

Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of University Research Park - Pioneer 1st Addition to allow the replatting of a portion the dev.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

Document Number

Document Title

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 11th day of November, 2023. A copy of the resolution is attached.

Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of University Research Park - Pioneer 1st Addition to allow the replatting of a portion the development. Being located in the Northeast 1/4 of the Northwest 1/4, Southwest 1/4 of the Northwest 1/4, Northeast 1/4 of the Southwest 1/4, of Section 34, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 1)

File# 80073, Resolution 23-00681

DOCUMENT #

5996209

11/13/2024 01:52 PM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 11

Recording Area

Name and Return Address

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

Parcel Identification Number (PIN)

November 12, 2024

Date

Date

Maribeth Witzel-Behl
Signature of Clerk

n/a

Signature of Grantor

Maribeth Witzel-Behl, City Clerk

*Name printed

*Name printed

STATE OF WISCONSIN, County of Dane

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

Eric Christianson

Subscribed and sworn to before me on November 12, 2024 by the above named person(s)

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

[Signature]

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

Print or type name Eric Christianson

Title Certified Municipal Clerk Date commission expires 3/27/2026

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

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File# 80073, Resolution 23-00681

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11



City of Madison

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

Certified Copy

Resolution: RES-23-00681

File Number: 80073

Enactment Number: RES-23-00681

Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of University Research Park - Pioneer 1st Addition to allow the replatting of a portion the development. Being located in the Northeast 1/4 of the Northwest 1/4, Southwest 1/4 of the Northwest 1/4, Northeast 1/4 of the Southwest 1/4, of Section 34, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 1)

WHEREAS, the plat of University Research Park - Pioneer 1st Addition was conditionally approved by the City of Madison Common Council by Enactment Number RES-15-00469, File I.D. Number 38237, as adopted on the 19th of May, 2015 and the said Enactment provided for the acceptance of the lands dedicated for public street right-of-ways; and

WHEREAS, the plat of University Research Park - Pioneer 1st Addition was subsequently recorded upon the satisfaction of the conditions of approval on the 14th of March, 2016 in Volume 60-048B of Plats, on pages 257-259, as Document Number 5220401, Dane County Register of Deeds; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a preliminary and final plat of University Research Park - Pioneer 1st Addition Replat to replat the plat of University Research Park - Pioneer 1st Addition The replat reconfiguring the all of the lots, outlots and parts of Boyer Street within the plat; and

WHEREAS, the said plat of University Research Park - Pioneer 1st Addition Replat was conditionally approved by the City of Madison Common Council by Enactment Number RES-22-00766, File I.D. Number 73804, as adopted on the 11th of November, 2022; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for re-approval of the final plat of University Research Park - Pioneer 1st Addition Replat, File ID 79552, to comply with Wis. Stat. 236.25(2)(b) requires that a final plat be offered for recording within 12 months of the approval of the plat and the under which the original approval dated November 1, 2022 is expected to expire, prior to recording;

WHEREAS, the conditionally approved University Research Park - Pioneer 1st Addition Replat will alter areas dedicated to the public for public street right-of-way, and the replat may not be recorded until those areas dedicated to the public for street right-of-ways by University Research Park - Pioneer 1st Addition have been properly vacated and discontinued under s. 66.1003 Wisconsin Statutes; and

WHEREAS, the unimproved public right-of-way of two sections of Boyer Street lying between Ancient Oak Lane and S. Pleasant View Road / CTH M and Valley View Road and Ancient Oak Lane , all dedicated by the plat of University Research Park - Pioneer 1st Addition, are to be vacated and discontinued. Wyser Engineering and City of Madison Engineering Division, have prepared the necessary public right-of-way vacation and discontinuance maps (Exhibit A) and legal descriptions (Exhibit B) delineating all of these areas to be discontinued, the Exhibits are attached hereto and made part of this resolution; and

WHEREAS, the current developer and owner have not constructed, nor has the City of Madison accepted any new public utilities or street improvements in conjunction with University Research Park - Pioneer 1st Addition within any of the public right-of-ways to be vacated and discontinued; and

WHEREAS, this vacation and discontinuance will not result in a landlocked parcel of property due to the current contiguous common ownership of the Lots of the plat University Research Park - Pioneer 1st Addition adjacent to these proposed areas of vacation and discontinuance; and

WHEREAS, the City Engineering Division recommends approval of these public right-of-way vacations and discontinuances subject to conditions as noted herein.

NOW THEREFORE BE IT RESOLVED, that since the public interest requires it, the City Of Madison hereby conditionally vacates and discontinues the public right-of-ways as shown on attached Exhibit A and described on attached Exhibit B, under Wisconsin ss. 66.1003(2), upon completion of the following conditions:

- The Developer of University Research Park - Pioneer 1st Addition Replat shall enter into any agreement(s) required by the City of Madison in conjunction with the approval of the proposed development University Research Park - Pioneer 1st Addition Replat.
- The conditions of approval for the preliminary and final plat for the University Research Park - Pioneer 1st Addition Replat shall be addressed to the satisfaction of the City of Madison Engineer.

BE IT FURTHER RESOLVED, that, under Wisconsin ss. 66.1005(2)(a)(1) the City of Madison releases any easements and rights it may have within the public right-of-ways being vacated and discontinued; and

BE IT FURTHER RESOLVED, under Section 66.1005(2), Wisconsin Statutes any other existing easements and rights that exist within the vacated and discontinued public right-of-ways and unpaved public alleys shall continue unless as otherwise provided by statute; and

BE IT FURTHER RESOLVED, under Section 66.1005(1), Wisconsin Statutes, reversionary rights of the public right-of-ways herein vacated and discontinued shall attach to the adjacent properties; and

BE IT FINALLY RESOLVED, upon Common Council adoption of this resolution and completion all street vacation and discontinuance conditions identified above to the satisfaction of the City Engineer, the City Engineer will then authorize the City Clerk to validate and make effective this street vacation and discontinuance by recording it with all supplemental map exhibits with the Dane County Register of Deeds, authorizing all City agencies to administer the appropriate workflows to complete and finalize all land record database updates.

I, City Clerk Maribeth Witzel-Behl, certify that this is a true copy of Resolution No. 23-00681, file 80073, adopted by the Madison Common Council on November 11, 2023.

Maribeth Witzel-Behl

11-12-2024

Date Certified



City of Madison, Planning Division : JC : Date : 10-9-23



City of Madison

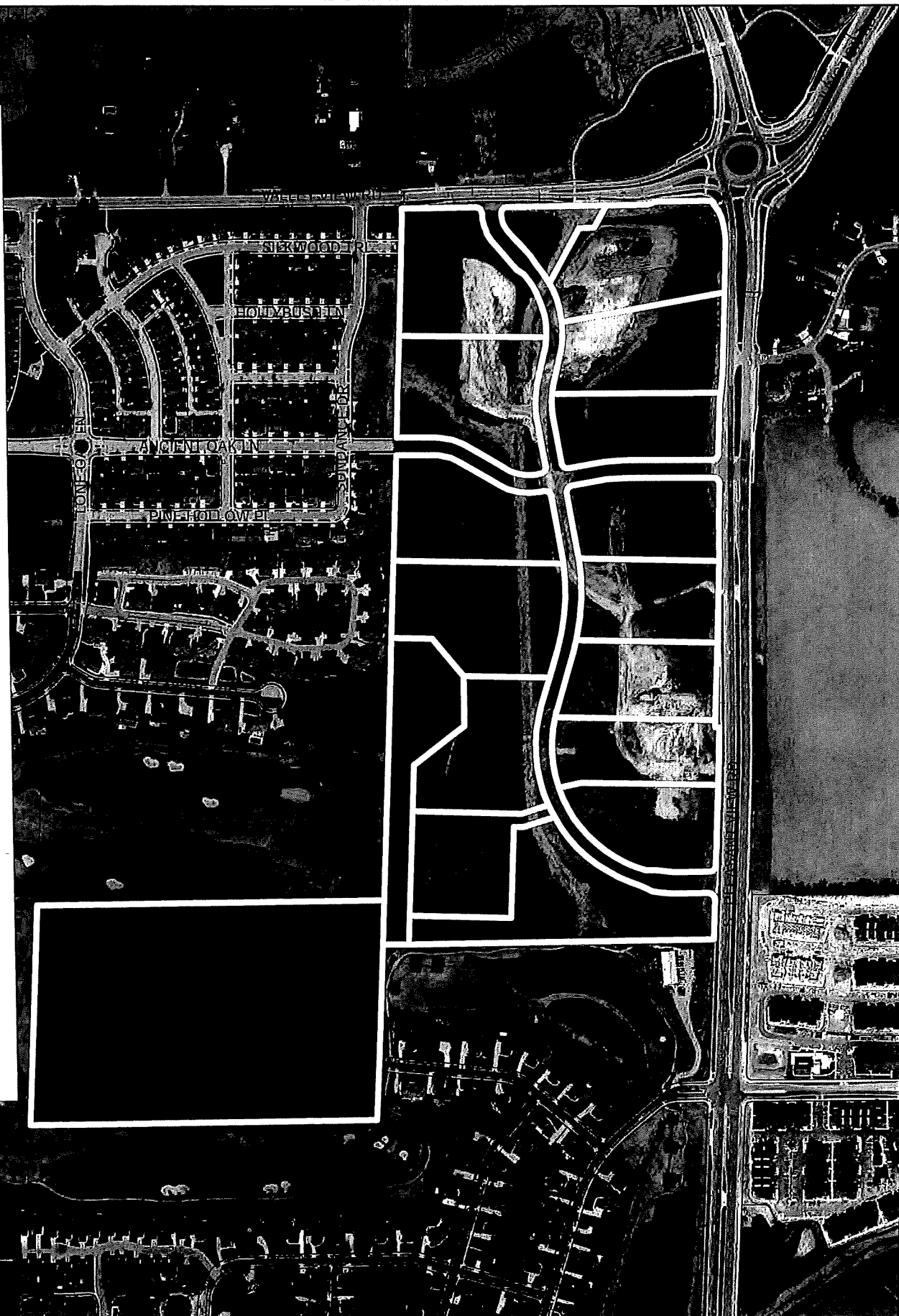
601-1202 Boyer Street, 601-1103
Boyer Street, and 8825 Nelson Crossing

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

Date: November 12, 2024

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



Date of Aerial Photography : Spring 2022

Vicinity Map Boyer Street Discontinuance



Time: 9/22/2023 2:47:50 PM

Session: U:\GTviewer sessions\julius session.gts

City of Madison, WI - GIS/Mapping data

Printed By: enjws2

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

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Date: November 12, 2024

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



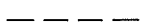



EXHIBIT A

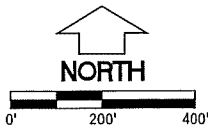
VACATION OF A PORTION OF THE RIGHT OF WAY OF BOYER STREET AS
PLATTED BY THE UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION

NORTHWEST CORNER
SECTION 34-T7N-R8E

N 89° 11' 37" E 2639.80' MON TO MON

LEGEND

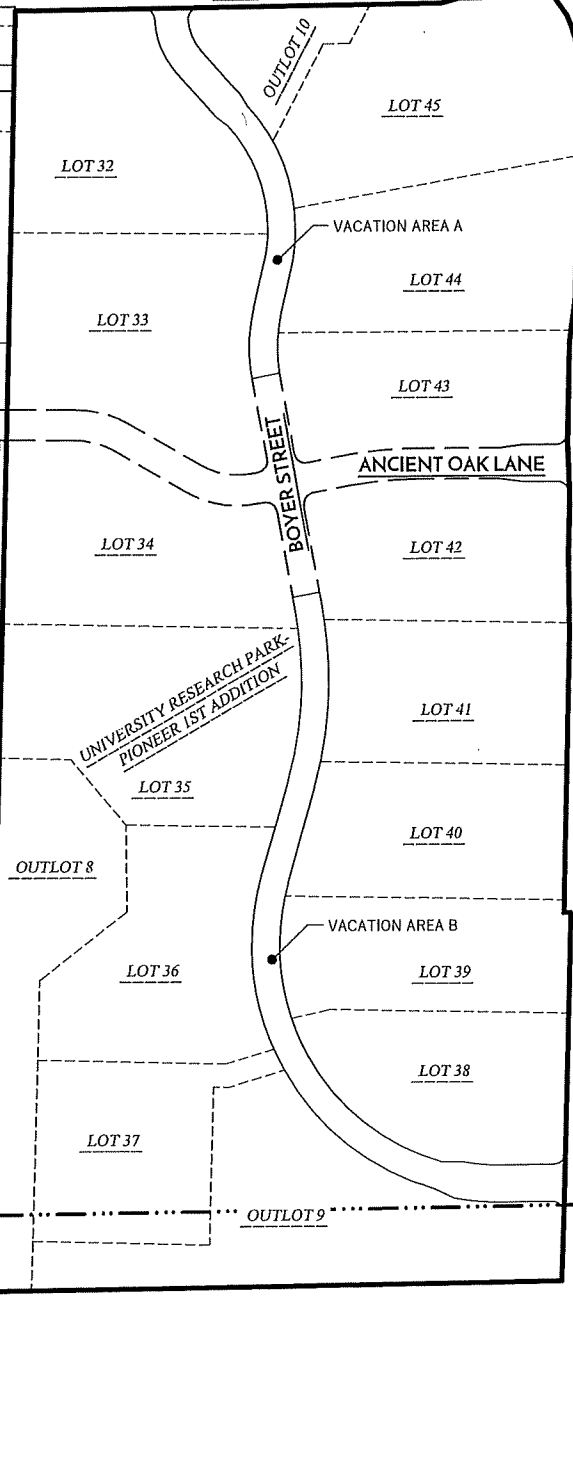
-  SECTION CORNER FOUND / RECOVERED
-  SECTION/QUARTER LINE
-  RIGHT-OF-WAY LINE
-  PARCEL LINE
-  PLAT BOUNDARY
-  AREA TO BE VACATED



NOTES:

1. NORTH REFERENCE FOR THIS EXHIBIT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011). "WISCONSIN DANE," THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 BEARS S 89° 11' 37" W
2. SEE SHEETS 2 AND 3 FOR DETAILS ON THE VACATED AREAS
3. SEE SHEET 4 FOR CURVE TABLE.

OUTLOT 7
UNIVERSITY RESEARCH PARK-
PIONEER 1ST ADDITION



C.T.H. "M" / S PLEASANT VIEW ROAD

EAST LINE OF THE NORTHWEST QUARTER

S 1° 25' 45" W 2641.24' MON TO MON

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: November 12, 2024

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



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

SURVEYED BY: ---
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 200770
SHEET NO: 1 of 4

EXHIBIT A

VACATION OF A PORTION OF THE RIGHT OF WAY OF BOYER STREET AS
PLATTED BY THE UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION

NORTH 1/4 CORNER
SECTION 34-T7N-R8E

NORTHWEST CORNER
SECTION 34-T7N-R8E

N 89° 11' 37" E 2639.80' MON TO MON

1044.43'

1595.37'

(N 89° 11' 46" E)

N 89° 11' 37" E

S 0° 48' 23" E

50.00'

P.O.B. "A"

C-8

120.07'

C-2

(S 42° 24' 26" E)

S 42° 24' 34" E

1300.0'

L-1

(N 42° 24' 34" W)

N 42° 24' 26" W

1300.0'

L-3

(N 42° 24' 26" W)

1300.0'

L-2

(N 13° 00' 00" E)

N 12° 59' 54" E

100.01'

C-5

(S 12° 59' 54" W)

S 12° 59' 54" W

(S 13° 00' 00" W)

100.01'

C-4

C-3

C-6

C-7

C-8

C-9

C-10

C-11

C-12

C-13

C-14

C-15

C-16

C-17

C-18

C-19

C-20

C-21

C-22

C-23

C-24

C-25

C-26

C-27

C-28

C-29

C-30

C-31

C-32

C-33

C-34

C-35

C-36

C-37

C-38

OUTLOT 10

LOT 45

LOT 32

LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S 31° 06' 08" E	30.60'
()	S 31° 05' 55" E	
L-2	S 79° 25' 50" W	60.00'
L-3	N 53° 43' 00" W	30.60'
()	N 53° 42' 58" E	

LEGEND

- SECTION CORNER FOUND / RECOVERED
- SECTION/QUARTER LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- PLAT BOUNDARY
- AREA TO BE VACATED
- () RECORD DATA PER UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION UNLESS NOTED

VACATION AREA A

55,737 SQ. FT.
OR 1.28 ACRES

BOYER STREET

UNIVERSITY RESEARCH PARK-
PIONEER 1ST ADDITION

LOT 44

LOT 43

LOT 33

NOTES:

- SEE SHEET 4 FOR CURVE TABLE.



0' 50' 100'

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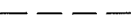
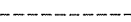


PROJECT NO: 200770

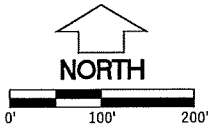
SHEET NO: 2 of 4

EXHIBIT A

VACATION OF A PORTION OF THE RIGHT OF WAY OF BOYER STREET AS
PLATTED BY THE UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION

LEGEND

-  SECTION CORNER
FOUND / RECOVERED
-  SECTION/QUARTER LINE
-  RIGHT-OF-WAY LINE
-  PARCEL LINE
-  PLAT BOUNDARY
-  AREA TO BE VACATED
- () RECORD DATA PER UNIVERSITY
RESEARCH PARK - PIONEER 1ST
ADDITION UNLESS NOTED



OUTLOT 8

UNIVERSITY RESEARCH PARK -
PIONEER 1ST ADDITION

LOT 36

NOTES:

- SEE SHEET 4 FOR CURVE TABLE.

VACATION AREA B

108,121 SQ. FT.
OR 2.48 ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L-4	S 1° 26' 40" W	17.98'
()	S 1° 26' 53" E	18.00'
L-5	S 89° 12' 23" W	101.57'
()	S 89° 12' 18" W	
L-6	N 64° 59' 56" W	47.78'
()	N 65° 00' 01" W	
L-7	N 10° 34' 10" W	36.79'
()	N 10° 33' 39" W	
L-8	N 79° 25' 50" E	60.00'
L-9	S 10° 34' 10" E	36.79'
()	S 10° 33' 39" E	
L-10	N 89° 10' 06" E	42.00'
()	N 89° 10' 01" E	
L-11	N 89° 12' 23" E	105.96'
()	N 89° 12' 18" E	105.94'
L-12	S 1° 05' 23" E	112.25'
()	S 1° 04' 34" W	112.24'

BOYER STREET

LOT 37

OUTLOT 9

LOT 38

(N 89° 12' 18" E 2626.68') PER URP - PIONEER 1ST ADDITION
N 89° 11' 13" E 2626.80' MON TO MON
SOUTH LINE OF THE NORTHWEST QUARTER

P.O.B. "B"

S 89° 11' 13" W 60.05'
CENTER OF SECTION
34-T7N-R8E

NORTH 1/4
SECTION 3

C.T.H. "M" / S PLEASANT VIEW ROAD S 1° 25' 45" W 2641.24' MON TO MON

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CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	40.60'	25.00'	93° 02' 43"	S 42° 40' 16" W	36.28'	S 89° 11' 37" W	S 3° 51' 06" E
()			93° 02' 55"	N 69° 42' 55" W	94.49'	S 89° 11' 46" W	S 3° 51' 09" E
C-2	71.33'	106.00'	38° 33' 28"	S 23° 07' 50" E	70.00'	S 3° 51' 06" E	S 42° 24' 34" E
()			38° 33' 17"	S 23° 07' 47" E	69.99'	S 3° 51' 09" E	S 42° 24' 26" E
C-3	375.21'	388.00'	55° 24' 28"	S 14° 42' 20" E	360.76'	S 42° 24' 34" E	S 12° 59' 54" W
()			55° 24' 26"	S 14° 42' 13" E		S 42° 24' 26" E	S 13° 00' 00" W
C-4	128.34'	312.00'	23° 34' 03"	S 1° 12' 52" W	127.43'	S 12° 59' 54" W	S 10° 34' 10" E
()	128.30'		23° 33' 39"	S 1° 13' 11" W	127.40'	S 13° 00' 00" W	S 10° 33' 39" E
C-5	153.02'	372.00'	23° 34' 03"	N 1° 12' 52" E	151.94'	N 10° 34' 10" W	N 12° 59' 54" E
()	152.97'		23° 33' 39"	N 1° 13' 11" E	151.90'	N 10° 33' 39" W	N 13° 00' 00" E
C-6	317.19'	328.00'	55° 24' 28"	N 14° 42' 20" W	304.98'	N 12° 59' 54" E	N 42° 24' 34" W
()			55° 24' 26"	N 14° 42' 13" W	304.97'	N 13° 00' 00" E	N 42° 24' 26" W
C-7	125.47'	178.00'	40° 23' 19"	N 22° 12' 55" W	122.89'	N 42° 24' 34" W	N 2° 01' 16" W
()	125.68'		40° 27' 17"	N 22° 10' 47" W	123.09'	N 42° 24' 26" W	N 1° 57' 08" W
C-8	38.74'	25.00'	88° 47' 08"	N 46° 24' 49" W	34.98'	N 2° 01' 16" W	S 89° 11' 37" W
()	38.53'		88° 18' 11"	N 46° 39' 09" W	34.83'	N 1° 57' 08" W	S 89° 11' 46" W
C-9	40.25'	25.00'	92° 14' 17"	N 44° 40' 28" W	36.04'	N 1° 26' 40" E	S 89° 12' 23" W
()			92° 14' 35"	N 44° 40' 25" W		N 1° 26' 53" E	S 89° 12' 18" W
C-10	109.84'	557.00'	11° 17' 54"	N 85° 08' 41" W	109.66'	S 89° 12' 23" W	N 79° 29' 43" W
()				N 85° 08' 46" W		S 89° 12' 18" W	N 79° 29' 49" W
C-11	862.95'	547.00'	90° 23' 23"	N 29° 27' 00" W	776.20'	N 74° 38' 41" W	N 15° 44' 41" E
()				N 29° 27' 05" W		N 74° 38' 46" W	N 15° 44' 36" W
C-12	357.31'	778.00'	26° 18' 52"	N 2° 35' 16" E	354.18'	N 15° 44' 41" E	N 10° 34' 10" W
()	357.18'		26° 18' 15"	N 2° 35' 29" E	354.05'	N 15° 44' 36" E	N 10° 33' 39" W
C-13	384.87'	838.00'	26° 18' 52"	S 2° 35' 16" W	381.50'	S 10° 34' 10" E	S 15° 44' 41" W
()	384.72'		26° 18' 15"	S 2° 35' 29" W	381.35'	S 10° 33' 39" E	S 15° 44' 36" W
C-14	768.29'	487.00'	90° 23' 23"	S 29° 27' 00" E	691.06'	S 15° 44' 41" W	S 74° 38' 41" E
()			90° 23' 23"	S 29° 27' 05" E		S 15° 44' 36" W	S 74° 38' 46" E
C-15	94.06'	477.00'	11° 17' 54"	N 85° 08' 41" W	93.91'	S 79° 29' 43" E	N 89° 12' 23" E
()				N 85° 08' 46" W		S 79° 29' 49" E	N 89° 12' 18" E
C-16	38.45'	25.00'	88° 07' 01"	N 45° 08' 53" E	34.77'	N 89° 12' 23" E	N 1° 05' 23" E
()			88° 07' 45"	N 45° 08' 26" W		N 89° 12' 18" E	N 1° 04' 34" E

File: W:\2020\200770_URP - Vetter Property\dwg\200770-Boyer Street Vacation Exhibit.dwg Layout: EASEMENT RELEASE EXHIBIT (4) User: Zach Plotted: Nov 08, 2022 - 1:16pm



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
UNIVERSITY RESEARCH PARK, INC.
510 CHARMANY DRIVE, SUITE 250
MADISON, WI 53719

SURVEYED BY: ---
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 200770
SHEET NO: 4 of 4