



Location  
 401 North Pleasant View Road

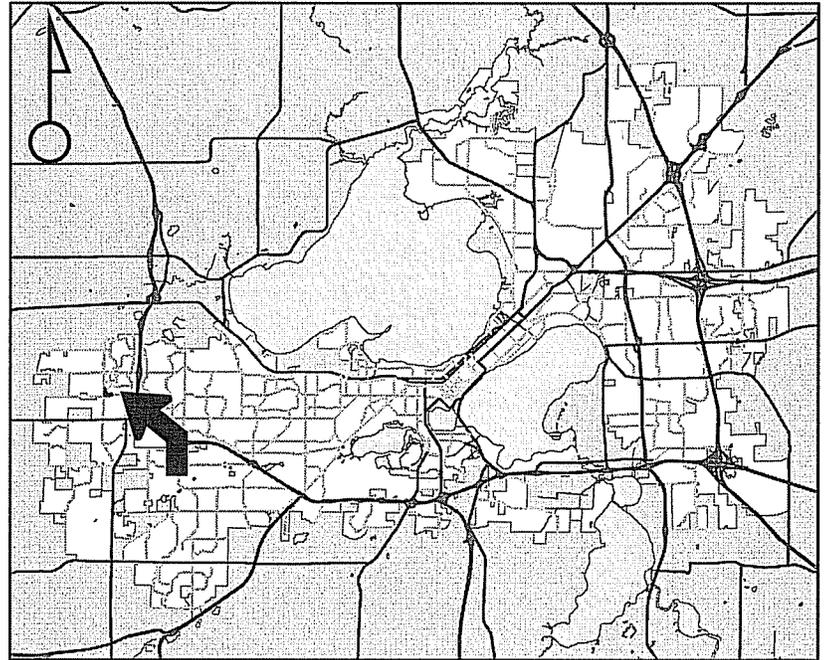
Applicant  
 Mary Ann Drescher – Attic Angels Inc/  
 Randy Bruce – Knothe & Bruce Architects

From: PUD(GDP) To: Amended PUD-GDP  
 & PUD-SIP

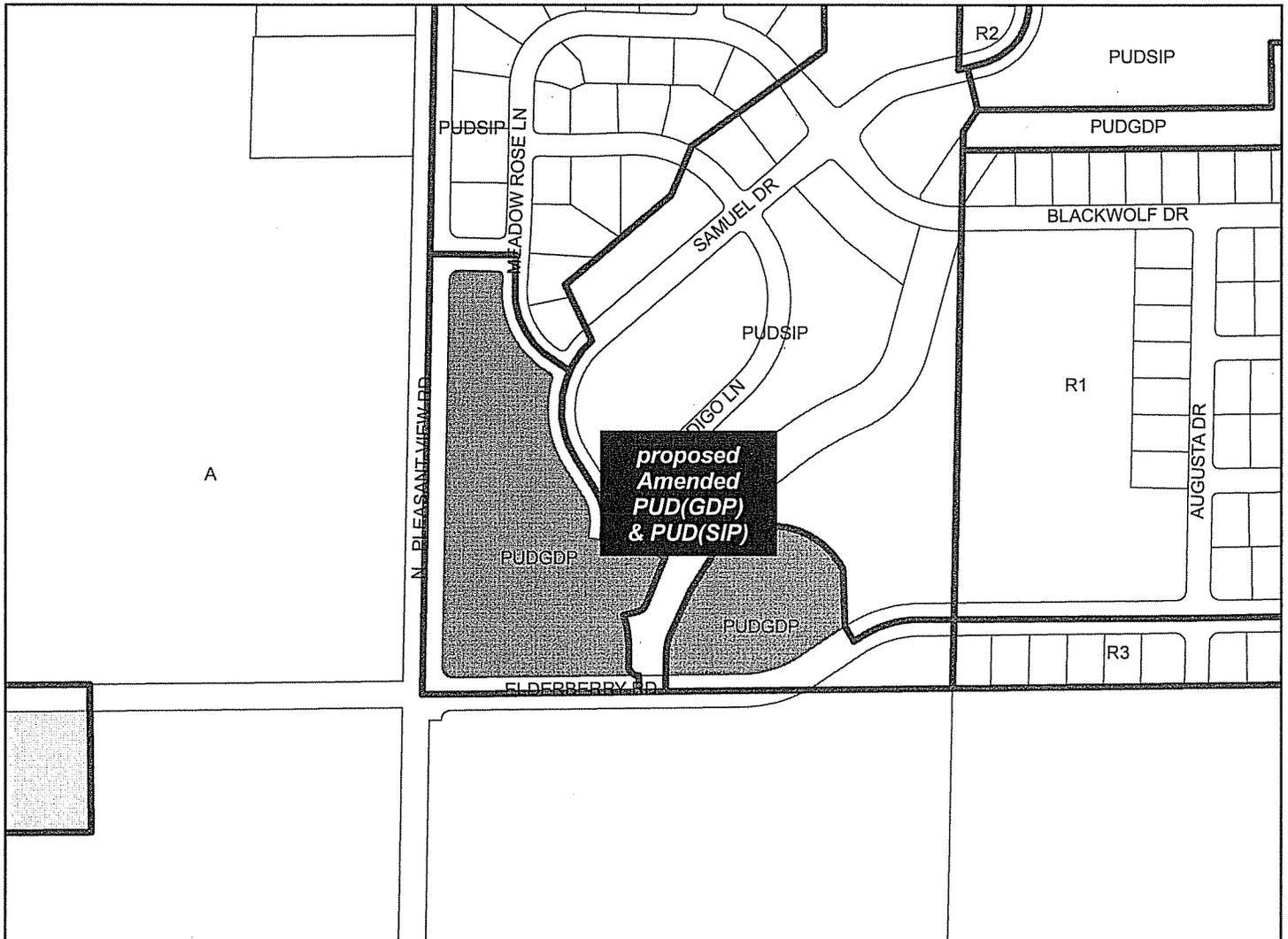
Existing Use  
**Undeveloped land**

Proposed Use  
 Amend Attic Angels Prairie Point GDP to  
 increase density of 2 multi-family lots along  
 Elderberry Road and approved SIP for 13  
 townhouse units in 3 buildings

Public Hearing Date  
 Plan Commission  
**06 June 2011**  
 Common Council  
**21 June 2011**



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 May 2011





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 3,290 <sup>00</sup> Receipt No. 119148
Date Received	4/6/11
Received By	JLK
Parcel No.	0708-222-0099-8
Aldermanic District	9 - Paul Skowronek
GQ	zoned PUD/GDP - SIP
Zoning District	PUD/GDP
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	4/6/11

1. **Project Address:** N. 401 Pleasant View Road **Project Area in Acres:** 10.20

**Project Title (if any):** Attic Angel - - Prairie Point

## 2. This is an application for:

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

## 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mary Ann Drescher Company: Attic Angel - Prairie Point, Inc  
 Street Address: 640 Junction Road City/State: Madison / WI Zip: 53717  
 Telephone: (608) 662-8900 Fax: (608) 662-8989 Email: drescher@atticangel.org

Project Contact Person: Randy Bruce Company: Knothe and Bruce Architects, LLC  
 Street Address: 7601 University Ave #201 City/State: Middleton / WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: The final phase of a senior housing campus consisting of 13 ranch style houses and 248 units multi-family apartments.

Development Schedule: Commencement Summer 2011 Completion T.B.D.

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 3,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - *The site is located within the limits of* Junction Neighborhood Development *Plan, which recommends:*  
Residential Low and Medium Density *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*  
Paul Skidmore, Alderperson District #9 - 3/3/2011 / Jim Bell, Junction Ridge Neighborhood Assoc. - 3/3/2011
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff:* \_\_\_\_\_ *Date:* 2/28/11 *Zoning Staff:* / DAT Meeting *Date:* 3/10/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Mary Ann Drescher Date 4/6/2011  
 Signature  Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

April 6, 2011

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
PUD- GDP-SIP  
401 Pleasant View Road  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: Attic Angels- Prairie Point, Inc.  
640 Junction Road  
Madison, WI 53717  
608-662-8900  
608-662-8989 fax  
Contact: Mary Ann Drescher  
drescher@atticangel.org

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: J. Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
608-838-0445 fax  
Contact: Louis A. Olson  
lolson@snyder-associates.com

Landscape Design: The Bruce Company  
2830 Parmenter St.  
Middleton, WI 53562  
608-836-7041 x253  
608-831-6266 fax  
Contact: Rich Carlson  
[rcarlson@brucecompany.com](mailto:rcarlson@brucecompany.com)

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
[www.knothebruce.com](http://www.knothebruce.com)

**Introduction:**

Attic Angel-Prairie Point, Inc. is a 54 acre community designed to meet the market need for independent and assisted living on the west side of Madison. The development is located on the east side of Pleasant View Road and the north side of the Elderberry Road extension. The PUD-GDP for the development was approved in 2001 and the development has been substantially completed at this time. This proposal will amend the PUD-GDP for remaining undeveloped lands and establish a PUD-SIP for a portion of those lands.

**Project Description:**

The remaining undeveloped lands consisted of three sites within the original PUD-GDP identified as Lots P-4, P-5, P-8, and P-9. The GDP for Lot P-9 previously illustrated two duplexes, two triplexes, and a small community building. This proposed PUD-SIP revises this plan to provide two 4-unit buildings and one 5-unit building designed to meet the market demand for smaller, more affordable cottage homes. Individual buildings are sited close to public streets to continue the design intent exhibited throughout the development. The exterior appearance of these new four and five unit buildings will borrow heavily from the material palette, geometry, and detailing of the existing duplexes and triplexes. Every cottage home has a front entry porch and a private patio. Garage doors are screened from view where possible and the exteriors provide an attractive street appearance with limited maintenance materials. Vehicular parking is accommodated by integral 1 or 2 car garages.

Lots P-5, and P-8 of the original GDP consisted of 200 multifamily units and one duplex. This proposal amends the GDP to allow up to 248 units across the two lots in three or four story buildings. Parking and an associated drop-off area are provided at the front of each building with additional parking provided in less prominent locations beside and behind the buildings.

**Site Development Data:**                      **Lot P-9 (SIP)**    **Lot P-8(GDP)**    **P-4 (GDP)**                      **Lot P-5 (GDP)**

**Dwelling Unit Mix:**

One-Bedroom		59		40
One-Bdrm + Den Ranch	7			
Two Bedroom		89		60
<u>Two-Bdrm + Den Ranch</u>	<u>6</u>		<u>2</u>	
Total Dwelling Units	13	148	2	100

**Total Gross Area:**                      20,330 S.F.                      55,830 S.F.    5,600 S.F.                      33,600 S.F.

**Densities:**

Lot Area (S.F.)	93,532 S.F.
Lot Area (Acre)	2.1472 Acres
Lot Area / D.U.	7,195 SF/unit
Density	6.0 units/acre

**Building Height:**                      One Story                      Four Story Max.    One                      Four Story Max.

**Vehicle Parking:**

Garage	19 stalls			
Driveway/Surface	19 stalls	63 stalls	4	44 stalls
<u>Underground</u>		<u>111 stalls</u>	<u>4</u>	<u>68 stalls</u>
Total	38 stalls	174 stalls	8 stalls	112 stalls

Letter of Intent – PUD-GDP-SIP  
401 Pleasant View Road  
April 6, 2011  
Page 3 of 3

**Project Schedule:**

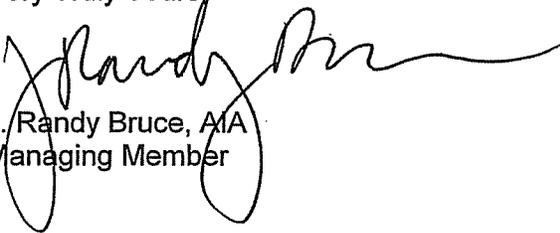
It is anticipated that the new construction phase for the first four-unit building will start in late summer of 2011. PUD-SIP applications for the remaining multifamily parcels should follow within the next year. Construction will proceed as the economic and financial markets will allow.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The project will continue a successful and attractive community that provides a continuum of housing and care for older adults.

Thank you for your time in reviewing our proposal.

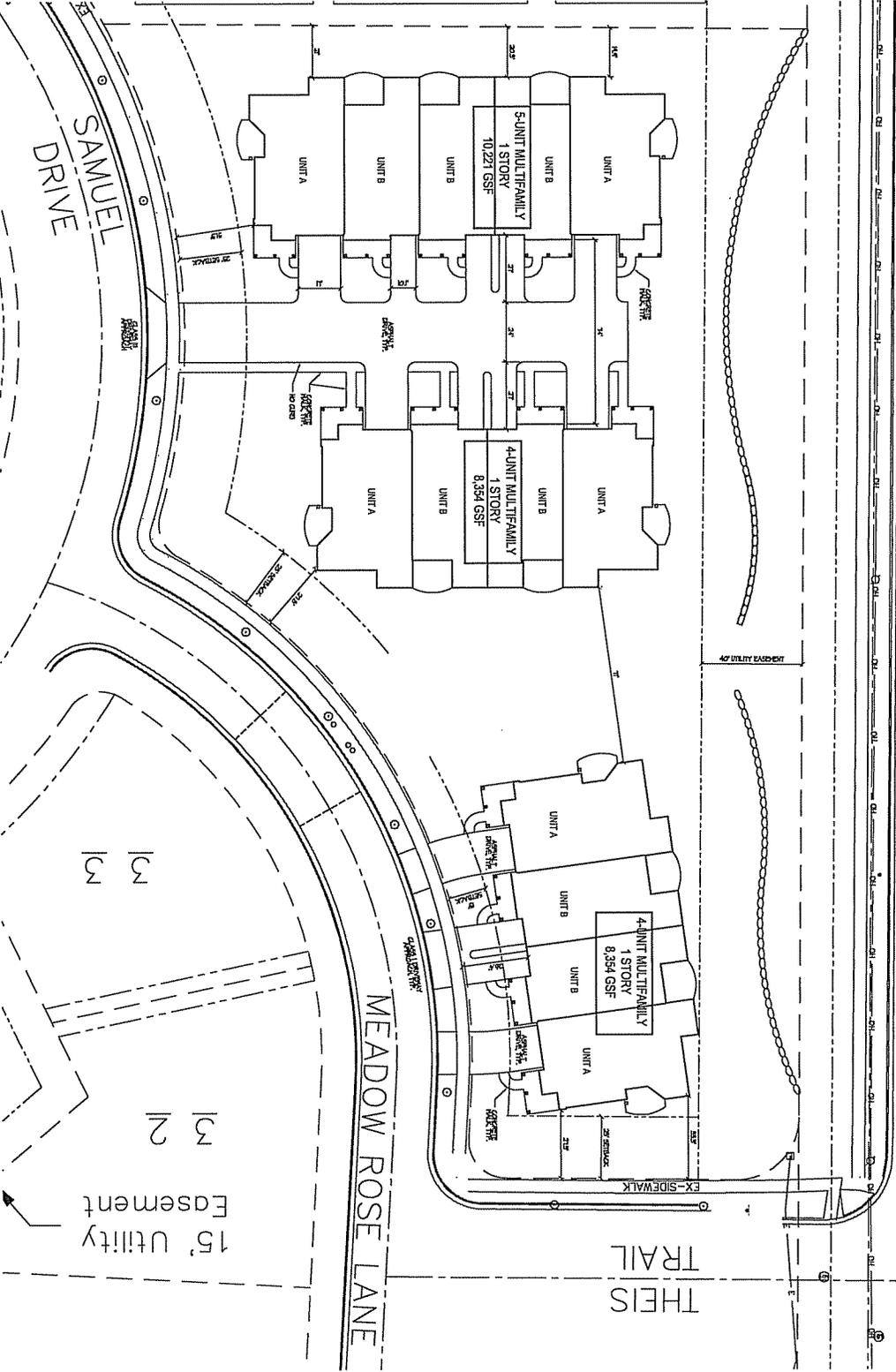
Very Truly Yours

A handwritten signature in black ink, appearing to read "Randy Bruce", with a long horizontal flourish extending to the right. The signature is written over the typed name and title.

J. Randy Bruce, AIA  
Managing Member



PLEASANT VIEW ROAD



Site Plan (Lot P-4)

SCALE: 1" = 20' HOR, 1" = 10' VERT

**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue, Suite 201  
 Middleton, Wisconsin 53182  
 608.835.1690 Fax 608.835.1693

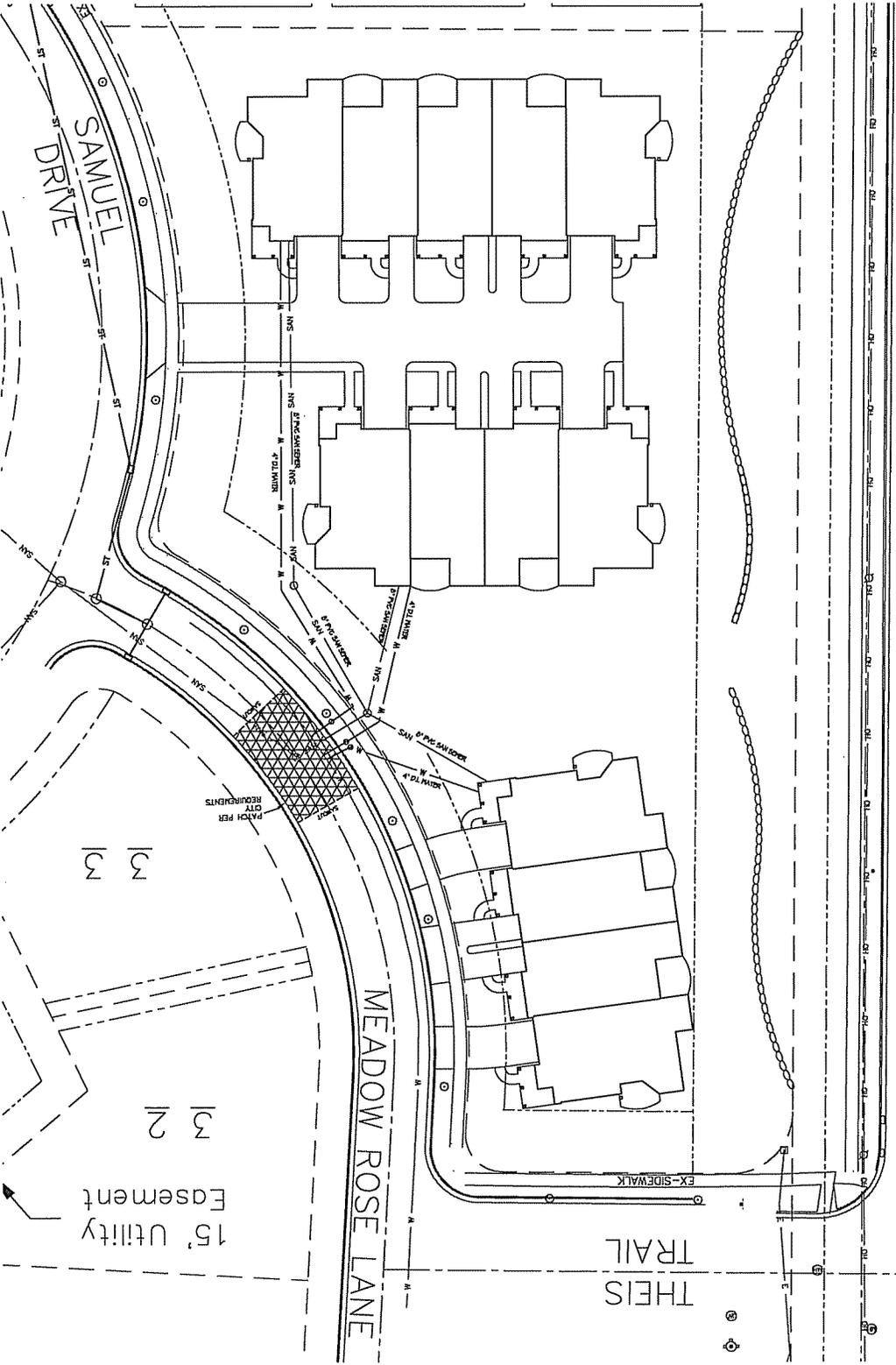
**Project Title:**  
 Allie Angels - Prairie Point  
 Meadow Rose Lane & Samuel Drive  
 Madison, WI

**Drawn Title:**  
 Site Plan (Lot P-4)

**Project No.:** 1050 **Drawn No.:** C-11



PLEASANT VIEW ROAD



Site Utility Plan (Lot P-4)

SCALE: 1" = 10' (SEE NOTE)

**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53552  
 608.838.3190 Fax 608.838.4974

Notes:  
 1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIDDLETON SPECIFICATIONS.

Revision:  
 NO. 1 - GEORGE SAMUEL - APRIL 4, 2011

Project Title:  
 Allie Angels - Prairie Point  
 Meadow Rose Lane & Samuel Drive  
 Madison, WI

Drawing Title:  
 Site Utility Plan (Lot P-4)

Project No.: 1050  
 Drawing No.: C-3.1

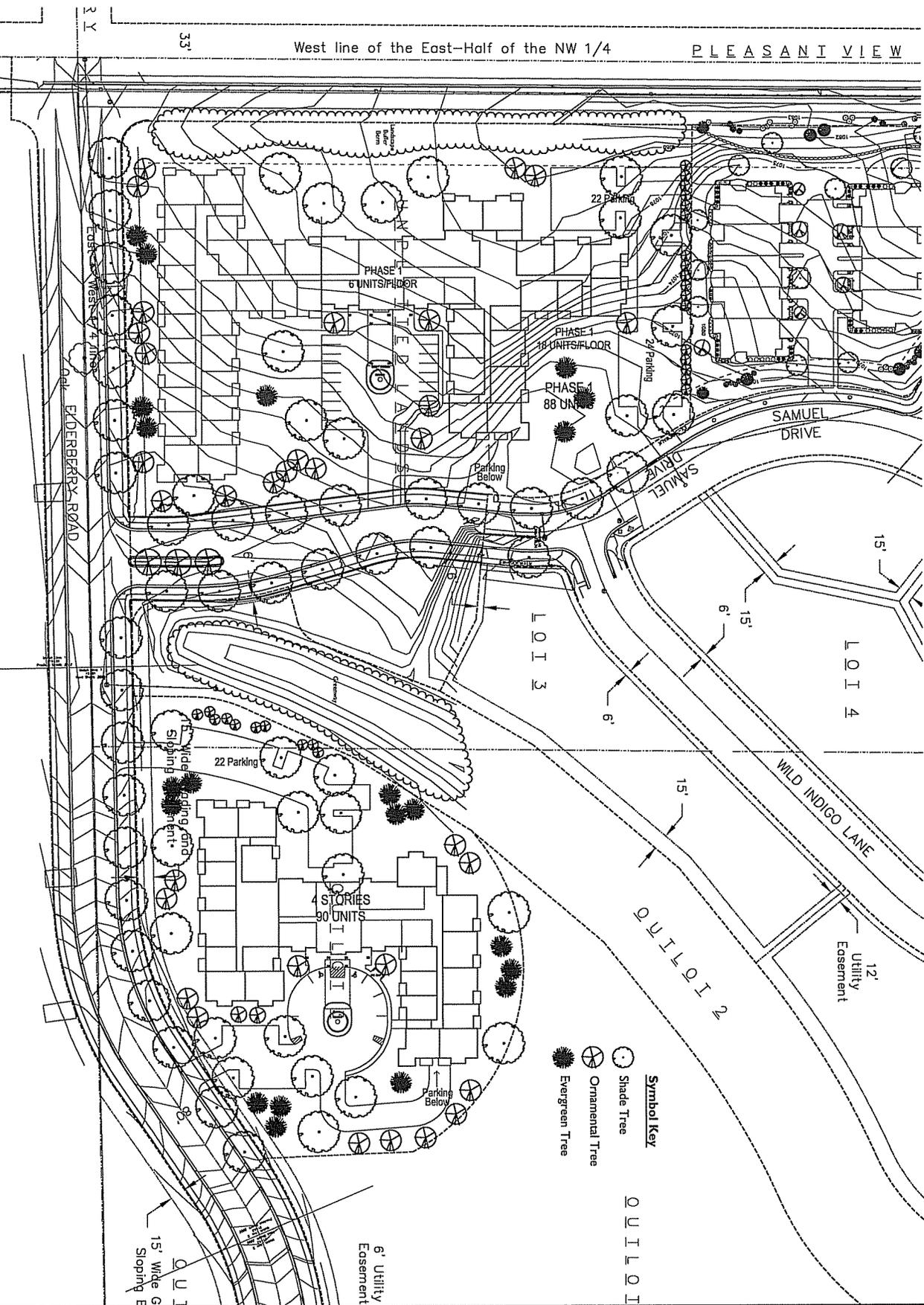


West line of the East-Half of the NW 1/4

PLEASANT VIEW

UNPLAIED LANDS

CONCEPTUAL LANDSCAPE PLAN



- Symbol Key**
- Shade Tree
  - ⊗ Ornamental Tree
  - Evergreen Tree

**ATTIC ANGELS PRAIRIE POINT**  
 MEADOW ROSE LANE AND SAMUEL DRIVE  
 MADISON, WISCONSIN

Checked By: MC  
 Drawn By: JIN  
 Date: 11/11

Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_

**H2O CONSULTANTS**  
 LANDSCAPE ARCHITECTS  
 200 MARKET STREET  
 MADISON, WISCONSIN  
 TEL: (608) 261-4242

L2

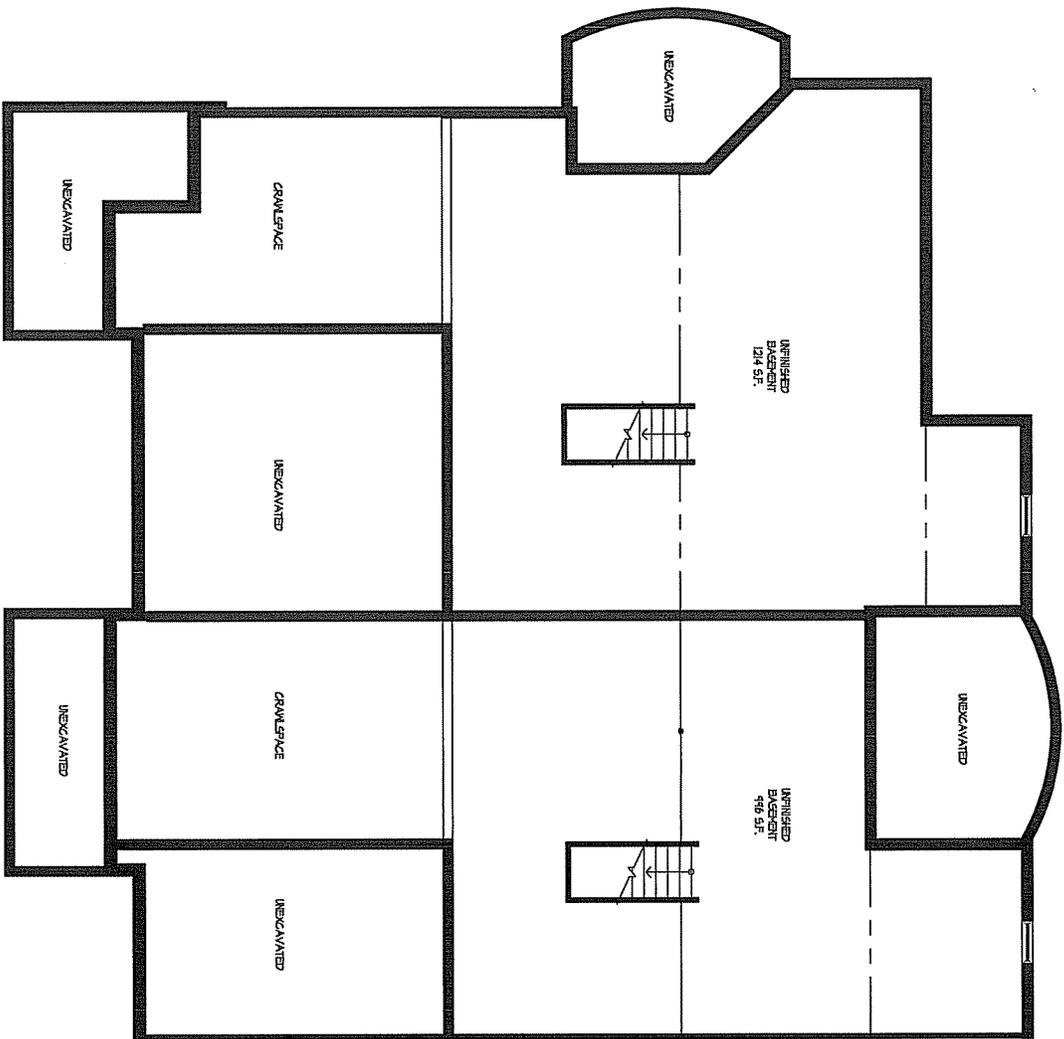
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53562  
 608-836-2500 Fax 608-836-9374

Room  
 1 -

Revision  
 No - owner's mark - April 4, 2001

Project Title  
 Allie Angels - Prairie Point  
 Haddon Rose Lane & Samuel Drive  
 Madison, WI

Drawn Title  
**Basement Floor Plans**  
 (Lot P-4)  
 Project Title  
 1050  
 Drawing Title  
 A-1.0



**BASEMENT FLOOR PLANS**

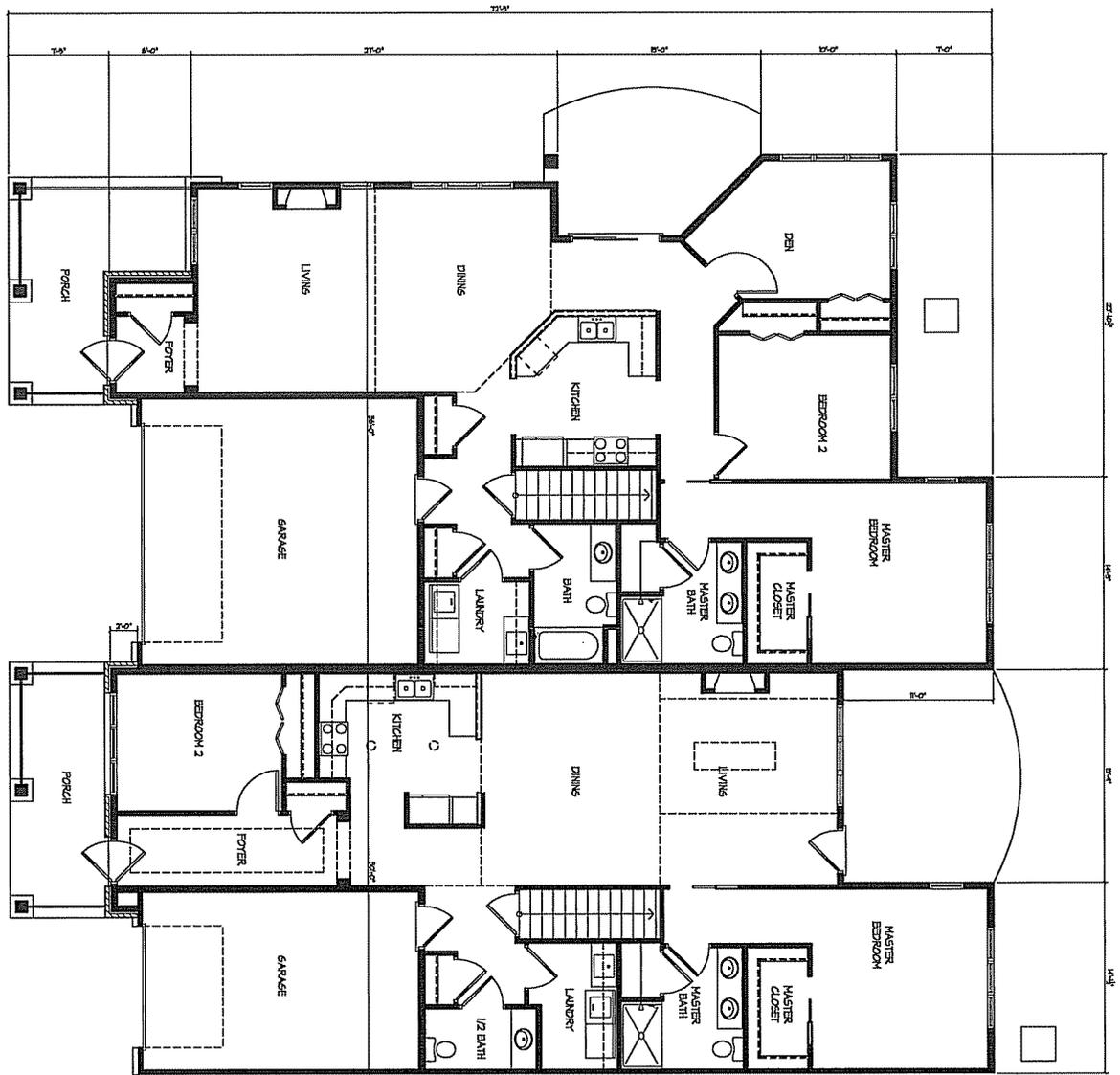
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53562  
 608-836-1890 Fax 608-836-8934

Scale: 1" = 1'-0"

Revision: No. - Owner Amend - Apr 8, 2011

Project Title:  
**Attic Angels - Prairie Point**  
 Headon Rose Lane & Samuel Drive  
 Madison, WI

Drawing Title:  
**Ground Floor Plans**  
 (Lot F-4)  
 Project No. 1050  
 Drawing No. A-1.1



**GROUND FLOOR PLANS**

UNIT A  
 TWO BEDROOMS  
 2,200 SF.

UNIT B  
 ONE BEDROOM  
 1,800 SF.



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET

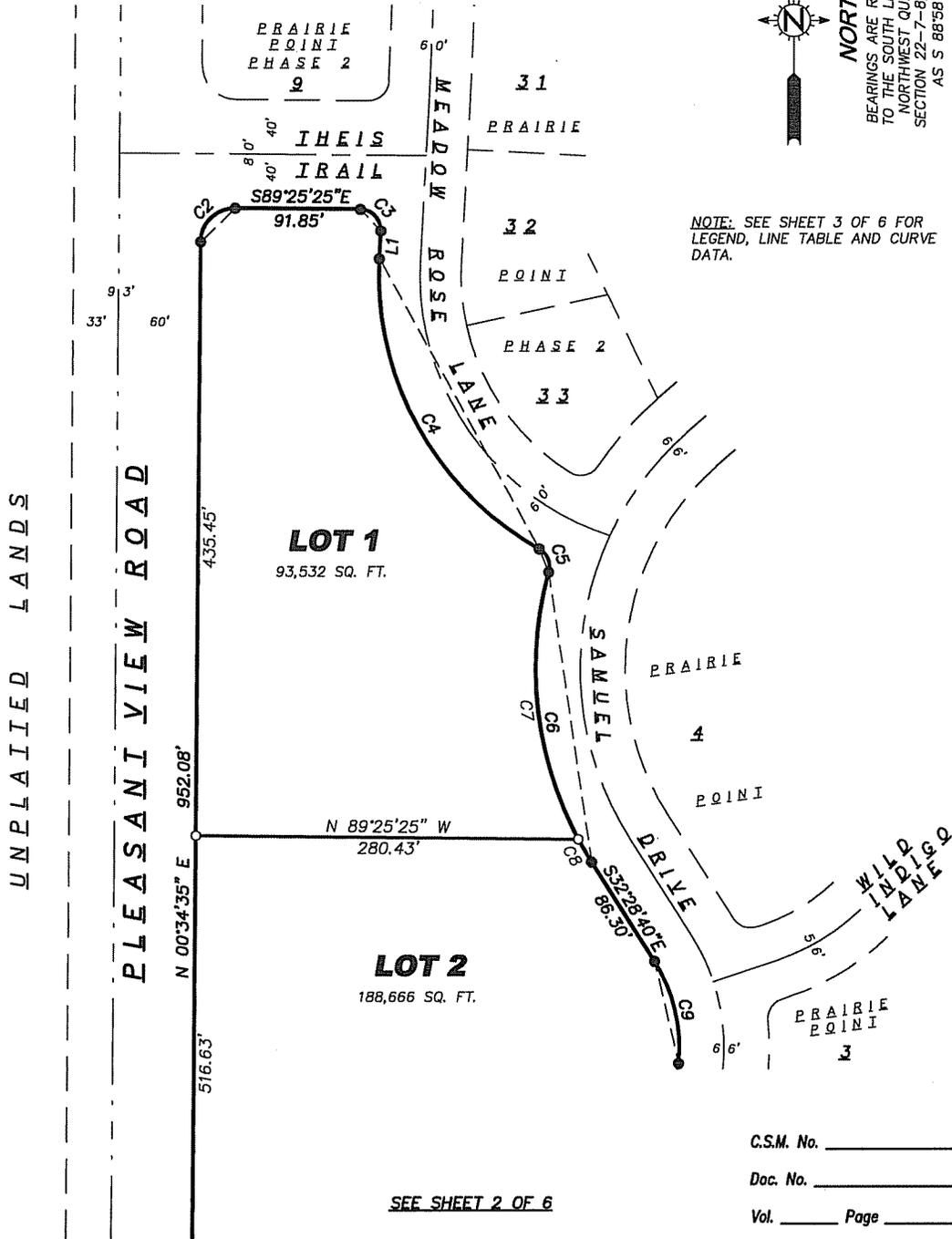
TOTAL PLATTED AREA = 323,044 SQ. FT.  
(7.4161 ACRES)



NORTH

BEARINGS ARE REFERENCED  
TO THE SOUTH LINE OF THE  
NORTHWEST QUARTER OF  
SECTION 22-7-8, RECORDED  
AS S 88°58'19" W

NOTE: SEE SHEET 3 OF 6 FOR  
LEGEND, LINE TABLE AND CURVE  
DATA.



SEE SHEET 2 OF 6

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
Attic Angel Prairie Point  
640 Junction Road  
Madison, WI 53717

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444

www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

Plot View: Sheet1

Drawing Name: P:\Projects\K\KBA12\CSM\KBA12-csm.dwg

FN: KBA12  
DATE: 04-01-11

REVISIONS:

**SHEET**  
1 OF 6



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### LEGEND

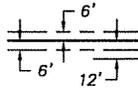
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET,  
WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.

102.0 LOT CORNER ELEVATION



DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE  
DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE  
SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL  
STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED  
WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE  
PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED  
BY THE LOT OWNER.



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

### LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 03°08'57" W	20.49'
L2	S 05°50'46" W	28.78'
L3	S 05°50'46" W	50.76'
L4	S 05°50'46" W	79.53'
L5	S 84°34'47" E	119.67'
L6	S 84°09'14" E	66.00'
L7	S 85°06'11" E	53.67'
L8	S 63°11'41" E	76.41'
L9	S 75°16'43" W	33.86'
L10	S 14°43'17" E	25.00'
L11	S 14°43'17" E	100.62'
L12	S 14°43'17" E	125.62'
L13	S 00°58'19" W	24.81'
L14	S 00°58'19" W	29.35'
L15	S 05°50'46" W	50.76'

### CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	91°36'16"	25.00'	39.97'	N 45°13'33" W	35.85'
C2	90°00'00"	25.00'	39.27'	N 45°34'35" E	35.36'
C3	92°34'22"	15.00'	24.24'	S 43°08'14" E	21.68'
C4	63°43'15"	230.00'	255.79'	S 28°42'40" E	242.81'
C5	76°16'41"	15.00'	19.97'	S 22°25'57" E	18.53'
C6	48°11'03"	263.00'	221.18'	S 08°23'08" E	214.72'
C7	43°57'51"	263.00'	201.81'	S 06°16'33" E	196.89'
C8	04°13'11"	263.00'	19.37'	S 30°22'04" E	19.37'
C9	38°19'25"	117.00'	78.26'	S 13°18'57" E	76.81'
C10	53°41'00"	30.00'	28.11'	S 48°26'13" W	27.09'
C11	12°29'56"	340.00'	74.17'	S 05°16'39" E	74.02'
C12	92°00'00"	25.00'	40.14'	S 45°01'41" E	35.97'
C13	17°22'23"	117.00'	35.48'	N 02°50'26" W	35.34'
C14	17°22'23"	183.00'	55.49'	S 02°50'26" E	55.28'
C15	12°29'56"	260.00'	56.72'	S 05°16'39" E	56.61'
C16	88°00'00"	25.00'	38.40'	S 44°58'19" W	34.73'

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
Attle Angel Prairie Point  
640 Junction Road  
Madison, WI 53717

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444

www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

Plot View: Sheet3

Drawing Name: P:\Projects\K\KBA12\CSM\KBA12-csm.dwg

File: KBA12  
DATE: 04-01-11

REVISIONS:

**SHEET**  
**3 OF 6**

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

Attic Angel Prairie Point Inc., as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attic Angel Prairie Point Inc.

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

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

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

**CONSENT OF MORTGAGEE**

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_ countersigned by \_\_\_\_\_ its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

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

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

<p><b>SURVEYED FOR:</b> Attic Angel Prairie Point 640 Junction Road Madison, WI 53717</p>	<p><b>SURVEYED BY:</b> Snyder &amp; Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444  www.snyder-associates.com</p>	<p> <b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners</p> <p>Plot View: Sheet4 Drawing Name: P:\Projects\K\KBA12\CSM\KBA12-csm.dwg</p>	<p>FN: KBA12 DATE: 04-01-11 REVISIONS:</p>	<p><b>SHEET 4 OF 6</b></p>
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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 22; thence North 88 degrees 58 minutes 19 seconds East, along the South line of the Northwest Quarter of said Section 22, 1857.06 feet; thence North 01 degree 01 minute 41 seconds West, 40.00 feet to the North right-of-way line of Elderberry Road and the point of beginning of this description; thence South 88 degrees 58 minutes 19 seconds West, along said North right-of-way line, 457.12 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 91 degrees 36 minutes 16 seconds, an arc distance of 39.97 feet, a radius of 25.00 feet and a chord bearing North 45 degrees 13 minutes 33 seconds West, 35.85 feet to the East right-of-way line of Pleasant View Road; thence North 00 degrees 34 minutes 35 seconds East, along said East right-of-way line, 952.08 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet, a radius of 25.00 feet and a chord bearing North 45 degrees 34 minutes 35 seconds East, 35.36 feet to the South right-of-way line of Theis Trail; thence South 89 degrees 25 minutes 25 seconds East, along said South right-of-way line, 91.85 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 92 degrees 34 minutes 22 seconds, an arc distance 24.24 feet, a radius of 15.00 feet and a chord bearing South 43 degrees 08 minutes 14 seconds East, 21.68 feet to the West right-of-way line of Meadow Rose Lane; thence South 03 degrees 08 minutes 57 seconds West, along said West right-of-way line, 20.49 feet to a point of curvature; thence along said West right-of-way line and the arc of a curve to the left through a central angle 63 degrees 43 minutes 15 seconds, an arc distance of 255.79 feet, a radius of 230.00 feet and a chord bearing South 28 degrees 42 minutes 40 seconds East, 242.81 feet to a point of reverse curvature; thence along the arc of a curve to the right through a central angle of 76 degrees 16 minutes 41 seconds, an arc distance of 19.97 feet, a radius of 15.00 feet and a chord bearing South 22 degrees 25 minutes 57 seconds East, 18.53 feet to the West right-of-way line of Samuel Drive and a point of reverse curvature; thence along said West right-of-way line and the arc of a curve to the left through a central angle of 48 degrees 11 minutes 03 seconds, an arc distance of 221.18 feet, a radius of 263.00 feet and a chord bearing South 08 degrees 23 minutes 08 seconds East, 214.72 feet; thence South 32 degrees 28 minutes 40 seconds East, along said West right-of-way line, 86.30 feet to a point of curvature; thence along said West right-of-way line and the arc of a curve to the right through a central angle of 38 degrees 19 minutes 25 seconds, an arc distance 78.26 feet, a radius of 117.00 feet and a chord bearing South 13 degrees 18 minutes 57 seconds East, 76.81 feet; thence South 05 degrees 50 minutes 46 seconds West, along said West right-of-way line, 28.78 feet; thence South 84 degrees 34 minutes 47 seconds East, 119.67 feet; thence South 63 degrees 11 minutes 41 seconds East, 76.41 feet; thence South 21 degrees 35 minutes 43 seconds West, 126.36 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 53 degrees 41 minutes 00 seconds, an arc distance of 28.11 feet, a radius of 30.00 feet and a chord bearing South 48 degrees 26 minutes 13 seconds West, 27.09 feet; thence South 75 degrees 16 minutes 43 seconds West, 33.86 feet; thence South 14 degrees 43 minutes 17 seconds East, 25.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 12 degrees 29 minutes 56 seconds, an arc distance of 74.17 feet, a radius of 340.00 feet and a chord bearing South 05 degrees 16 minutes 39 seconds East, 74.02 feet; thence South 00 degrees 58 minutes 19 seconds West, 24.81 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 92 degrees 00 minutes 00 seconds, an arc distance of 40.14 feet, a radius of 25.00 feet and a chord bearing South 45 degrees. 01 minute 41 seconds East, 35.97 feet to the aforementioned North right-of-way line of Elderberry Road and the point of beginning. This description contains approximately 323,044 square feet or 7.4161 acres.

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

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<p><b>SHEET</b> 5 OF 6</p>		<p>Plot View: Sheet5 Drawing Name: P:\Projects\K\KBA12\CSM\KBA12-csm.dwg</p>	

10

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping same.

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. S-2401

Date: \_\_\_\_\_

## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the 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\_\_\_\_.

\_\_\_\_\_  
City Clerk, City of Madison

## CITY OF MADISON APPROVAL

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

By: \_\_\_\_\_  
Secretary Plan Commission

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Dane County Register of Deeds

<b>SURVEYED FOR:</b> Attic Angel Prairie Point 640 Junction Road Madison, WI 53717	<b>SURVEYED BY:</b> Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 <a href="http://www.snyder-associates.com">www.snyder-associates.com</a>	 <b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners	FN: KBA12 DATE: 04-01-11 REVISIONS: _____ _____ _____	<b>SHEET</b> <b>6 OF 6</b>
		Plot View: Sheet6 Drawing Name: P:\Projects\K\KBA12\CSM\KBA12-csm.dwg		