

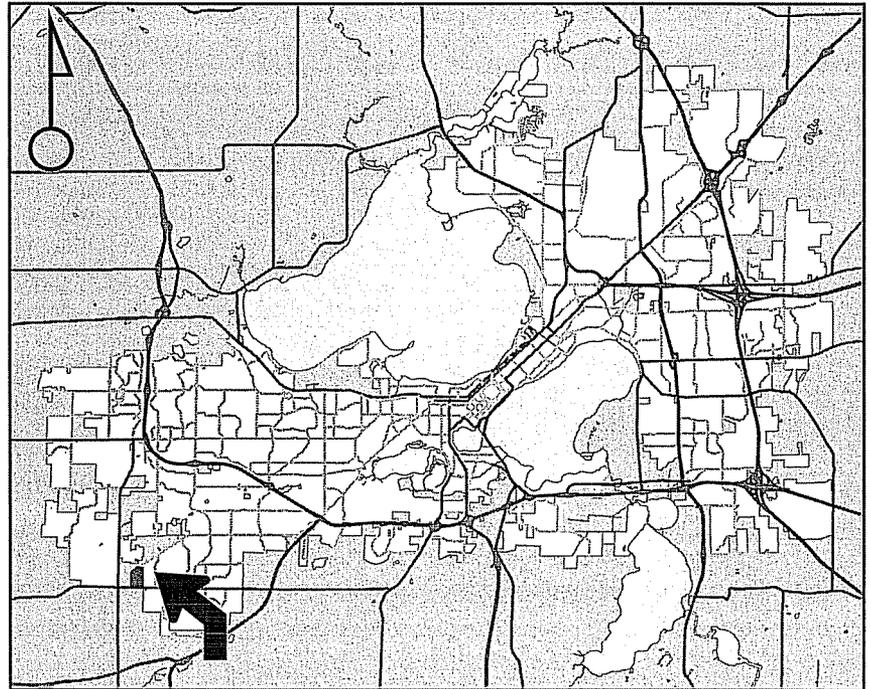


Location
 8001 Raymond Road
 Applicant
 Melissa Huggins –
 Meriter Health Services

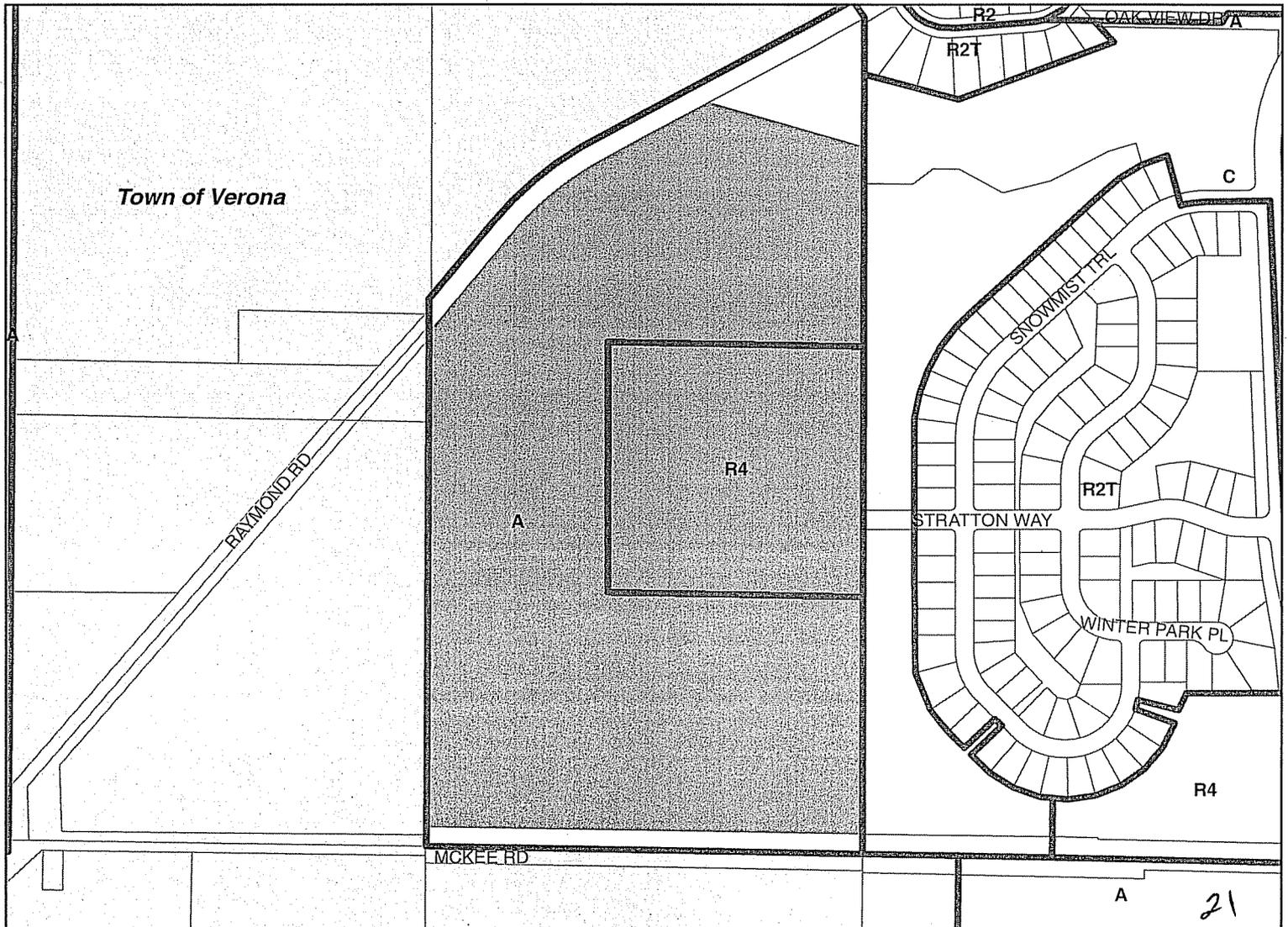
Existing Use
 Vacant Land

Proposed Use
 Revised Request to Divide Land Into
 2 Parcels for Construction of
 New Meriter Clinic

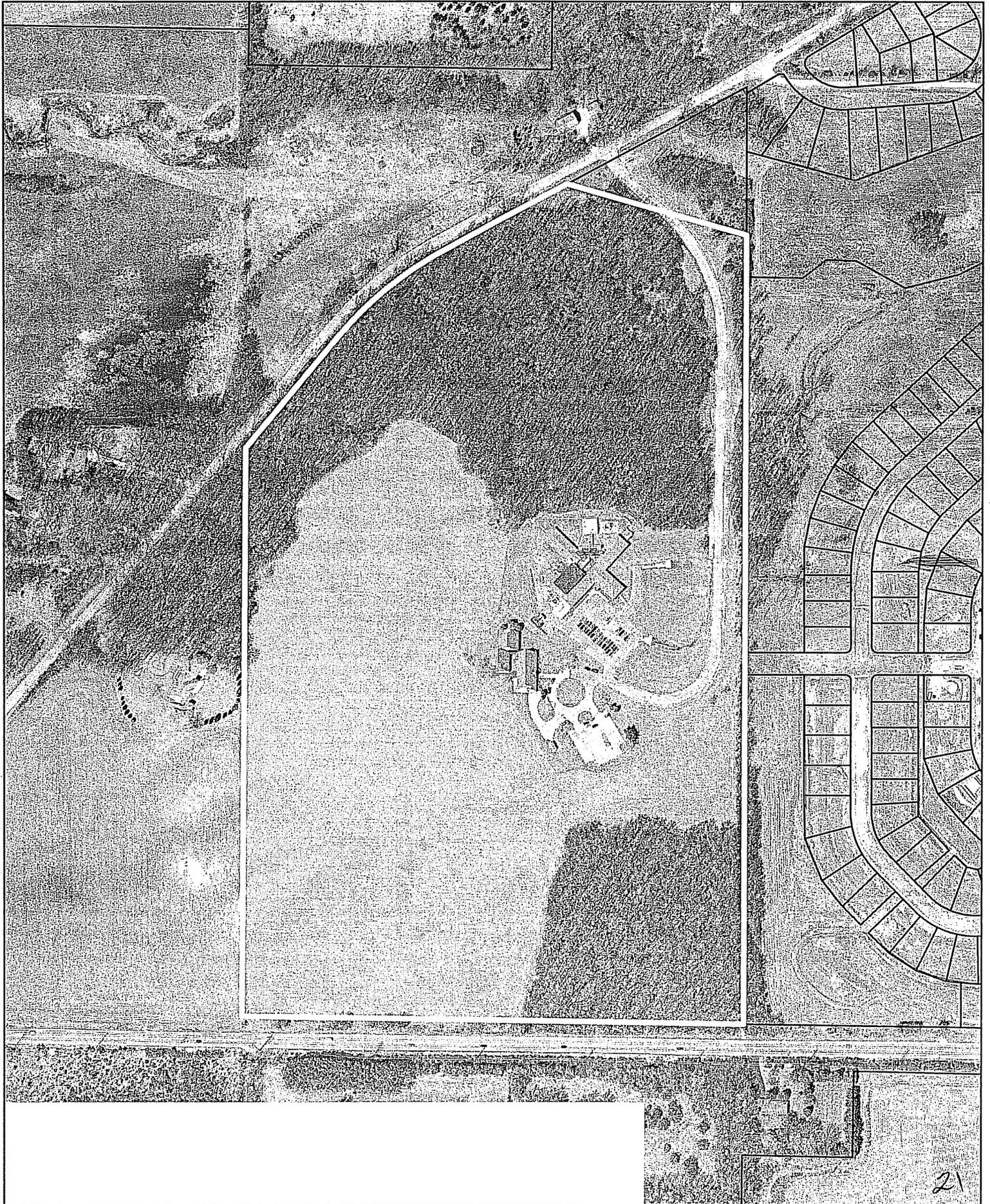
Public Hearing Date
 Plan Commission
 17 September 2007
 Common Council
 18 September 2007



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



Scale : 1" = 500'



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September 5, 2007

Timothy Parks
City of Madison Planning Division
215 Martin Luther King Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin, 53701-2985

Re: Revised Certified Survey Map for 8001 Raymond Road

Dear Mr. Parks:

Enclosed please find ten (10) copies of the revised Certified Survey Map (CSM) and legal description of Lot 2. The revisions to the CSM reflect the relocation of the proposed street, "Meriter Way" from the west side of Lot 2 to the east side.

The relocation is being made at the request of Traffic Engineering in order to accommodate an acceleration lane on CTH PD going west as well as a median for left hand turns onto "Meriter Way." In addition, Meriter has met Traffic Engineering requests to expand the right-of-way for "Meriter Way" to accommodate the sidewalk design and to extend the future easement for Stratton Way to the western property line of Lot 1.

It is Meriter's understanding that the submittal of this revised CSM, in conjunction with our response letter dated August 23, 2007, represents the final resolution of the sixty-five (65) staff requests included in the rezoning approval letter dated July 24, 2007. It is our sincere hope that staff sign off and the developer's agreement will be finalized within the next two weeks. Any further delays will jeopardize Meriter's ability to begin construction of the clinic in 2007.

Sincerely,



Fred McGee
Vice President, Planning

Cc: Zach Brandon, Alder District 7
Brad Murphy, Planning
Janet Dailey, Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
Scott Strassburg, Madison Fire Department
Matt Tucker, Zoning Administrator
Dennis Cawley, Madison Water Utility
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records & Regulations

CERTIFIED SURVEY MAP
PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF
SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY,
WISCONSIN.

SURVEYED FOR:
MERITER HOSPITAL, INC
202 S. PARK STREET
MADISON, WI 53715

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

Surveyor's Certificate

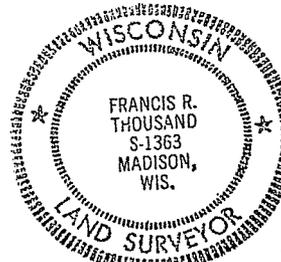
I, Francis R. Thousand, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Meriter Hospital Inc, owner of said land, I have surveyed, divided, 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 SE 1/4 and the NE 1/4 of the SE 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 S00°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, S00°05'31"W, 2140.38 feet to the North line of Mckeek Road; thence along said North line, N89°05'08"W, 1337.27 feet; thence N00°20'08"E, 1540.86 feet to the Southerly line of Raymond Road; thence along said Southerly line, N39°24'29"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°24'23"E, 336.91 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°22'17"E, 202.33 feet; thence N61°31'00"E, 199.39 feet; thence S73°45'45"E, 495.78 feet to the point of beginning. This Parcel contains 2,741,713 sq. ft. - 62.94 acres.

Dated this 5 day of SEPTEMBER, 2007.

Madison, Wisconsin Francis R. Thousand
Francis R. Thousand
Land Surveyor S-1363
Arnold & O'Sheridan, Inc.
1111 Deming Way
Madison, WI 53717
Phone (608)821-8530
Fax (608)821-8501



NOTE:

1. A 20-FOOT WIDE EASEMENT FOR A BIKE AND PEDESTRIAN PATH WILL BE LOCATED WITHIN A 200-FOOT WIDE CORRIDOR FROM THE EASTERN PROPERTY LINE OF LOT 1. THE LOCATION OF THE EASEMENT WILL BE DETERMINED AS PART OF THE MASTER PLANNING PROCESS.
2. THE LOCATION OF THE EASEMENT FOR THE SIDEWALK FROM ICE AGE FALLS TO LOT 2 WILL BE DETERMINED DURING THE MASTER PLANNING PROCESS.
3. AREAS SHOWN AS ENVIRONMENTAL CORRIDORS SHALL BE RESERVED AS OPEN SPACE WHERE NO CONSTRUCTION OR BUILDING IS ALLOWED EXCEPT FOR UNDERGROUND UTILITIES, BIKE PATHS, TRAILS AND ROADS TO SERVE THE REMAINDER OF THE PROPERTY.

Madison Common Council Certificate

"Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID 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 Certified Survey Map to the City of Madison for public use."

Dated this ____ day of _____, 20____.

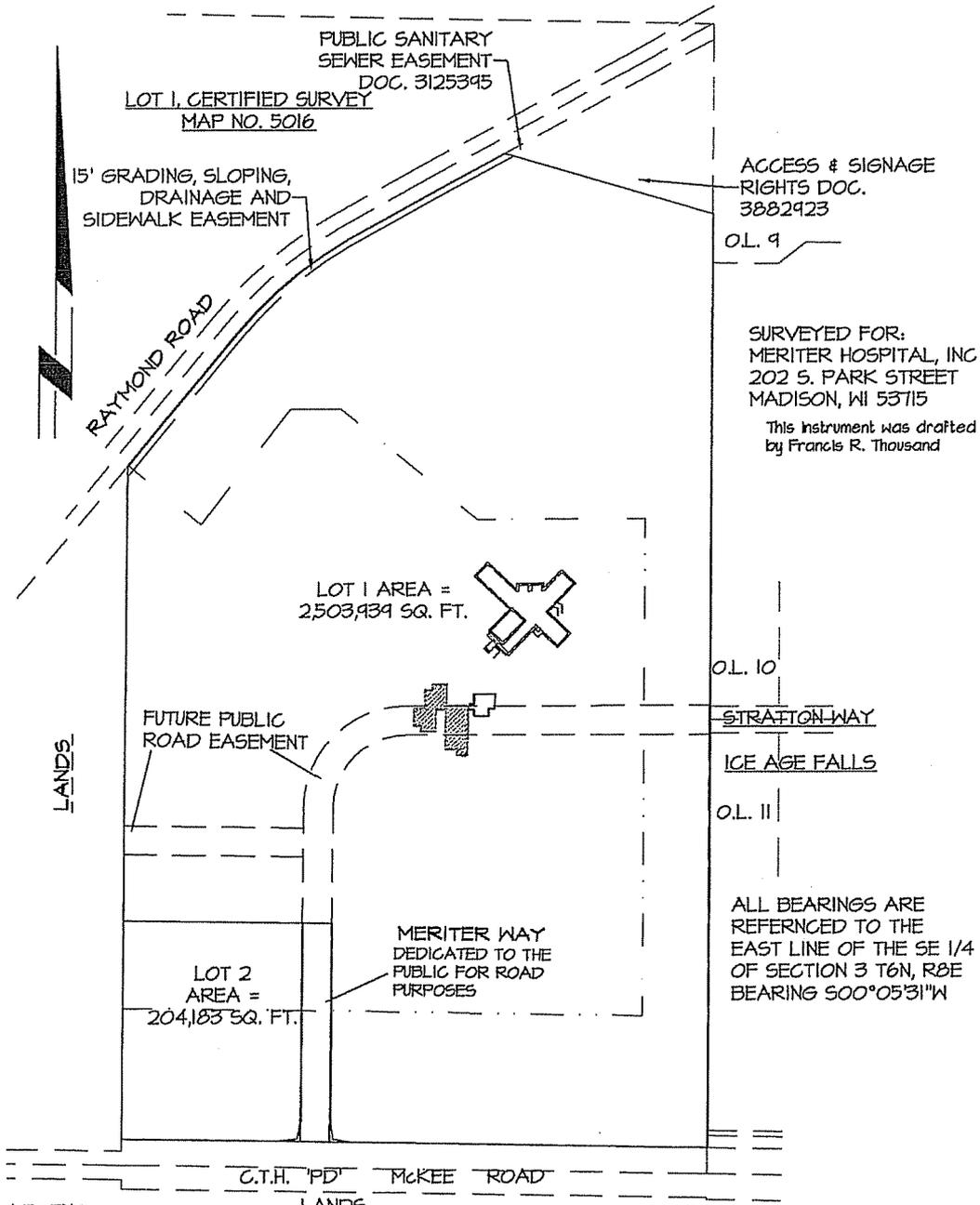
Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

REVISED AUGUST 30, 2007
DATE: MARCH 26, 2007
JOB # 070085

SHEET 1 OF 4

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON,
DANE COUNTY, WISCONSIN.



ACCESS & SIGNAGE RIGHTS DOC. 3882923

O.L. 9

SURVEYED FOR:
MERITER HOSPITAL, INC
202 S. PARK STREET
MADISON, WI 53715
This instrument was drafted by Francis R. Thousand

LOT 1 AREA = 2503,939 SQ. FT.

LOT 2 AREA = 204,183 SQ. FT.

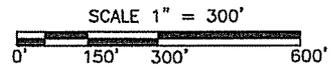
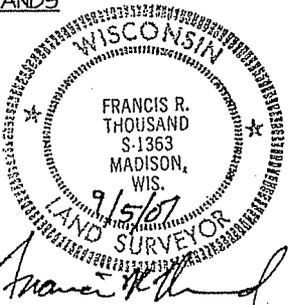
O.L. 10

O.L. 11

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 3 T6N, R8E BEARING 500°05'31"W

LEGEND

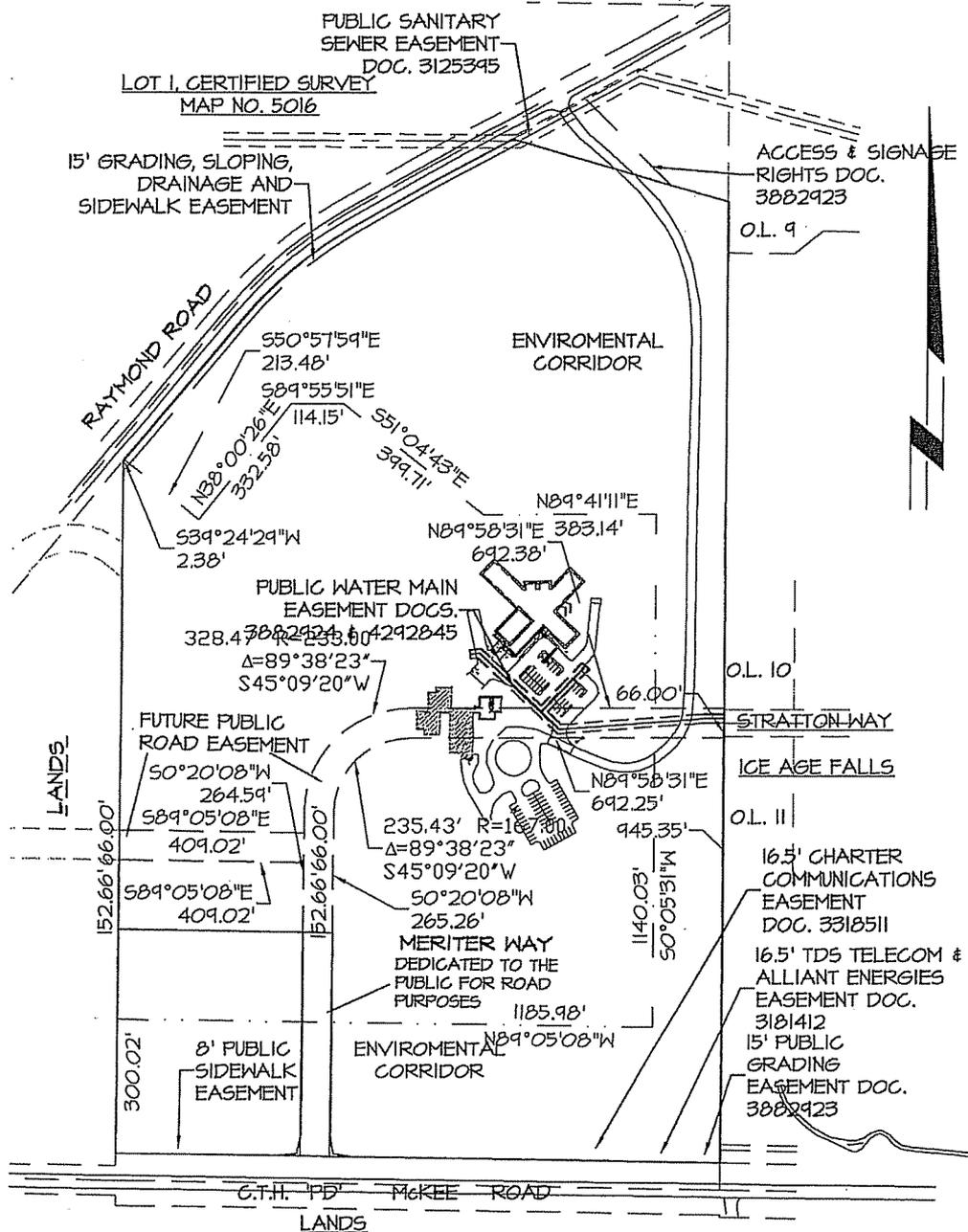
- SECTION CORNER MONUMENT FOUND
- IRON STAKE FOUND
- 7/8" X24" REBAR 2.04 LBS/FT PLACED (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- ▨ EXISTING BUILDING



DATE: MARCH 26, 2007
JOB # 070085
REVISED AUGUST 30, 2007
SHEET 2 OF 4

CERTIFIED SURVEY MAP

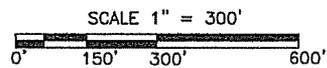
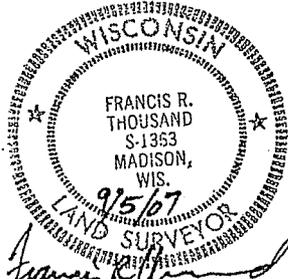
PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON,
DANE COUNTY, WISCONSIN.



EASEMENTS

This instrument was drafted by Francis R. Thousand

SURVEYED FOR:
MERITER HOSPITAL, INC
202 S. PARK STREET
MADISON, WI 53715



DATE: MARCH 26, 2007
JOB # 070085
REVISED AUGUST 30, 2007
SHEET 4 OF 4

JUNE 1 CSM
- APPROVED -

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:

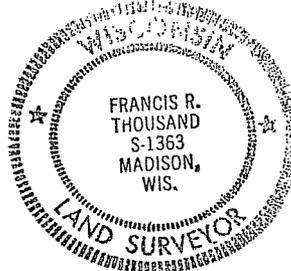
PART OF THE S.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN, TO-WIT:

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

NOTE:

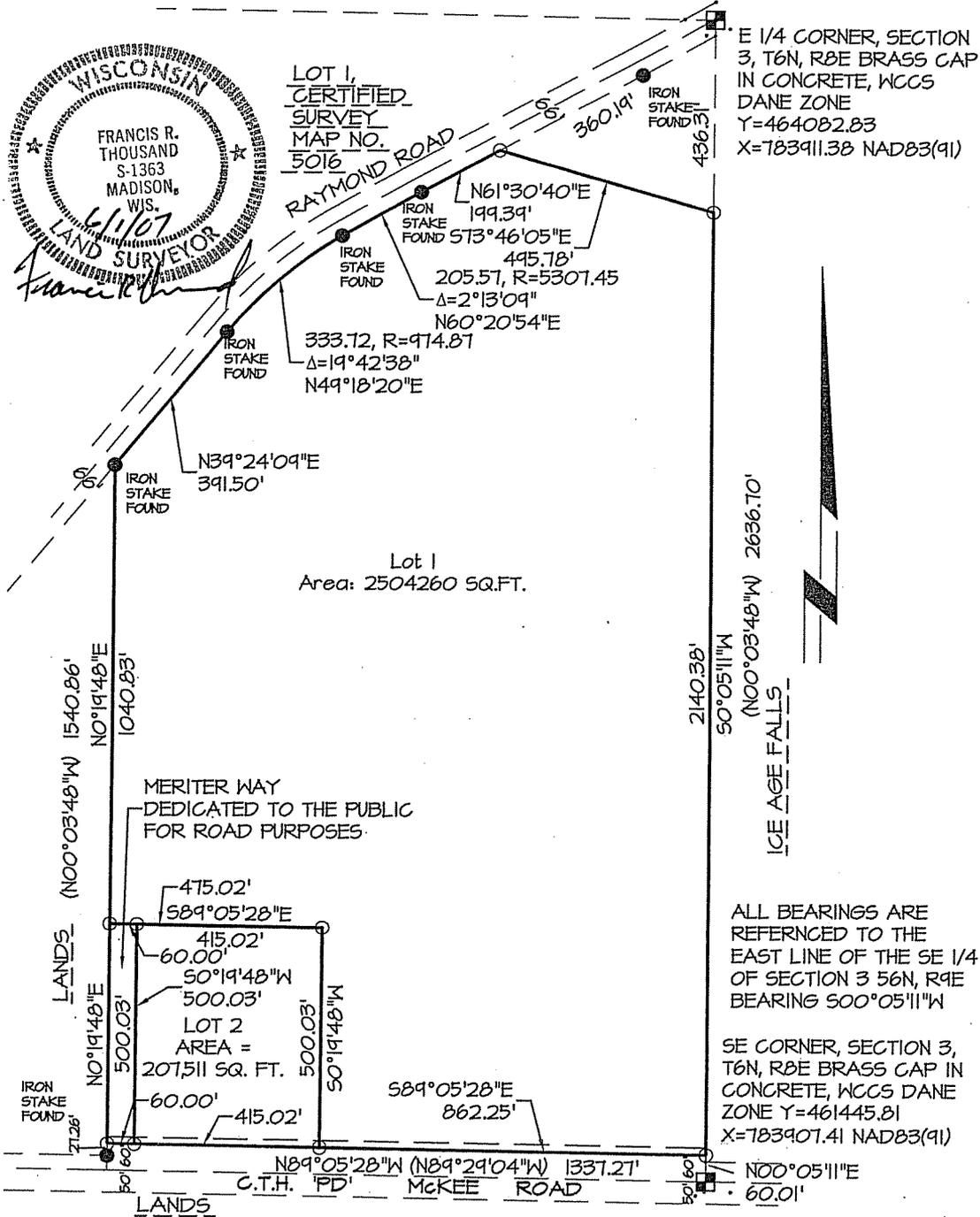
1. CTH PD is an access controlled highway under Doc. 1368501

DATE: MARCH 26, 2007
JOB # 070085

SHEET 1 OF 4

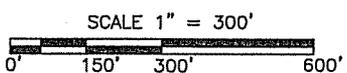
CERTIFIED SURVEY MAP

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.



WISCONSIN
 FRANCIS R. THOUSAND
 S-1363
 MADISON, WIS.
 6/1/07
LAND SURVEYOR

- LEGEND**
- SECTION CORNER
 - MONUMENT FOUND
 - IRON STAKE FOUND
 - 1/8" X24" REBAR
 - 2.04 LBS/FT PLACED
 - (263.56)' RECORDED AS DATA
 - 263.51' MEASURED DATA
 - ▨▨▨▨ EXISTING BUILDING



DATE: MARCH 26, 2007
JOB # 070085

This Instrument was drafted by Francis R. Thousand

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

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

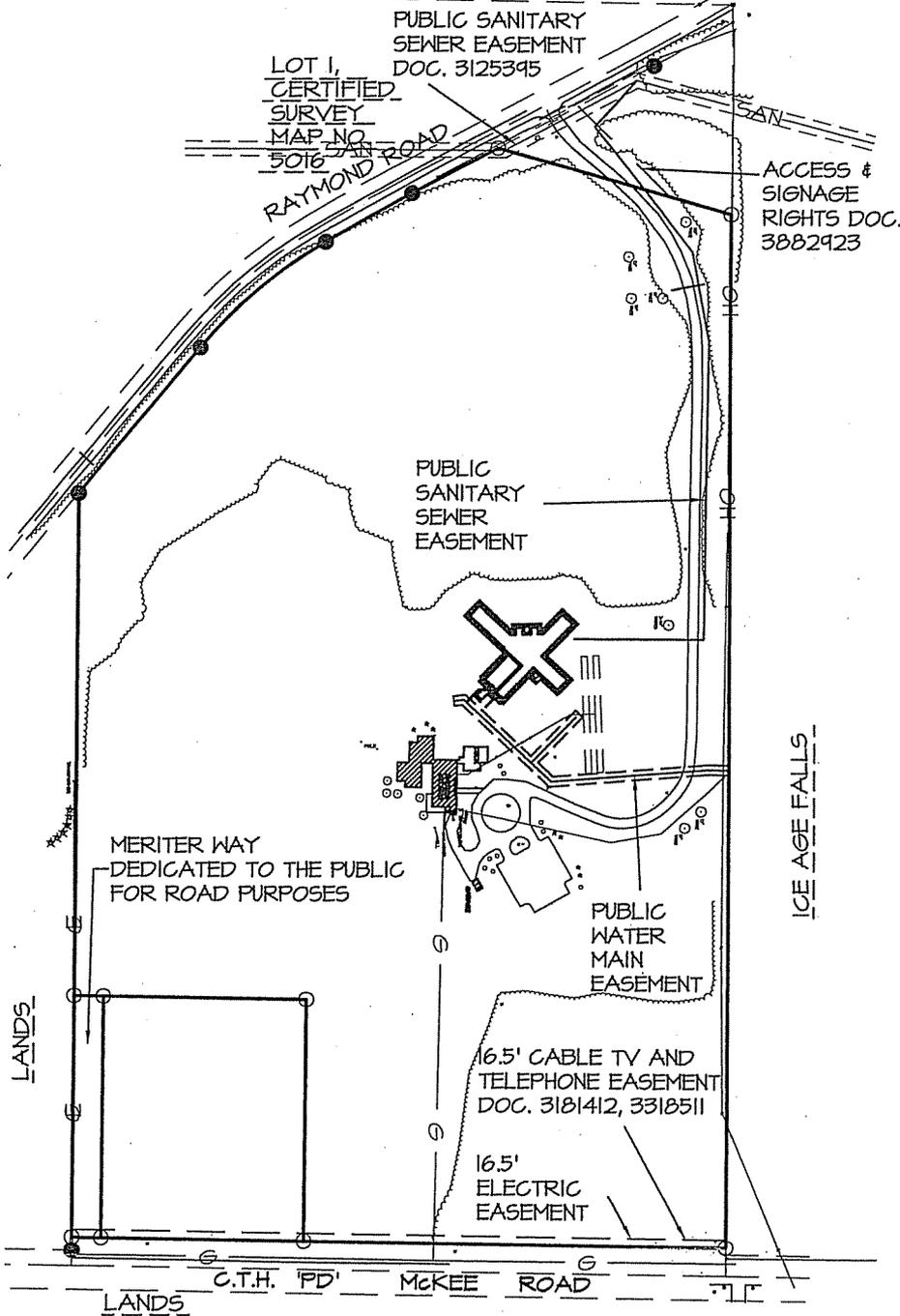
SURVEYED FOR:
MERITER HEALTH SERVICE
202 S. PARK STREET
MADISON, WI 53715



DATE: MARCH 26, 2007
JOB # 070085

CERTIFIED SURVEY MAP

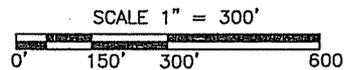
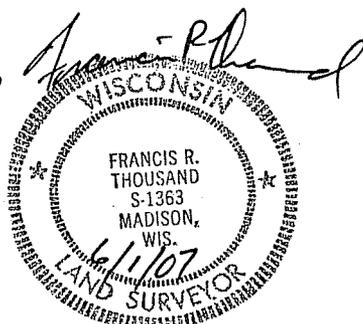
PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4, OF THE NE 1/4 OF SECTION 3, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



EASEMENTS

This instrument was drafted by Francis R. Thousand

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



DATE: MARCH 26, 2007
JOB # 070085

SHEET 4 OF 4

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