

Document Number

Document Title

ATTACHMENT ORDINANCE

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 16th day of April, 2019.

Hooper Corporation Attachment
Ordinance #: ORD-19-00027
ID#: 54789

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5484330
04/30/2019 01:48 PM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 59

Recording Area

Name and Return Address

City Clerk
210 Martin Luther King Jr. Blvd.
Room 103
Madison, WI 53703

Parcel Identification Number (PIN)

April 30, 2019
Date

Maribeth Witzel-Behl
Signature of Clerk

Maribeth Witzel-Behl, City Clerk
*Name printed

Date

n/a
Signature of Grantor

*Name printed

This document was drafted by:
(print or type name below)

Eric Christianson

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on April 30, 2019 by the above named person(s)

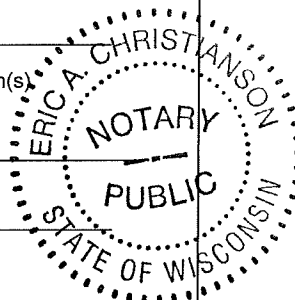
Signature of notary or other person
authorized to administer an oath
(as per s. 706.06, 706.07)

Print or type name: Eric Christianson

Title: Certified Municipal Clerk Date commission expires: 3/27/2022

*Names of persons signing in any
capacity must be typed or printed below
their signature.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999





City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Certified Copy

Ordinance: ORD-19-00027

File Number: 54789

Enactment Number: ORD-19-00027

Creating Section 15.01(610) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 17th Aldermanic District the Hooper Corporation Attachment and creating Section 15.02(145) to assign the attached property to Ward 145 attaching to the Hooper Corporation Attachment and creating Section 28.022 - 00369 assigning a zoning classification of IL (Industrial - Limited) District.

DRAFTER'S ANALYSIS: This ordinance attaches the Hooper Corporation land in the Town of Burke pursuant to the Cooperative Plan with the City of Madison, Town of Burke, City of Sun Prairie, and Village of DeForest. This early attachment is also being made pursuant to a separate Early Attachment and Revenue Sharing Agreement with the Town of Burke, which outlines the revenue component post-attachment.

An ordinance to create Subsection (610) of Section 15.01 of the General Ordinances of the City of Madison entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards".

WHEREAS, pursuant to Sections 9.B. and 10 of the Final Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan approved by the State of Wisconsin Department of Administration on May 4, 2007 and the terms of the Early Attachment and Revenue Sharing Agreement for the Hoepker Road Project entered into by the City and the Town of Burke on February 8, 2019, a petition for attachment with scale map attached was filed with the City Clerk of Madison on February 8, 2019, and has been presented to the Madison Common Council requesting attachment of the below-described territory to the City of Madison from the Town of Burke pursuant to Wis. Stat. § 66.0307; said petition having been signed by the owners of all of the land in the territory; said early attachment of land in a Protected Area identified in the Cooperative Plan having been authorized by the Town Board of Supervisors; and notice of the proposed attachment having been given to the Town of Burke; and

WHEREAS, pursuant to the terms of the Early Attachment and Revenue Sharing Agreement for the Hoepker Road Project with the Town of Burke, the City of Madison, as a condition of the Town's agreement to the early attachment, agrees to pay annually to the Town of Burke, through final attachment of the Town in 2036, an amount equal to one-half of the City's share of property taxes from the attached territory and adjoining development lands received by the City in each quarter that taxes are levied on the attached territory and development lands, provided that at a minimum the City shall pay the Town the local share of property taxes levied by the Town in 2019; and

WHEREAS, investigation by the City of Madison discloses that as of this date the above representations are true, the Common Council now accepts the petition as sufficient and determines that the said attachment proceeding meets the requirements of the City of Madison, Town of Burke, City of Sun Prairie, Village of DeForest Cooperative Plan approved pursuant to Wis. Stat. § 66.0307;

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

1. Subsection (610) of Section 15.01 of the Madison General Ordinances is hereby created to read as follows:

"15.01(610) - There is hereby attached to the 17th Aldermanic District, the City of Madison, Dane County, Wisconsin, the following described property and pursuant to the provisions of Sec. 28.005, MGO, the territory attached by this ordinance is hereby assigned a zoning classification of IL (Industrial - Limited) District:

"All of Lot 2, Certified Survey Map No. 9690, recorded in Vol. 56 of Certified Surveys, Pgs. 38-42, and part of Hoepker Road located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 9, and part of the NW 1/4 of the NW 1/4 of Section 16, T8N, R10E, Town of Burke, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence N89°28'36"E along the south line of said SW 1/4, 150.47 feet to the point of beginning. Thence continue N89°28'36"E, 798.95 feet along said south line; thence S01°34'11"W, 40.57 feet to the southerly right of way of Hoepker Road; thence N88°12'25"E along said right of way, 340.51 feet; thence N01°34'02"E, 33.02 feet to the south line of the Southwest 1/4, of said Section 9; thence N89°28'36"E along said south line, 30.59 feet to the east line of said Southwest 1/4 of the Southwest 1/4, thence N00°32'30"E along said east line and the east line of the said NW 1/4 of the SW 1/4, 2009.03 feet; thence N89°57'41"W, 528.95 feet; thence N00°24'49"E, 628.10 feet to the southerly right of way of Anderson Road; thence along said right of way and the arc of a curve concaved northeasterly having a radius of 418.28 feet and a long chord bearing N74°40'57"W, a distance of 61.14 feet; thence continue along said right of way N70°29'18"W, 7.45 feet; thence S00°24'49"W, 696.38 feet; thence S89°59'50"W, 590.83 feet to the easterly right of way of U.S. Highway 51; thence along said right of way for the next 6 courses, S00°22'21"W, 297.32 feet; thence S01°06'23"E, 180.06 feet; thence S06°07'16"W, 172.04 feet; thence S00°37'55"W, 457.86 feet; thence S00°34'06"W, 629.43 feet; thence S08°12'02"E, 176.48 feet to the northerly right of way of Hoepker Road; thence S00°31'24"E, 60.00 feet to the point of beginning. Said Parcel contains 2,424,882 square feet, or 55.67 acres or 0.09 square miles, more or less."

2. Subsection (145) of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is created to read as follows:

"(145) Ward 145. Commencing at the Southwest corner of said Section 9; thence N89°28'36"E along the south line of said SW 1/4, 150.47 feet to the point of beginning. Thence continue N89°28'36"E, 798.95 feet along said south line; thence S01°34'11"W, 40.57 feet to the southerly right of way of Hoepker Road; thence N88°12'25"E along said right of way, 340.51 feet; thence N01°34'02"E, 33.02 feet to the south line of the Southwest 1/4, of said Section 9; thence N89°28'36"E along said south line, 30.59 feet to the east line of said Southwest 1/4 of the Southwest 1/4, thence N00°32'30"E along said east line and the east line of the said NW 1/4 of the SW 1/4, 2009.03 feet; thence N89°57'41"W, 528.95 feet; thence N00°24'49"E, 628.10 feet to the southerly right of way of Anderson Road; thence along said right of way and the arc of a curve concaved northeasterly having a radius of 418.28 feet and a long chord bearing N74°40'57"W, a distance of 61.14 feet; thence continue along said right of way N70°29'18"W, 7.45 feet; thence S00°24'49"W, 696.38 feet; thence S89°59'50"W, 590.83 feet to the easterly right of way of U.S. Highway 51; thence along said right of way for the next 6 courses, S00°22'21"W, 297.32 feet; thence S01°06'23"E, 180.06 feet; thence S06°07'16"W, 172.04 feet; thence S00°37'55"W, 457.86 feet; thence S00°34'06"W, 629.43 feet; thence S08°12'02"E, 176.48 feet to the northerly right of way of Hoepker Road; thence S00°31'24"E,

60.00 feet to the point of beginning. Polling place at Eastside Lutheran, 2310 Independence Lane."

3. Subsection (17) of Section 15.03 entitled "Aldermanic Districts" of the Madison General Ordinances is amended to read as follows:

"(17) Seventeenth Aldermanic District. Wards 21, 22, 23, 24, 25, 26, 126, 136, and 142, and 145."

4. Map Amendment 00369 of Section 28.022 of the Madison General Ordinances is hereby created to zone the following described property to IL (Industrial - Limited) District:

"All of Lot 2, Certified Survey Map No. 9690, recorded in Vol. 56 of Certified Surveys, Pgs. 38-42, and part of Hoepker Road located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 9, and part of the NW 1/4 of the NW 1/4 of Section 16, T8N, R10E, Town of Burke, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence N89°28'36"E along the south line of said SW 1/4, 150.47 feet to the point of beginning. Thence continue N89°28'36"E, 798.95 feet along said south line; thence S01°34'11"W, 40.57 feet to the southerly right of way of Hoepker Road; thence N88°12'25"E along said right of way, 340.51 feet; thence N01°34'02"E, 33.02 feet to the south line of the Southwest 1/4, of said Section 9; thence N89°28'36"E along said south line, 30.59 feet to the east line of said Southwest 1/4 of the Southwest 1/4, thence N00°32'30"E along said east line and the east line of the said NW 1/4 of the SW 1/4, 2009.03 feet; thence N89°57'41"W, 528.95 feet; thence N00°24'49"E, 628.10 feet to the southerly right of way of Anderson Road; thence along said right of way and the arc of a curve concaved northeasterly having a radius of 418.28 feet and a long chord bearing N74°40'57"W, a distance of 61.14 feet; thence continue along said right of way N70°29'18"W, 7.45 feet; thence S00°24'49"W, 696.38 feet; thence S89°59'50"W, 590.83 feet to the easterly right of way of U.S. Highway 51; thence along said right of way for the next 6 courses, S00°22'21"W, 297.32 feet; thence S01°06'23"E, 180.06 feet; thence S06°07'16"W, 172.04 feet; thence S00°37'55"W, 457.86 feet; thence S00°34'06"W, 629.43 feet; thence S08°12'02"E, 176.48 feet to the northerly right of way of Hoepker Road; thence S00°31'24"E, 60.00 feet to the point of beginning. Said Parcel contains 2,424,882 square feet, or 55.67 acres or 0.09 square miles, more or less."

5. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

I, City Clerk Maribeth Witzel-Behl, certify that this is a true copy of Ordinance No. 19-00027, adopted by the Madison Common Council on April 16, 2019.

Maribeth Witzel-Behl

4-30-2019

Date Certified



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

ATTACHMENT MAP

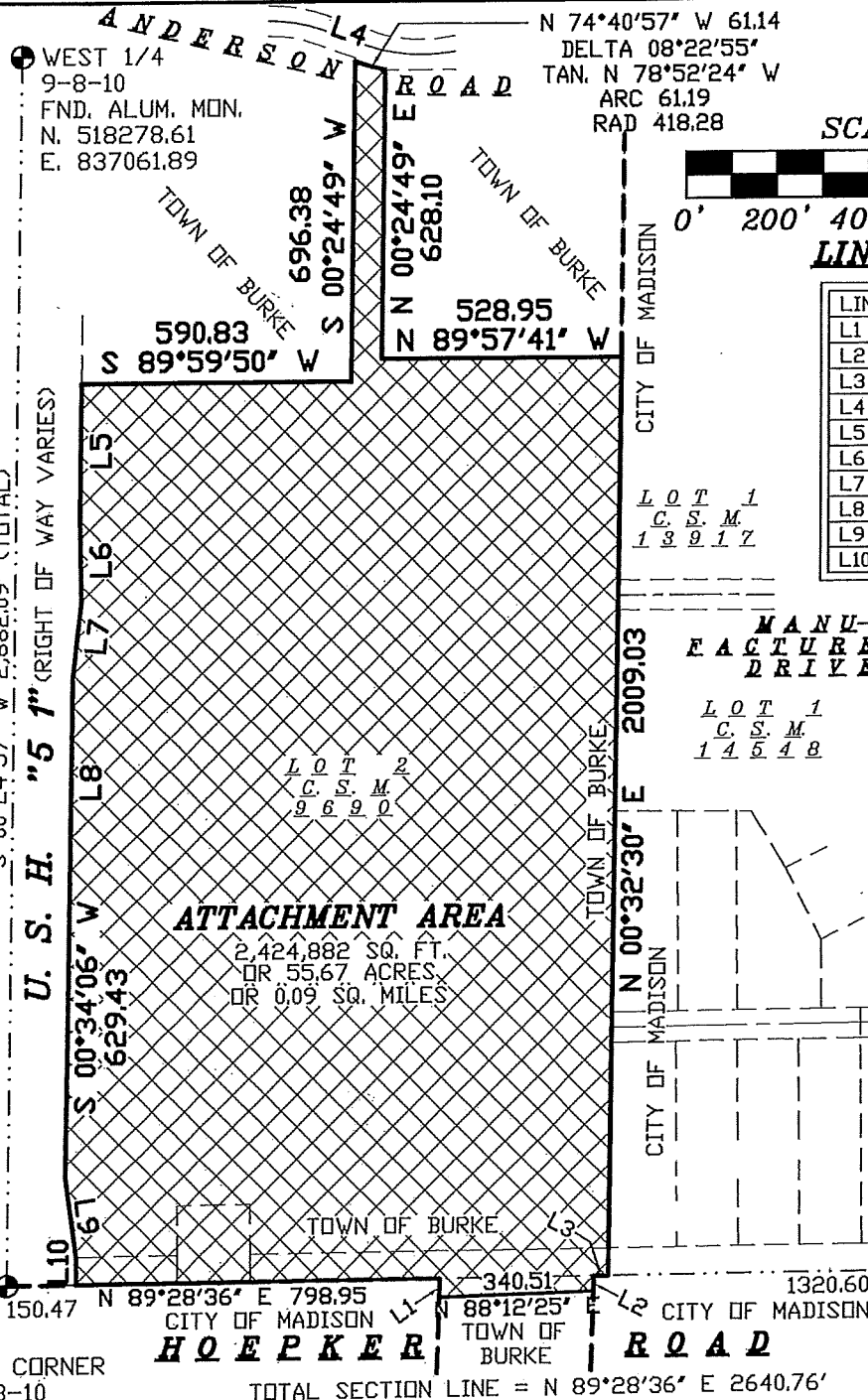
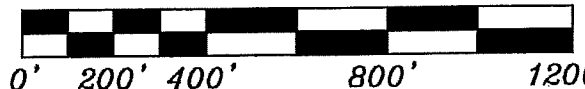


EXHIBIT "A"

SCALE 1" = 400'



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 01°34'11" W	40.57
L2	N 01°34'02" E	33.02
L3	N 89°28'36" E	30.59
L4	N 70°29'18" W	7.45
L5	S 00°22'21" W	297.32
L6	S 01°06'23" E	180.06
L7	S 06°07'16" W	172.04
L8	S 00°37'55" W	457.86
L9	S 08°12'02" E	176.48
L10	S 00°31'24" E	60.00

MANUFACTURERS DRIVE

LOT 1
C.S.M.
1 3 9 1 7

LOT 2
C.S.M.
9 6 9 0

ATTACHMENT AREA

2,424,882 SQ. FT.
OR 55.67 ACRES
OR 0.09 SQ. MILES

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE WEST 1/4 WHICH
BEARS S 00°24'57" W

SOUTH

FND. BRASS
N. 515620.71
E. 839683.08

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: April 30, 2019

SHEET 1 OF 2
JOB NO: 18W-463

LOCATION:
A parcel of land located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 9, and part of the NW 1/4 of the NW 1/4 of Section 16, all in T8N, R10E, Town of Burke, Dane County, Wisconsin, including all of Lot 2, Certified Survey Map No. 9690, Vol. 56, Pgs 38-42.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

ATTACHMENT MAP

DESCRIPTION:

All of Lot 2, Certified Survey Map No. 9690, recorded in Vol. 56 of Certified Surveys, Pgs 38-42, and part of Hoepker Road located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 9, and part of the NW 1/4 of the NW 1/4 of Section 16, all in T8N, R10E, Town of Burke, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence N 89°28'36" E along the south line of said Southwest 1/4, 150.47 feet to the point of beginning.

thence continue N 89°28'36" E, 798.95 feet along said south line; thence S 01°34'11" W, 40.57 feet to the southerly right of way of Hoepker Road; thence N 88°12'25" E along said right of way, 340.51 feet; thence N 01°34'02" E, 33.02 feet to the south line of the Southwest 1/4, of said Section 9; thence N 89°28'36" E along said south line, 30.59 feet to the east line of said Southwest 1/4 of the Southwest 1/4, thence N 00°32'30" E along said east line and the east line of the said Northwest 1/4 of the Southwest 1/4, 2009.03 feet; thence N 89°57'41" W, 528.95 feet; thence N 00°24'49" E, 628.10 feet to the southerly right of way of Anderson Road; thence along said right of way and the arc of a curve concaved northeasterly having a radius of 418.28 feet and a long chord bearing N 74°40'57" W, a distance of 61.14 feet; thence continue along said right of way N 70°29'18" W, 7.45 feet; thence S 00°24'49" W, 696.38 feet; thence S 89°59'50" W, 590.83 feet to the easterly right of way of U.S. Highway 51; thence along said right of way for the next 6 courses, S 00°22'21" W, 297.32 feet; thence S 01°06'23" E, 180.06 feet; thence S 06°07'16" W, 172.04 feet; thence S 00°37'55" W, 457.86 feet; thence S 00°34'06" W, 629.43 feet; thence S 08°12'02" E, 176.48 feet to the northerly right of way of Hoepker Road; thence S 00°31'24" E, 60.00 feet to the point of beginning. This description contains 55.67 acres including road right of way over the most southerly part thereof.



City of Madison

Attachment, Zoning and Certified Survey Map

Location

4202-4210 Hoepker Road

Applicant/ Petitioner

Hooper Construction Corp.
Ruedebsch Development/ 2020 Madison, LLC
Williamson Surveying & Associates, LLC
Wyser Engineering

Existing Use

Vacant

Proposed Use

Attach 53 acres from the Town of Burke to be zoned IL, create two industrial lots and dedicate extension of Manufacturers Drive to facilitate development of 385,400 sq. ft. package distribution facility

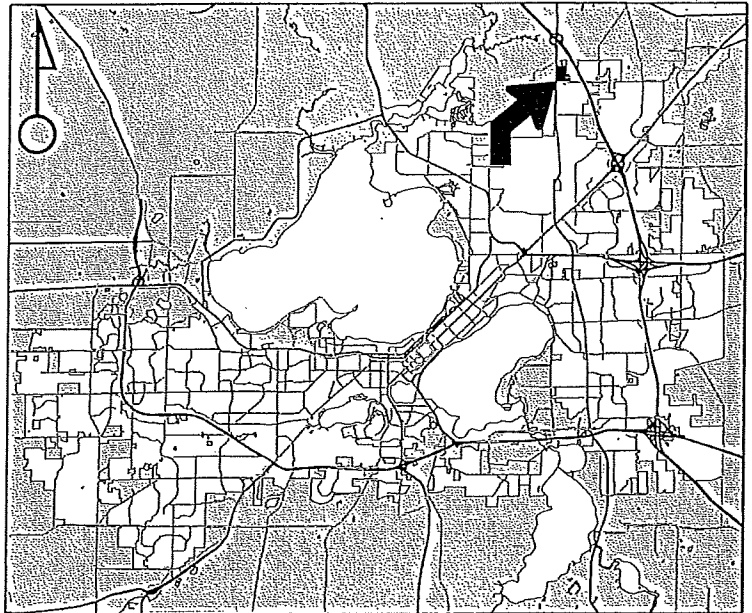
Public Hearing Date

Plan Commission

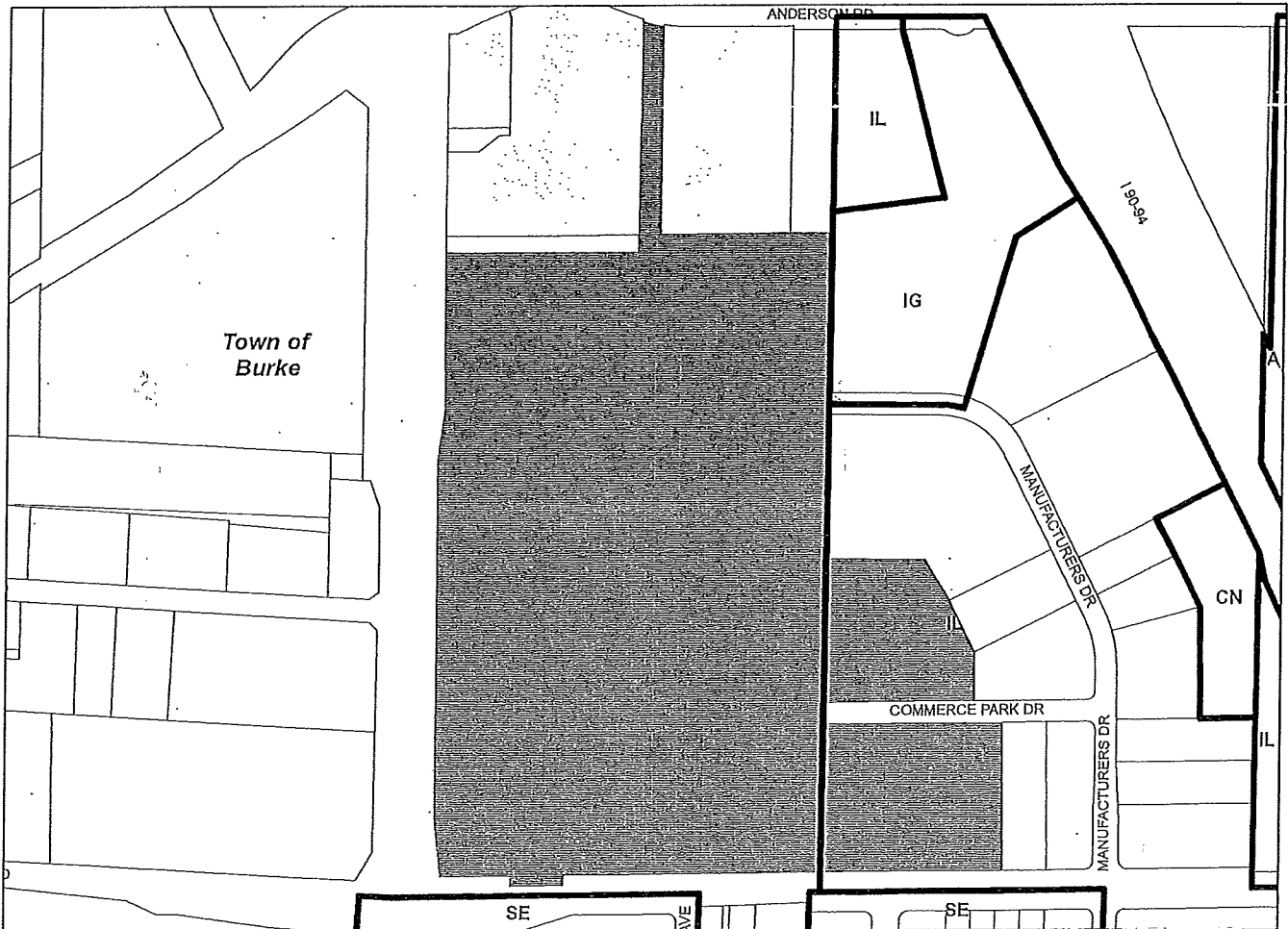
25 March 2019

Common Council

16 April 2019



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



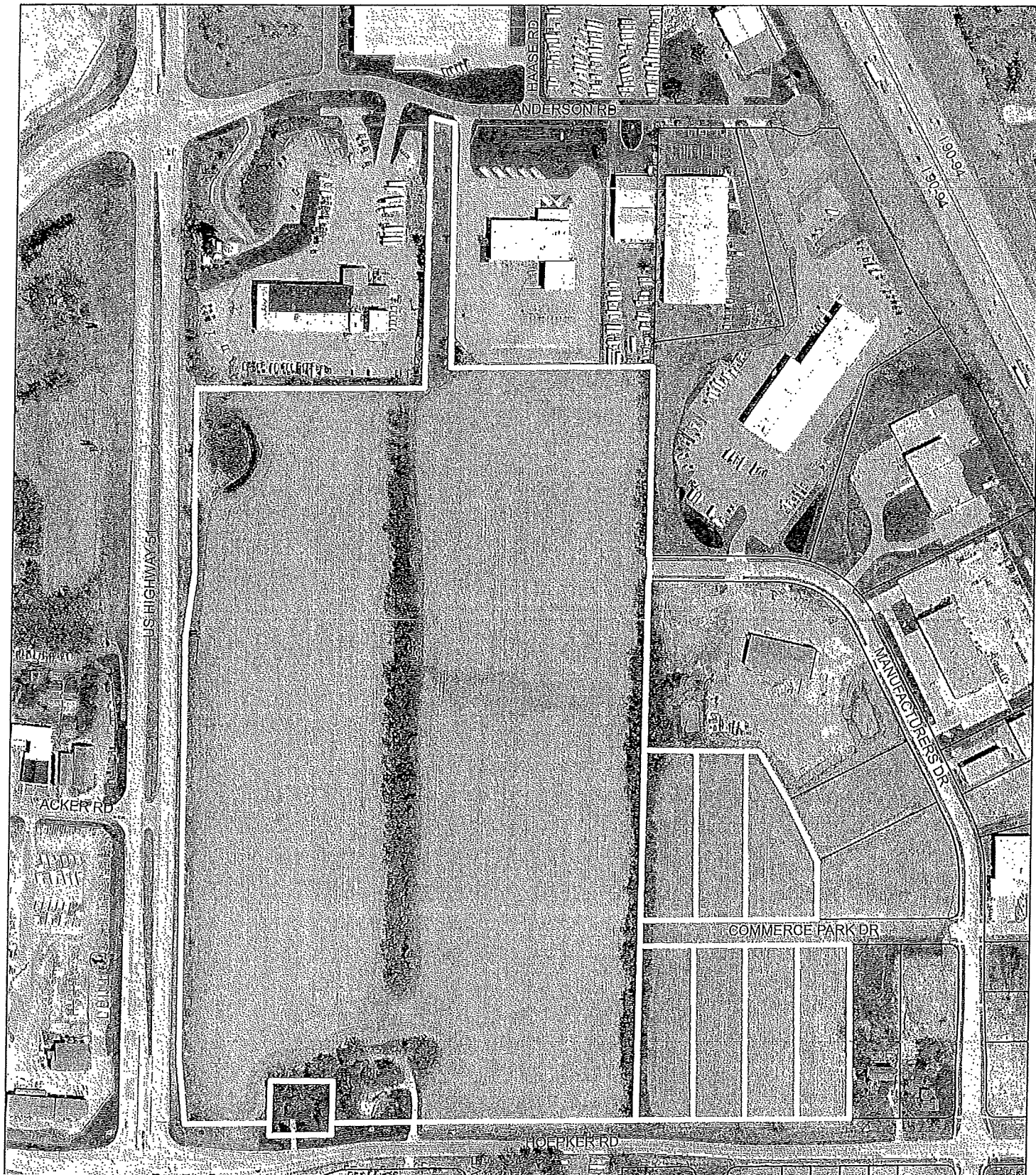
NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl

Date: April 30, 2019

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

10



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl

Date: April 30, 2019

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



SUBDIVISION APPLICATION Madison Plan Commission

126 S. Hamilton St.
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

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, or 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: 2020 Madison LLC Representative, if any: David Nelsen
Street Address: 4605 Dovetail Dr. City/State: Madison/WI Zip: 53704
Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: dave@ruedebusch.com
Firm Preparing Survey: Williamson Surveying & Assoc., LLC Contact: Chris Adams
Street Address: 104A West Main Street City/State: Wauunakee/WI Zip: 53597
Telephone: (608) 255-5705 Fax: () Email: Chris@williamsonsurveying.com

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): * See Attached
Tax Parcel Number(s): * See Attached
Zoning District(s) of Proposed Lots: * See Attached School District: * See Attached

→ 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: N/A being attached to Cit Date of Approval by Town: N/A being attached to Cit

→ 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	-	-	-
Industrial	2	-	62.39
Other (state use):	-	-	-

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)	-	-	-
Outlots Maintained by a Private Group or Association	-	-	-
PROJECT TOTALS	2	-	62.39

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 8-1/2 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.

N/A ☐ **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.

N/A land being attached to City ☐ **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**.

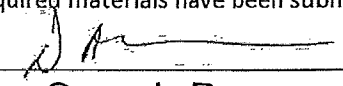
N/A ☐ **For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

☒ **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. 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 David Nelsen

Signature 

Date 12/20/18

Interest In Property On This Date Owner's Representative

Response to Item 3

4202 Hoepker Road is in the process of being attached to the City Of Madison

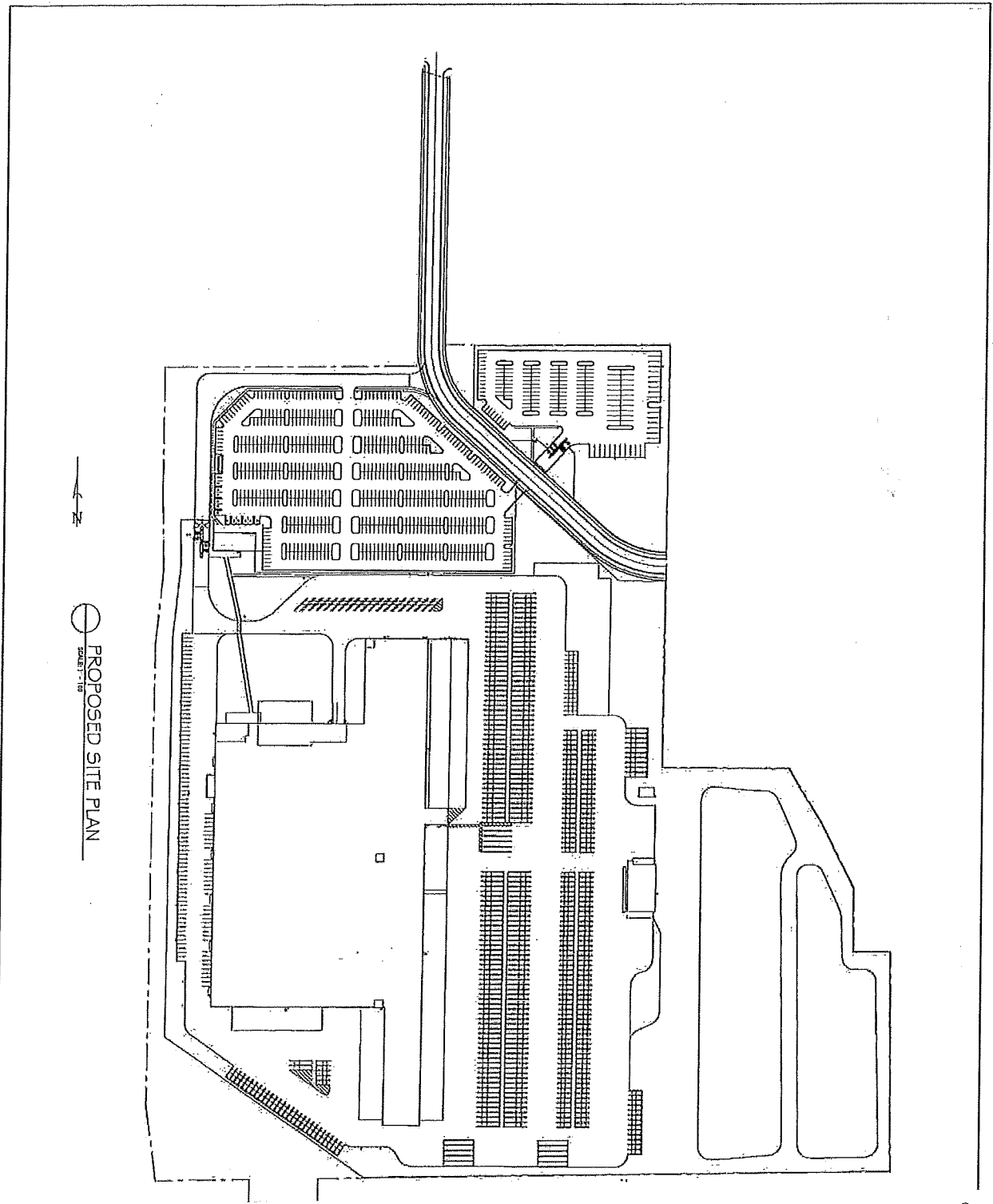
Parcel Address	Parcel Number	Current Zoning District	Zoning after Attachement	School District
4202 Hoepker Road	81009387300	18.4 Acres C-2 , remainder A-1	I-L	DeForest - 1316
4210 Hoepker Road	81009392904	A-1	I-I	DeForest - 1316
3801 Commerce Park Dr.	81009302019	I-L	I-L	DeForest - 1316
3827 Commerce Park Dr.	81009302027	I-L	I-L	DeForest - 1316
3853 Commerce Park Dr.	81009302035	I-L	I-L	DeForest - 1316
3901 Commerce Park Dr.	81009302043	I-L	I-L	DeForest - 1316
3854 Commerce Park Dr.	81009303025	I-L	I-L	DeForest - 1316
3828 Commerce Park Dr.	81009303033	I-L	I-L	DeForest - 1316
3802 Commerce Park Dr.	81009303041	I-L	I-L	DeForest - 1316

LETTER OF INTENT
CSM COMBINING PROPERTIES AT THE NE CORNER HOEPKER ROAD AND HIGHWAY 51
FOR A PROPOSED PACKAGE DISTRIBUTION FACILITY

2020 Madison, LLC (Carl Ruedebusch, Manager) is proposing the construction of a 385,400 SF +/- package distribution facility on properties located at the NE corner of Hoepker Road and Highway 51, adjacent to the Interstate Commerce Park. In addition to the main building, there will be a vehicle maintenance building, 7,400 SF +/- and a Gateway building, 4,200 SF +/- which will serve as an entry point to the facility with controlled access. The facility will operate seven days a week, 24 hours per day. A copy of the proposed layout is attached to this document.

The project will require the combining of nine parcels of land to create the new site. Two parcels, a 53.4 acre parcel and a smaller .62 acre parcel, are located in the Town of Burke. These properties are in the process of being attached to the City of Madison. The remaining seven parcels totaling approximately 9.8 acres are located in the City of Madison Interstate Commerce Park adjacent to the Town of Burke parcels. The parcels will be combined to create two new parcels, a 58.55 acre parcel and a 3.84 acre parcel, with right of way dedicated to the City for the extension of Manufacturers Drive from where it currently ends on the east side of the proposed property to Anderson Road to the north. Both of the lots created will be used for the package distribution facility. All of the lots are currently vacant and being used for agricultural purposes.

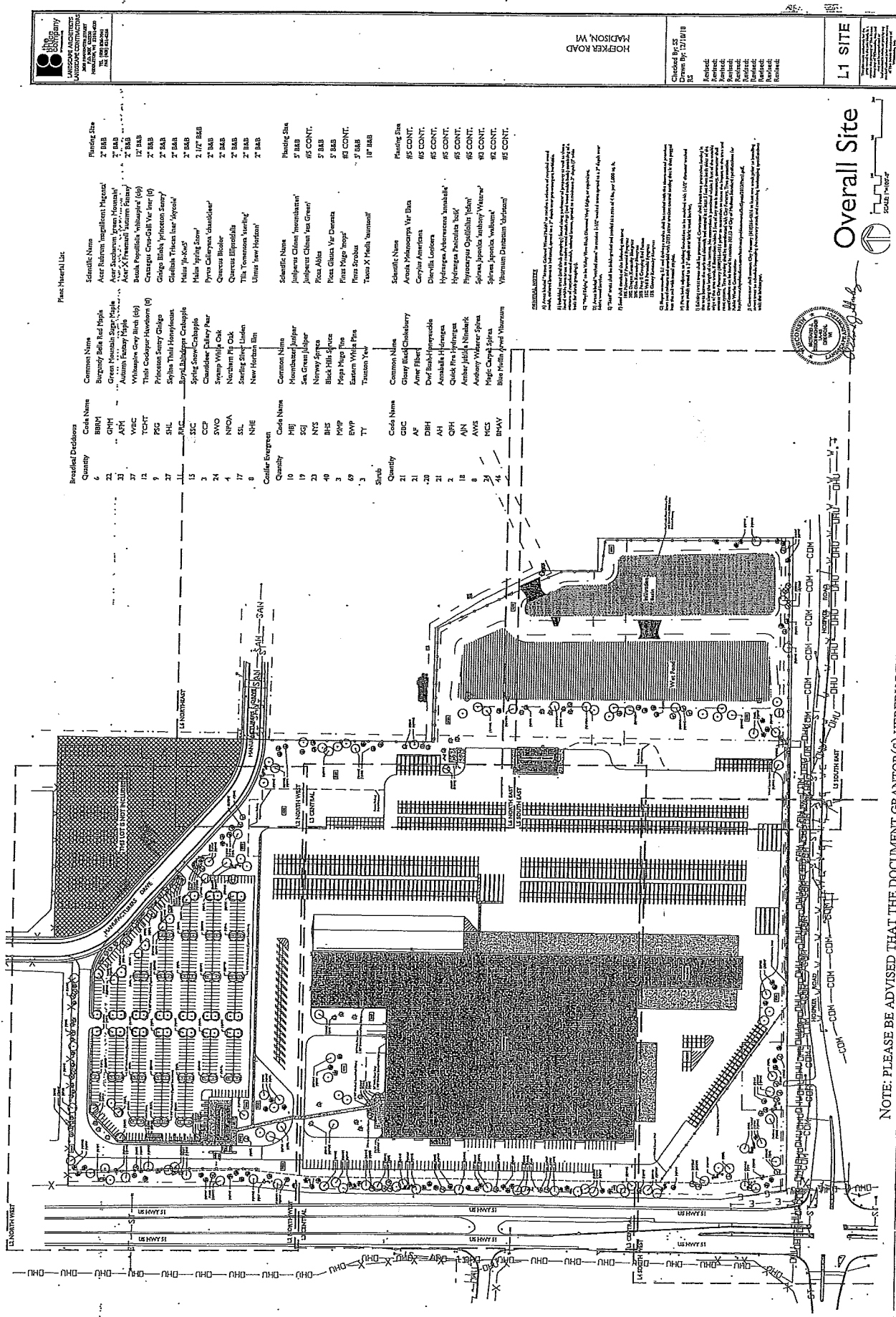
Construction of the proposed facility is planned for the beginning of March 2019 with a final completion in July of 2020. The Contractor for the project will be Ruedebusch Development & Construction, Inc. Castle Design Group, P.C. will be the architect for the project, Wyser Engineering is the Civil Engineer and the Bruce Company will be providing the landscape design.



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: April 30, 2019
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

XC1.1	PREPARED BY: <u>RUEDERBUSH DEVELOPMENT & CONSTRUCTION</u> DATE: <u>APRIL 30, 2019</u> SCALE: <u>AS SHOWN</u> SHEET: <u>1 OF 1</u>	PROPOSED DISTRIBUTION FACILITY HOEPLER DRIVE MADISON, WI	RUEDERBUSH DEVELOPMENT & CONSTRUCTION DEVELOPMENT • CONSTRUCTION • REMEDIATION • DEMOLITION 4555 OAKLAND DRIVE MADISON, WI 53706 PHONE: 608.278.2014 FAX: 608.278.2015
	APPROVED BY: <u>Maribeth Witzel-Behl</u> DATE: <u>APRIL 30, 2019</u>		



Quantity	Code Name	Scientific Name	Planting Size
6	BBH1	Aster Bicolor 'Ingentescent Magna'	2" B&B
22	GHM	Aster Bicolor 'Ingentescent Magna'	2" B&B
33	APM	Aster Bicolor 'Ingentescent Magna'	2" B&B
37	VHC	Aster Bicolor 'Ingentescent Magna'	2" B&B
12	TCHT	Aster Bicolor 'Ingentescent Magna'	2" B&B
9	PG	Aster Bicolor 'Ingentescent Magna'	2" B&B
37	SHL	Aster Bicolor 'Ingentescent Magna'	2" B&B
11	RAC	Aster Bicolor 'Ingentescent Magna'	2" B&B
3	SEC	Aster Bicolor 'Ingentescent Magna'	2" B&B
3	CCP	Aster Bicolor 'Ingentescent Magna'	2" B&B
24	AVO	Aster Bicolor 'Ingentescent Magna'	2" B&B
4	NFOA	Aster Bicolor 'Ingentescent Magna'	2" B&B
17	SL	Aster Bicolor 'Ingentescent Magna'	2" B&B
8	NHE	Aster Bicolor 'Ingentescent Magna'	2" B&B
Quantity	Code Name	Scientific Name	Planting Size
10	HBJ	Aster Bicolor 'Ingentescent Magna'	2" B&B
19	SGJ	Aster Bicolor 'Ingentescent Magna'	2" B&B
23	NTS	Aster Bicolor 'Ingentescent Magna'	2" B&B
40	BLS	Aster Bicolor 'Ingentescent Magna'	2" B&B
3	PWP	Aster Bicolor 'Ingentescent Magna'	2" B&B
69	BWP	Aster Bicolor 'Ingentescent Magna'	2" B&B
3	TY	Aster Bicolor 'Ingentescent Magna'	2" B&B
Quantity	Code Name	Scientific Name	Planting Size
21	GBC	Aster Bicolor 'Ingentescent Magna'	2" B&B
21	AF	Aster Bicolor 'Ingentescent Magna'	2" B&B
28	DBH	Aster Bicolor 'Ingentescent Magna'	2" B&B
21	AH	Aster Bicolor 'Ingentescent Magna'	2" B&B
2	QPH	Aster Bicolor 'Ingentescent Magna'	2" B&B
18	AJN	Aster Bicolor 'Ingentescent Magna'	2" B&B
8	AVS	Aster Bicolor 'Ingentescent Magna'	2" B&B
23	HCS	Aster Bicolor 'Ingentescent Magna'	2" B&B
14	BNAY	Aster Bicolor 'Ingentescent Magna'	2" B&B

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: April 30, 2019

Overall Site
 SCALE: 1" = 20'

ESSENTIAL NOTES
 1. All plants listed in this schedule are to be installed in accordance with the following specifications:
 a. All plants shall be installed in accordance with the following specifications:
 b. All plants shall be installed in accordance with the following specifications:
 c. All plants shall be installed in accordance with the following specifications:
 d. All plants shall be installed in accordance with the following specifications:
 e. All plants shall be installed in accordance with the following specifications:
 f. All plants shall be installed in accordance with the following specifications:
 g. All plants shall be installed in accordance with the following specifications:
 h. All plants shall be installed in accordance with the following specifications:
 i. All plants shall be installed in accordance with the following specifications:
 j. All plants shall be installed in accordance with the following specifications:
 k. All plants shall be installed in accordance with the following specifications:
 l. All plants shall be installed in accordance with the following specifications:
 m. All plants shall be installed in accordance with the following specifications:
 n. All plants shall be installed in accordance with the following specifications:
 o. All plants shall be installed in accordance with the following specifications:
 p. All plants shall be installed in accordance with the following specifications:
 q. All plants shall be installed in accordance with the following specifications:
 r. All plants shall be installed in accordance with the following specifications:
 s. All plants shall be installed in accordance with the following specifications:
 t. All plants shall be installed in accordance with the following specifications:
 u. All plants shall be installed in accordance with the following specifications:
 v. All plants shall be installed in accordance with the following specifications:
 w. All plants shall be installed in accordance with the following specifications:
 x. All plants shall be installed in accordance with the following specifications:
 y. All plants shall be installed in accordance with the following specifications:
 z. All plants shall be installed in accordance with the following specifications:

FOR INFORMATION ONLY, NOT
FOR CONSTRUCTION

XA1.2

DATE	12/17/18
PROJECT NO.	18017
PROJECT NAME	PACKAGE DISTRIBUTION FACILITY
PROJECT LOCATION	MADISON, WI
PROJECT OWNER	RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
PROJECT ARCHITECT	1211418

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/14/18
2	REVISED PER CITY OF MADISON	12/14/18
3	REVISED PER CITY OF MADISON	12/14/18
4	REVISED PER CITY OF MADISON	12/14/18
5	REVISED PER CITY OF MADISON	12/14/18
6	REVISED PER CITY OF MADISON	12/14/18
7	REVISED PER CITY OF MADISON	12/14/18
8	REVISED PER CITY OF MADISON	12/14/18
9	REVISED PER CITY OF MADISON	12/14/18
10	REVISED PER CITY OF MADISON	12/14/18

PACKAGE DISTRIBUTION
FACILITY
MADISON, WI

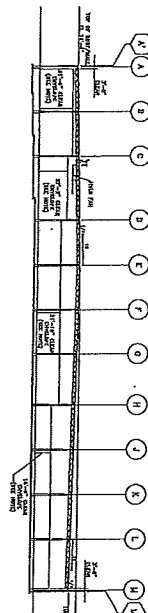
**RUEDEBUSCH
DEVELOPMENT &
CONSTRUCTION**

PERMITTING • CONSTRUCTION • INSPECTION • ESTIMATING

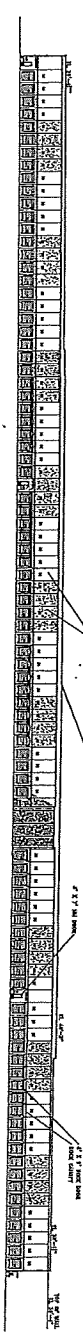
4105 POWELL DRIVE SUITE 100 MADISON, WI 53704
PHONE: 608.249.2012 FAX: 608.249.2012

THE ARCHITECT HAS PREPARED THIS SET OF DRAWINGS FOR THE PROJECT DESCRIBED HEREIN. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS.

BUILDING SECTION
SCALE 1" = 50'



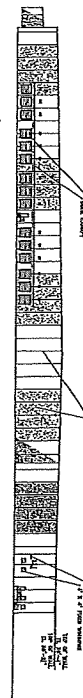
EAST ELEVATION
SCALE 1" = 50'



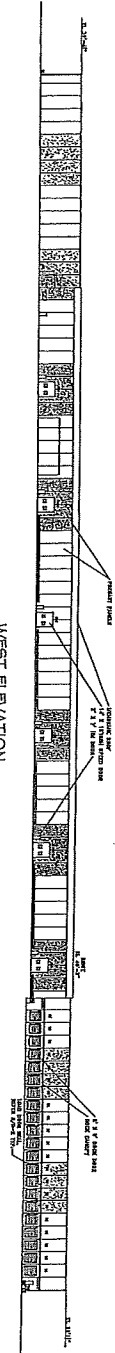
NORTH ELEVATION
SCALE 1" = 50'



SOUTH ELEVATION
SCALE 1" = 50'



WEST ELEVATION
SCALE 1" = 50'



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: April 30, 2019
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

FOR INFORMATION ONLY, NOT
FOR CONSTRUCTION

XA1.3

DATE	12.20.18
PROJECT NO.	
DESIGNER	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

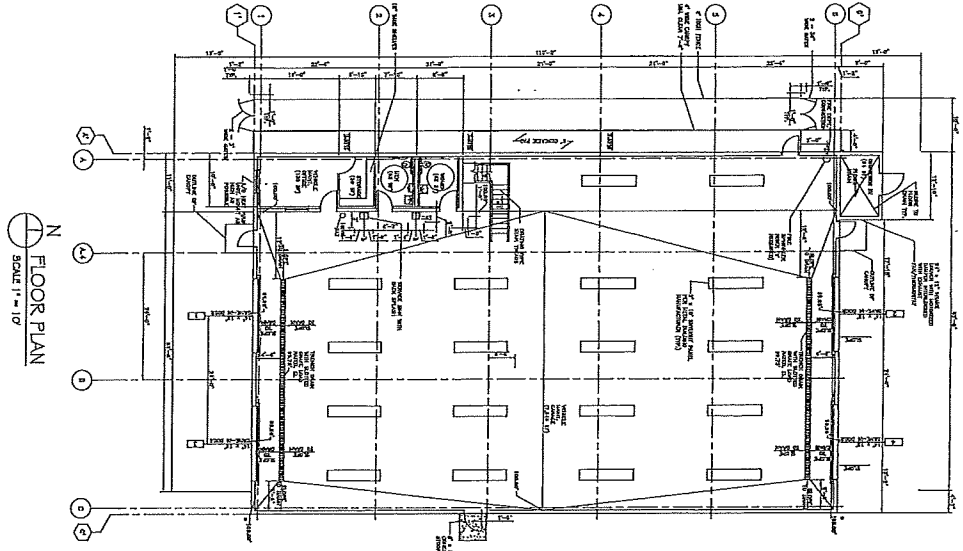
NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

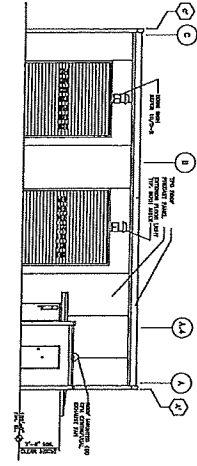
NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	1
DATE	12.14.18
DESCRIPTION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

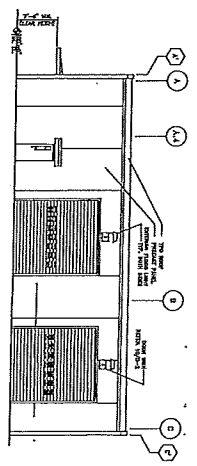
PACKAGE DISTRIBUTION
FACILITY
MADISON, WI



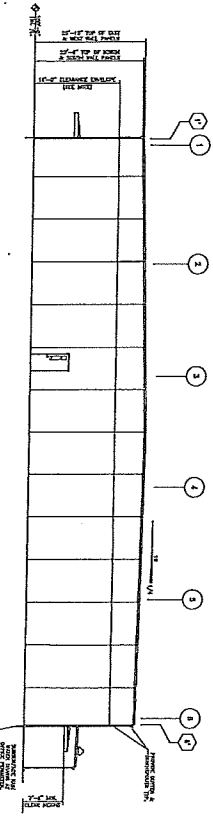
NORTH ELEVATION
SCALE 1" = 10'



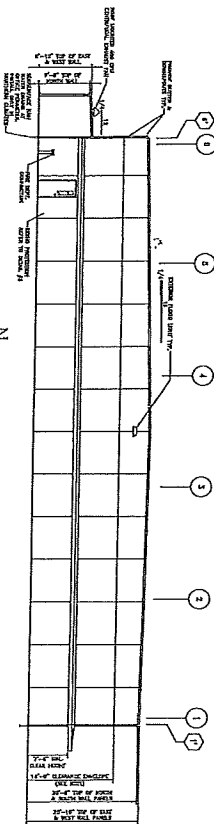
SOUTH ELEVATION
SCALE 1" = 10'



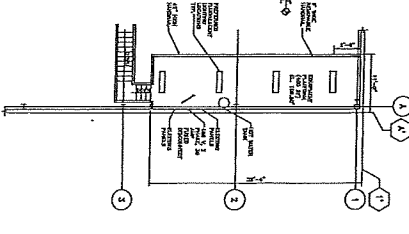
EAST ELEVATION
SCALE 1" = 10'



WEST ELEVATION
SCALE 1" = 10'



VMB MEZZANINE PLAN
SCALE 1" = 10'



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl Date: April 30, 2019

FOR INFORMATION ONLY, NOT
FOR CONSTRUCTION

XAI.4

DATE	10/17
DESIGNED BY	WJH
CHECKED BY	WJH
DATE	10/17/18
PROJECT NO.	

CONTRACT NO.

DATE

SCALE

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

1" = 10'

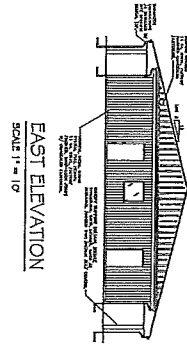
1" = 10'

1" = 10'

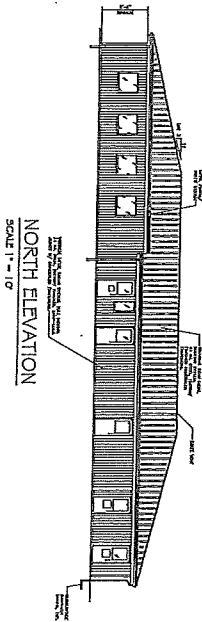
1" = 10'

1" = 10'

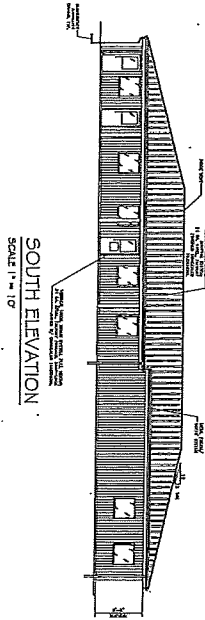
1" = 10'



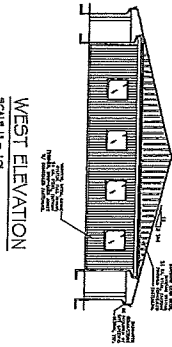
EAST ELEVATION
SCALE 1" = 10'



NORTH ELEVATION
SCALE 1" = 10'

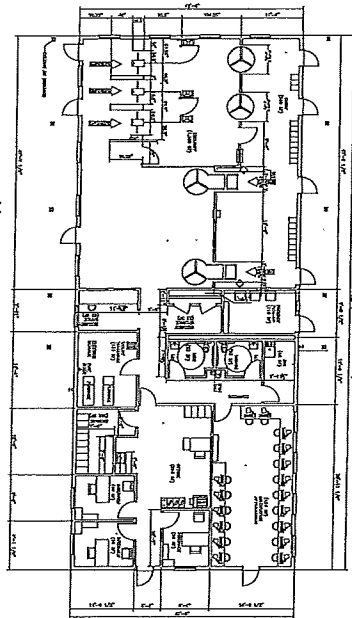


SOUTH ELEVATION
SCALE 1" = 10'



WEST ELEVATION
SCALE 1" = 10'

FLOOR PLAN
SCALE 1" = 10'



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: April 30, 2019
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



PACKAGE DISTRIBUTION
FACILITY
MADISON, WI



CERTIFIED SURVEY MAP

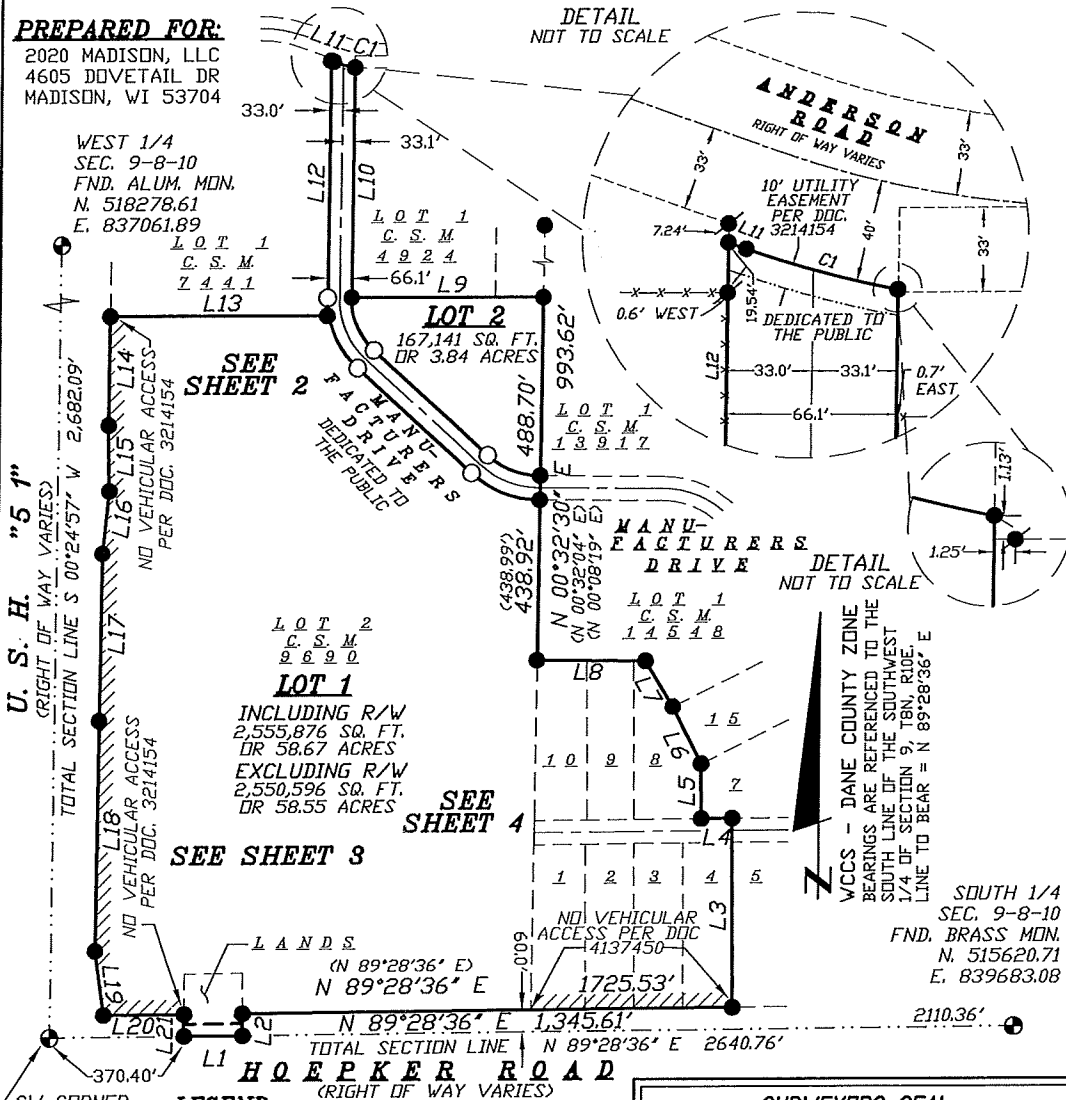
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

PREPARED FOR:

2020 MADISON, LLC
4605 DOVETAIL DR
MADISON, WI 53704



SW CORNER
SEC. 9-8-10
FND. ALUM. MON.
N. 515596.59
E. 837042.43

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- = FOUND SECTION CORNER (TYPE NOTED)
- (##) = RECORDED AS

SCALE 1" = 400'



DOCUMENT NO.

CERTIFIED SURVEY MAP NO.

Sheet 1 of 9

SURVEYORS SEAL

PRELIMINARY

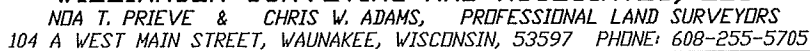
18W-463

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

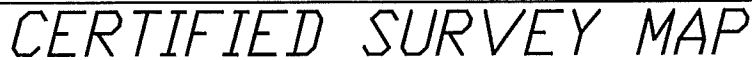
Signed by grantor(s) or grantor(s) agent: Maibeth Witzel-Behl

Name of grantor(s) or grantor(s) agent printed: Maibeth Witzel-Behl

Date: April 30, 2019



18W-463



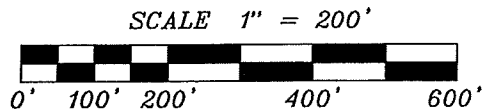
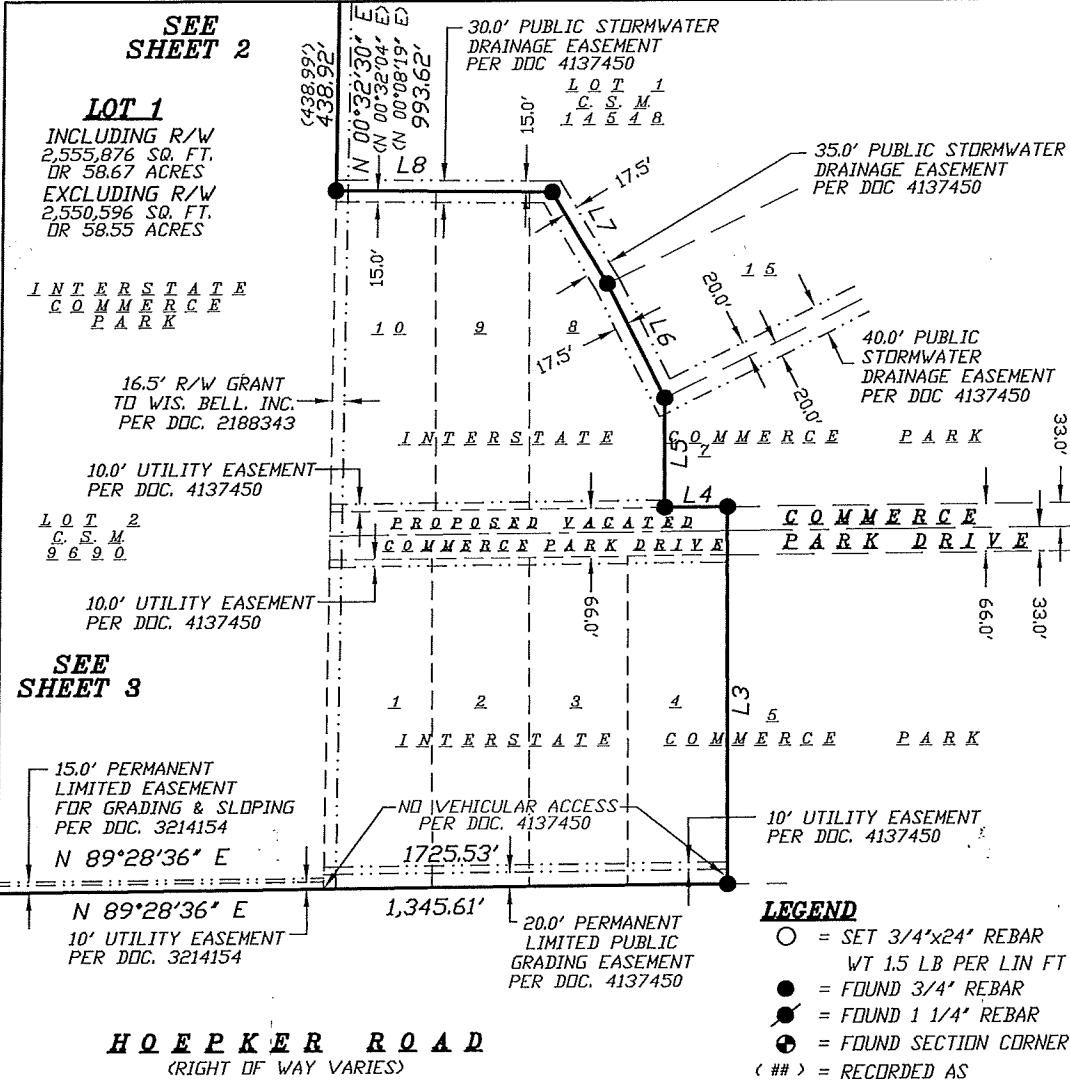


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.



SURVEYORS SEAL

PRELIMINARY

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: April 30, 2019



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

CURVE TABLE

C#	ARC	DELTA	RADIUS	CHORD BEARING	TANGENT BEARING
	(61.37')	(08°24'22")		(N 75°03'34" W 61.31')	(S 79°15'45" E)
C1	61.19'	08°22'55"	418.28'	N 74°40'57" W 61.14'	N 78°52'24" W
C2	158.58'	41°52'15"	217.00'	N 68°31'26" W 155.07'	N 89°27'33" W
C3	160.86'	48°00'07"	192.00'	N 23°35'15" W 156.19'	N 47°35'19" W
C4	216.15'	48°00'07"	258.00'	S 23°35'15" E 209.88'	S 00°24'49" W
C5	206.81'	41°52'15"	283.00'	S 68°31'26" E 202.24'	S 47°35'19" E

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 89°28'36" E	160.00'
L-2	N 00°31'24" W	60.00'
L-3	(N 00°31'26" W) N 00°31'03" W	516.18'
L-4	(S 89°28'34" W) S 89°29'00" W	84.99'
L-5	(N 00°31'26" W) N 00°31'00" W	150.00'
L-6	(N 26°42'00" W) N 26°40'16" W	175.00'
L-7	(N 31°11'38" W) (N 31°12'17" W) N 31°13'33" W	(146.88') 146.83'
L-8	(N 89°27'17" W) (N 89°27'56" W) N 89°26'08" W	(300.00') 300.02'
L-9	(S 89°39'13" W) (S 89°38'37" W) N 89°57'41" W	(528.58') 528.95'
L-10	(N 00°01'10" E) (N 00°01'14" E) N 00°24'49" E	(627.82') 628.10'
L-11	(N 70°51'23" W) N 70°29'20" W	(7.15') 7.45'
L-12	(S 00°01'10" W) (S 00°01'14" W) S 00°24'49" W	(636.38') 696.38'
L-13	(S 89°39'13" W) (S 89°38'37" W) S 89°59'50" W	(591.00') (591.11') 590.83'
L-14	(S 00°01'14" W) S 00°22'21" W	(297.14') 297.32'
L-15	(S 01°25'18" E) S 01°06'23" E	(180.18') 180.06'
L-16	(S 05°39'58" W) S 06°07'16" W	(171.88') 172.04'
L-17	(S 00°10'50" W) S 00°37'55" W	(457.53') 457.86'
L-18	(S 00°07'51" W) S 00°34'06" W	(629.71') 629.43'
L-19	(S 08°40'25" E) S 08°12'02" E	176.48'
L-20	(N 89°04'49" E) N 89°28'35" E	(219.18') 219.93'
L-21	S 00°31'24" E	60.00'
L-22	N 89°27'25" W	1.92'
L-23	N 47°35'19" W	427.63'
L-24	S 00°24'49" W	0.69'
L-25	N 89°57'41" W	0.12'
L-26	S 47°35'19" E	427.63'
L-27	S 89°27'25" E	1.92'
L-28	N 89°28'36" E	160.00'

SURVEYORS SEAL

PRELIMINARY



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

NOTES:

1.) THIS SURVEY WAS PREPARED WITH A SUBDIVISION APPROVAL REPORT, 30/60 TITLE SEARCH, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: NCS-937252-MAD.

C.S.M. is subject to covenant relating to Private Sewage System recorded October 7, 1983, in Volume 5004, Page 88, as Document No. 1804438.
C.S.M. is subject to right of Way Grant to Wisconsin Bell Inc recorded March 9, 1990, in Volume 13932, Page 34, as Document No. 2188343.
C.S.M. is subject to Deed Restriction recorded January 21, 2003, as Document No. 3634899.
C.S.M. is subject to Avigation Easement recorded September 22, 2005, as Document No. 4111035.
C.S.M. is subject to Avigation Easement recorded October 17, 2005, as Document No. 4121457, Correction Affidavit recorded November 2, 2005, as Document No. 4128118.
C.S.M. is subject to Declaration of Covenants, Conditions and Restrictions recorded November 30, 2005, as Document No. 4137948.
C.S.M. is subject to Private Sewage System Maintenance Agreement recorded August 8, 1990, in Volume 14560 of Records, Page 59, as Document No. 2215895.
C.S.M. is subject to Affidavit relating to Well Abandonment Ordinance and Well Head Protection Ordinance recorded December 28, 1993, in Volume 26061, Page 43, as Document No. 2559856.
C.S.M. is subject to Agreement to Purchase and Undertake Development of Interstate Commerce Park recorded September 15, 2005, as Document No. 4108256.
C.S.M. is subject to Plat of Interstate Commerce Park recorded November 29, 2005, as Document No. 4137450.
C.S.M. is subject to Certified Survey Map No. 9690.
C.S.M. is subject to Well Agreement recorded June 12, 1953, in Volume 596 of Deeds, Page 202, as Document No. 855339.
C.S.M. is subject to special assessments, fees or charges owing to Anderson Road Assessment District recorded January 29, 1988, in Volume 11050 of Records, Page 25, as Document No. 2064570.
C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments recorded January 29, 1988, in Volume 11050 of Records, Page 31, as Document No. 2064572.
C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District for Anderson Road sewer assessments recorded January 29, 1988, in Volume 11050 of Records, Page 34, as Document No. 2064573.
C.S.M. is subject to Access restricted along Hoepker Road recorded March 18, 1957, in Volume 303 of Misc., Page 180, as Document No. 935126.
C.S.M. is subject to Resolution pertaining to Extraterritorial Plat Approval Jurisdiction recorded June 10, 1991, in Volume 16063 of Records, Page 65, as Document No. 2267778.
C.S.M. is subject to Well Agreement recorded August 17, 1992, in Volume 19789 of Records, Page 22, as Document No. 2382228.
C.S.M. is subject to special assessments, fees or charges owing to Token Creek Sanitary District recorded September 30, 2002, as Document No. 3556653.

2.) EASEMENTS, SETBACKS, NOTES, AND ALL OTHER MATTERS DISCLOSED BY PLAT OF INTERSTATE COMMERCE PARK RECORDED NOVEMBER 29, 2005 AS DOCUMENT NO. 4137450

-30' Public Stormwater Drainage Easement
-20' Permanent Limited Public Grading Easement
-Areas of no vehicular access
-Utility Easement(s)

NOTES:

-Lands contained within this plat are subject to Dane County Height Limitation zoning requirements.

-Utility Easements: all utility facilities within this subdivision shall be installed underground, no pedestals, transformers or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line, utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- the disturbance of any survey stake by anyone is a violation of Section 236.32, Wisconsin Statutes.

-All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of the lot except that the easements shall be 12 feet in width on the perimeter of the plat, easements shall not be required on property lines shared with greenways or public streets.

-the intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the city engineer and zoning administrator, as amended in accordance with Madison General Ordinances.

CONTINUE NOTES ON SHEET 8

SURVEYORS SEAL

PRELIMINARY



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

NOTES CONTINUED:

Access Note:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress or egress to any highway within the right-of-way Interstate Highway '39, 90 & 94'. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.93, Stats., and shall be enforceable by the department.

Setback Note:

'Highway Setback: This restriction is for the benefit of the public as provided in s. 236.293, Wisconsin Statutes.'

3.) NOTES AS DISCLOSED BY CERTIFIED SURVEY MAP NO. 9690.

-Any future development of Lot 2 of C.S.M. No. 9690 will not increase the current rate of drainage onto U.S.H. '51' right-of-way.

-All lots within this survey are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared greenways or public streets.

-All lots created by this survey are individually responsible for compliance with Chapter 37 of the Madison General Ordinances regarding storm water detention at the time they develop.

-Refer to building site information contained in Dane County Soil Survey.

-Further development and dedication of streets and ped-bike easements of Lot 2 of C.S.M. No. 9690 shall occur consistent with the city's plan for the Hanson Road Neighborhood Development Plan and development requirements.

-A 15 foot public ped-bike easement shall be dedicated from Anderson Street to the south to a public street to be dedicated upon further subdivision and / or development of Lot 2.

-There will be no further development or redevelopment on Lot 2 C.S.M. No. 9690 until public services are available or unless approved by the City of Madison Plan Commission.

HIGHWAY SETBACK RESTRICTION NOTE:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, building and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department for more information. The phone number may be obtained by contacting the County Highway Department.

4.) All lots within this C.S.M. are subject to public easement for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easement shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a city of Madison plan commission and/or common council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

5.) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

6.) All lots created by this certified survey map are individually responsible for compliance with chapter 37 of the Madison general ordinances in regards to storm water detention at the time they develop.

7.) WDNR found the wetlands shown on this map to be exempt from state wetland regulations in accordance with the letter dated Sept. 28, 2018.

SURVEYORS SEAL

PRELIMINARY



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, recorded in the Dane County Register of Deeds Office in Volume 56 of Certified Survey Maps, Page 38-42, as Document No. 3214154 and Lots 1-4 and 8-10, Interstate Commerce Park recorded in the Dane County Register of Deeds Office in Volume 58-095A of Plats, Page 485-487, as Document No. 4137450 and vacated Commerce Park Drive per Document No. _____, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9, thence N 89°28'36" E along the South line of the Southwest 1/4, 370.40 feet to the point of beginning.

thence continue N 89°28'36" E, 160.00 feet; thence N 00°31'24" W, 60.00 feet to the North right-of-way of Hoepker Road; thence N 89°28'36" E along said North right-of-way, 1345.61 feet; thence N 00°31'03" W, 516.18 feet; thence S 89°29'00" W, 84.99 feet; thence N 00°31'00" W, 150.00 feet; thence N 26°40'16" W, 175.00 feet; thence N 31°13'33" W, 146.83 feet; thence N 89°26'08" W, 300.02 feet; thence N 00°32'30" E, 993.62 feet; thence N 89°57'41" W, 528.95 feet; thence N 00°24'49" E, 628.10 feet to the South right-of-way of Anderson Road; thence along said Anderson Road for the next 2 courses along an arc of a curve concaved northerly having a radius of 418.28 feet and a long chord bearing of N 74°40'57" W, 61.14 feet; thence N 70°29'18" W, 7.45 feet; thence S 00°24'49" W, 696.38 feet; thence S 89°59'50" W, 590.83 feet to the East right-of-way of United States Highway "51"; thence along said East right-of-way 6 courses S 00°22'21" W, 297.32 feet; thence S 01°06'23" E, 180.06, thence S 06°07'16" W, 172.04 feet; thence S 00°37'55" W, 457.86 feet; thence S 00°34'06" W, 629.43 feet; thence S 08°12'02" E, 176.48 feet to the North right-of-way of Hoepker Road; thence N 89°28'35" E along said North right-of-way, 219.93 feet; thence S 00°31'24" E, 60.00 feet to the point of beginning. This parcel contains 2,777,636 sq. ft. or 63.77 acres and is subject to a 33 foot road right of way over the southerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

2020 Madison, LLC, a Wisconsin limited liability company, duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. 2020 Madison, LLC does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Carl Ruedebusch, Manager

STATE OF WISCONSIN
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, Carl Ruedebusch, Manager of 2020 Madison, LLC, and known by me to be the person who executed the foregoing instrument and acknowledged the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

PRELIMINARY



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-4 and 8-10, Interstate Commerce Park and vacated Commerce Park Drive.

CITY OF MADISON COMMON COUNCIL:

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
Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Natalie Erdman
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____,
20___ at ___ o'clock ___M. and recorded in Volume
_____ of Dane County Certified Surveys on pages
_____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY

**EARLY ATTACHMENT AND MUNICIPAL REVENUE SHARING AGREEMENT
FOR THE HOEPKER ROAD PROJECT**

Between the City of Madison and the Town of Burke

THIS AGREEMENT, made and entered into by and between the City of Madison, a Wisconsin municipal corporation with offices at 210 Martin Luther King, Jr. Blvd., Madison, Wisconsin 53703 ("City"), and the Town of Burke ("Town"), a Wisconsin municipal corporation with offices at 5365 Reiner Rd., Madison, Wisconsin 53718, is effective as of the date by which both parties have signed hereunder.

RECITALS

WHEREAS, pursuant to Wis. Stat. § 66.0307, the City, the Town, the City of Sun Prairie and the Village of DeForest entered into a Cooperative Plan (the "Cooperative Plan") related to boundary lines and other municipal issues among themselves, which Cooperative Plan was approved on May 4, 2007, by the State of Wisconsin Department of Administration; and,

WHEREAS, under the Cooperative Plan the City and the Town agreed that no attachments or annexations of Town lands in certain specified "Protected Areas" would occur to the City prior to final attachment at the end of the protected period on October 27, 2036, except upon approval of such attachment by the Town; and,

WHEREAS, the owner of the Town parcels located at 4202 and 4210 Hoepker Rd. (collectively, the "Town Parcels") has expressed an interest in combining the Town Parcels with adjacent lands located in the City of Madison for the purposes of the development of a large industrial facility (the "Project"); and,

WHEREAS, the owner of the Town Parcels has been informed that in order to proceed with the Project that the Town parcels must be attached to the City; and,

WHEREAS, because the Town Parcels are in a protected area under the Cooperative Plan, in return for approving early attachment of the Town Parcels to the City for the purposes of the Project, the City and Town agree that municipal revenue sharing of the local share of property tax revenue from the Project is appropriate; and,

WHEREAS, pursuant to Wis. Stat. § 66.0301, Wisconsin municipalities are authorized to enter into intergovernmental agreements; and,

WHEREAS, it is in the best interests of the City and the Town to enter into this Agreement.

NOW THEREFORE, in consideration of the mutual promises and agreements of the City and the Town, the receipt and sufficiency of which is mutually acknowledged, the parties do hereby covenant and agree as follows:

1. Definitions. For the purposes of this Agreement, the following definitions shall apply:
 - (a) Agreement. This Early Attachment Agreement and Municipal Revenue Sharing Agreement for the Hoepker Road Project.
 - (b) City Lands. The City lands shall be those parcels and lands in the City as of the effective date of this Agreement which are combined with the Town Parcels for the purposes of the Project. It is expected that the City parcels will include some, or all of, the following:
 - i. Lots 1-4, 7-10 and 15 of the Interstate Commerce Park Plat, along with a portion of Commerce Park Drive that is expected to be vacated.
 - (c) Project. The Project shall include the Town Parcels and those City lands that are assembled for the purposes of the development of a large industrial facility. The final footprint of the Project shall be mutually agreed to by the City and the Town. It is not the intent of the City or the Town to include within the Project those City lands that may be part of the initial assemblage of lands but that do not ultimately make up the Project that includes the Town Parcels.
 - (d) Protected Period. Defined in Section 5.A. of the Cooperative Plan as the period between May 4, 2007 and October 27, 2036, or such earlier time when the Town ceases to exist as a separate entity.
 - (e) Town Parcels. The Town parcels consist of the following:
 - i. 4202 Hoepker Road, Tax Parcel ID No. 0810-093-8730-0.
 - ii. 4210 Hoepker Road, Tax Parcel ID No. 0810-093-9290-4.
2. Early Attachment Approved. As authorized by Section 9.B. of the Cooperative Plan and pursuant to the terms and conditions of this Agreement, the Town approves the attachment of the Town Parcels to the City prior to the end of the Protected Period. The owner of the Town Parcels and the City shall follow the procedures set forth in Sec. 10 of the Cooperative Plan to cause the Town Parcels to attach to the City.
3. Revenue Sharing. Upon attachment of the Town Parcels to the City, and during the Protected Period, the City agrees to make payments to the Town according to the provisions set forth below. Except as provided below, the City shall be solely entitled to all fees, assessments and revenues attributable to the Project and shall be responsible for providing all services to the Project. This revenue sharing agreement expires upon the end of the Protected Period.
4. Payment by City to Town. Within thirty (30) days following the end of each quarter (March 31, June 30, September 30 and December 31), the City shall pay to the Town one-half of the City's share of property taxes from the Project received by the City during the quarter. Provided, however, that in no event shall the City's payments to the Town under this paragraph in any year be less than the Town's local share of property taxes levied

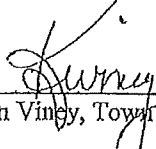
against the Town Parcels in the year of attachment. The revenue sharing between the City and the Town shall apply regardless of whether the Project, no development, or other development occurs on the Town Parcels after attachment.

5. Effect of City Action or Forbearance. If the City deliberately acts (or forbears to act) so as to reduce the revenues it would receive that are subject to sharing under this Agreement, then the amount due to the Town is one-half of what the City would have received (timely payments shall be assumed) if the City had not taken such deliberate action or forbearance.
6. No Third Party Beneficiary. This Agreement is intended to be solely between the City and the Town. Nothing in this Agreement accords any third party any legal or equitable rights whatsoever which may be enforced by any nonparty to this Agreement.
7. Amendment. This Agreement may be amended only by the written agreement of both of the parties hereto.
8. Enforcement. This Agreement shall be governed by the laws of the State of Wisconsin. Any act by either party in violation of this Agreement shall be remedied by the courts of the State of Wisconsin. This Agreement is intended to provide both parties with the right and standing to seek any available legal or equitable remedy to enforce or seek damages for the breach of this Agreement.
9. Binding Effect. The parties have entered into this Agreement under the authority of Wis. Stat. § 66.0301 and the Cooperative Plan. The parties agree that this Agreement shall be binding upon both parties.
10. Entire Agreement. This Agreement represents the entire integrated agreement between the parties with regards to the early attachment of the Town Parcels to the City and revenue sharing for the Project, and supersedes all prior negotiations, representations or agreements, either written or oral dealing with early attachment and revenue sharing related to the Town Parcels and the Project.
11. Severability. In the event that any portion of this Agreement is invalidated or held unenforceable by a court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable. Notwithstanding anything in this Section 11 to the contrary, in the event a court of competent jurisdiction invalidated or held Section 4 to be unenforceable, the Parties shall negotiate an enforceable revenue sharing provision that provides the same financial benefit to the Town.
12. Non-Discrimination. In the performance of the services under this Agreement, the Parties agree not to discriminate against any employee or applicant for employment because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. The Parties further agrees not to discriminate against any subcontractor or person who

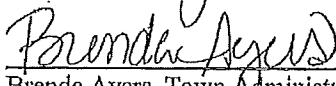
offers to subcontract on this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

IN WITNESS WHEREOF, the parties hereto have caused the execution of this Agreement by authority of their respective governing bodies effective as of the date when all parties hereto have affixed their respective signatures.

FOR THE TOWN OF BURKE

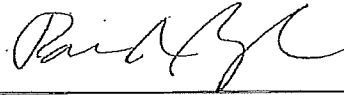

Kevin Vinny, Town Chairman

12-19-2018
Date


Brenda Ayers, Town Administrator/Clerk

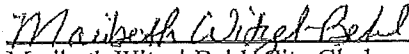
12-19-2018
Date

FOR THE CITY OF MADISON



Paul Soglin, Mayor

2-8-2019
Date

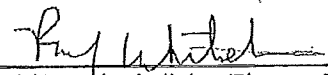


Maribeth Witzel-Behl, City Clerk

2-8-2019
Date

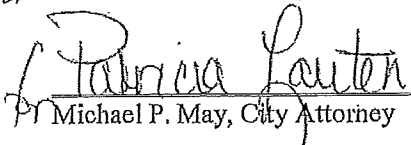
Countersigned:

Approved as to form:



for David P. Schmiedicke, Finance Director

2-8-19
Date



for Michael P. May, City Attorney

2/8/19
Date

Execution of this Agreement by Madison is authorized by Resolution Enactment No. RES 19-00107, ID No. 53924, adopted by the Common Council of the City of Madison on February 5, 2019.

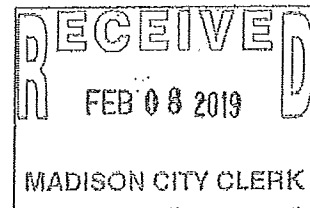
KUTSUNIS LAW OFFICE, LLC

1001 N. Gammon Rd., Suite 3 | Middleton, Wisconsin 53562
Phone: (608) 833-8030 | Fax: (608) 833-8070

February 8, 2019

City of Madison - City Clerk's Office
210 Martin Luther King Jr. Blvd.
Room 103, City-County Building
Madison, WI 53703

Brenda Ayers, Administrator/Clerk/Treasurer
Town of Burke
5365 Reiner Road
Madison, WI 53718



Re: Petition for Attachment for 4202 and 4210 Hoepker Road

Dear City Clerk and Town Clerk:

Enclosed with this letter is a Petition for Attachment relating to the real property with the street addresses of 4202 and 4210 Hoepker Road, having Parcel Identification Numbers of 014/0810-093-8730-0 and 014/0810-093-9290-4, and located in the Town of Burke, County of Dane, State of Wisconsin.

Please call me if you have any questions.

Respectfully submitted,

KUTSUNIS LAW OFFICE, LLC

By:

A handwritten signature in black ink, appearing to read "William R. Kutsunis".

William R. Kutsunis, Attorney

Enclosure

9-10

PETITION FOR ATTACHMENT

Hooper Corporation, a Wisconsin corporation ("Petitioner"), with a mailing address of 2030 Pennsylvania Avenue, Madison, Wisconsin 53704, hereby petitions the City of Madison for attachment as follows:

1) Petitioner is the owner of the real property with street addresses of 4202 and 4210 Hoepker Road, having Parcel Identification Numbers of 014/0810-093-8730-0 and 014/0810-093-9290-4, and located in the Town of Burke, County of Dane, State of Wisconsin (the "Petitioner's Property"). Adjacent to the Petitioner's Property is a portion of the Hoepker Road right of way located within the Town of Burke. The Petitioner's Property together with the adjacent portion of the Hoepker Road right of way are more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference (collectively, the "Property").

2) The Town of Burke and the City of Madison are entering into an Early Attachment and Revenue Sharing Agreement for the 4202-4210 Hoepker Road Project agreeing to and approving the early attachment of the Petitioner's Property to the City of Madison.

3) Petitioner hereby petitions and requests that the Property described in Exhibit "A" attached hereto be attached to the City of Madison, which Property is also depicted in Exhibit "A" attached hereto (SHEET 1 OF 2 contains a scale map showing the boundaries of the Property and the relationship of the Property to the City of Madison).

4) The Property to be attached (including a portion of the Hoepker Road right of way) consists of approximately 2,424,882 square feet, approximately 55.67 acres or approximately 0.09 square miles of land.

5) The current population of the Petitioner's Property is zero. There are no buildings located on the Petitioner's Property.

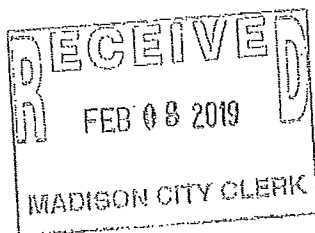
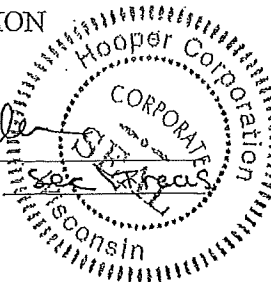
6) Petitioner requests that the Petitioner's Property be attached with permanent zoning and in the Industrial - Limited District (IL), which is the same zoning as most of the adjoining lands located in the City of Madison.

Dated this 29th day of January, 2019.

HOOPER CORPORATION

By:

Robert Scheller
Robert Scheller





WILLIAMSON SURVEYING & ASSOCIATES, LLC

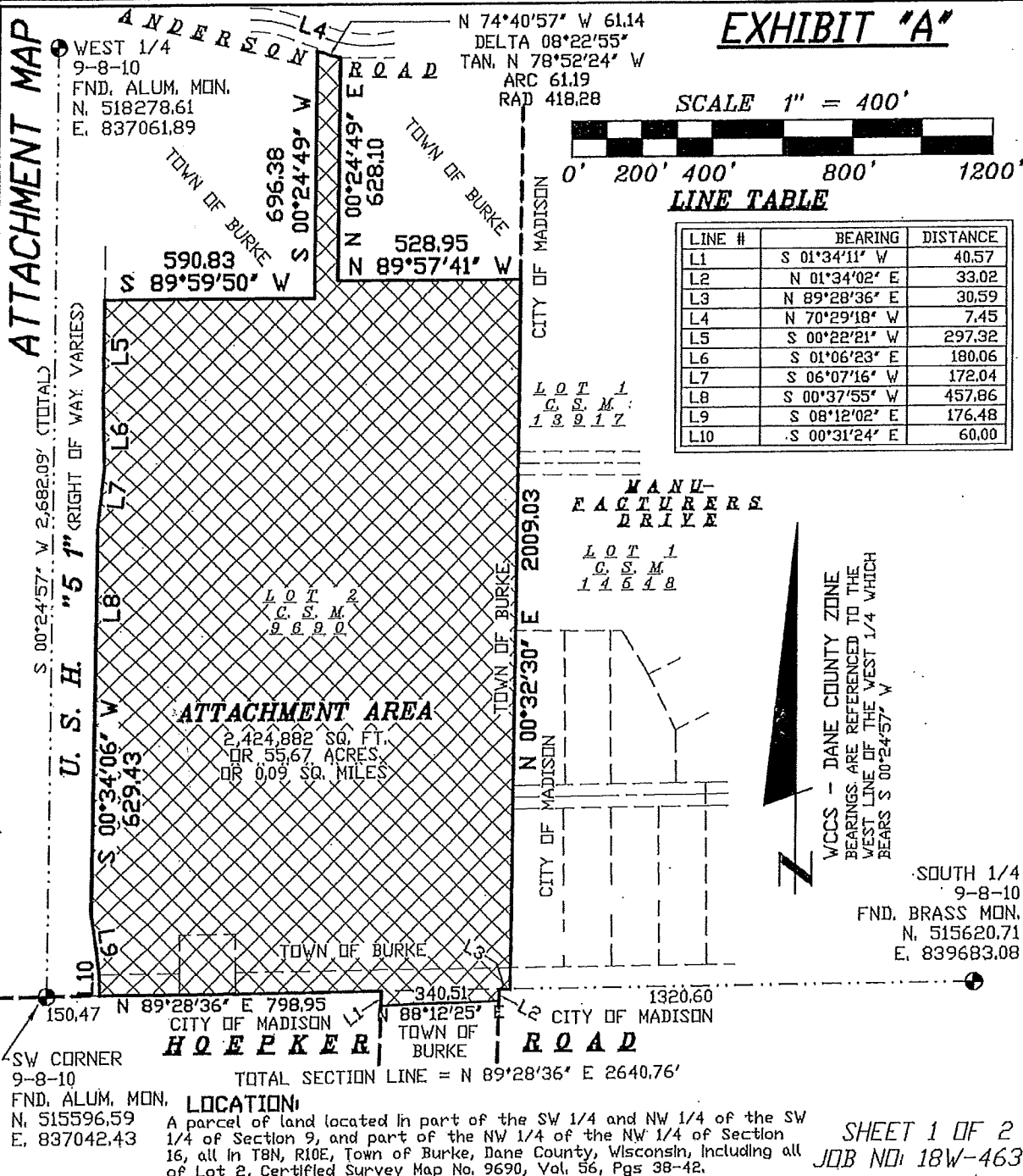
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

ATTACHMENT MAP



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Date: April 30, 2019

Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

PLANNING DIVISION STAFF REPORT

March 25, 2019

PREPARED FOR THE PLAN COMMISSION



Project Address: 4202-4210 Hoepker Road, et al
Application Type: Attachment from the Town of Burke, Zoning Map Amendment and Certified Survey Map Referral
Legistar File ID # 54789 and 54671
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Dave Nelsen, Ruedebusch Development/ 2020 Madison, LLC; 4605 Dovetail Drive; Madison.

Property Owners: Hooper Construction Corporation and Interstate Commerce Park, Inc.

Surveyor: Chris Adams, Williamson Surveying and Associates, LLC; 104A W. Main Street; Waunakee.

Requested Actions:

- Attaching 55.67 acres of land owned by Hooper Construction Corporation, addressed as 4202 and 4210 Hoepker Road, to the City of Madison from the Town of Burke;
- Assigning IL (Industrial-Limited District) to the attached land; and
- Approving a Certified Survey Map (CSM) to divide 63.77 acres of land zoned IL to create two lots for industrial development and dedicate right of way for the extension of Manufacturers Drive.

Proposal Summary: Ruedebusch Development is seeking approval to attach two parcels totaling 55.67 acres of land to the City of Madison from the Town of Burke for the purposes of joining the attached land to seven platted lots and recently vacated right of way in the Interstate Commerce Park subdivision containing 8.1 acres of land. The 63.77 acres of land will be divided by CSM into two lots, which will be developed with a 385,400 square-foot package distribution facility and accessory structures located on Lot 1 and an employee parking lot on Lot 2. Both proposed lots will be zoned IL as part of the attachment petition. In addition, the CSM to create the two lots will dedicate the last section of Manufacturers Drive from its current terminus in Interstate Commerce Park north to its ultimate terminus at Anderson Road.

The two parcels and 55.67 acres of land to be attached to the City are subject of an Early Attachment and Revenue Sharing Agreement with the Town of Burke, which was adopted by the Common Council on February 5, 2019 as Resolution 19-00107 (ID 53924). The Plan Commission recommended adoption of the agreement at its December 17, 2018 meeting.

Development of the package distribution facility and subdivision improvements will commence as soon as all regulatory approvals have been granted, with completion of the facility anticipated by July 2020 according to the application materials.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State's subdivision statute, Wis. Stats. 236, requires that a Certified Survey Map be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the CSM is deemed approved. The proposed land division was submitted to the City on December 19, 2018. However, the proposed lots could not be considered until the entire property was petitioned for attachment to the City following adoption of the agreement with the Town of Burke (the land division would have otherwise been in two jurisdictions). The attachment petition to bring the CSM site into one jurisdiction was filed on February 8, 2019; therefore, the 90-day review period for this CSM is scheduled to expire circa May 8, 2019.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00369, zoning lands to be attached to the City at 4202 and 4210 Hoepker Road to the IL district, and the two-lot Certified Survey Map to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: Approximately 63.77 acres of land located on the north side of Hoepker Road between N. Stoughton Road (US Highway 51) and Manufacturers Drive; Aldermanic District 17 (Baldeh); DeForest Area School District.

Existing Conditions and Land Use: The overall site is undeveloped (a residence located on the 4202 Hoepker Road was demolished in 2018). The portion of the site located in the Town of Burke is currently zoned A-1 (Agriculture District) and C-2 (Commercial District). The land in the City is zoned IL (Industrial-Limited District).

Surrounding Land Use and Zoning:

North: Custom RV Services, JX Truck Center, Village of DeForest water tower, Keystone Automotive, all located in the Town of Burke, zoned Dane County C-1 or C-2 (Commercial Districts);

South: Future industrial development in the Center for Industry & Commerce in the City of Madison, zoned IL (Industrial-Limited District); single-family residences in the Town, zoned C-2;

East: Various commercial and industrial uses in the Interstate Commerce Park subdivision in the City, zoned IL, including Airoidi Brothers, Lakeside International Trucks, and Bobcat of Madison;

West: Madison Block and Stone, various commercial and industrial uses located along Acker Road, west of N. Stoughton Road in the Town, primarily in C-2 zoning.

Adopted Land Use Plans: The 2000 Hanson Neighborhood Development Plan recommends all of the subject lands for industrial uses. The plan recommends that a north-south local street extend through the site from Anderson Road to Hoepker Road, with two east-west streets to extend from Interstate Commerce Park to intersect the north-south street.

The 2018 Comprehensive Plan recommends all of the subject lands for Industrial uses. The proposed local streets in the neighborhood development plan are also reflected on the Comprehensive Plan.

Environmental Corridor Status: The entire site is located in the Central Urban Service Area. There are no mapped environmental corridors on the overall property.

Public Utilities and Services: The overall site is served by a full range of urban services, with the exception of Metro Transit, which currently does not provide service west of The American Center development or north of the intersection of Hayes Road and Portage Road at this time.

Zoning Summary: The proposed lots will be zoned IL, which will be reviewed in the following sections of this report. There are no “critical zoning items” pertinent to the site.

Project Description

Ruedebusch Development, on behalf of the current owner, Hooper Construction Corp., has submitted a petition to attach two parcels totaling 55.67 acres of land to the City of Madison from the Town of Burke. The attachment petition includes a request to assign permanent IL (Industrial–Limited District) zoning to the property. Following attachment, Ruedebusch proposes to divide the 55.67 acres and seven platted lots in the Interstate Commerce Park subdivision containing 8.1 acres of land zoned IL into two lots by Certified Survey Map. In addition, the CSM will dedicate the last section of Manufacturers Drive from its current terminus in Interstate Commerce Park north to its ultimate terminus at Anderson Road.

The subject property is undeveloped. The site contains approximately 1,973.2 feet of frontage along N. Stoughton Road (US 51), and 1,725.5 feet of frontage along Hoepker Road. The property also includes a 66-foot wide “panhandle” that extends roughly 650 feet north from the majority of the property to connect the site to Anderson Road between two commercial parcels in the Town of Burke, as well as a 545-foot long section of platted but unbuilt Commerce Park Drive, which was discontinued/vacated by Resolution 19-00186 (ID [54383](#)) at the March 5, 2019 Common Council meeting. Surrounding properties are characterized by a variety of light industrial, commercial and transport-related land uses located to the east in the City of Madison in the Interstate Commerce Park development and to the north along Anderson Road in the Town.

Lot 1 of the CSM will contain 58.55 acres of the site, including the entire frontage along N. Stoughton Road and Hoepker Road. Manufacturers Drive will be extended northwesterly through the site from its current terminus to Anderson Road through the panhandle, leaving a triangularly shaped, 3.84-acre Lot 2 northeast of the extended road. The applicant intends to develop a 385,400 square-foot package distribution facility and accessory structures on Lot 1 of the CSM and an employee parking lot on Lot 2. The package distribution facility is a permitted use in the proposed IL district, while the employee lot on Lot 2 will require subsequent Plan Commission approval of a private parking facility following attachment and zoning of the property. References to the Lot 2 parking in the application materials are provided for informational purposes.

Plans for the package distribution facility on Lot 1 call for the 385,400 square-foot building to extend parallel to the western property line, with an approximately 147-foot setback proposed from the N. Stoughton Road right of way. The single-story, approximately 40-foot tall building will be constructed of precast concrete panels and will feature 124 loading docks along the east, west and south sides and six overhead doors for drive-in access to the facility along the west side. A 4,215 square-foot “gateway building” is proposed northwest of the main facility, which the letter of intent indicates is intended to serve as the entry point to the facility, which will have controlled

access. A separate 7,565 square-foot vehicle maintenance garage will be located east of the main facility, with a salt storage building to its north.

A 639-stall auto parking area is proposed between the north wall of the distribution facility and northern property line, which will be located outside an eight- to ten-foot security fence. Access to the Lot 1 facility will be provided by two driveways from Manufacturers Drive, with access beyond the security fence controlled by a gate adjacent to the gateway building. No access to N. Stoughton Road or Hoepker Road is proposed. Inside the security fence, the distribution facility will be surrounded on all sides by auto and truck parking as shown on the attached site plans. The eastern portion of Lot 1 will be devoted to stormwater management and seasonal snow storage for the distribution facility.

The two parcels and 55.67 acres of land to be attached to the City are subject of an Early Attachment and Revenue Sharing Agreement with the Town of Burke, which was adopted by the Common Council on February 5, 2019 as Resolution 19-00107 (ID 53924). The Plan Commission recommended adoption of the agreement at its December 17, 2018 meeting. As noted in the agreement, which is attached for reference, the two parcels are located in a "protected area" of the Town. According to the 2007 *Town of Burke, Village of Deforest, City of Sun Prairie and City of Madison Cooperative Plan*, the 55.67 acres could remain in the Town until the final attachment of town parcels to their respective city or village occurs on October 27, 2036, and could not be attached sooner without Town approval. However, in order to construct the project in one jurisdiction and on City of Madison water and sewer, attachment of the property entirely to the City was proposed, with the City to pay the Town one-half of the City's share of property taxes in quarterly installments following attachment and until the end of the Town in 2036.

Analysis and Conclusion

Attachment ordinances allowed by an intergovernmental agreement and cooperative plan do not typically come before the Plan Commission for a recommendation prior to being adopted by the Common Council. However, in addition to attaching the property to the City, the attachment petition includes a request for permanent IL zoning. Therefore, Ordinance ID 54789 includes zoning map amendment ID 28.022-00369 to permanently zone the site IL. In order for the Plan Commission to make its recommendation on the zoning, a Class 2 notice has been provided in the official municipal newspaper and notices were mailed to Town and City property owners and occupants located in 200 feet of the subject property as prescribed in Section 28.181(5) of the Zoning Code.

The Planning Division believes that the request to rezone the 55.67 acres to be attached with Ordinance ID 54789 to be consistent with the industrial land uses recommended for the subject site in the Hanson Road Neighborhood Development Plan. That 2000 plan followed a 1994 study by the City that emphasized the need to create large areas for light industrial and warehousing uses with good access to the regional transportation network and led to the City's investment in The Center for Industry & Commerce, Interstate Commerce Park and other developments. The large-scale logistics use proposed for the overall 63.77-acre, two-lot development is consistent with the City's goals for this area.

The proposed land division is also consistent with the land use and circulation recommendations in the Hanson Road planning area. While the 2000 plan anticipated a finer-grained grid street network than the one resulting from the proposed division of the subject site, the network shown on the lands to be attached anticipated a more

conventional multi-use, multi-lot subdivision similar to the adjacent Interstate Commerce Park. However, there are no recommendations in the plan that would suggest the proposed lot configuration should not be supported, and the Plan Commission previously recommended that most of Commerce Park Drive, which was planned to be part of the finer-grained street network, be vacated at its February 11, 2019 meeting. Further, the CSM will dedicate the right of way to complete Manufacturers Drive to Anderson Road, which itself connects to N. Stoughton Road opposite CTH CV at a signalized intersection. The connection to Anderson Road will be constructed by the developer in conjunction with a series of other public improvements needed to accommodate the opening of the proposed package distribution facility. At this time, primary access to the facility is planned to come from the south via the N. Stoughton Road- Hoepker Road and Hoepker-Manufacturers Drive intersections.

In anticipation of the establishment of a satellite parking facility on Lot 2 of the proposed CSM, staff recommends that the northern parking lot on Lot 1 be reconfigured to create a more direct sidewalk from where pedestrians from the Lot 2 facility will cross Manufacturers Drive to reach the gateway building. As proposed, the sidewalk shown along the northern driveway is likely too circuitous for those users and may result in pedestrians walking through parking aisles to the facility entrance from the satellite parking lot. Additional details of the satellite parking facility will be submitted separately as part of a conditional use application for a private parking facility on Lot 2 following this zoning approval and recording of the CSM.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Ordinance ID 54789, attaching 55.67 acres of land in the Town of Burke at 4202 and 4210 Hoepker Road to the City and Zoning Map Amendment ID 28.022-00369 to zone the lands to be attached to the IL district, and the two-lot Certified Survey Map to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That a "No Vehicular Access" restriction be shown graphically on the CSM along the entire Hoepker Road frontage of Lot 1.
2. Madison Gas & Electric requests that a 12-foot wide public utility easement be dedicated along both sides of Manufacturers Drive with this CSM. This easement shall be shown on the final CSM prior to Planning Division approval for recording.
3. As a condition of the IL zoning approval and in anticipation of the subsequent conditional use application for Lot 2, that a direct pedestrian path be created through the northern parking lot on Lot 1 to provide a more direct connection to the gateway building for users of the future private parking lot on Lot 2. Final details of this pedestrian path shall be approved by the Planning Division prior to issuance of permits for the Lot 1 facility.

4. Note: The parking lot on Lot 2 is considered a "private parking facility" as defined and regulated by the Zoning Code, which are a conditional use in the proposed IL zoning and require Plan Commission approval under a separate application. Approval of this zoning map amendment and Certified Survey Map by the Plan Commission and Common Council does not constitute approval of future development on Lot 2.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Brenda Stanley, 261-9127)

- | |
|---|
| <ol style="list-style-type: none">5. The Madison Metropolitan Sewerage District annexation fee shall be paid for prior to CSM sign off.6. The applicant will need to coordinate any permitting requirements with agencies outside the City of Madison, including Wisconsin Department of Transportation (WisDOT), Town of Burke and / or Village of Deforest for work in the right of way outside of the City of Madison's jurisdiction.7. The applicant will not be allowed to discharge any waters from this site onto the WisDOT right of way without express permission and permits to do so.8. The applicant shall relocate driveway at 4195 Anderson Road to provide a safe distance from the new Manufacturers Drive-Anderson Road intersection as required by City Traffic Engineer. |
|---|
9. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the CSM.
 10. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
 11. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to sanitary connection charges for the Hanson Road Neighborhood Sanitary Sewer and Water Main Assessment District.
 12. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2' ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for review.
 13. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.

14. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0-tons per acre per year.
15. Note: Portions of this site have wetland indicators identified. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources (WDNR) for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
16. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; and i) Street names. All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal. Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.
17. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section) with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
18. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for

compliance with NR-216 and NR-151. However a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.

19. A minimum of two (2) working days prior to requesting City Engineering signoff on the final plat, the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
20. The following note shall be placed on the CSM: "No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer."
21. The following note shall be added to the CSM: "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to storm water management at the time they develop."
22. The applicant will be required to provide stormwater management for the new roadway and dedicate an outlot to the public for this purpose. If other means for providing the necessary stormwater management will be used the applicant shall demonstrate how and where the treatment will be located, including providing any written permissions, easements, recorded documents, etc. prior to the sign off of this CSM.
23. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
24. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. The PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; and k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
25. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
26. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain

stormwater practices on 8.5x14-inch paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City Engineering.

27. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
28. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls; provide infiltration in accordance with MGO Chapter 37; and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
29. The developer shall construct Madison standard street and sidewalk improvements for all streets within the CSM, except that sidewalk shall not be required north of Lot 2.
30. The developer shall confirm that adequate sight distance exists where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
31. The Developer shall make improvements to Hoepker Road, Anderson Road and N. Stoughton Road as required by City Traffic Engineer to facilitate ingress and egress to the CSM.
32. The applicant shall construct sidewalk along Hoepker Road from N. Stoughton Rd to east limits of the CSM.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

33. The applicant shall dedicate additional right of way along US Highway 51. The limits shall be 5 feet easterly of the WisDOT proposed Bicycle/Pedestrian path. Final configuration of the right of way shall be as mutually agreed upon between the City Engineer and the applicant.
34. The applicant shall dedicate the 60- by 160-foot area projecting into the Hoepker Road right of way and an additional 10 feet for public street adjacent to existing Hoepker Road.
35. The applicant shall dedicate an additional 11 feet for a total of 81 feet from the centerline adjacent to the north side of Hoepker Road for the first 450 feet of Hoepker Road lying immediately east of the right of way of US Highway 51.

36. It is anticipated that the public improvements required to serve this proposed plat may require Temporary Grading Easements along Manufacturers Drive and driveway relocation on adjacent properties northerly to Anderson Road. The developer shall acquire the right of way and easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and easements required, the City shall proceed to acquire the right of way and easements. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract amendment execution to cover the estimated City staff expenses and right of way and easement costs for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easements and/or right of way.
37. Utility Easements per the plat of Interstate Commerce Park along Commerce Park Drive being discontinued shall be released. Also, the 10-foot and 12-foot wide Utility Easements along the south and west sides of Lot 2, CSM 9690 shall be released that lie within the required new road dedications. The applicant shall be responsible to obtain releases from utilities other than the City of Madison prior to the City of Madison releasing its rights. Coordinate the City releases with Jeff Quamme. (jrquamme@cityofmadison.com) Note on the CSM the easements to be released by separate document.

38. Remove from the notes on sheet 6 the following:

- a.) The note referencing Document No. 1804438. This is for the homestead outside of this CSM.
- b.) The Deed Restriction per Document No. 3634899. It is for Dane County Zoning and all lands will be in the City of Madison.
- c.) The reference to the Avigation Easement per Document No. 4121457 does not encumber lands within this CSM.
- d.) Remove the note referencing the Private Sewerage Maintenance Agreement per Document No. 2215895. The site has been razed.
- e.) Remove the note referring to Document No. 2559856. Lands are now in the City of Madison, not the Town of Burke.
- f.) Remove the note referencing the Agreement to Purchase and Develop Interstate Commerce Park per Document No. 4108256. This has been satisfied for lands within this CSM.
- g.) Remove the note referring to the Well Agreement in Document No. 855339. The site has been razed.
- h.) Remove the reference to ETJ approval per Document No. 2267778. It does not apply with the CSM being in the City of Madison.
- i.) Remove the reference to the Well Agreement per Document No. 2382228. The site has been razed.
- j.) Remove the notes from Interstate Commerce Park on sheet 7 referring to access and setback to the Interstate Highway. This CSM does not abut the Interstate.
- k.) Remove the notes from Interstate Commerce Park and CSM 9690 referring to the non-exclusive easements for drainage purposes. Note 4 on sheet 7 releases these easements with the new land division.

39. Delineate on sheet 4 the area including Lots 1-4 & 8-10 as being subject to the Avigation Easement per Document No. 4111035.
40. Add a "Vehicular Access Restriction" along the frontage of Hoepker Road where none currently exists.
41. Correct the Surveyor's Certificate to state compliance with the subdivision regulations of the City of Madison and not Dane County.
42. With the required dedication of Hoepker Road, remove the area of Lot 1 that includes the right of way and adjust the area of the lot accordingly.
43. Provide the widths of Anderson Road on the CSM. Provide overall widths of Manufacturers Drive on all sheets where it has been mapped.
44. Dimension the bends for the Public Utility Easement per Document No. 3214154.
45. The Highway Setback line on sheets 2 and 3 shall reference the note pertaining to the setback note on sheet 7.
46. Properly dimension where the Utility and Grading and Sloping Easements do not line up along Hoepker Road. Also, provide a public utility easement to connect the public Utility Easements at this location.
47. All notes referring to "vacated" Commerce Park Drive shall be revised to be "vacated and discontinued". Also revise the note on Sheet 4 for Proposed Vacated Commerce Street. It shall read Vacated and Discontinued Commerce Park Dr. City of Madison Resolution RES-19-____, File ID No. ____
48. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, City Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report.
49. Standard Note for Public Utility Easements: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

The agency reviewed this request and has recommended no conditions of approval.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

- 50. The applicant shall construct a dual southbound left-turn lane and receiving lane at the Hoepker Road/Stoughton Road intersection as required by the City Traffic Engineer.
- 51. The applicant shall extend the westbound left-turn lane at the Hoepker Road/Stoughton Road intersection as required by the City Traffic Engineer.
- 52. The applicant shall extend the eastbound left-turn lane at the Hoepker Road/Manufacturers Drive intersection as required by the City Traffic Engineer.
- 53. The applicant shall be required to modify the existing southbound approach at the Hoepker Road/Manufacturers Drive intersection to provide an additional turn lane as required by the City Traffic Engineer.
- 54. No alterations to the CSM shall negatively impact the approved site plan and/or cause the approved site plan to be in non-compliance.

- 55. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off of the final plat.

Fire Department (Contact Bill Sullivan, 261-9658)

- 56. Fire hydrants and fire access shall be provided.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

- 57. The developer shall construct the public water distribution system and services required to serve the proposed CSM per MGO 16.23(9)(d)(3).
- 58. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, 261-4289)

The agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Sarah Lerner, 261-4281)

This agency did not provide conditions of approval for this request.

Office of Real Estate Services (Lance Vest, 245-5794)

59. Signature block certifications shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary at the time of execution. The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The executed original hard stock recordable CSM shall be presented at the time of sign-off.
60. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final CSM sign-off.
61. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off. In particular, include a Consent of Lessee for the Memorandum of Sign Site Lease recorded as Document No. 4973673, if applicable.
62. Please add "Maribeth L. Witzel-Behl, City Clerk City of Madison, Dane County, Wisconsin" after the signature line on the Common Council certificate.
63. As of February 11, 2019, there are no 2018 real estate taxes or special assessments reported as due or owing. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for all parcels prior to recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(5)(g)1. Receipts are to be provided on or before sign-off; checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.
64. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in City's Office of Real Estate Services (lvest@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (November 30, 2018) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
65. For properties not connected to municipal utility services, consider whether well abandonment ref. NR-141 needs to be addressed.
66. If all parties of interest agree that certain easements from prior plats or CSMs of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM. In particular, consider whether a Termination for the Well Agreement recorded as Document No. 2382228 is necessary.
67. If the lands within the Plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact Heidi Fischer at 264-9297 to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.

From: Malloy, Sean

Sent: March 24, 2019 4:55 PM

To: Smith, Brian <BSmith@cityofmadison.com>; Petykowski, Christopher
<CPetykowski@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>

Subject: RE: Package Distribution Facility TIA - 2019 Update

Hi Tim,

After reviewing the latest Traffic Impact Analysis that was submitted by the developer's consultant; Traffic Engineering would like the following condition to be removed from the Plan Commission staff report:

"The applicant shall be required to construct a dual Southbound left turn lane and receiving lane at the Hoepker Road/Stoughton Road intersection as required by the Traffic Engineer."

Traffic Engineering would like to add the following condition upon further review of the applicant's latest Traffic Impact Analysis:

"The applicant shall be required to extend the Westbound right turn lane at the Anderson Road/Stoughton Road intersection as required by the Traffic Engineer."

Thank you,
Sean Malloy
City of Madison - Traffic Engineering
215 Martin Luther King Jr. Blvd., Suite 109
Madison, WI 53701-2986
P.O. Box 2986
ph: 608.266.5987
smalloy@cityofmadison.com



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

April 19, 2019

Dave Nelsen
Ruedebusch Development/ 2020 Madison, LLC
4605 Dovetail Drive
Madison, Wisconsin 53704

RE: Attaching 55.67 acres of land owned by Hooper Construction Corporation, addressed as 4202 and 4210 Hoepker Road, to the City of Madison from the Town of Burke; assigning IL (Industrial-Limited District) to the attached land; and approving a Certified Survey Map (CSM) to divide 63.77 acres of land zoned IL to create two lots for industrial development and dedicate right of way for the extension of Manufacturers Drive

Dear Mr. Nelsen;

At its April 16, 2019 meeting, the City of Madison Common Council **approved** an ordinance to attach 55.67 acres of land to the City from the Town of Burke. The attachment will take effect at 12:01 a.m. on Monday, April 22, 2019. No further action is required on your or the property owner's parts in order for the attachment to take effect.

At the same meeting, the Common Council **conditionally approved** your zoning map amendment and Certified Survey Map of land generally addressed as 4202 and 4210 Hoepker Road and located in Section 9, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin subject to the following conditions of approval to be addressed prior recording of the CSM:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following twenty-eight (28) items:

1. The Madison Metropolitan Sewerage District annexation fee shall be paid for prior to CSM sign off.
2. The applicant will need to coordinate any permitting requirements with agencies outside the City of Madison, including Wisconsin Department of Transportation (WisDOT), Town of Burke and / or Village of Deforest for work in the right of way outside of the City of Madison's jurisdiction.
3. The applicant will not be allowed to discharge any waters from this site onto the WisDOT right of way without express permission and permits to do so.
4. The applicant shall relocate driveway at 4195 Anderson Road to provide a safe distance from the new Manufacturers Drive-Anderson Road intersection as required by City Traffic Engineer.

5. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the CSM.
6. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
7. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to sanitary connection charges for the Hanson Road Neighborhood Sanitary Sewer and Water Main Assessment District.
8. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for review.
9. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
10. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0-tons per acre per year.
11. Note: Portions of this site have wetland indicators identified. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources (WDNR) for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
12. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; and i)

Street names. All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal. Email file transmissions preferred Izenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

13. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section) with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
14. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151. However a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
15. A minimum of two (2) working days prior to requesting City Engineering signoff on the final plat, the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
16. The following note shall be placed on the CSM: "No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer."
17. The following note shall be added to the CSM: "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to storm water management at the time they develop."

18. The applicant will be required to provide stormwater management for the new roadway and dedicate an outlot to the public for this purpose. If other means for providing the necessary stormwater management will be used the applicant shall demonstrate how and where the treatment will be located, including providing any written permissions, easements, recorded documents, etc. prior to the sign off of this CSM.
19. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
20. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. The PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; and k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
21. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
22. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14-inch paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City Engineering.
23. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
24. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls; provide infiltration in accordance with MGO Chapter 37; and complete an erosion control plan and complete

weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.

25. The developer shall construct Madison standard street and sidewalk improvements for all streets within the CSM, except that sidewalk shall not be required north of Lot 2.
26. The developer shall confirm that adequate sight distance exists where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
27. The Developer shall make improvements to Hoepker Road, Anderson Road and N. Stoughton Road as required by City Traffic Engineer to facilitate ingress and egress to the CSM.
28. The applicant shall construct sidewalk along Hoepker Road from N. Stoughton Rd to east limits of the CSM.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following seventeen (17) items:

29. The applicant shall dedicate additional right of way along US Highway 51. The limits shall be 5 feet easterly of the WisDOT proposed Bicycle/Pedestrian path. Final configuration of the right of way shall be as mutually agreed upon between the City Engineer and the applicant.
30. The applicant shall dedicate the 60- by 160-foot area projecting into the Hoepker Road right of way and an additional 10 feet for public street adjacent to existing Hoepker Road.
31. The applicant shall dedicate an additional 11 feet for a total of 81 feet from the centerline adjacent to the north side of Hoepker Road for the first 450 feet of Hoepker Road lying immediately east of the right of way of US Highway 51.
32. It is anticipated that the public improvements required to serve this proposed plat may require Temporary Grading Easements along Manufacturers Drive and driveway relocation on adjacent properties northerly to Anderson Road. The developer shall acquire the right of way and easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and easements required, the City shall proceed to acquire the right of way and easements. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract amendment execution to cover the estimated City staff expenses and right of way and easement costs for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easements and/or right of way.
33. Utility Easements per the plat of Interstate Commerce Park along Commerce Park Drive being discontinued shall be released. Also, the 10-foot and 12-foot wide Utility Easements along the south

and west sides of Lot 2, CSM 9690 shall be released that lie within the required new road dedications. The applicant shall be responsible to obtain releases from utilities other than the City of Madison prior to the City of Madison releasing its rights. Coordinate the City releases with Jeff Quamme. (jrquamme@cityofmadison.com) Note on the CSM the easements to be released by separate document.

34. Remove from the notes on sheet 6 the following:

- a.) The note referencing Document No. 1804438. This is for the homestead outside of this CSM.
- b.) The Deed Restriction per Document No. 3634899. It is for Dane County Zoning and all lands will be in the City of Madison.
- c.) The reference to the Avigation Easement per Document No. 4121457 does not encumber lands within this CSM.
- d.) Remove the note referencing the Private Sewerage Maintenance Agreement per Document No. 2215895. The site has been razed.
- e.) Remove the note referring to Document No. 2559856. Lands are now in the City of Madison, not the Town of Burke.
- f.) Remove the note referencing the Agreement to Purchase and Develop interstate Commerce Park per Document No. 4108256. This has been satisfied for lands within this CSM.
- g.) Remove the note referring to the Well Agreement in Document No. 855339. The site has been razed.
- h.) Remove the reference to ETJ approval per Document No. 2267778. It does not apply with the CSM being in the City of Madison.
- i.) Remove the reference to the Well Agreement per Document No. 2382228. The site has been razed.
- j.) Remove the notes from Interstate Commerce Park on sheet 7 referring to access and setback to the Interstate Highway. This CSM does not abut the Interstate.
- k.) Remove the notes from Interstate Commerce Park and CSM 9690 referring to the non-exclusive easements for drainage purposes. Note 4 on sheet 7 releases these easements with the new land division.

35. Delineate on sheet 4 the area including Lots 1-4 & 8-10 as being subject to the Avigation Easement per Document No. 4111035.

36. Add a "Vehicular Access Restriction" along the frontage of Hoepker Road where none currently exists.

37. Correct the Surveyor's Certificate to state compliance with the subdivision regulations of the City of Madison and not Dane County.

38. With the required dedication of Hoepker Road, remove the area of Lot 1 that includes the right of way and adjust the area of the lot accordingly.

39. Provide the widths of Anderson Road on the CSM. Provide overall widths of Manufacturers Drive on all sheets where it has been mapped.
40. Dimension the bends for the Public Utility Easement per Document No. 3214154.
41. The Highway Setback line on sheets 2 and 3 shall reference the note pertaining to the setback note on sheet 7.
42. Properly dimension where the Utility and Grading and Sloping Easements do not line up along Hoepker Road. Also, provide a public utility easement to connect the public Utility Easements at this location.
43. All notes referring to "vacated" Commerce Park Drive shall be revised to be "vacated and discontinued". Also revise the note on Sheet 4 for Proposed Vacated Commerce Street. It shall read Vacated and Discontinued Commerce Park Dr. City of Madison Resolution RES-19-___, File ID No. ___
44. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, City Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report.
45. Standard Note for Public Utility Easements: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.

Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following six (6) items:

46. The applicant shall be required to extend the westbound right turn lane at the Anderson Road/ N. Stoughton Road intersection as required by the City Traffic Engineer.
47. The applicant shall extend the westbound left-turn lane at the Hoepker Road/N. Stoughton Road intersection as required by the City Traffic Engineer.
48. The applicant shall extend the eastbound left-turn lane at the Hoepker Road/Manufacturers Drive intersection as required by the City Traffic Engineer.
49. The applicant shall be required to modify the existing southbound approach at the Hoepker Road/Manufacturers Drive intersection to provide an additional turn lane as required by the City Traffic Engineer.
50. No alterations to the CSM shall negatively impact the approved site plan and/or cause the approved site plan to be in non-compliance.

51. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off of the final plat.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following two (2) items:

52. The developer shall construct the public water distribution system and services required to serve the proposed CSM per MGO 16.23(9)(d)(3).
53. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

54. Fire hydrants and fire access shall be provided.

Please contact my office at 261-9632 if you have questions about the following four (4) items:

55. That a "No Vehicular Access" restriction be shown graphically on the CSM along the entire Hoepker Road frontage of Lot 1.
56. Madison Gas & Electric requests that a 12-foot wide public utility easement be dedicated along both sides of Manufacturers Drive with this CSM. This easement shall be shown on the final CSM prior to Planning Division approval for recording.
57. As a condition of the IL zoning approval and in anticipation of the subsequent conditional use application for Lot 2, that a direct pedestrian path be created through the northern parking lot on Lot 1 to provide a more direct connection to the gateway building for users of the future private parking lot on Lot 2. Final details of this pedestrian path shall be approved by the Planning Division prior to issuance of permits for the Lot 1 facility.
58. Note: The parking lot on Lot 2 is considered a "private parking facility" as defined and regulated by the Zoning Code, which are a conditional use in the proposed IL zoning and require Plan Commission approval under a separate application. Approval of this zoning map amendment and Certified Survey Map by the Plan Commission and Common Council does not constitute approval of future development on Lot 2.

Please contact Lance Vest of the Office of Real Estate Services at 245-5794 if you have any questions regarding the following six (6) items:

59. Signature block certifications shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary at the time of execution. The title of each certificate shall be consistent with

the ownership interest reported in the most recent title report. The executed original hard stock recordable CSM shall be presented at the time of sign-off.

60. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final CSM sign-off.
61. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off. In particular, include a Consent of Lessee for the Memorandum of Sign Site Lease recorded as Document No. 4973673, if applicable.
62. Please add "Maribeth L. Witzel-Behl, City Clerk City of Madison, Dane County, Wisconsin" after the signature line on the Common Council certificate.
63. As of February 11, 2019, there are no 2018 real estate taxes or special assessments reported as due or owing. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for all parcels prior to recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(5)(g)1. Receipts are to be provided on or before sign-off; checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.
64. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in City's Office of Real Estate Services (lvest@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (November 30, 2018) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
65. For properties not connected to municipal utility services, consider whether well abandonment ref. NR-141 needs to be addressed.
66. If all parties of interest agree that certain easements from prior plats or CSMs of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM. In particular, consider whether a Termination for the Well Agreement recorded as Document No. 2382228 is necessary.
67. If the lands within the Plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact Heidi Fischer at 264-9297 to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Hooper Const. Corp. Attachment and
Ruedebusch Zoning Map Amendment
and Certified Survey Map
4202-4210 Hoepker Road
April 19, 2019
Page 10

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (attached), the original along with the revised Certified Survey Map, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the certified survey at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. **The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.**

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering Division
Jacob Moskowitz, Assistant Zoning Administrator
Bill Sullivan, Madison Fire Department
Adam Wiederhoeft, Madison Water Utility
Lance Vest, Office of Real Estate Services