



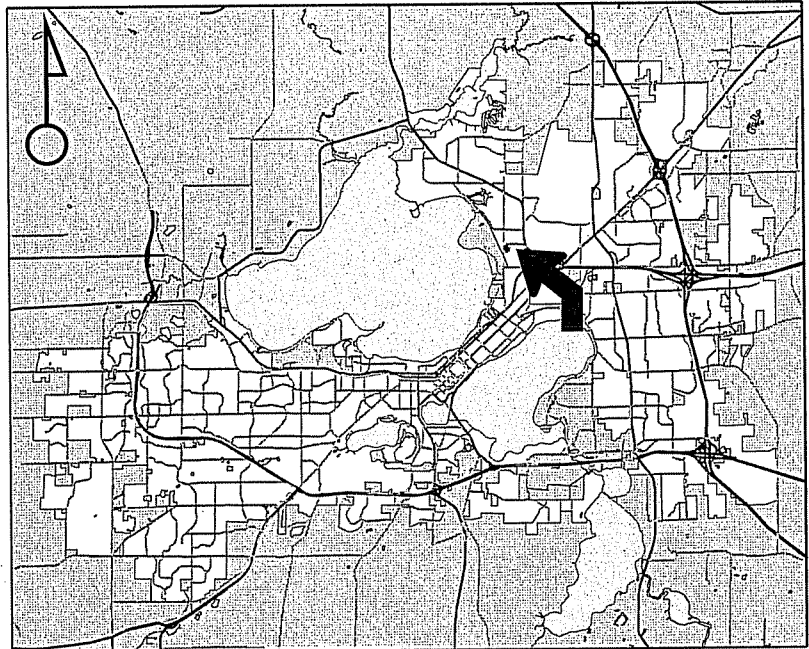
Location
1127 North Sherman Avenue

Applicant
The Alexander Company/
Mark Lane - Iconica

Existing Use
Northgate Shopping Center

Proposed Use
Construct new retail building at
Northgate Shopping Center

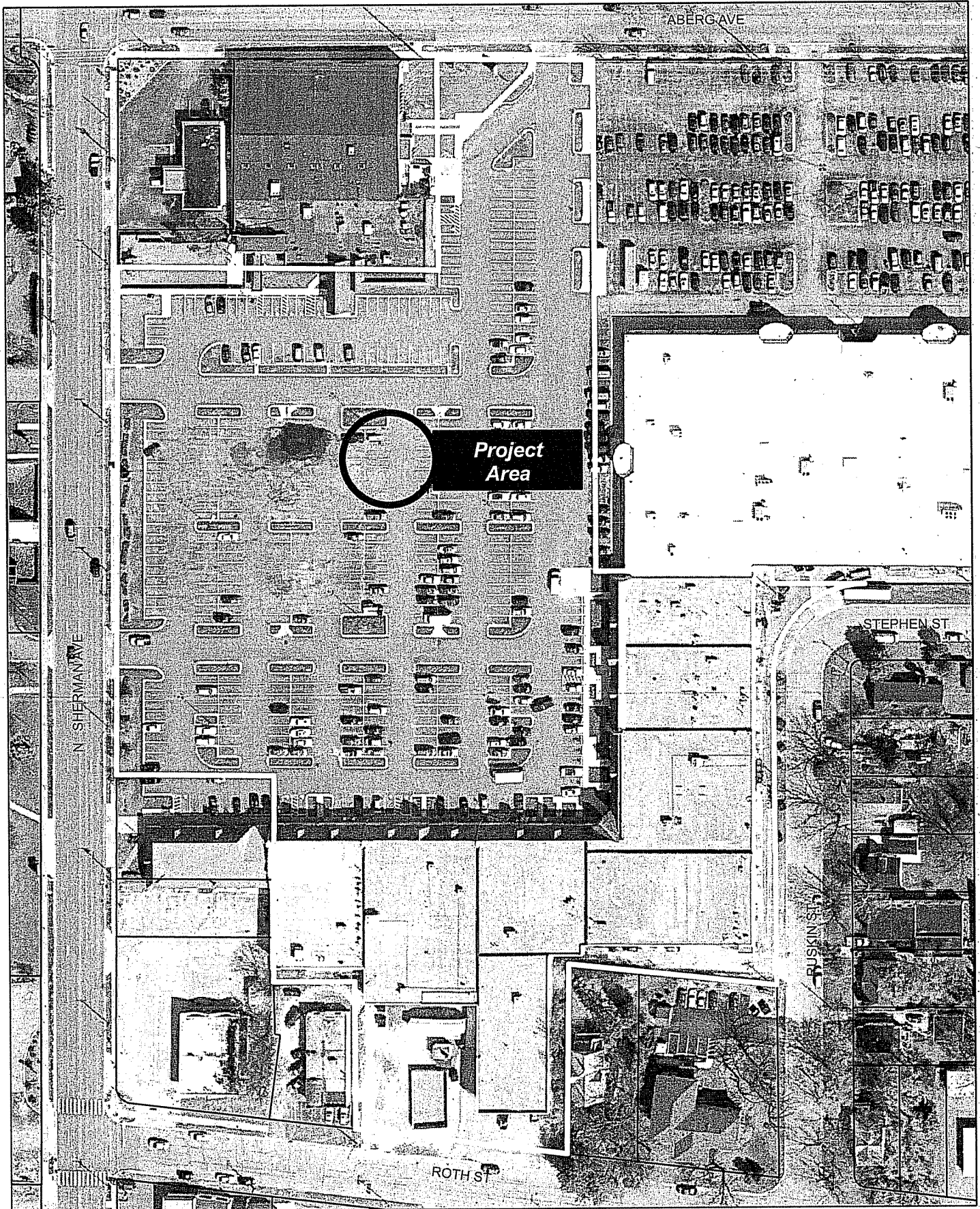
Public Hearing Date
Plan Commission
17 December 2012



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE 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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	1,200 Receipt No. 137 690
Date Received	11/14/12
Received By	JLK
Parcel No.	0810-313-0304-3
Aldermanic District	12 - Satya Rhodes-Conway
GQ	CR, UDC
Zoning District	C2
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> NA
Alder Notification	<input type="checkbox"/> Waiver 10/29/12
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver
Date Sign Issued	11/14/12

1. **Project Address:** 1113 N. Sherman Avenue (Sherman at Aberg) **Project Area in Acres:** 0.349

Project Title (if any): FEED Incubator

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Mark Lane Company: Iconica

Street Address: 901 Deming Way City/State: Madison, WI Zip: 53717

Telephone: (608) 664-3552 Fax: (608) 664-3535 Email: mark.lane@iconicacreates.com

Project Contact Person: Mark Lane Company: Iconica

Street Address: 901 Deming Way City/State: Madison, WI Zip: 53717

Telephone: (608) 664-3552 Fax: (608) 664-3535 Email: mark.lane@iconicacreates.com

Property Owner (if not applicant): The Alexander Company

Street Address: 145 East Badger Road, Suite 200 City/State: Madison, WI Zip: 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Commercial kitchen for lease to users on a per hour basis for food preparation.

Development Schedule: Commencement 2/19/2013 Completion 8/23/2013

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED I – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

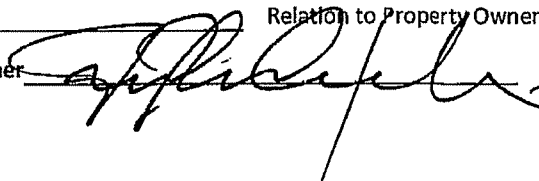
In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted. Please refer to the attached CSM
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Comprehensive _____ Plan, which recommends Community Mixed Use _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Satya Rhodes-Conway (District 12 Alderperson) - 10/1/12; Megan McGulre - Sherman Neighborhood Association - 9/15/12
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: Heather Stouder Date: 10/24/12 Zoning Staff: Al Martin Date: 10/24/12

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Mark Lane Relation to Property Owner Architect for FEED
Authorizing Signature of Property Owner  Date 11/13/12



November 14, 2012

City of Madison
Plan Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Letter of Intent: FEED Kitchens – 1113 N. Sherman Avenue

Dear Plan Commission:

The Northside Planning Council's Food Enterprise & Economic Development (FEED) Kitchens Project is submitting this request for your review. Our intent is to construct a 5,400 food business incubator on an open parcel of this site at Sherman and Aberg Avenue. The building will house 5 commercial kitchens, dishwashing area, walk-in coolers/freezers, storage, conference room, offices, locker room and restroom. We are requesting a conditional use permit for a commercial building at this site now, with the understanding that we will need to return to obtain a conditional use permit for the specific use (food processing and preparation) after January 1, because of changes in the zoning code.

The facility will operate 7 days per week, 24 hours per day with management staff in place to handle all scheduling, coordinate all service and maintenance needs of both the interior and exterior spaces. The facility will be owned by the Northside Planning Council (NPC), with fiscal oversight provided by the NPC Board, and operations oversight provided by a separate advisory board devoted to the facility's management.

Iconica has been selected as the architect/engineer on the project with landscape design being done by Suzanne Vincent of Vierbicher.

If you have any questions about this project you can contact Ellen Barnard, FEED Project Coordinator at (608) 576-3734, or ellenb@feedkitchens.org.

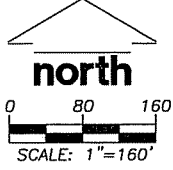
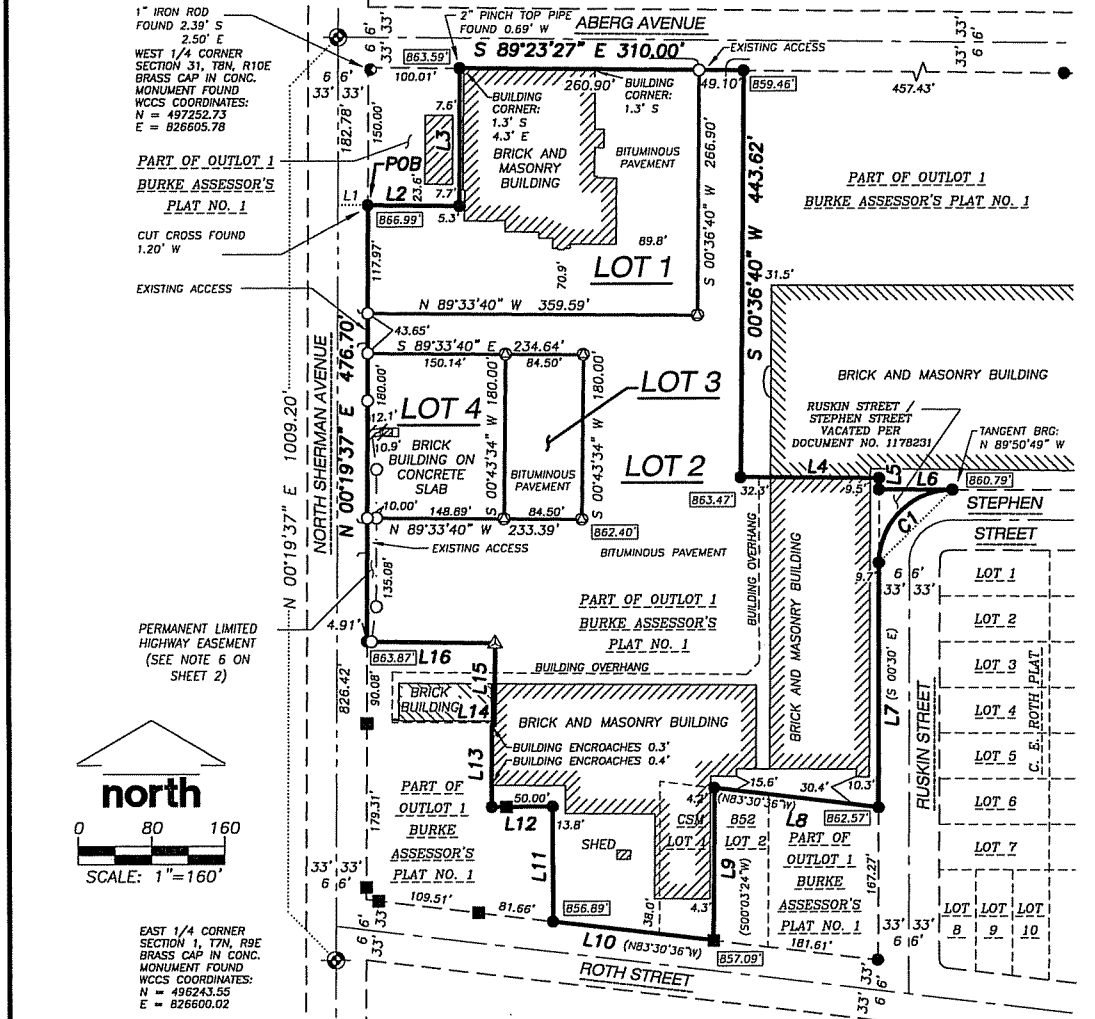
Sincerely,

Ellen Barnard
FEED Project Coordinator

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 852, PART OF OUTLOT 1 OF BURKE ASSESSOR'S PLAT NO. 1, AND PART OF RUSKIN STREET AND STEPHEN STREET, NOW VACATED, ALL LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWN EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR SET (1.50 LBS/LF)
- MAG NAIL SET
- CUT CROSS SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- IRON PIPE FOUND (SIZE NOTED)
- 1 1/4" REBAR FOUND
- PK/MAG NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- ELEVATION AT LOT CORNER
- RECORDED INFORMATION

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 2007.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 16, 2009.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. SEE SHEET 2 OF 5 FOR EASEMENT DETAILS.
5. SEE SHEET 3 OF 5 FOR DRAINAGE EASEMENT DETAILS.

TABLE OF LOT AREAS		
LOT	SQUARE FEET	ACRES
1	81,342	1.867
2	244,048	5.603
3	15,210	0.349
4	26,913	0.618

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00'	S 89°40'23" E
L2	100.00'	S 89°23'27" E
L3	150.00'	N 00°19'50" E
L4	151.65'	S 89°24'38" E
L5	12.26'	S 00°18'57" W
L6	80.00'	S 89°31'25" E
L7	267.85'	S 00°18'57" W
L8	181.62'	N 83°05'13" W
L9	167.44'	S 00°24'04" W
L10	176.75'	N 83°06'14" W
L11	126.10'	N 00°07'14" W
L12	65.83'	S 89°50'49" W
L13	89.19'	N 00°19'37" E
L14	3.00'	S 89°05'30" E
L15	90.00'	N 00°19'37" E
L16	139.50'	N 89°05'23" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	125.34'	80.23'	89°30'50"	112.98'	S 45°23'46" W

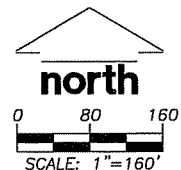
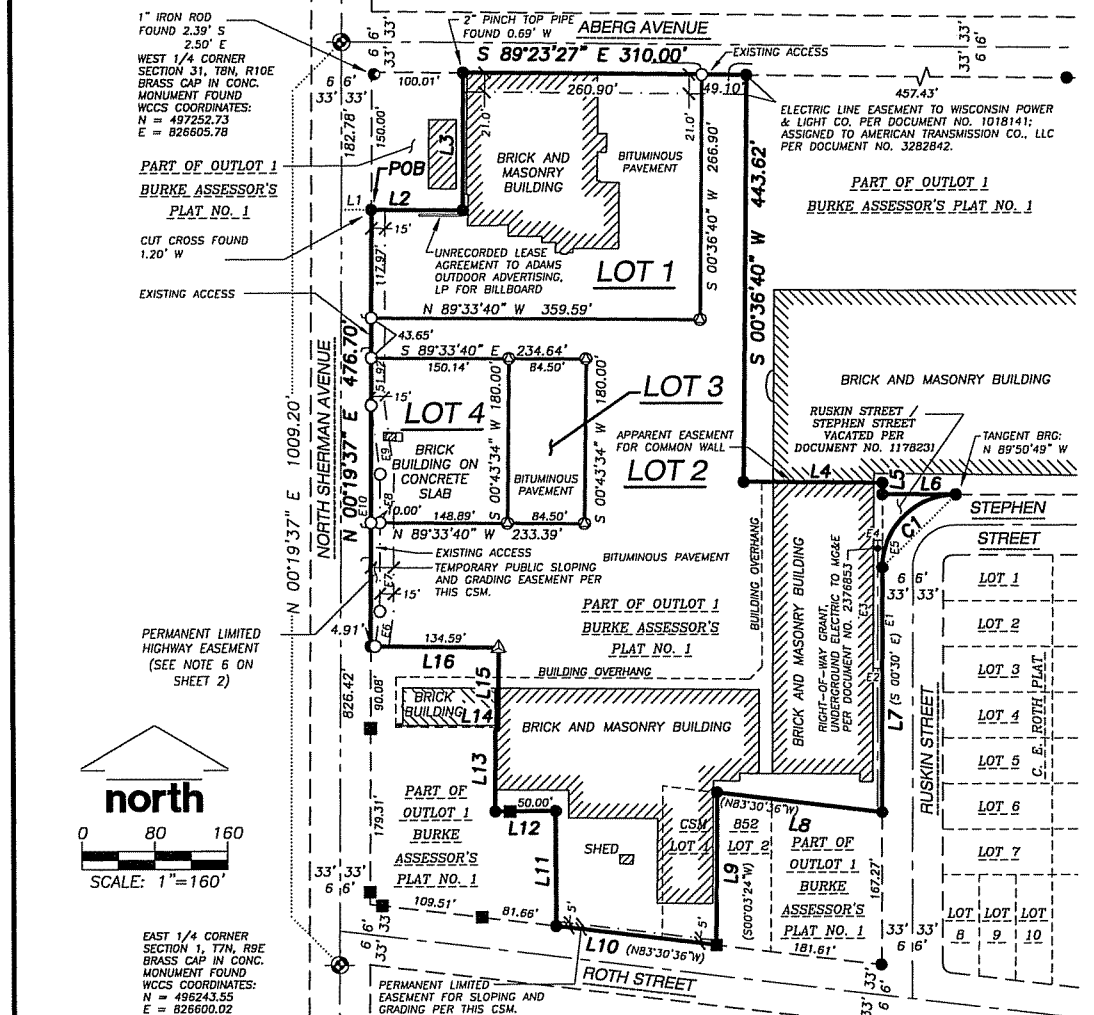
PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: NORTHGATE VENTURES LLC 145 E. BADGER ROAD, #200 MADISON, WI 53713	PROJECT NO: 09-3564 FILE NO: B-155 FIELDBOOK/PG: 216/143 SHEET NO: 1 OF 6	SURVEYED BY: MSO DRAWN BY: SO/JK/PRK CHECKED BY: JK APPROVED BY:
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

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PRELIMINARY

CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 852, PART OF OUTLOT 1 OF BURKE ASSESSOR'S PLAT NO. 1, AND PART OF RUSKIN STREET AND STEPHEN STREET, NOW VACATED, ALL LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWN EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR SET (1.50 LBS/LF)
- MAG NAIL SET
- CUT CROSS SET
- 1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- IRON PIPE FOUND (SIZE NOTED)
- 1 1/2" REBAR FOUND
- PK/MAG NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- ELEVATION AT LOT CORNER
- RECORDED INFORMATION

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 1991.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 16, 2009.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. SEE SHEET 1 OF 5 FOR LOT DIMENSIONS.
5. THIS PROPERTY IS SUBJECT TO DECLARATION OF PARKING AND ACCESS EASEMENT AS CONTAINED IN DOCUMENT NO. 4500321. SAID EASEMENT IS NOT PLOTTABLE.
6. PER THE CITY OF MADISON: "THE PERMANENT LIMITED HIGHWAY EASEMENT AREA CREATED BY THIS CSM SHALL BE DEDICATED FEE SIMPLE TO THE CITY OF MADISON AT NO COST UPON REQUEST BY THE CITY ENGINEER WHEN SITE CONTAMINANTS ARE CLEAN. THERE SHALL BE NO PRIVATE CONSTRUCTION OF BUILDINGS OR IMPROVEMENTS PERMITTED BY THE CITY OF MADISON WITHIN THIS EASEMENT AREA PRIOR TO DEDICATION."
7. THE TEMPORARY PUBLIC SLOPING AND GRADING EASEMENT SHALL TERMINATE UPON COMPLETION OF NORTH SHERMAN AVENUE ROAD IMPROVEMENTS.

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	110.45'	S 00°18'57" W
E2	10.00'	N 89°50'49" W
E3	140.00'	N 00°18'57" E
E4	10.00'	S 89°50'49" E
E5	29.55'	S 00°18'57" W
E6	38.53'	N 07°55'20" E
E7	96.92'	N 00°19'39" E
E8	53.08'	N 00°19'39" E
E9	75.68'	N 07°16'01" W
E10	263.16'	N 00°19'42" E

EASEMENT DETAILS

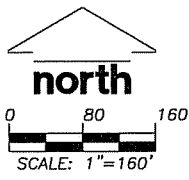
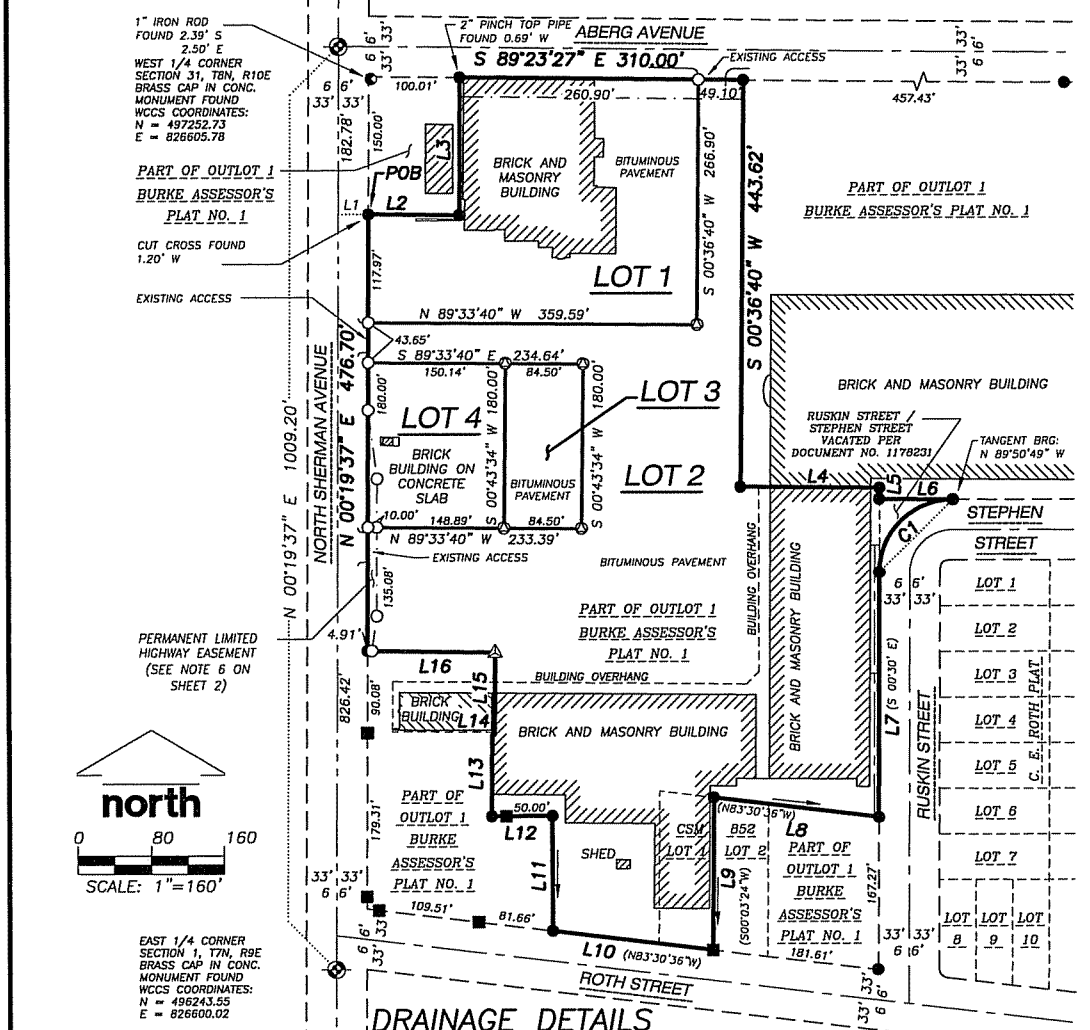
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DRAINAGE DETAILS

LEGEND

- GOVERNMENT CORNER
- ⊙ 3/4" REBAR SET (1.50 LBS/LF)
- ⊙ MAG NAIL SET
- ⊙ CUT CROSS SET
- ⊙ 3/4" REBAR FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ 1 1/4" REBAR FOUND
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- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- ▨ BUILDING
- 888.50' ELEVATION AT LOT CORNER
- () RECORDED INFORMATION

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 1991.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 16, 2009.
3. SEE SHEET 1 OF 5 FOR LOT DIMENSIONS.
4. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER. ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER. EXISTING STRUCTURES WITHIN THIS EASEMENT AS SHOWN ON THIS SURVEY ARE NOT SUBJECT TO REMOVAL.
5. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
6. LOTS 1, 2, 3 AND 4 OF THIS CERTIFIED SURVEY MAP ARE SUBJECT TO DECLARATION OF RECIPROCAL STORMWATER MANAGEMENT EASEMENT RECORDED AS DOCUMENT NUMBER 4716877.

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VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

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LEGAL DESCRIPTION

A REDIVISION OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 852, PART OF OUTLOT 1 OF BURKE ASSESSOR'S PLAT NO. 1, AND PART OF RUSKIN STREET AND STEPHEN STREET, NOW VACATED, ALL LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWN EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 31; THENCE SOUTH 00'19'37" WEST ALONG THE CONNECTING LINE BETWEEN THE SAID W1/4 CORNER AND THE E1/4 CORNER OF SECTION 1, T7N, R9E, 182.78 FEET; THENCE SOUTH 89'40'23" EAST, 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SHERMAN AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 89'23'27" EAST, 100.00 FEET; THENCE NORTH 00'19'50" EAST, 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ABERG AVENUE; THENCE SOUTH 89'23'27" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, 310.00 FEET; THENCE SOUTH 00'36'40" WEST, 443.62 FEET; THENCE SOUTH 89'24'38" EAST, 151.65 FEET; THENCE SOUTH 00'18'57" WEST, 12.26 FEET; THENCE SOUTH 89'31'25" EAST, 80.00 FEET TO A POINT OF NON-TANGENT CURVE ON THE NORTH RIGHT-OF-WAY LINE STEPHEN STREET; THENCE SOUTHWESTERLY 125.34 FEET ALONG THE ARC OF AN 80.23 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING SOUTH 45'23'46" WEST, 112.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF RUSKIN STREET; THENCE SOUTH 00'18'57" WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE, 267.85 FEET; THENCE NORTH 83'05'13" WEST, 181.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00'24'04" WEST ALONG THE EAST LINE OF SAID LOT 1, 167.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROTH STREET; THENCE NORTH 83'06'14" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, 176.75 FEET; THENCE NORTH 00'07'14" WEST, 126.10 FEET; THENCE SOUTH 89'50'49" WEST, 65.83 FEET; THENCE NORTH 00'19'37" EAST, 89.19 FEET; THENCE SOUTH 89'05'30" EAST, 3.00 FEET; THENCE NORTH 00'19'37" EAST; 90.00 FEET; THENCE NORTH 89'05'23" WEST, 139.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SHERMAN AVENUE; THENCE NORTH 00'19'37" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, 476.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 367,513 SQUARE FEET OR 8.437 ACRES.

SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, WISCONSIN LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF NORTHGATE VENTURES LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

HANS P. JUSTESON, S-2363
WISCONSIN LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

NORTHGATE VENTURES LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON AND ALSO CAUSED SUCH RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN HEREON TO BE CONVEYED. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID NORTHGATE VENTURES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE PRESIDENT OF THE ALEXANDER COMPANY, INCORPORATED, THIS _____ DAY OF _____, 201__.

NORTHGATE VENTURES LLC

BY: JOSEPH M. ALEXANDER, PRESIDENT,
THE ALEXANDER COMPANY, INCORPORATED

STATE OF WISCONSIN) ss
COUNTY OF DANE) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201__.
THE ABOVE NAMED JOSEPH M. ALEXANDER, PRESIDENT OF THE ABOVE NAMED ALEXANDER COMPANY, INCORPORATED TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

Table with 4 columns: PREPARED BY, PREPARED FOR, PROJECT NO., SURVEYED BY, FILE NO., DRAWN BY, VOL., PAGE, FIELDBOOK/PG., CHECKED BY, DOC. NO., SHEET NO., APPROVED BY, C.S.M. NO.

J:\2009\09-3564.dwg\09-3564_P-csm-4 lot.dwg

5

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 852, PART OF OUTLOT 1 OF BURKE ASSESSOR'S PLAT NO. 1, AND PART OF RUSKIN STREET AND STEPHEN STREET, NOW VACATED, ALL LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWN EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE'S CERTIFICATE

WBEDF SUBSIDIARY CDE I, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING AS REPRESENTED HEREON AND ALSO CONSENTS TO THE CONVEYANCE OF SUCH RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN HEREON, OVER THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF HANS P. JUSTESON, WISCONSIN LAND SURVEYOR, AND CONSENTS TO THE ABOVE CERTIFICATE OF THE OWNERS.

IN WITNESS WHEREOF, WBEDF SUBSIDIARY CDE I, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES H. HEGENBARTH, PRESIDENT OF PARK BANK, WHICH IS THE MANAGING MEMBER OF DEVELOPMENT FUND, LLC, WHICH IS THE MANAGING MEMBER OF WBEDF SUBSIDIARY CDE I, LLC, THIS _____ DAY OF _____, 201__.

WBEDF SUBSIDIARY CDE I, LLC

(SIGNATURE) _____ JAMES H. HEGENBARTH, PRESIDENT, PARK BANK

STATE OF WISCONSIN) ss
COUNTY OF DANE) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201__, THE ABOVE NAMED JAMES H. HEGENBARTH, PRESIDENT OF PARK BANK AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF SAID WBEDF SUBSIDIARY CDE I, LLC, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE LESSEE

ADAMS OUTDOOR ADVERTISING LLP, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, LESSEE, HAVING A LEASEHOLD INTEREST IN THE PROPERTY LOCATED IN THIS CERTIFIED SURVEY MAP HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF NORTHGATE VENTURES LLC, OWNER.

IN WITNESS WHEREOF, THE SAID ADAMS OUTDOOR ADVERTISING LLP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD STEELE, ITS VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT, THIS _____ DAY OF _____, 201__.

RICHARD STEELE, VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT

STATE OF WISCONSIN)
DANE COUNTY) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201__, RICHARD STEELE, VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____ (Seal)
WISCONSIN

MY COMMISSION EXPIRES _____

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-09-00621, FILE ID NUMBER 15233, ADOPTED ON THE 7TH DAY OF JULY, 2009, AND THAT SAID ENACTMENT 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 _____, 201__.

CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

MARK A. OLINGER
SECRETARY, CITY OF MADISON PLAN COMMISSION

DATE _____

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OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

NORTHGATE VENTURES LLC
145 E. BADGER ROAD,
#200
MADISON, WI 53713

PROJECT NO: 09-3564

FILE NO: B-155

FB/PG: 216/143

SHEET NO: 6 OF 6

SURVEYED BY: MSO

DRAWN BY: SO/JK

CHECKED BY: DRS

APPROVED BY: -

REGISTER OF DEEDS

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