

FIRST ADDITION TO STARKWEATHER PLAT

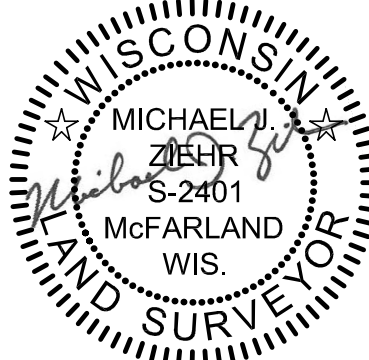
BEING A DIVISION OF LOT 10, STARKWEATHER PLAT AS RECORDED IN VOLUME 62-040A OF PLATS, ON PAGES 213-219, AS DOCUMENT NUMBER 6056273, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OUTLOT 7 STARKWEATHER PLAT

LANDS

NORTHEAST CORNER OF
SECTION 05-07-10
FOUND BRASS CAPPED
MONUMENT OF RECORD
MEASURED COORDINATES
N=494,430.68
E=636,794.15
PUBLISHED COORDS ARE:
N=494,430.70
E=636,793.97

CHICAGO AVENUE



10/20/2025

Public Sidewalk and Ped/Bike Path Easement (From Starkweather Plat):

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents, and contractors shall have the right to construct, install, maintain, operate, repair, replace, and reconstruct the public sidewalk within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete, and turf.

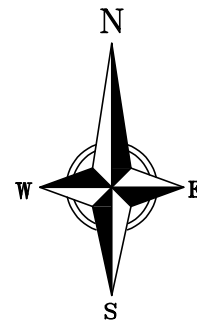
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

GENERAL NOTES:

- Total Plat Area = 38,211 Square Feet or 0.8772 Acres.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Outlots 5 and 6 adjacent to this Plat are private Outlots to be used primarily for storm water management with a Declaration of Storm Water Maintenance Agreement and Storm Water Easements to be granted over the constructed facilities within the Outlots. Landscape buffers, community buffers, public gathering space and other recreational purposes may be allowed that do not conflict with the primary purpose.
- The lands contained in this plat are within a three (3) mile radius of the Dane County Regional Airport and subject to Dane County Ordinance Chapter 78 Height and Use Limitations Applicable in the vicinity of the Dane County Regional Airport.



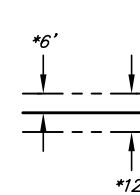
GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE CO., WI, NAD83 (2011), THE WEST LINE
OF THE NW 1/4 OF SEC 04-07-10
MEASURED AS BEARING S01°36'15"W

0 10 20 40
SCALE: ONE INCH = TWENTY FEET

SURVEY LEGEND

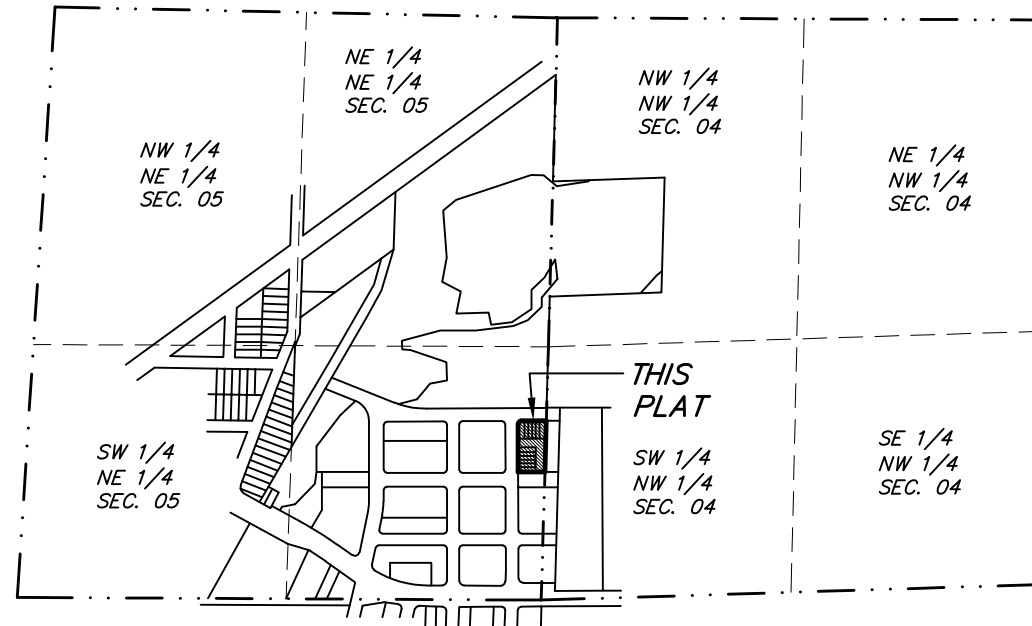
- FOUND 1-1/4" # SOLID IRON RE-ROD
- FOUND 3/4" # SOLID IRON RE-ROD
- SET 3/4" x 18" SOLID IRON RE-ROD,
MIN. WT. 1.50 lbs./ft.

DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT



PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:
PUBLIC UTILITY EASEMENTS AS HEREIN SET
FORTH ARE FOR THE USE OF PUBLIC BODIES
AND PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA. NO POLES OR
BURIED CABLES ARE TO BE PLACED SUCH
THAT THE INSTALLATION WOULD DISTURB
ANY SURVEY STAKE, OR OBSTRUCT VISION
ALONG ANY LOT LINE. THE DISTURBANCE OF
A SURVEY MONUMENT BY ANYONE IS A
VIOLATION OF SECTION 236.32 OF WISCONSIN
STATUTES.

NOTE: THE FINAL GRADE ESTABLISHED BY
THE SUBDIVIDER ON THE UTILITY EASEMENTS
SHALL NOT BE ALTERED BY MORE THAN SIX
(6) INCHES BY THE SUBDIVIDER, THEIR
AGENT, OR BY SUBSEQUENT OWNERS OF THE
LOTS ON WHICH SUCH UTILITY EASEMENTS
ARE LOCATED, EXCEPT WITH WRITTEN
CONSENT OF THE UTILITY OR UTILITIES
INVOLVED.



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



vierbicher
planners | engineers | advisors



Drafted by: MZIE
Checked by: RKOL
FN: 250040
Date: 10/20/2025
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
Madison Area Community
Land Trust
902 Royster Oaks Drive,
Suite 105
Madison, WI 53714

**SHEET
1 OF 2**

FIRST ADDITION TO STARKWEATHER PLAT

BEING A DIVISION OF LOT 10, STARKWEATHER PLAT AS RECORDED IN VOLUME 62-040A OF PLATS, ON PAGES 213-219, AS DOCUMENT NUMBER 6056273, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor No. 2401 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 the owner(s) of said land, I have surveyed, divided, and mapped FIRST ADDITION TO STARKWEATHER PLAT; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is described as follows:

All of Lot 10, Starkweather Plat as recorded in Volume 62-040A of Plats, on pages 213-219, as Document Number 6056273, Dane County Registry and located in the Southeast Quarter of the Northeast Quarter of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Said description contains 38,211 Square Feet or 0.8772 Acres.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this 20th day of OCTOBER, 2025.

Signed: Michael J. Ziehr
Michael J. Ziehr, P.L.S. No. S-2401



CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of FIRST ADDITION TO STARKWEATHER PLAT, located in part of the Southeast Quarter of the Northeast Quarter of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, file I.D. Number _____, adopted on the _____ day of _____, 20_____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of FIRST ADDITION TO STARKWEATHER PLAT to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Lydia A. McComas, City Clerk
City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

Starkweather, LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20____.

Starkweather, LLC

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Lake Ridge Bank, a banking association 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 dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Lake Ridge Bank, has caused these presents to be signed by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 20____.

Lake Ridge Bank

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, and _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____

Notary Public, State of Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified and acting Treasury and Revenue Manager of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2025 on any of the lands included in the plat of FIRST ADDITION TO STARKWEATHER PLAT.

Craig Franklin, Treasury and Revenue Manager
City of Madison, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION APPROVAL

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

Dated this _____ day of _____, 20____.

Matthew Wachter, Secretary of Plan Commission

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of FIRST ADDITION TO STARKWEATHER PLAT, as of this _____ day of _____, 20____.

Adam Gallagher, Dane County Treasurer

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock ____M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

Kristi Chlebowski
Dane County Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

vierbicher planners engineers advisors	Drafted by: MZIE Checked by: RKOL FN: 250040 Date: 10/20/2025 Rev: _____ Rev: _____ Rev: _____	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Madison Area Community Land Trust 902 Royster Oaks Drive, Suite 105 Madison, WI 53714	SHEET 2 OF 2
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