

**From:** [Schulz, John](#)  
**To:** [Smith, Julius W](#); [Punt, Colin](#); [Parks, Timothy](#); [Radlinger, Heidi](#); [Stanley, Brenda](#)  
**Cc:** [Lietha, Jason](#); [Quamme, Jeffrey](#)  
**Subject:** The American Center Holladay Plat Revised Submittal  
**Date:** Thursday, November 9, 2023 11:23:33 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image498199.png](#)  
[image904274.png](#)  
[image816374.png](#)  
[image535264.png](#)  
[image436606.png](#)  
[image485236.png](#)  
[image773564.png](#)  
[image427841.png](#)  
[The American Center Holladay Plat.pdf](#)  
[ALTA Commit for Title Ins \(7-1-21\)-WL.pdf](#)  
[20231109 PLAT.dwg](#)

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All,

Attached is the revised submittal of The American Center Holladay Plat, previously known as The American Center Eastpark Sixth Addition, also included is the cad file and the latest commitment.

Per the email from Jeff Quamme below we are hoping to be on the Nov. 21<sup>st</sup> Common Council meeting where a resolution would be adopted to reflect the name change.

The name and lot numbering change are the only items that are different from the previously submitted plat which had been approved by most of the departments.


If there are any questions or concerns, please let either Jason Lietha or myself know as soon as you can.


Thank you all for your assistance in this matter,

**John M. Schulz**


*Professional Land Surveyor*



 262-953-1072

 262-470-0659

 JSchulz@ruekert-mielke.com

 ruekertmielke.com



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**From:** Smith, Julius W <JSmith4@cityofmadison.com>

**Sent:** Wednesday, November 8, 2023 1:27 PM

**To:** Schulz, John <JSchulz@ruekert-mielke.com>; Punt, Colin <CPunt@cityofmadison.com>; Parks,

Timothy <TParks@cityofmadison.com>

**Cc:** Lietha, Jason <jlietha@ruekert-mielke.com>; Quamme, Jeffrey  
<JRQuamme@cityofmadison.com>

**Subject:** RE: Meeting cancellation

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John,

As far as Mapping is concerned it appears the from the notes Jeff has left me you have satisfied all of his comments, other than the recording order/naming issue but that is just our department. You will need to check in with the other departments and the contacts listed on bottom of the approval letter to be sure. So both Heidi and Brenda.

For the re approval for the name change, please work with the planning department on the details for this, as Jeff had stated before, and you have highlighted green at the bottom of this email string.

Thanks,

Jule

Julius W. Smith PLS– Engineering Mapping (he, him, his)  
Surveyor 2 / Land Records  
Engineering Operations Building  
1600 Emil Street  
Madison, WI 53713  
(608) 264-9276 PH  
[jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com)

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**From:** Schulz, John <[JSchulz@ruekert-mielke.com](mailto:JSchulz@ruekert-mielke.com)>

**Sent:** Wednesday, November 8, 2023 1:06 PM

**To:** Smith, Julius W <[JSmith4@cityofmadison.com](mailto:JSmith4@cityofmadison.com)>; Punt, Colin <[CPunt@cityofmadison.com](mailto:CPunt@cityofmadison.com)>; Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>

**Cc:** Lietha, Jason <[jlietha@ruekert-mielke.com](mailto:jlietha@ruekert-mielke.com)>; Quamme, Jeffrey  
<[JRQuamme@cityofmadison.com](mailto:JRQuamme@cityofmadison.com)>

**Subject:** FW: Meeting cancellation

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All,

Per the emails below (green highlighted), Ruekert/Mielke will be changing the name of “The American Center Plat Eastpark Sixth Addition” to a yet to be determined name.

We are hoping to be on the Nov. 21<sup>st</sup> Common Council meeting where a resolution would be adopted to reflect the name change and will be resubmitting as soon as we receive the updated plat name.

Other questions that will need to be answered are in the email below listed as 2a, 2b and 2c.

Thank you for all your help in this matter.

**John M. Schulz**

*Professional Land Surveyor*



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**From:** Lietha, Jason <[jlietha@ruekert-mielke.com](mailto:jlietha@ruekert-mielke.com)>

**Sent:** Wednesday, November 8, 2023 11:25 AM

**To:** Schulz, John <[JSchulz@ruekert-mielke.com](mailto:JSchulz@ruekert-mielke.com)>

**Cc:** Kreuser, Anita <[akreuser@ruekert-mielke.com](mailto:akreuser@ruekert-mielke.com)>

**Subject:** RE: Meeting cancellation

John,

I have the go ahead to make this happen, lender is going to give an extension, but imperative that it is recorded early Dec.

With that being said can you please:

1. Call Renee at DOA and let her know what the City has proposed and path we are going to take
  - a. Confirm it is a resubmittal and what the anticipated time may be to review
  - b. Can we get in as soon as we have the new name updated on the plat face?
2. **Call Quamme (or email) and let him know we will get a new revised plat into them with a new name and we want to get onto 11/21 agenda as planning proposed. If he is still available to talk, if not Julis can answer?**
  - a. **Do we submit to Julis or Tim Parks or Colin or all of the above to make sure someone gets on the agenda, is Julius up to speed so he knows what we are doing?**
  - b. **Would this be a standard item or something for a consent agenda?**
  - c. **Is there any other City staff that we need to check with to make sure we have all concerns addressed (I know Heidi is one of them)**

I will work on:

1. Getting a new name ASAP from Amfam
2. Contact DCT and get the two items resolved as it pertains to
  - a. Amfam judgement
  - b. Baker Tilly easement
3. I will also talk to Hedio in real estate to make sure there isn't anything else we need to do on the City behalf

Let me know if you have any questions, lets touch base later today / tomorrow.

**Jason P. Lietha, P.E. (WI, MN, MI)**

*Vice President / Madison Office Manager*

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**From:** Schulz, John <[JSchulz@ruekert-mielke.com](mailto:JSchulz@ruekert-mielke.com)>

**Sent:** Wednesday, November 8, 2023 6:09 AM

**To:** Lietha, Jason <[jlietha@ruekert-mielke.com](mailto:jlietha@ruekert-mielke.com)>

**Subject:** FW: Meeting cancellation

**John M. Schulz**

*Professional Land Surveyor*

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**From:** Quamme, Jeffrey <[JRQuamme@cityofmadison.com](mailto:JRQuamme@cityofmadison.com)>

**Sent:** Tuesday, November 7, 2023 4:51 PM

**To:** Schulz, John <[JSchulz@ruekert-mielke.com](mailto:JSchulz@ruekert-mielke.com)>

**Cc:** Smith, Julius W <[JSmith4@cityofmadison.com](mailto:JSmith4@cityofmadison.com)>; Punt, Colin <[CPunt@cityofmadison.com](mailto:CPunt@cityofmadison.com)>; Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>

**Subject:** RE: Meeting cancellation

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John,

This was discussed internally.

As you have stated Plat Review at the DOA has stated you cannot record the 6<sup>th</sup> addition before the 5<sup>th</sup> addition.

We are not necessarily in agreement with the DOA on the requirement. Under Sec. 236.20(3), the name can't be duplicative of any other subdivision in the County/municipality, but there isn't anything that addresses recording order of the plats that are additions. **But** 236.20(2) requires the numbers of the lots, outlots and blocks to be consecutively numbered through additions. So the

argument would be as long as the lot and outlot numbers are correctly consecutive through the additions, it would be okay to record the 6<sup>th</sup> before the fifth. But of course you would need to get the DOA on board and convince them as the City would not like to upset that DOA applecart.

With that, if you would like to proceed and change the name of the plat, you could request that change with Colin Punt / Tim Parks / Planning. There would have to be a resolution adopted to reflect the new name and it could be adopted at the November 21<sup>st</sup> Common Council meeting. If you go that route, you would need to coordinate and have everything to planning folks early next week Monday the 13<sup>th</sup> or likely the latest Tuesday the 14<sup>th</sup>. But I think coordinating / notifying them sooner would be necessary so that they can fit it in accordingly.

All, FYI at noon tomorrow I am off until I come back on the 20<sup>th</sup>. Jule is stuck picking up any pieces so be kind.

Jeff Quamme – Engineering Mapping (he, him, his)  
Land Information Manager  
(608) 266-4097 PH  
[jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com)