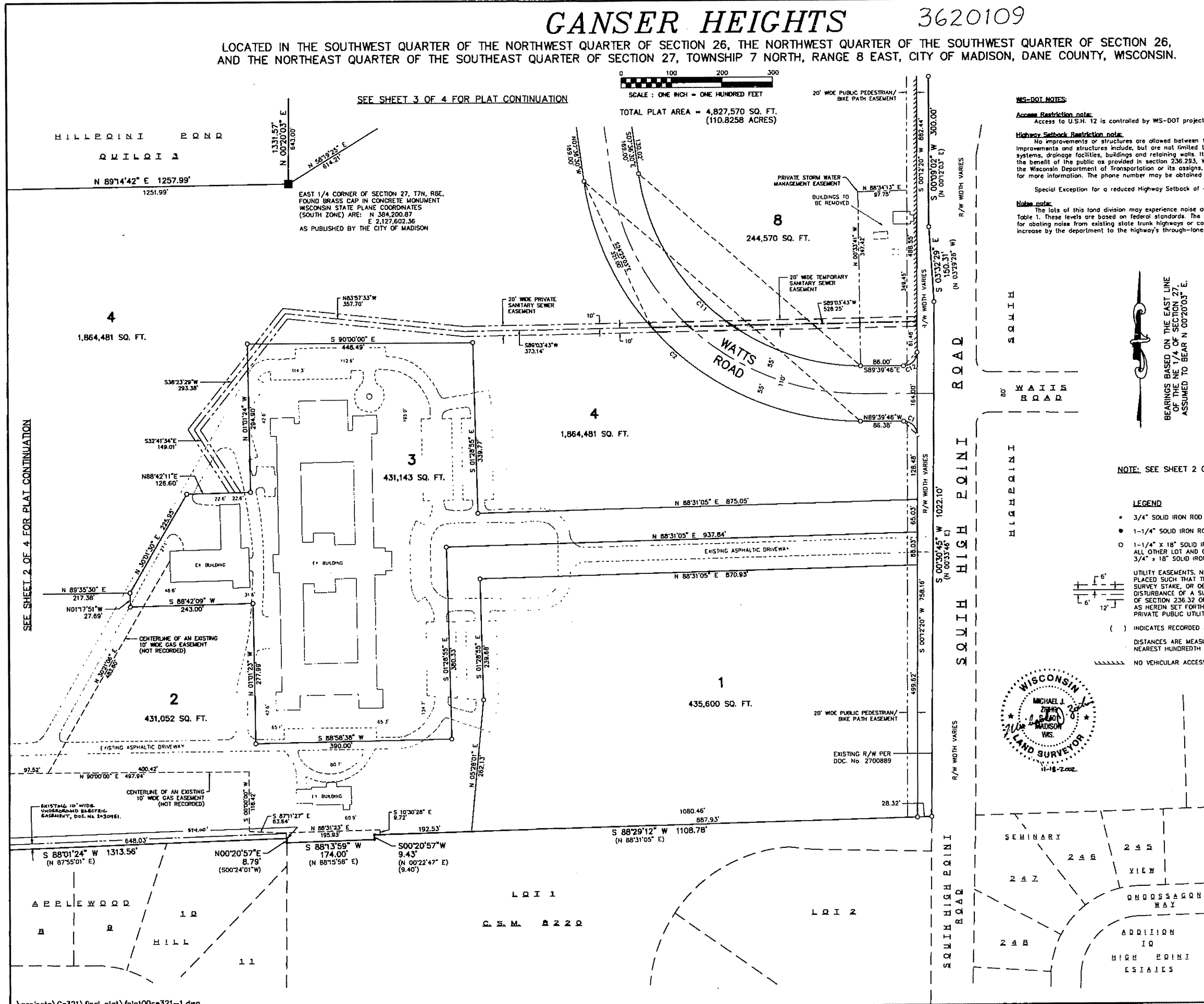
GANSER HEIGHTS 3620109

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



TOTAL PLAT AREA = 4,827,570 SQ. FT. (110.8258 ACRES)

SEE SHEET 3 OF 4 FOR PLAT CONTINUATION



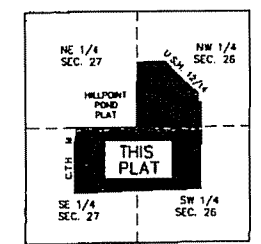
WS-DOT NOTES

Access Restriction note:
Access to U.S.H. 12 is controlled by WS-DOT project: CA 04-2 (1).

Highway Setback Restriction note:
No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway department.

Special Exception for a reduced Highway Setback of 42' approved by WS-DOT on Dec. 8 2002. Wisconsin Log No. 1112.

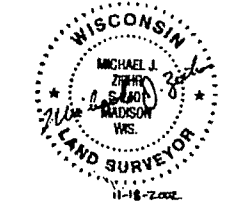
Noise note:
The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.



LOCATION MAP
NW 1/4, SW 1/4 OF SECTION 26,
SE 1/4 OF SECTION 27,
T 7 N, R 8 E

NOTE: SEE SHEET 2 OF 4 FOR CURVE DATA.

- LEGEND**
- 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- NO VEHICULAR ACCESS



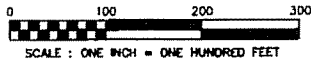
DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats. December 12th 2002

Rebecca Powell
Department of Administration

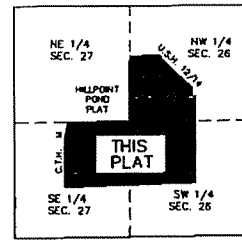
GANSER HEIGHTS

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TOTAL PLAT AREA = 4,827,570 SQ. FT.
(110.8258 ACRES)

SEE SHEET 3 OF 4 FOR PLAT CONTINUATION

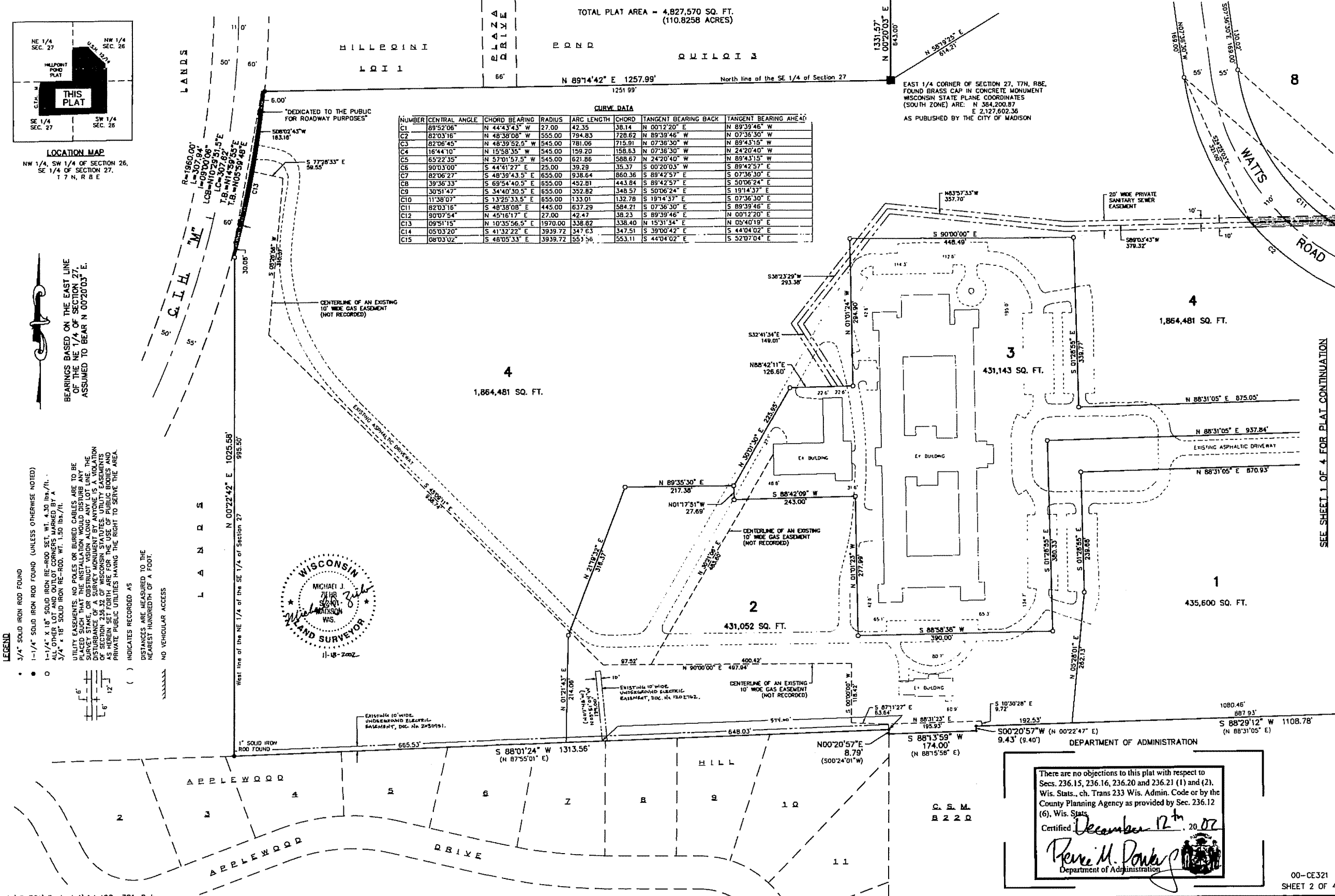
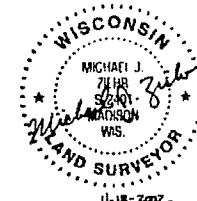


LOCATION MAP
NW 1/4, SW 1/4 OF SECTION 26,
SE 1/4 OF SECTION 27,
T 7 N, R 8 E

BEARINGS BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, ASSUMED TO BEAR N 00°20'03" E.

NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	89°52'06"	N 44°43'43" W	27.00	42.35	38.14	N 00°12'20" E	N 89°39'46" W
C2	82°03'16"	N 48°38'08" W	555.00	784.83	728.62	N 89°39'46" W	N 07°36'30" W
C3	82°06'45"	N 48°39'52.5" W	545.00	781.06	715.91	N 07°36'30" W	N 89°43'15" W
C4	16°44'10"	N 15°58'35" W	545.00	159.20	158.63	N 07°36'30" W	N 24°20'40" W
C5	65°22'35"	N 57°01'57.5" W	545.00	621.86	588.67	N 24°20'40" W	N 89°43'15" W
C6	90°03'00"	S 44°41'27" E	25.00	39.29	35.37	S 00°20'03" W	S 89°42'57" E
C7	82°06'27"	S 48°39'43.5" E	655.00	938.64	860.36	S 89°42'57" E	S 07°36'30" E
C8	39°36'33"	S 69°54'40.5" E	655.00	452.81	443.84	S 89°42'57" E	S 50°06'24" E
C9	30°51'47"	S 34°40'30.5" E	655.00	352.82	348.57	S 50°06'24" E	S 19°14'37" E
C10	11°38'07"	S 13°25'33.5" E	655.00	133.01	132.78	S 19°14'37" E	S 07°36'30" E
C11	82°03'16"	S 48°38'08" E	445.00	637.29	584.21	S 07°36'30" E	S 89°39'46" E
C12	90°07'54"	N 45°16'17" E	27.00	42.47	38.23	S 89°39'46" E	N 00°12'20" E
C13	09°51'15"	N 10°35'56.5" E	1970.00	338.82	338.40	N 15°31'34" E	N 05°40'19" E
C14	05°03'20"	S 41°32'22" E	3939.72	347.63	347.51	S 39°00'42" E	S 44°04'02" E
C15	08°03'02"	S 48°05'33" E	3939.72	553.11	553.11	S 44°04'02" E	S 52°07'04" E

- LEGEND**
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 - 1-1/4" SOLID IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1-1/4" x 1/8" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
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 - 3/4" x 1/8" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE LOCATED OR CONSTRUCTED ALONG ANY LOT LINE. THE SIGNED SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- NO VEHICULAR ACCESS



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified December 12th 2007

Reverie M. Pankaj
Department of Administration

GANSER HEIGHTS

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

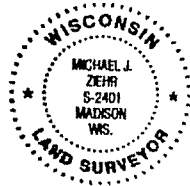
SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of the owners of said land, I have surveyed, divided and mapped GANSER HEIGHTS that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Southwest Quarter of the Northwest Quarter of Section 26, the Northwest Quarter of the Southwest Quarter of Section 26 and the Northeast Quarter of the Southeast Quarter of Section 27, all in Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. Containing 4,827,570 square feet or 110.8258 acres and described as follows:

Beginning at the East quarter corner of said Section 27; thence North 00 degrees 20 minutes 03 seconds East, 1331.57 feet; thence North 87 degrees 51 minutes 07 seconds East, 594.26 feet to the Southwesterly right-of-way line of U.S.H. 12/14 (West Beltline Highway) and a point of curvature; thence along said Southwesterly right-of-way line and the arc of a curve to the left through a central angle of 13 degrees 06 minutes 22 seconds, an arc distance of 901.19 feet, a radius of 3939.72 feet and a chord bearing South 45 degrees 33 minutes 53 seconds East, 899.23 feet; thence South 00 degrees 26 minutes 42 seconds West, 115.67 feet; thence South 08 degrees 05 minutes 09 seconds East, 202.24 feet; thence South 01 degree 05 minutes 18 seconds East, 200.33 feet; thence South 00 degrees 09 minutes 02 seconds West, 300.00 feet; thence South 03 degrees 32 minutes 29 seconds East, 150.31 feet; thence South 00 degrees 30 minutes 45 seconds West, 1022.10 feet; thence South 88 degrees 29 12 seconds West, 1108.78 feet; thence South 00 degrees 20 minutes 57 seconds West, 9.43 feet; thence South 88 degrees 13 minutes 59 seconds West, 174.00 feet; thence North 00 degrees 20 minutes 57 seconds East, 8.79 feet; thence South 88 degrees 01 minute 24 seconds West, 1313.56 feet to the West line of the Northeast Quarter of the Southeast Quarter of said Section 27; thence North 00 degrees 22 minutes 42 seconds East, along said West line, 1025.58 feet to the Southeasterly right-of-way line of County Trunk Highway "M" and a point of curvature; thence along said Southeasterly right-of-way line and the arc of a curve to the left through a central angle of 09 degrees 00 minutes 06 seconds, an arc distance of 307.94 feet, a radius of 1960.00 feet and a chord bearing North 10 degrees 29 minutes 51.5 seconds East, 307.62 feet to the North line of the Southeast Quarter of said Section 27; thence North 89 degrees 14 minutes 42 seconds East, along said North line, 1257.99 feet to the point of beginning.

Dated this 18TH day of NOVEMBER, 2002.

Signed: Michael J. Ziehr
Michael J. Ziehr
Registered Land Surveyor, S-2401



OWNER'S CERTIFICATE OF DEDICATION

Holy Name Catholic Center, Inc., as owners, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Natural Resources Committee
Department of Transportation

IN WITNESS WHEREOF, the said Holy Name Catholic Center, Inc., has caused these presents to be signed by Most Reverend William H. Bullock at Madison, Wisconsin on this 17th day of December, 2002.

Holy Name Catholic Center, Inc.
By: William H. Bullock
William H. Bullock

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 17th day of December, 2002, the above named Most Reverend William H. Bullock, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerry E. McAdow
Notary Public Jerry E. McAdow

My Commission expires: is permanent

COMMON COUNCIL RESOLUTION CITY OF MADISON, WISCONSIN

"RESOLVED that the plat of GANSER HEIGHTS, being a subdivision located in the Southwest Quarter of the Northwest Quarter of Section 26, the Northwest Quarter of the Southwest Quarter of Section 26, and the Northeast Quarter of the Southeast Quarter of Section 27, Township 7 North, Range 8 East, City of Madison, and that said resolution further provided for acceptance of those lands and rights dedicated by said GANSER HEIGHTS to the City for public use."

I, Ray Fisher, do hereby certify that I am the duly appointed, qualified and acting City Clerk for the City of Madison and that this plat was approved by the Common Council of the City of Madison, Dane County, Wisconsin, by Resolution No. 59899 adopted on the 5th day of November, 2002, ID. No. 32754 and furthermore certify that the conditions of said approval were fulfilled on the 17th day of December, 2002.

Ray Fisher
Ray Fisher, City Clerk

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, Ray Fisher, being the duly elected, qualified and acting City Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 26th day of DECEMBER, 2002, on any of the lands included in the plat of GANSER HEIGHTS.

December 26, 2002
Date Ray Fisher
Ray Fisher, City Treasurer

OWNER'S CERTIFICATE OF DEDICATION

Roman Catholic Diocese of Madison, as owners, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Natural Resources Committee
Department of Transportation

IN WITNESS WHEREOF, the said Roman Catholic Diocese of Madison, has caused these presents to be signed by Most Reverend William H. Bullock at Madison, Wisconsin on this 17th day of December, 2002.

Roman Catholic Diocese of Madison
By: William H. Bullock
William H. Bullock

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 17th day of December, 2002, the above named Most Reverend William H. Bullock, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerry E. McAdow
Notary Public Jerry E. McAdow

My Commission expires: is permanent

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
)ss.
County of Dane)

I, Dave M. Gawenda, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this 26th day of DECEMBER, 2002, affecting the lands included in the plat of GANSER HEIGHTS.

12/26/02
Date Dave M. Gawenda
Dave M. Gawenda, County Treasurer

DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.
Certified December 17th, 2002
Rene M. Pandy
Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS
Received for recording this 27 day of DECEMBER, 2002, at 3:09 o'clock P.M. and recorded in Volume 58-009A of Plats, on pages 43-46.
Jane Licht
Jane Licht, Dane County deputy Register of Deeds