



Project Name
BioAg Gateway Replat
 Location
 5202-5402 Graham Place,
 5402-5502 Fen Oak Court

Applicant
 Matthew Mikolajewski – City of Madison/
 Michelle Burse – Burse Surveying and Eng.

From: PD-GDP To: SE

Proposed Use
 4 lots for future office/employment uses,
 1 outlot for future development, and
 converting existing private streets to
 public streets

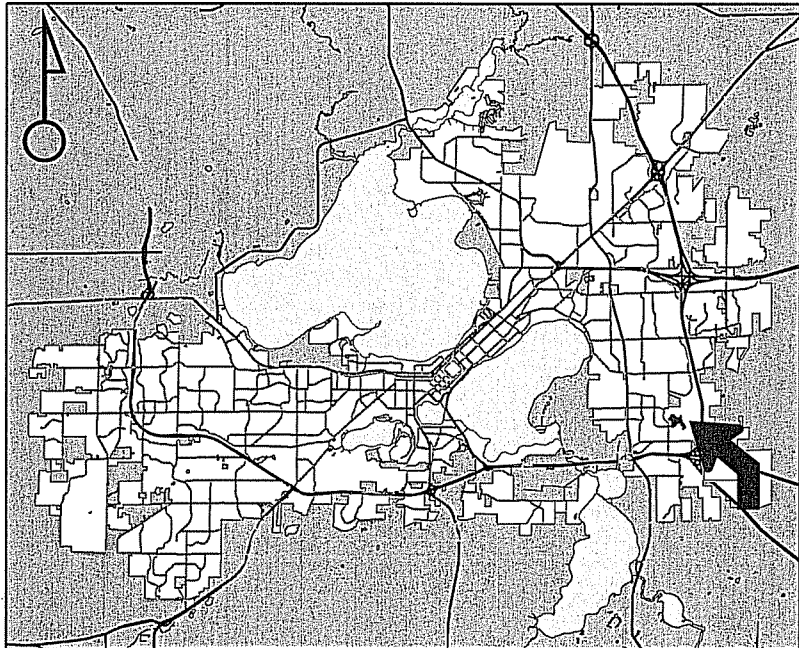
Public Hearing Date

Plan Commission

06 May 2013

Common Council

07 May 2013

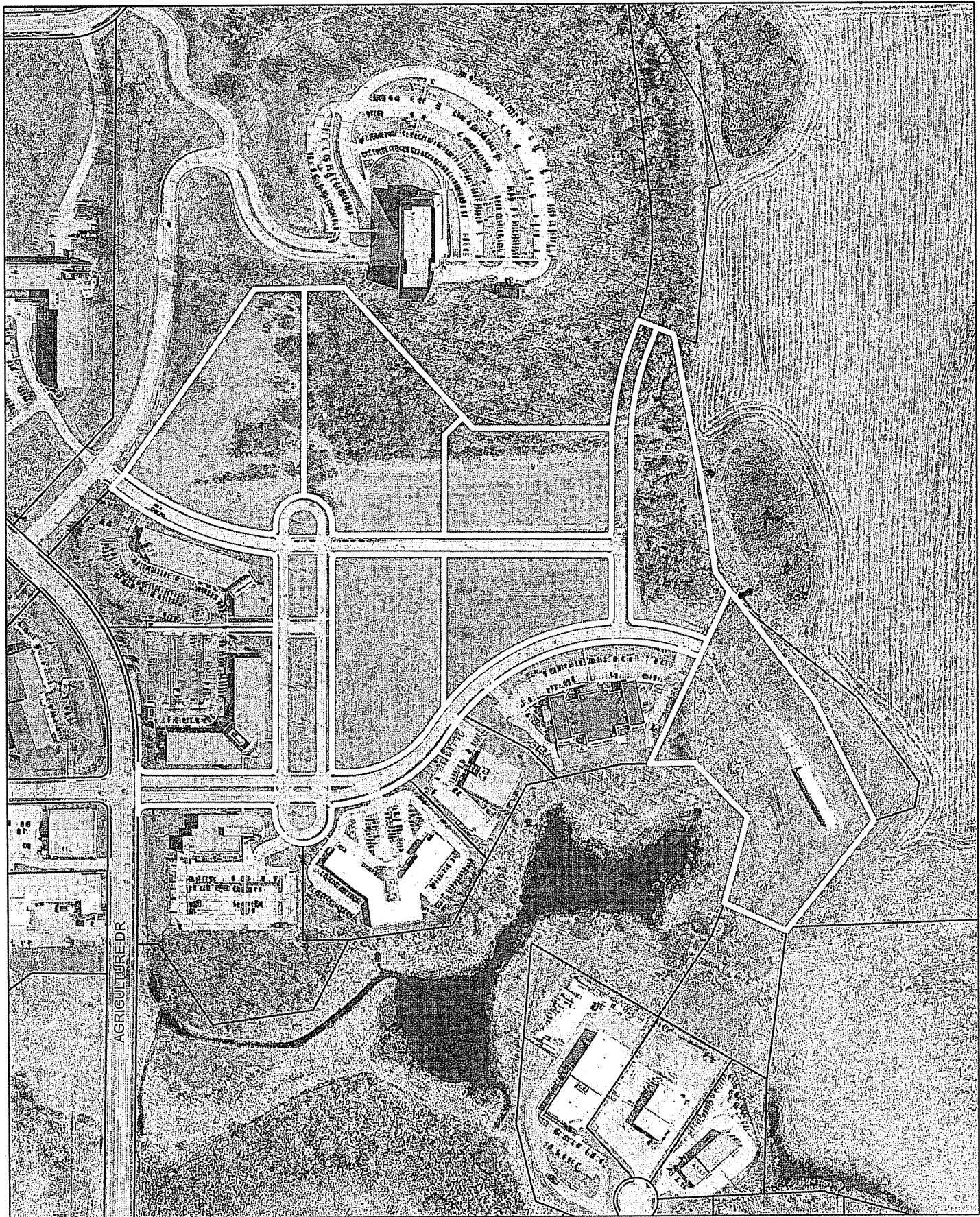


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 April 2013



Date of Aerial Photography : Spring 2010



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 5202-5402 Graham Place; 5402-5502 Fen Oak Court (World Dairy Campus Plat)
Project Title (if any): BioAg Gateway Replat

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

- Zoning Map Amendment from PD-GDP to SE - Suburban Employment
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

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

Applicant Name: Matthew Mikolajewski **Company:** City of Madison Economic Development Div.
Street Address: Madison Municipal Building, Room 312 **City/State:** Madison, WI **Zip:** 53701-2983
Telephone: (608) 266.4222 **Fax:** (608) 261.6126 **Email:** MMikolajewski@cityofmadison.com

Project Contact Person: SEE ABOVE **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () _____ **Fax:** () _____ **Email:** _____

Property Owner (if not applicant): City of Madison
Street Address: Madison Municipal Building, Room 312 **City/State:** Madison, WI **Zip:** 53701-2983

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Rezone undeveloped lots in the World Dairy Campus to SE to facilitate future office/ employment development

Development Schedule: Commencement Spring 2013 Completion Public improvements - Fall 2013

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

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 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.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: 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:
Ald. Jill Johnson

→ 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: Tim Parks Date: Various Dates Zoning Staff: Matt Tucker Date: 24 Jan 2013

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

Name of Applicant Matthew Mikolajewski

Relationship to Property: Agent for City (owner)

Authorizing Signature of Property Owner _____

Date 06 March 2013



Department of Planning & Community & Economic Development
Economic Development Division

Website: www.cityofmadison.com

Madison Municipal Building, Suite 312
215 Martin Luther King, Jr. Boulevard
P.O. Box 2983
Madison, WI 53701-2983

- Office of Business Resources
- Office of Economic Revitalization
- Office of Real Estate Services

FAX 608 261 6126
PH 608 266 4222

TO: Plan Commission and Common Council

FROM: Matthew B. Mikolajewski, Office of Business Resources Manager
Director, World Dairy Campus Owners Association

SUBJECT: Letter of Intent: Replat of a portion of the World Dairy Campus as the BioAg Gateway; and, rezone property within BioAg Gateway Replat from PUD GDP to SE

DATE: February 20, 2013

The following memo is a letter of intent for the replat of a portion of the World Dairy Campus as the BioAg Gateway; and, the rezoning of property within the BioAg Gateway Replat from PUD to Suburban Employment (SE).

Replat of a portion of World Dairy Campus as the BioAg Gateway

The City of Madison owns approximately 27-acres of vacant property within the World Dairy Campus ("Campus"). The City purchased this property in 2006 and 2007 with the intent of selling it to private developers and businesses engaged in the four bioag business sectors (agriculture, biotechnology, food science, and sustainability). The Campus also includes six (6) privately-owned buildings located on privately-owned parcels. These buildings are currently occupied by businesses and the Dane County office of UW-Extension.

All of these properties are served by a network of private streets managed by the World Dairy Campus Owners Association ("Association"). I represent the City as a Director on the Association's Board of Directors ("Association Board"). All property owners, including the City, pay an annual Association fee to cover the costs of snow removal, lawn maintenance, street lighting, and other street maintenance within the Campus.

The Association has determined, and the City concurs, that it is in the best interest of all property owners to reconstruct the street system to public standards and deed the street system to the City as public streets. Although there will be upfront costs associated with this public dedication, it will save property owners in the long-term from having to pay Association fees. It will also help to make the City's properties more attractive to potential buyers, knowing that they will not be subject to future Association fees.

The Association and the City also agree that the current street configuration is not ideal. The Walton Commons boulevard configuration is unnecessary. Based on the City's experience, smaller parcels caused by bisecting Graham Place through the Campus may not be as attractive to potential buyers as larger sites. Developable area

within the City-owned parcels is further restricted by the significant grade change on the northern portion of the Campus, and wetland and floodplain to the east.

In addition to the deficiencies of the current configuration, the street infrastructure will need to be reconstructed before being accepted by the City. In particular, the current pavement does not meet City standards, and repaving will be necessary.

Rather than repave streets within a configuration that does not best support future development, the City recommended, and the Association concurred, that the Campus be replatted as depicted within the BioAg Gateway Replat ("Replat"). This Replat maintains access to the entire Campus in a way that promotes more desirable development sites, reduces the cost associated with re-paving streets, and reduces impervious surface area associated with streets. Existing private street right-of-way that is no longer utilized for street purposes will be purchased by the City of Madison, and has been attached to existing adjacent parcels as depicted within the Replat.

The resulting parcels within the Replat are as follows:

- Lot 1 – A 3.29 acre parcel that has some development potential for a small building on the southern portion of the parcel. An attempt was made to separate Lot 1, which has a level, developable pad at the bottom of the hill from the level, developable portion of the top of the hill which will be part of Outlot 2 (see below for additional explanation).
- Lot 2 – A level 7.16 acre parcel that could be developed in its entirety. The City would consider subdividing this parcel at a future date through a CSM if requested by a potential purchaser.
- Lot 3 – A level 7.87 acre parcel. Wetland, floodplain, and stormwater easements limit the development potential of the easternmost portion of this parcel.
- Lot 4 – A level, developable 5.56 acre parcel.
- Outlot 1 – Outlot 1 is a remnant of the current Walton Commons boulevard. Outlot 1 currently provides access to the Dane County UW-Extension facility. Outlot 1 is also home to a garden maintained through UW-Extension's "Master Gardener" program. It is the City's intent to deed Outlot 1 to Dane County at no cost.
- Outlot 2 – Outlot 2 is a steep, wooded hillside. The balance of the hill is owned by the State of Wisconsin and is the site of the Department of Agriculture, Trade, and Consumer Protection ("DATCP"). An unofficial, but frequently used, walking trail runs through Outlot 2. Although technically developable, doing so would require removing a significant number of trees and substantial re-grading of the site. This may not be economical, and would likely raise questions from an environmental and aesthetic standpoint. The northwestern most section of Outlot 2 is at the level, top of the hill. This section of Outlot 2 only has access from the DATCP facility, and could support DATCP functions at some point in the future. The City recommends maintaining Outlot 2 as a City-owned property, with some flexibility regarding its future use and disposal. A 50' Public Access Easement has been proposed through Lot 3 to provide the City with access to Outlot 2 from Fen Oak Drive.

Additional considerations regarding this Replat include the following:

- The Campus currently has two access points: Fen Oak Drive to Agriculture Drive; and, Graham Place to Agriculture Drive via the State-owned DATCP driveway. The City and Association desire to maintain both access points. The City's Office of Real Estate Services is currently in discussion with the State Department of Administration about what options exist to maintain this access point after the Campus streets have been made public. Possibilities include maintaining some type of public access easement,

or accepting the portion of the DATCP driveway between Graham Place and Agriculture Drive as public right of way.

- Stormwater drainage through the campus is generally from northwest to southeast. The City is in the process of purchasing a stormwater retention basin just south of the properties on the south side of Fen Oak Drive. A series of Public Storm Sewer and Drainage Easements have been platted to provide conveyance of stormwater from the Campus to this retention basin.

Rezone property within BioAg Gateway Replat from PUD GDP to SE

The buildings found within the Campus today are typical of a suburban office park. The City desires to see a similar pattern of development on the remaining vacant parcels within the Campus. It is a pattern consistent with the Suburban Employment (SE) district of the newly adopted Zoning Code. Rather than require prospective developers to submit and receive approval of a GDP – SIP under the current GDP zoning, staff is confident that the same quality of development can be facilitated in a more efficient manner under the new SE zoning designation. The fact that the City is currently the owner of all vacant property within the Campus provides an added layer of security that the property will be developed in a manner consistent with the desired character and usage of the Campus.

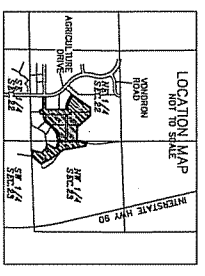
The City had considered rezoning the entire World Dairy Campus to the new SE zoning classification; however, most of the existing buildings within the Campus do not meet the minimum height requirements of the SE classification. Maximum lot coverage and parking configuration of some of the existing buildings is also questionable. All of the existing buildings are currently conforming under their respective GDP – SIP approvals. Rather than create non-conforming structures and site plans, the City recommends maintaining the existing buildings under their current GDP-SIP zoning.

The City in-turn recommends carving-out the entire BioAg Gateway Replat from the existing World Dairy Campus GDP and rezoning it to Suburban Employment (SE).

PRELIMINARY PLAT OF BIOAG GATEWAY REPLAT

BEING A REPLAT OF ALL OF LOTS 4, 5, 6, 9, 10, 11, 12 AND OUTLOT 2 OF WORLD DAIRY CAMPUS, AS RECORDED IN VOLUME 57-0128 OF PLATS, ON PAGES 44-45 AS DOCUMENT NUMBER 2659470, DADE COUNTY REGISTRY, LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- LEGEND**
- 1" 6" REAR ROAD SIDE DRIVE
 - 1" 12" REAR SIDE ROAD DRIVE
 - 1" 18" SIDE DRIVE
 - 1" 24" SIDE DRIVE
 - 1" 36" SIDE DRIVE
 - 1" 48" SIDE DRIVE
 - 1" 60" SIDE DRIVE
 - 1" 72" SIDE DRIVE
 - 1" 90" SIDE DRIVE
 - 1" 108" SIDE DRIVE
 - 1" 144" SIDE DRIVE
 - 1" 180" SIDE DRIVE
 - 1" 216" SIDE DRIVE
 - 1" 252" SIDE DRIVE
 - 1" 288" SIDE DRIVE
 - 1" 324" SIDE DRIVE
 - 1" 360" SIDE DRIVE
 - 1" 432" SIDE DRIVE
 - 1" 504" SIDE DRIVE
 - 1" 576" SIDE DRIVE
 - 1" 648" SIDE DRIVE
 - 1" 720" SIDE DRIVE
 - 1" 792" SIDE DRIVE
 - 1" 864" SIDE DRIVE
 - 1" 936" SIDE DRIVE
 - 1" 1008" SIDE DRIVE
 - 1" 1080" SIDE DRIVE
 - 1" 1152" SIDE DRIVE
 - 1" 1224" SIDE DRIVE
 - 1" 1296" SIDE DRIVE
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 - 1" 1440" SIDE DRIVE
 - 1" 1512" SIDE DRIVE
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 - 1" 1800" SIDE DRIVE
 - 1" 1872" SIDE DRIVE
 - 1" 1944" SIDE DRIVE
 - 1" 2016" SIDE DRIVE
 - 1" 2088" SIDE DRIVE
 - 1" 2160" SIDE DRIVE
 - 1" 2232" SIDE DRIVE
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DATE: 02-26-2013
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 SHEET: 1 OF 1

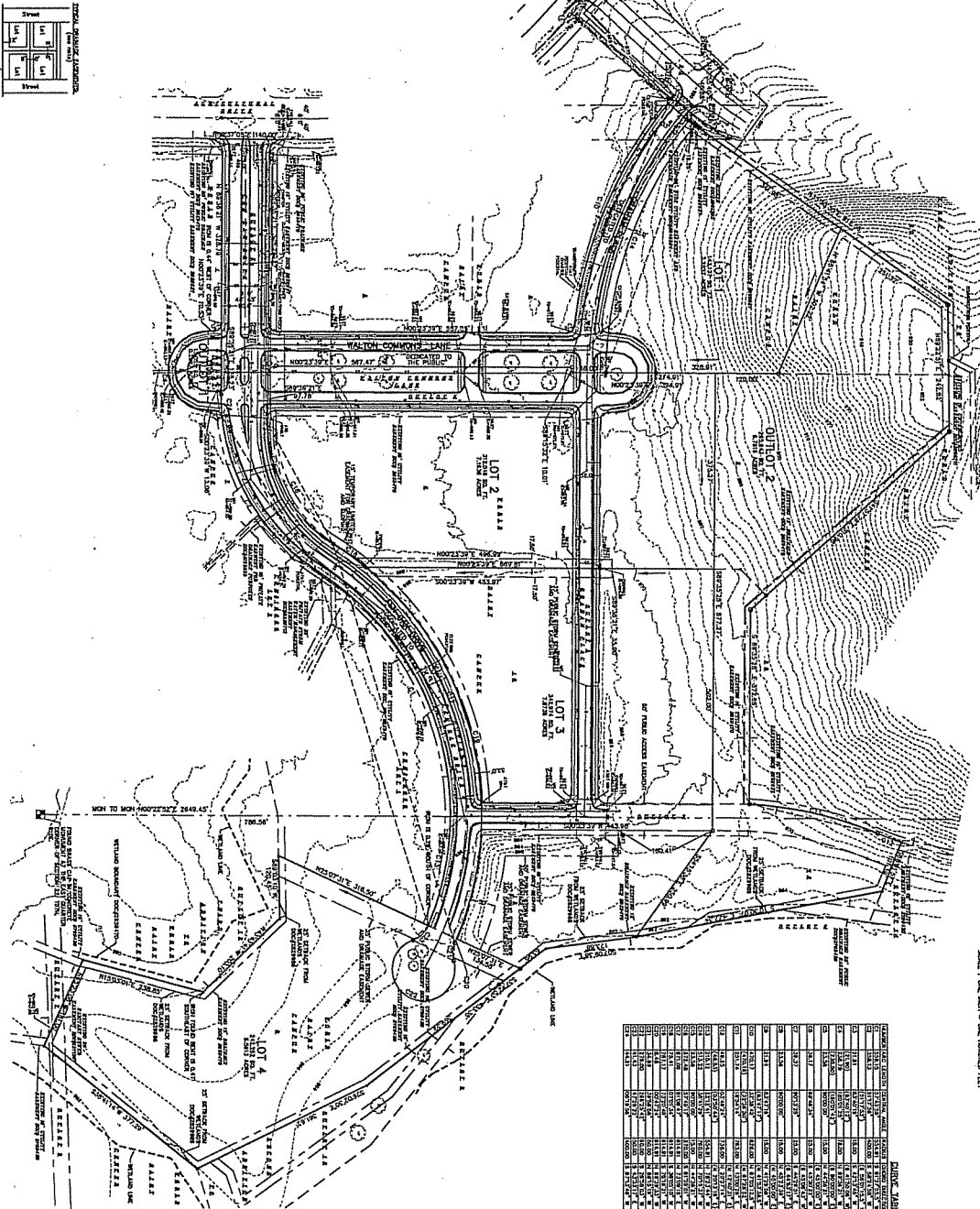


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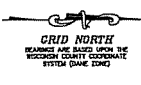
STATE OF WISCONSIN
 DIVISION OF REGISTERED PROFESSIONALS
 100 W. MICHIGAN ST., 10TH FLOOR
 MADISON, WI 53703
 608.266.2600
 www.wisconsin.gov

SHEET 1 OF 1

NO.	DESCRIPTION	DATE	BY	CHECKED	STATUS
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72	REVISION	11/28/12	JACOBSON	JACOBSON	C
73	REVISION	11/28/12	JACOBSON	JACOBSON	C
74	REVISION	11/28/12	JACOBSON	JACOBSON	C
75	REVISION	11/28/12	JACOBSON	JACOBSON	C
76	REVISION	11/28/12	JACOBSON	JACOBSON	C
77	REVISION	11/28/12	JACOBSON	JACOBSON	C
78	REVISION	11/28/12	JACOBSON	JACOBSON	C
79	REVISION	11/28/12	JACOBSON	JACOBSON	C
80	REVISION	11/28/12	JACOBSON	JACOBSON	C



SCALE: 1" = 100'
 1" = 100'
 1" = 100'



WORLD DAIRY CAMPUS

A BEAR OF LOT 21 OF FIRST ADDITION TO WORLD DAIRY CENTER AS RECORDED IN VOL. 57-0148 OF PLATS ON PAGES 40-43 AS DOCUMENT NUMBER 2656517 ALSO LOCATED IN THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DEPARTMENT OF AGRICULTURE
TRADE AND CONSUMER PROTECTION DIVISION

There are no objections to this plat with respects to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., Hy 33 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified this 25th day of MAY, 1995

James A. Strain
Department of Agriculture, Trade & Consumer Protection

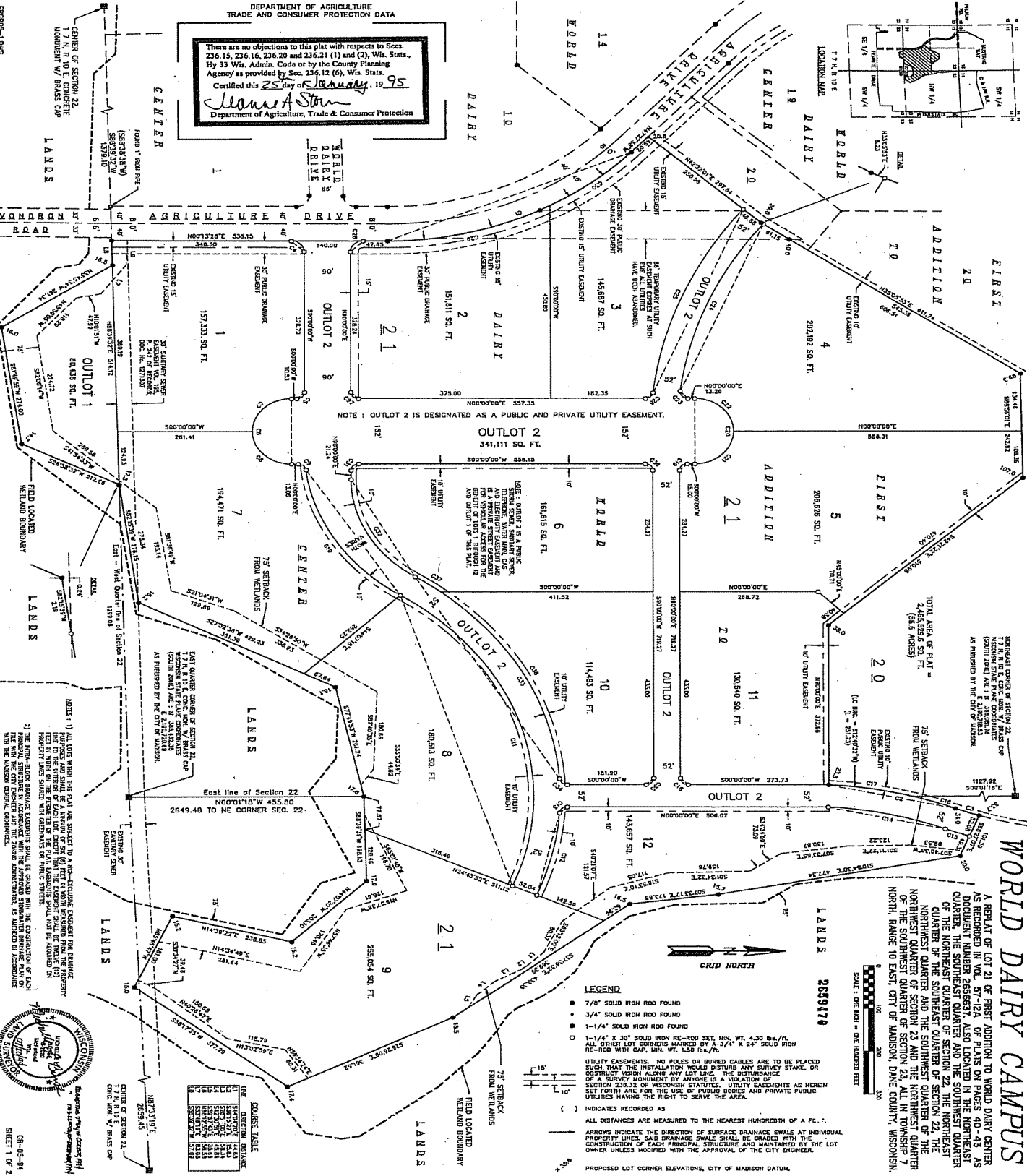


FIGURE-1-DWG

SECTION 21 CORNER TABLE

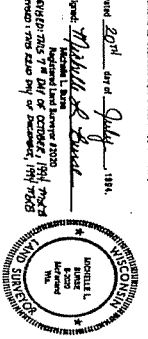
LINE	LENGTH	BEARING	AREA
1	157.111	S 89° 00' 00" W	157.111
2	157.111	S 00° 00' 00" W	157.111
3	157.111	N 00° 00' 00" E	157.111
4	157.111	N 89° 00' 00" E	157.111
5	157.111	N 00° 00' 00" E	157.111
6	157.111	N 00° 00' 00" E	157.111
7	157.111	N 00° 00' 00" E	157.111
8	157.111	N 00° 00' 00" E	157.111
9	157.111	N 00° 00' 00" E	157.111
10	157.111	N 00° 00' 00" E	157.111
11	157.111	N 00° 00' 00" E	157.111
12	157.111	N 00° 00' 00" E	157.111

WORLD DAIRY CAMPUS

Table with columns: CORNER, NORTH, EAST, SOUTH, WEST, DISTANCE, BEARING, AREA, etc. It lists various corner points and distances for the property.

SUBJECT'S CERTIFICATE

I, Michael L. Burns, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 218 of the Wisconsin Statutes and the additional regulations...



State of Wisconsin, County of Waushara, City of Malet, in...

Justus Anderson, being the duly elected, qualified and acting trustee of the County of Waushara...

CORNERAL CORNER'S CERTIFICATE OF CONSTRUCTION

WFG Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin...

WFG Corporation does hereby certify that this plat is required by S.238.10 of S.238.12 to be submitted to the following for approval or objection...

Paragon Bank of Madison, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin...



State of Wisconsin, County of Waushara, City of Malet, in...

Paragon Bank of Madison, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin...

CORNER OF MONUMENTS

First Business Bank of Madison, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin...

First Business Bank of Madison, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin...



Paragon Bank of Madison, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin...

CAMDEN COUNCIL RESOLUTION

RESOLVED that the plat of World Dairy Campus, being a subdivision of lot 21, first section 22, township 7 north, range 10 east, city of Madison, Wisconsin...

DEPARTMENT OF AGRICULTURE TRADE AND CONSUMER PROTECTION DIVISION

There are no objections to this plat with respect to Sect. 238.15, 238.16, 238.20 and 238.21 (1) and (2), Wis. Stat., as amended...

RECORDING DATA

Received for recording this plat on the 27th day of August, 1995, at 10:57 AM, and recorded in Volume 57-012B, at page 45-46.