



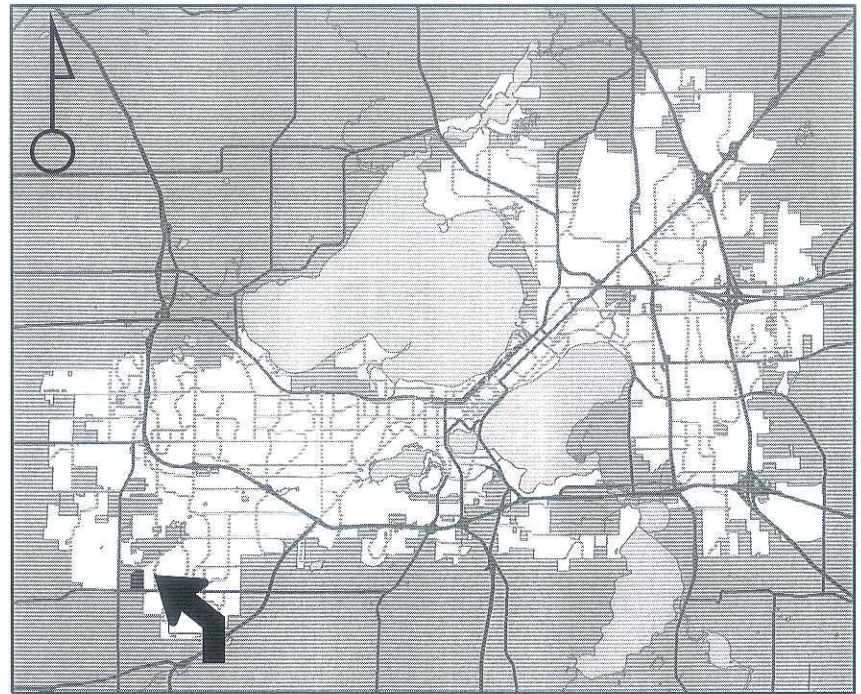
Location  
8001 Raymond Road

Applicant  
Melissa Huggins –  
Meriter Health Services  
From: Temp A To: O1

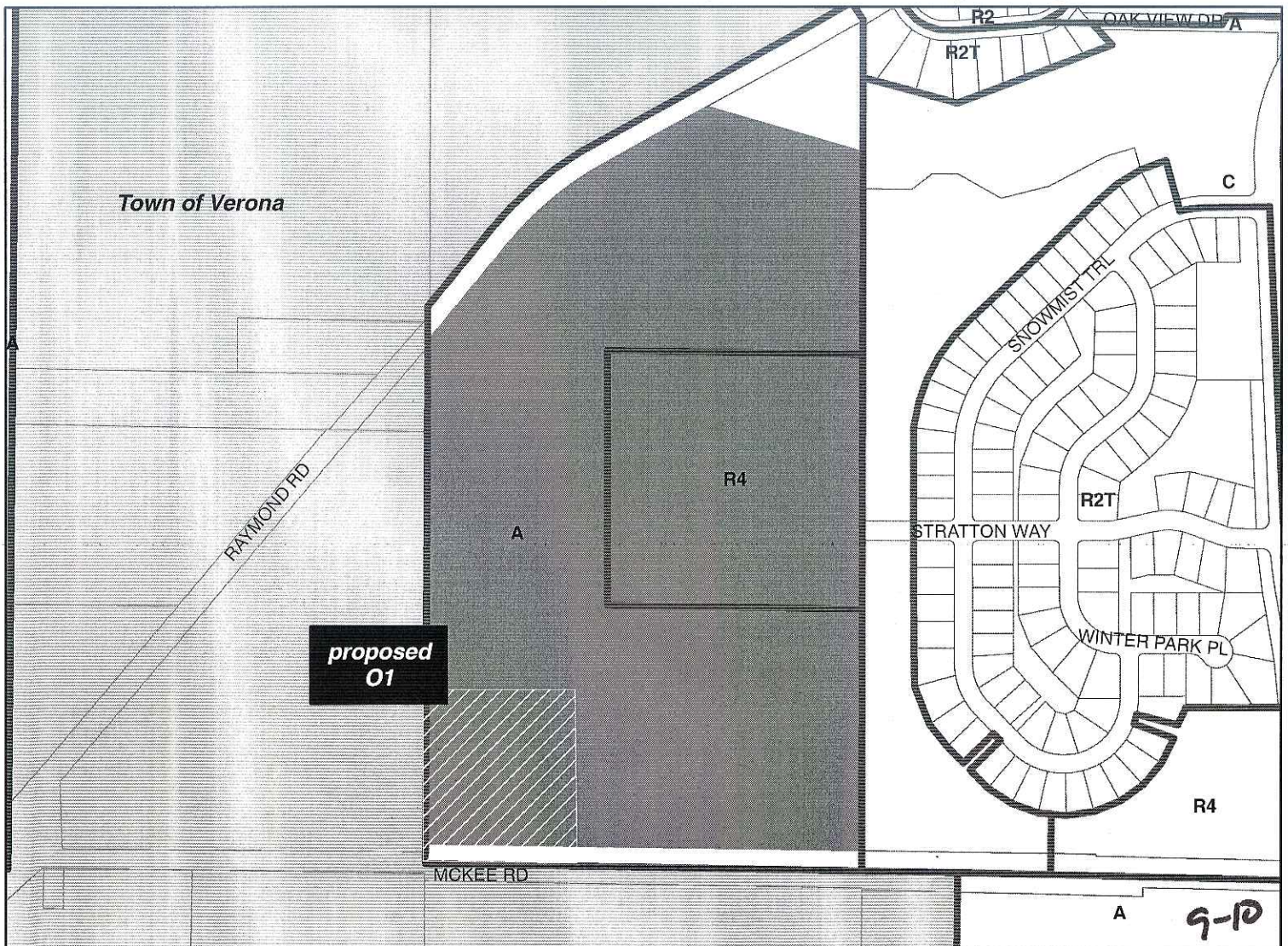
Existing Use  
Vacant Land

Proposed Use  
Divide Land into 2 parcels and  
construct new Meriter Clinic

Public Hearing Date  
Plan Commission  
09 July 2007  
Common Council  
17 July 2007



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







**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

Date: \_\_\_\_\_

**\*\* 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](http://www.cityofmadison.com/planning/plan.html)**

**1a. Application Type.** (Choose ONE)

- 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."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
- For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

**2. Applicant Information.**

Name of Property Owner: MERITOR HOSPITAL INC Representative, if any: PETE GOEFFERT  
 Street Address: 202 S. PARK ST City/State: MADISON, WI Zip: 53715  
 Telephone: (608) 267-5991 Fax: (608) 267-6546 Email: \_\_\_\_\_

Firm Preparing Survey: ARNOLD & O'SHERIDAN Contact: FRANCIS THOUSAND  
 Street Address: 1111 DEMING WAY SUITE 200 City/State: MADISON, WI Zip: 53717  
 Telephone: (608) 821-8530 Fax: (608) 821-8501 Email: fthousand@arnoldandoshheridan.com

Check only ONE – ALL Correspondence on this application should be sent to:  Property Owner  Survey Firm

**3a. Project Information.**

Parcel Address: 8001 RAYMOND ROAD in the City or Town of: MADISON  
 Tax Parcel Number(s): 0608-034-0099-B School District: MADISON  
 Existing Zoning District(s): MADISON A, R4 Development Schedule: 2007  
 Proposed Zoning District(s) (if any): \_\_\_\_\_ Provide a Legal Description of Site on Reverse Side

**3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:**

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation?  No  Yes If YES, approximate timeframe: \_\_\_\_\_

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	2		62.94
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>	<b>2</b>		<b>62.94</b>

Describe the use of the lots and outlots on the survey
HOSPITAL

OVER →

**5. Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (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 it pertains to the proposed subdivision 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) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land 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" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable 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 owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from **both** the town in which 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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 500 Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description 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](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name FRANCIS R THOUSAND Signature Francis R Thousand  
 Date 4/3/07 Interest In Property On This Date LAND SURVEYOR

<b>For Office Use Only</b>	Date Rec'd:	PC Date	Alder. District:	Amount Paid: \$
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# CERTIFIED SURVEY MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4, OF THE NE 1/4 OF SECTION 3, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

SURVEYED FOR:  
MERITER HEALTH SERVICE  
202 S. PARK STREET  
MADISON, WI 53715

RETURN TO: ARNOLD & O'SHERIDAN, INC  
1111 DEMING WAY SUITE 200  
MADISON, WI 53717

## Surveyor's Certificate

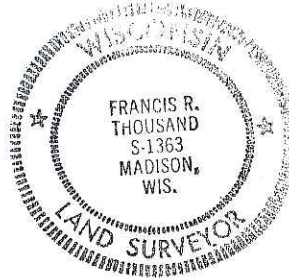
I, Francis R. Thousand, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of State of Wisconsin, owner of said land, I have surveyed, divided, mapped, and dedicated this property and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is described as follows:

PART OF THE S.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN, TO-WIT:

Commencing at the East 1/4 corner of the said Section 3; thence  $500^{\circ}05'11''$ W along the East line of the said SE 1/4 436.31 feet to the point of beginning; thence continuing along said East line,  $500^{\circ}05'11''$ E, 2140.38 feet to the North line of McKee Road; thence along said North line,  $N89^{\circ}05'28''$ W, 1337.27 feet; thence  $N00^{\circ}19'48''$ E, 1540.86 feet to the Southerly line of Raymond Road; thence along said Southerly line,  $N39^{\circ}24'09''$ E, 391.50 feet and a point of curve; thence Northeasterly along a curve to the right which has a radius of 974.87 feet and a chord which bears  $N49^{\circ}18'20''$ E, 333.72 feet to a point of compound curve; thence Northeasterly along a curve to the right which has a radius of 5307.45 feet and a chord which bears  $N60^{\circ}20'54''$ E, 205.57 feet; thence  $N61^{\circ}30'40''$ E, 199.39 feet; thence  $S73^{\circ}46'05''$ E, 495.78 feet to the point of beginning. This Parcel contains 2,741,772 sq. ft. - 62.94 acres.

Dated this 1 day of JUNE, 2007.

Madison, Wisconsin Francis R. Thousand  
Francis R. Thousand  
Land Surveyor S-1363  
Arnold & O'Sheridan, Inc.  
1111 Deming Way  
Madison, WI 53717



"Approved for recording by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_".

Mark Olinger

DATE: MARCH 26, 2007  
JOB # 070085

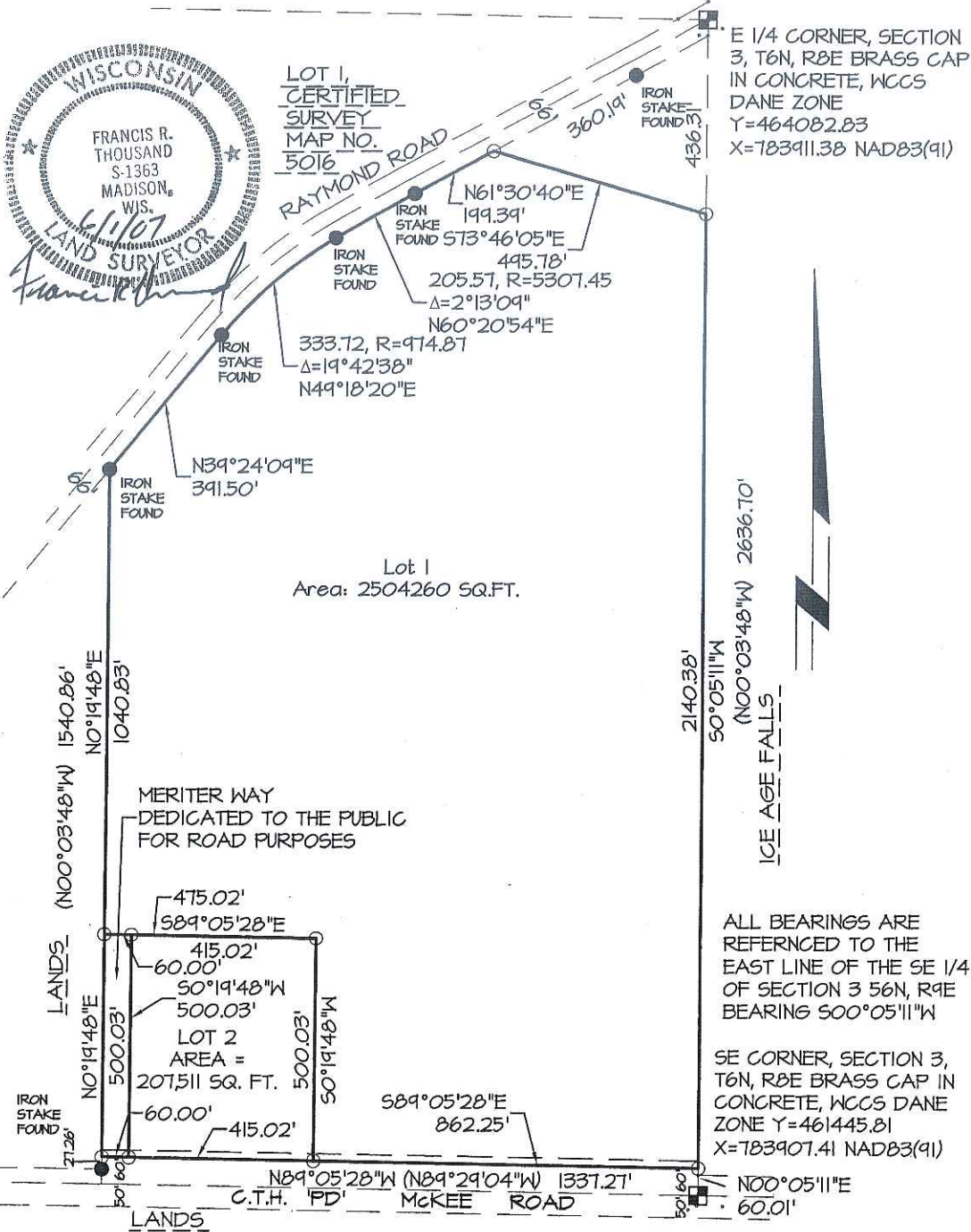
SHEET 1 OF 4

## NOTE:

1. CTH PD is an access controlled highway under Doc. 1368501

# CERTIFIED SURVEY MAP

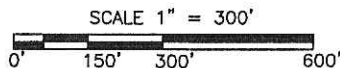
PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4, OF THE NE 1/4 OF SECTION 3, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



### LEGEND

This instrument was drafted by Francis R. Thousand

- SECTION CORNER
- MONUMENT FOUND
- IRON STAKE FOUND
- 7/8" X24" REBAR
- 2.04 LBS/FT PLACED
- (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- ▨ EXISTING BUILDING



DATE: MARCH 26, 2007  
JOB # 070085

SURVEYED FOR:  
MERITER HEALTH SERVICE  
202 S. PARK STREET  
MADISON, WI 53715

SHEET 2 OF 4

# CERTIFIED SURVEY MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4, OF THE NE 1/4 OF SECTION 3, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

## OWNERS CERTIFICATE

Meriter Hospital, Inc, as owner, does hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Meriter Hospital, Inc

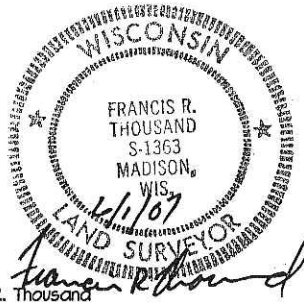
STATE OF WISCONSIN )  
                                  )S.S.  
COUNTY OF DANE     )

Personally came before this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Said Owner to me known to be the person who executed the foregoing instrument and acknowledge the same.

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

SURVEYED FOR:  
MERITER HEALTH SERVICE  
202 S. PARK STREET  
MADISON, WI 53715

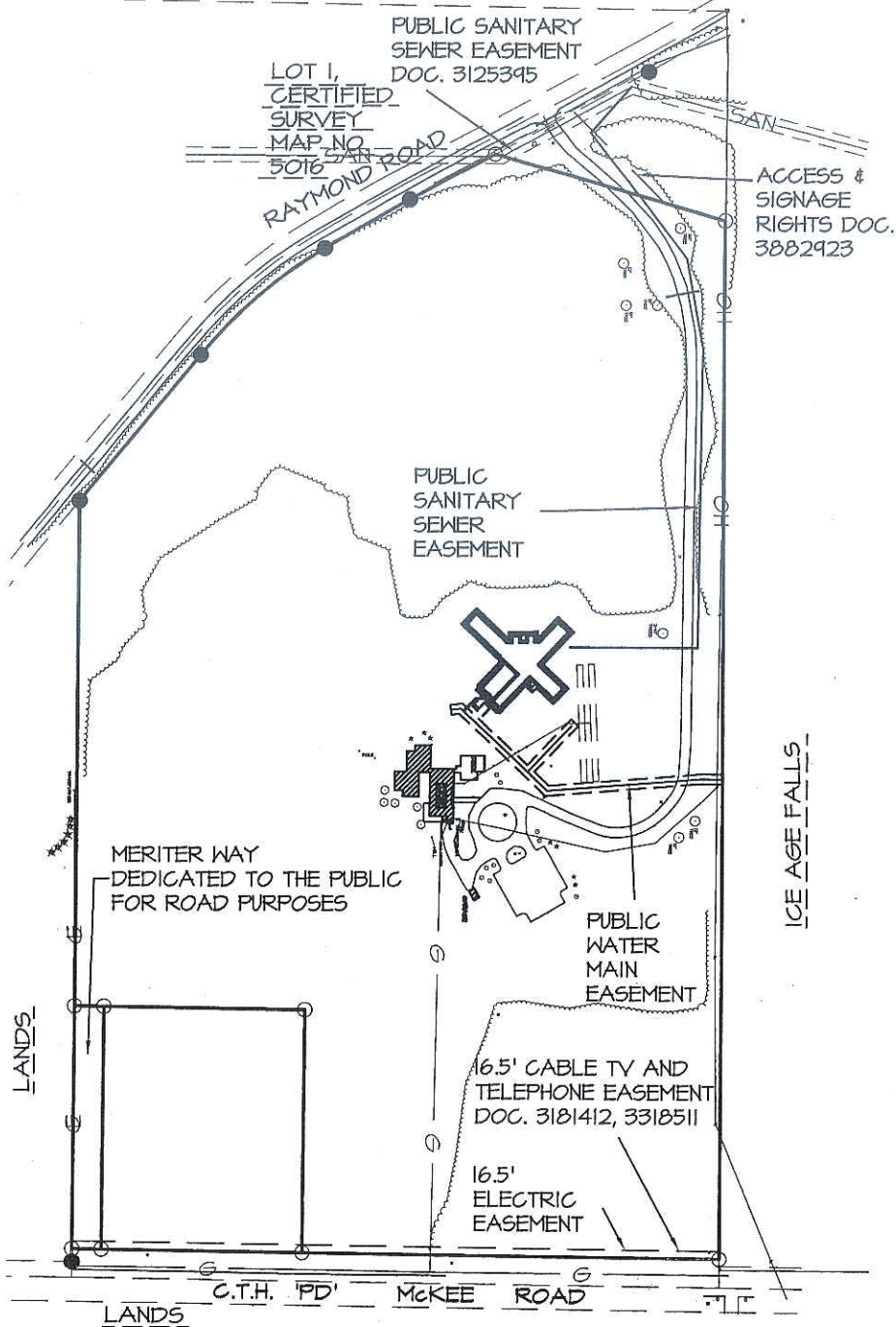


DATE: MARCH 26, 2007  
JOB # 070085

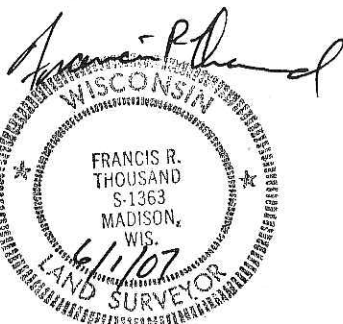
SHEET 3 OF 4

# CERTIFIED SURVEY MAP

PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4, OF THE NE 1/4 OF SECTION 3, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

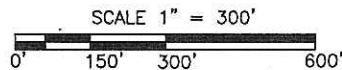


## EASEMENTS



This instrument was drafted by Francis R. Thousand

SURVEYED FOR:  
MERITER HEALTH SERVICE  
202 S. PARK STREET  
MADISON, WI 53715



DATE: MARCH 26, 2001  
JOB # 070085

SHEET 4 OF 4

10