



# 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

**\*\* 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)

**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

### 1a. Application Type.

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." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

### 2. Applicant Information.

Name of Property Owner: University Research Park      Representative, if any: Paul Muench

Street Address: 510 Charmany Drive, Suite 250      City/State: Madison, WI      Zip: 53719

Telephone: (608) 441-8000      Fax: ( )      Email: pdmuench@wisc.edu

Firm Preparing Survey: D'Onofrio Kottke & Assoc.      Contact: Brett Stoffregan

Street Address: 7530 Westward Way      City/State: Madison, WI      Zip: 53717

Telephone: (608) 833-7530      Fax: ( )      Email: bstoffregan@donofrio.cc

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

### 3a. Project Information.

Parcel Addresses (note town if located outside City): 501 Charmany Drive

Tax Parcel Number(s): 0709-302-0205-0

Zoning District(s) of Proposed Lots: SE      School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

### 3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

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

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

### 4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		9.3
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	1		9.3

OVER →

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

- Map Copies** (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 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)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed 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" folder. An **8-½ X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). **\*The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. \*\*A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a 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 applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where 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 prior approval **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 Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, 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 transmittal shall include the name of the project and applicant.

**6. Applicant Declarations:**

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

Applicant's Printed Name Brett T. Stoffregan Signature   
Date 10/25/17 Interest In Property On This Date Surveyor

November 20, 2017

City of Madison  
Department of Planning and Community and Economic Development  
126 S. Hamilton Street  
Madison, WI 53701

RE: CSM for University Research Park

Ms. Heather Stouder,

University Research Park, Inc. is implementing a strategic plan to evolve the use of land at our flagship park located at the corner of Whitney Way and Mineral Point Road. Last year our board adopted a new strategic plan that calls for creating innovation neighborhoods where technology, science, and research can flourish. To implement this vision, University Research Park needs to evolve to accommodate thoughtful additional density that contributes to place-making, transit-accessibility, and walkability and to incorporate a mix of uses, including retail amenities. From our tenants' point-of-view, this evolution will make it easier to attract and retain talent and enrich the park as a place to work. We hope that the community will appreciate the additional places we seek to create, the additional jobs, and growth in the tax base. From our point-of-view, we hope to foster greater innovation and creativity by providing a richer environment with more interactions between scientists and entrepreneurs.

We have recently won the necessary approvals to update our Declaration of Covenants, Conditions, and Restrictions for the entire park. These updated covenants allow building owners in the park to add density through a master-planned process, activate greenspaces, encourage a mix of uses (especially retail such as food and beverage), and accommodate and anticipate multiple forms of transit.

The physical first step in this evolution is to begin to impose a street grid on the curvilinear streets that characterize the park today. Through this CSM submittal, we are proposing to create, construct and dedicate a new public street, Innovation Drive, that will connect Charmany Drive and Whitney Way. We anticipate creating a new intersection at Whitney Way and have worked with Traffic Engineering and Engineering to plan and conduct a traffic study to this end.

This CSM dedicates public right-of-way from Parcel 070930202050 and retains one lot. There is currently one 51,205 gross square-foot building on the 465,226 square-foot (10.7 acre) site. University Research Park owns the land on which we intend to create this new street and has the support of the ground tenant who leases the parcel.

510 Charmany Drive  
Suite 250  
Madison, WI 53719

P. 608.441.8000  
F. 608.441.8010

[universityresearchpark.org](http://universityresearchpark.org)

We anticipate the implementation of the CSM and the construction of Innovation Drive will unlock a currently unutilized piece of land along Whitney Way. This site, with strong visibility and access to Whitney Way, will make an excellent candidate for a retail-anchored mixed-use project that will add amenities for park tenants and the community. Further into the park, we anticipate additional future development of space for science and technology employment along Innovation Drive.

This project has been reviewed and supported by both our Board of Trustees and the Board of Regents' Design Review Board. The Design Review Board is comprised of four design professionals and one at-large member and invites the participation of representatives from the nearby neighborhoods and the two alders, Alder Mark Clear and Alder Maurice Cheeks.

We anticipate constructing the street concurrently with a future project once a suitable anchor is secured to justify first phase development. We are not contemplating any changes to zoning at this time.

Our team for Innovation Drive includes:

Owner/Developer:	University Research Park, Inc.
Surveyor/Engineer:	D'Onofrio Kottke
Landscape/Stormwater:	SmithGroupJJR
Traffic:	KL Engineering, Inc.
Contractor:	To be determined

We look forward to discussing our vision and project with you and answering any questions you or other officials may have. Thank you for your consideration.

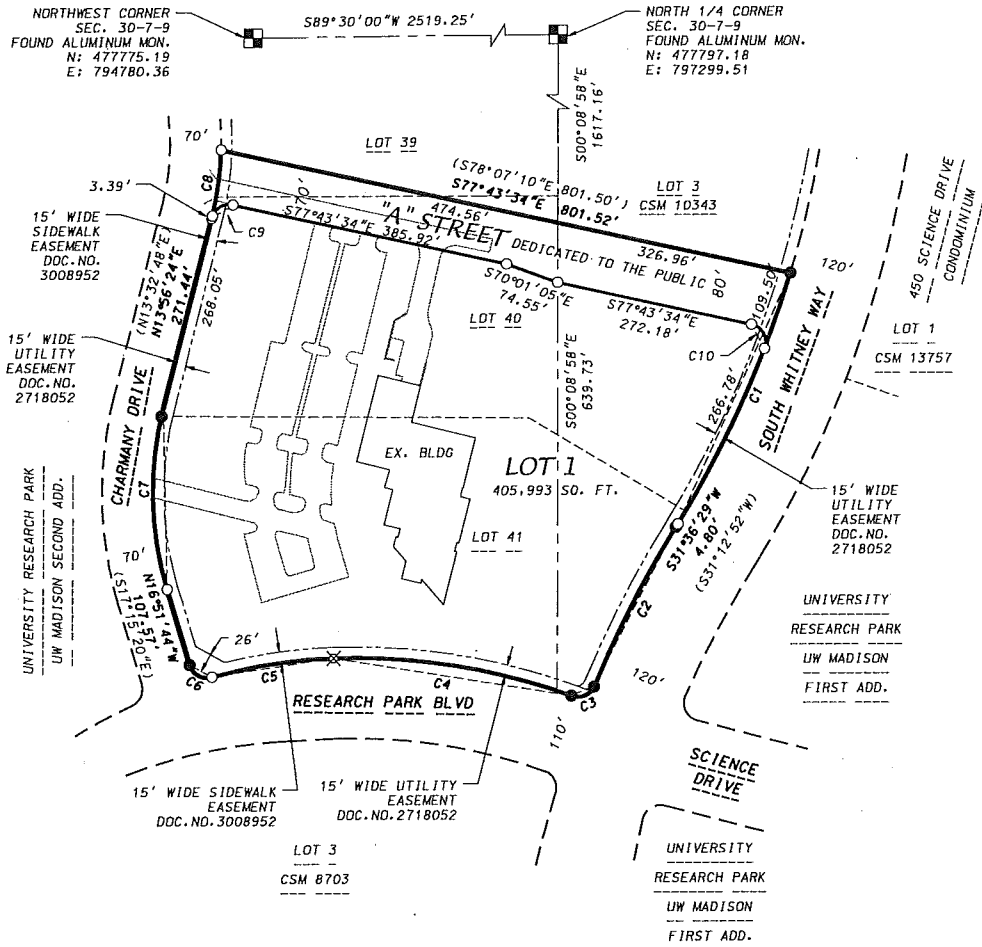
Sincerely,



Aaron Olver  
Managing Director

# CERTIFIED SURVEY MAP

LOT 41 AND PART OF LOTS 39 AND 40,  
UNIVERSITY RESEARCH PARK UNIVERSITY OF WISCONSIN-MADISON SECOND ADDITION,  
LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NW1/4 AND IN THE NW1/4 AND THE  
SW1/4 OF THE NE1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



**LEGEND**

- FOUND 3/4" IRON REBAR
- ⊗ FOUND CHISELD "X"
- PLACED 3/4"x18" IRON REBAR (WT=1.5LBS/FT)
- ( ) RECORDED AS INFORMATION



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE

0 200  
Scale 1" = 200'

SHEET 1 OF 8

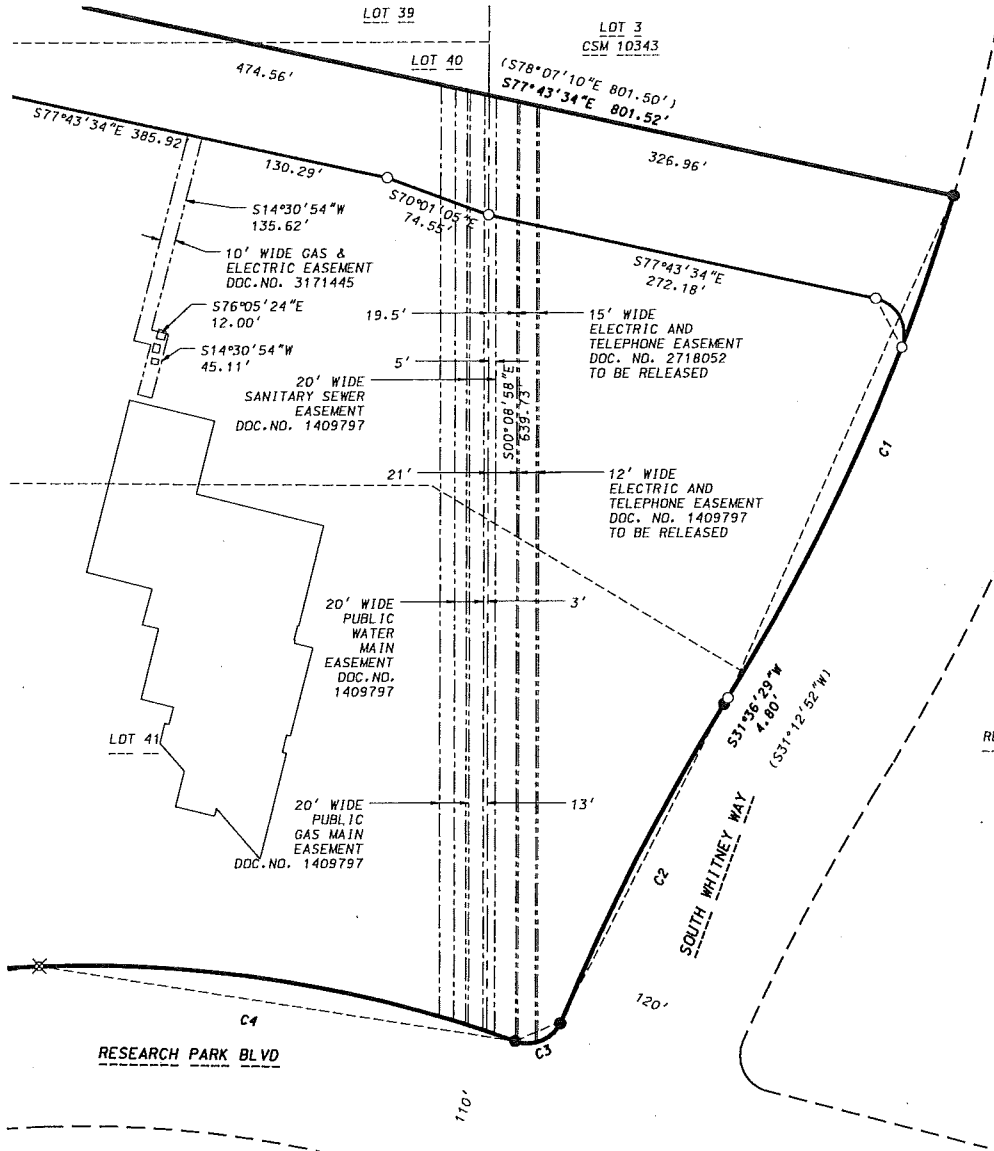
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: October 25, 2017  
F.N.: 17-05-124  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

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GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE



SHEET 2 OF 8

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SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 41 and part of Lots 39 and 40, University Research Park University of Wisconsin-Madison Second Addition, recorded in Volume 57-39B of Plats on pages 146-150 as Document Number 2718052, Dane County Registry, located in the NE1/4 and the SE1/4 of the NW1/4 and in the NW1/4 and the SW1/4 of the NE1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:  
Commencing at the North 1/4 corner of said Section 30; thence S00°08'58"E, 1617.16 feet to the point of beginning; thence S77°43'34"E, 326.96 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 1440.00 feet and a chord which bears S24°06'49"W, 375.61 feet; thence S31°36'29"W, 4.80 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 1560.00 feet and a chord which bears S27°08'30"W, 242.97 feet to a point of reverse curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S66°17'36.5"W, 34.49 feet to a point of reverse curve; thence Westerly along a curve to the left which has a radius of 876.04 feet and a chord which bears N80°59'20"W, 331.33 feet to a point of compound curve; thence Westerly along a curve to the left which has a radius of 729.05 feet and a chord which bears S81°27'38"W, 168.85 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N61°01'33"W, 34.84 feet; thence N16°51'44"W, 107.57 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 465.00 feet and a chord which bears N01°27'40"W, 246.98 feet; thence N13°56'24"E, 271.44 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 410.00 feet and a chord which bears N07°33'17"E, 91.20 feet; thence S77°43'34"E, 474.56 feet to the point of beginning. Containing 465,238 square feet (10.680 acres).

Dated this 25th day of October, 2017.

Brett T. Stoffregan, Professional Land Surveyor S-2742

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		1440.00	375.61	376.68	S24°06'49"W	14°59'16"	IN-S16°37'11"W
	ROW	1440.00	109.50	109.52	S18°47'55"W	04°21'38"	
	1	1440.00	266.78	267.16	S26°17'33"W	10°37'48"	
2		1560.00	242.97	243.21	S27°08'30"W (S26°44'53"W)	08°55'58"	OUT-S22°40'31"W (S22°16'54"W)
3		25.00	34.49	38.06	S66°17'36.5"W (S65°54'00"W)	87°14'11" (87°14'12")	OUT-N70°05'18"W (N70°28'54"W)
4		876.04	331.33	333.33	N80°59'20"W (N81°22'56"W)	21°48'04"	OUT-S88°06'38"W (S87°43'02"W)
5		729.05	168.85	169.23	S81°27'38"W (S81°04'03"W)	13°18'00" (13°17'58")	OUT-S74°48'38"W (S74°25'04"W)
6		25.00	34.84	38.54	N61°01'33"W (N61°25'08"W)	88°19'38" (88°19'36")	
7		465.00	246.98	249.98	N01°27'40"W (N01°51'16"W)	30°48'08"	
8		410.00	91.20	91.38	N07°33'17"E	12°46'14"	
9		25.00	34.84	38.54	N58°06'25"E	88°20'02"	
10		25.00	37.94	43.07	S28°22'27"E	98°42'13"	OUT-S20°58'39"

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Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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C.S.M. NO. \_\_\_\_\_  
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# CERTIFIED SURVEY MAP

LOT 41 AND PART OF LOTS 39 AND 40,  
UNIVERSITY RESEARCH PARK UNIVERSITY OF WISCONSIN-MADISON SECOND ADDITION,  
LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NW1/4 AND IN THE NW1/4 AND THE  
SW1/4 OF THE NE1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## NOTES

1. This Certified Survey Map is subject to the following recorded instruments:
  - Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 2718053; amended by Doc. No. 5057434.
  - Charmany Farm Environmental Agreement recorded as Doc. No. 2830859.
  - Easement Agreement recorded as Doc. No. 3415627.
  - Encroachment Agreement recorded as Doc. No. 3470042.



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## OWNER'S AND MORTGAGEE CERTIFICATE

University Research Park, Inc., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

University Research Park, Inc., does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said University Research Park, Inc. has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

University Research Park, Inc.

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin  
My commission expires: \_\_\_\_\_

  
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

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## CONSENT OF CORPORATE MORTGAGEE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.


IN WITNESS WHEREOF, the said First Business Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

First Business Bank

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_

  
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7530 Westward Way, Madison, WI 53717  
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SHEET 6 OF 8

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## CONSENT OF LEASEHOLDER

Exact Sciences, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, leaseholder on the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.


IN WITNESS WHEREOF, the said Exact Sciences has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this day of \_\_\_\_\_, 2017.

Exact Sciences

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_

  
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7530 Westward Way, Madison, WI 53717  
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## MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 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 \_\_\_\_\_, 2017.

Maribeth L. Witzel- Behl, City Clerk  
City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Natalie Erdman, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2017 at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

  
**D'ONOFRID KOTTKE AND ASSOCIATES, INC.**

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SHEET 8 OF 8