



SUBDIVISION 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

**** 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."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or outlot contained on the plat drawing.
- For **Certified Survey Maps**, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey.

2. Applicant Information.

Name of Property Owner: Crab Tree Ridge, LLC/Wingra Point LLC Representative, if any: Charles Ghidorzi
Street Address: 2100 Stewart Avenue, Suite 300 City/State: Wausau, WI Zip: 54401
Telephone: (715) 348-1361 Fax: (715) 845-8896 Email: chuckg@ghidorzi.com

Firm Preparing Survey: JSD Professional Services, Inc. Contact: John Krebs
Street Address: 161 Horizon Drive, Suite 101 City/State: Verona, WI Zip: 53593
Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: john.krebs@jsdinc.com

Check only ONE – **ALL** Correspondence on this application should be sent to: ☐ Property Owner ☐ Survey Firm

3a. Project Information.

Parcel Address: 1010 S. Park Street in the City or Town of: Madison
Tax Parcel Number(s): See Attached School District: City of Madison
Existing Zoning District(s): C3 Development Schedule: _____
Proposed Zoning District(s) (if any): _____ **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an extraterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description.

Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential				Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office	3		4.3	Outlots Maintained by a Private Group or Association			
Industrial							
Other (state use)							
PROJECT TOTAL							

OVER →

11-14

5. Required Submittals. Your application is required to include the following (check all that apply):

☒ **Surveys** (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 it pertains to the proposed subdivision 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. **The requirement to include a letter of intent is not required for 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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

☐ **For any plat or CSM creating common areas to be maintained by private association:** Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

☐ **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**.

☐ **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.

☐ **Completed application and required fee (from Section 1b):** Make all checks payable to "City Treasurer."

☐ **Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description 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. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Charles A. Ghidoui

Signature [Signature]

Date 7/12/11

Interest In Property On This Date Under Contract

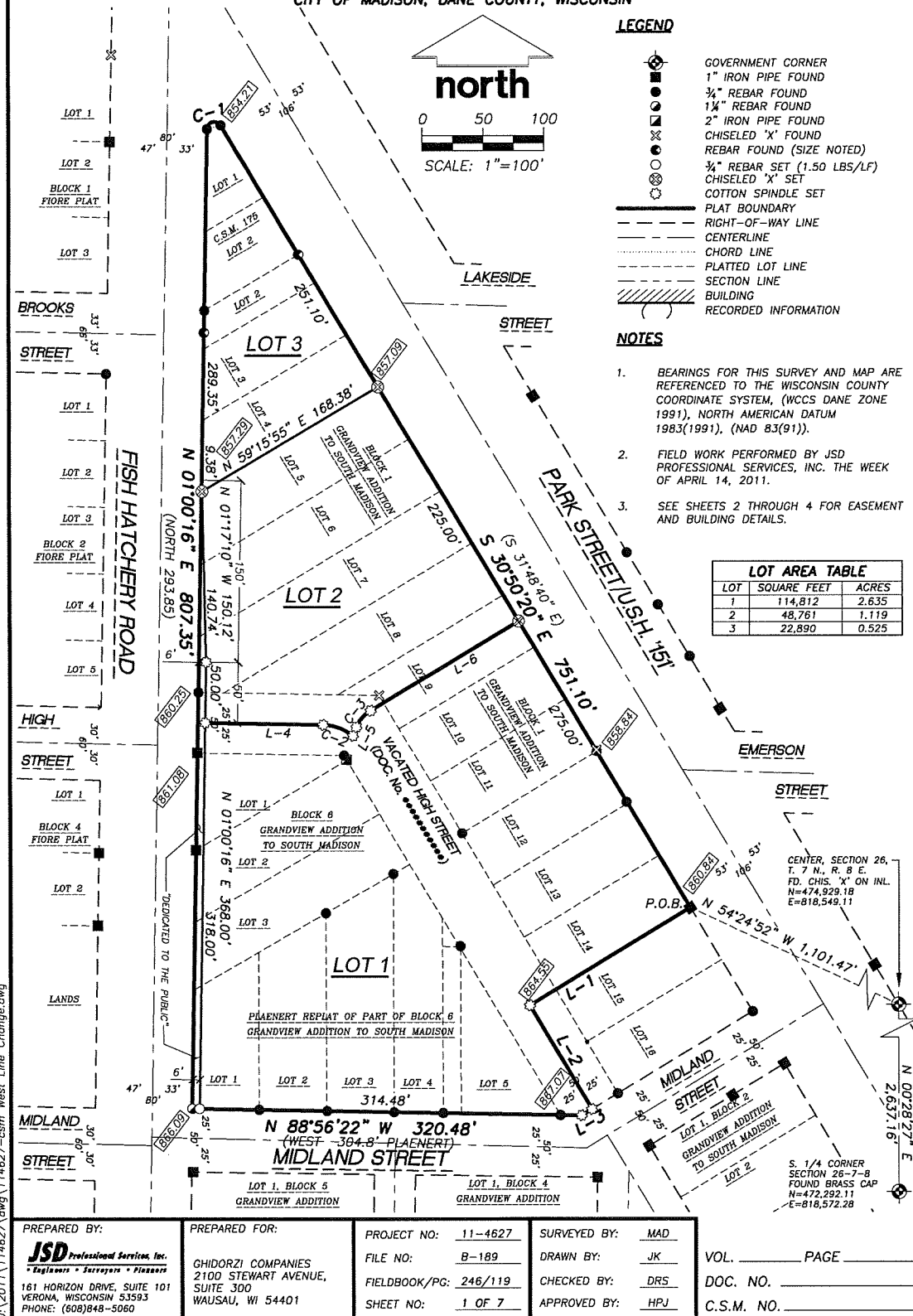
For Office Use Only: Date Rec'd: _____ PC Date: _____ Alder. District: _____ Amount Paid: \$ _____

Effective July 20, 2010

11-14

CERTIFIED SURVEY MAP NO.

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 175, RECORDED IN VOLUME 1, PAGE 175 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1120857, PART OF LOTS 2 THROUGH 14, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 6 OF GRANDVIEW ADDITION TO SOUTH MADISON, LOTS 1 THROUGH 5, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON AND VACATED HIGH STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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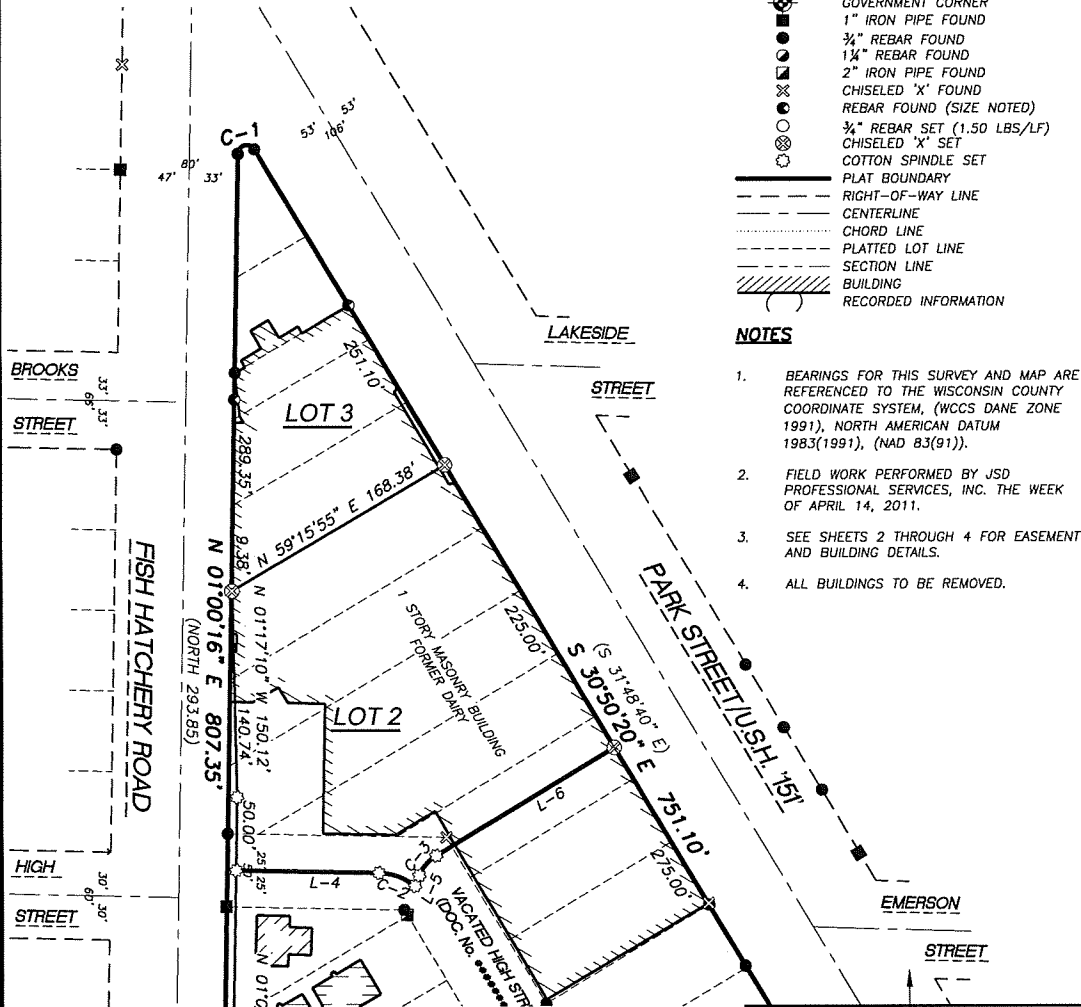
EXISTING BUILDINGS

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED 'X' FOUND
- REBAR FOUND (SIZE NOTED)
- 3/4" REBAR SET (1.50 LBS/LF)
- CHISELED 'X' SET
- COTTON SPINDLE SET
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- SECTION LINE
- BUILDING
- RECORDED INFORMATION

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS DANE ZONE 1991), NORTH AMERICAN DATUM 1983(1991), (NAD 83(91)).
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 14, 2011.
- SEE SHEETS 2 THROUGH 4 FOR EASEMENT AND BUILDING DETAILS.
- ALL BUILDINGS TO BE REMOVED.



LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 58°43'34" W	155.01'
L-2	S 30°50'20" E	99.67'
L-3	S 58°43'34" W	9.97'
L-4	S 88°57'09" E	96.94'
L-5	N 21°47'10" E	7.71'
L-6	N 58°52'18" E	142.41'

LOT AREA TABLE

LOT	SQUARE FEET	ACRES
1	114,856	2.636
2	48,718	1.118
3	22,890	0.525

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	15.51'	6.00'	148°09'24"	21.03'	11.54'	N 75°04'58" E
C-2	26.66'	40.00'	38°11'35"	13.85'	26.17'	S 69°51'10" E
C-3	18.12'	28.00'	37°05'08"	9.39'	17.81'	N 40°19'44" E

north

0 50 100

SCALE: 1"=100'

REFER TO SHEET 3 OF 7

PREPARED BY:

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

GHIDORZI COMPANIES
 2100 STEWART AVENUE,
 SUITE 300
 WAUSAU, WI 54401

PROJECT NO: 11-4627

FILE NO: B-189

FIELDBOOK/PG: 246/119

SHEET NO: 2 OF 7

SURVEYED BY: MAD

DRAWN BY: JK

CHECKED BY: DRS

APPROVED BY: HPJ

VOL. _____ PAGE _____

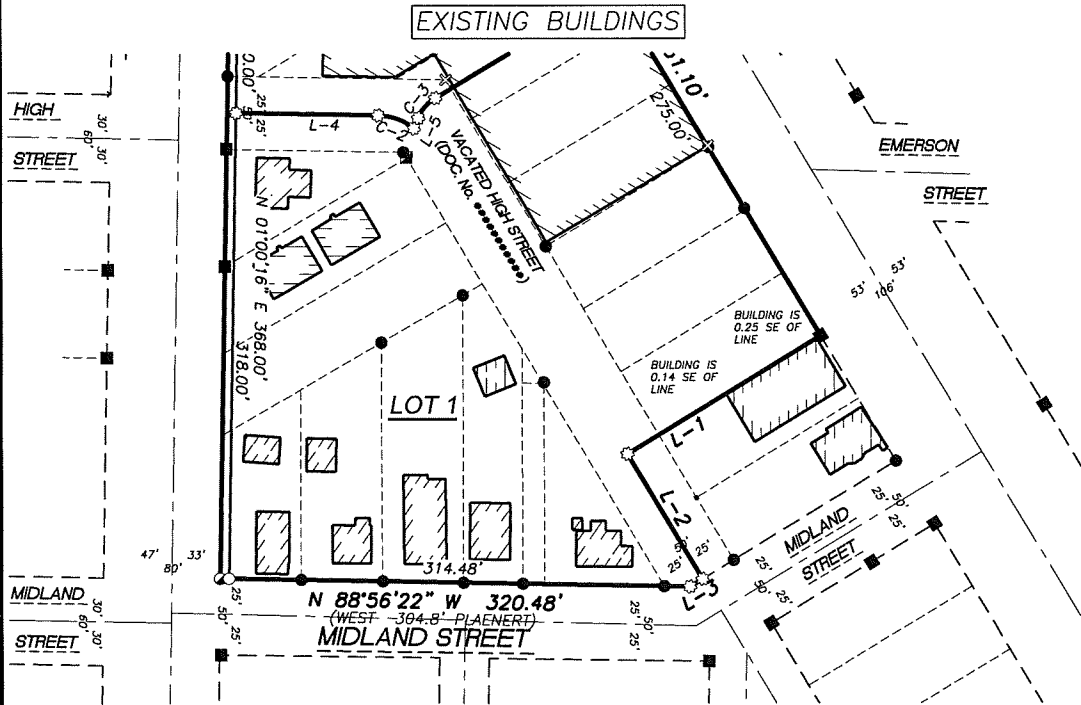
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LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 2" IRON PIPE FOUND
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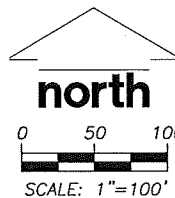
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L-3	S 58°43'34" W	9.97'
L-4	S 88°56'57" E	96.94'
L-5	N 24°18'42" E	14.11'
L-6	N 59°09'40" E	136.74'

LOT AREA TABLE

LOT	SQUARE FEET	ACRES
1	114,812	2.635
2	48,761	1.119
3	22,890	0.525

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
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C-2	28.95'	40.00'	41°28'14"	15.14'	28.32'	S 68°12'50" E
C-3	17.36'	27.57'	36°05'14"	8.98'	17.08'	N 42°22'42" E



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161 HORIZON DRIVE, SUITE 101
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2100 STEWART AVENUE,
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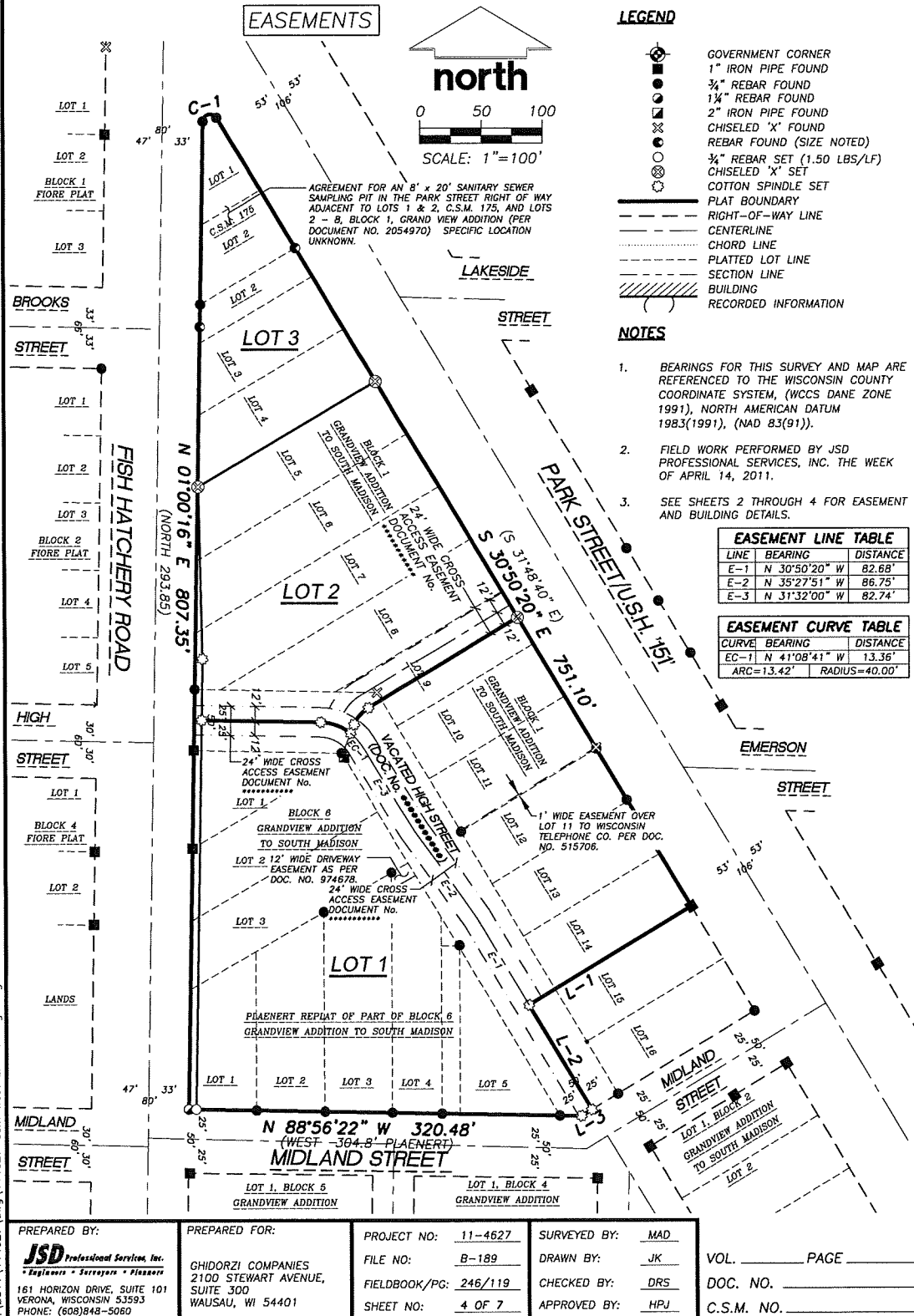
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LEGAL DESCRIPTION

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COMMENCING AT THE CENTER OF SECTION 26, AFORESAID; THENCE NORTH 54 DEGREES 24 MINUTES 52 SECONDS WEST, 1,101.47 FEET TO THE EASTERLY CORNER OF LOT 14, BLOCK 1, GRANDVIEW ADDITION TO SOUTH MADISON, SAID POINT BEING ON THE SOUTHWEST LINE OF PARK STREET, BEING THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 14 A DISTANCE OF 155.01 FEET TO THE CENTERLINE OF VACATED HIGH STREET; THENCE SOUTH 30 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE, 99.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MIDLAND STREET; THENCE SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 9.97 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 88 DEGREES 56 MINUTES 22 SECONDS WEST, 320.48 FEET TO THE SOUTHEAST CORNER OF LOT 1, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON, ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD; THENCE NORTH 01 DEGREES 00 MINUTES 16 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 807.35 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 15.51 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6.00 FEET, THE CHORD BEARING NORTH 75 DEGREES 04 MINUTES 58 SECONDS EAST, 11.54 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PARK STREET; THENCE SOUTH 30 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 751.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 189,122 SQUARE FEET OR 4.341 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF CRAB TREE RIDGE, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

CRAB TREE RIDGE, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID CRAB TREE RIDGE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2011.

CRAB TREE RIDGE, LLC

BY: _____
CHARLES A. GHIDORZI, PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2011,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED CRAB TREE RIDGE, LLC, TO
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
GHIDORZI COMPANIES
2100 STEWART AVENUE,
SUITE 300
WAUSAU, WI 54401

PROJECT NO: 11-4627
FILE NO: B-189
FIELDBOOK/PG: 246/119
SHEET NO: 5 OF 7

SURVEYED BY: MAD
DRAWN BY: JK
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APPROVED BY: HPJ

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CORPORATE OWNER'S CERTIFICATE

WINGRA POINT, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WINGRA POINT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2011.

WINGRA POINT, LLC

BY: _____
JAMES M. KURTZWEIL, PRINCIPAL

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2011,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED WINGRA POINT, LLC, TO ME
KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

THE PRIVATE BANK, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED IN THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINGRA POINT, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID THE PRIVATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2011.

BY: _____
PRINT NAME AND DATE SIGN NAME

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2011,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED THE PRIVATE BANK, TO ME
KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

GHIDORZI COMPANIES
2100 STEWART AVENUE,
SUITE 300
WAUSAU, WI 54401

PROJECT NO: 11-4627

FILE NO: B-189

FB/PG: 246/119

SHEET NO: 6 OF 7

SURVEYED BY: MAD

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LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 175, RECORDED IN VOLUME 1, PAGE 175 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1120857, PART OF LOTS 2 THROUGH 14, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 6 OF GRANDVIEW ADDITION TO SOUTH MADISON, LOTS 1 THROUGH 5, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON AND VACATED HIGH STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-**-*****, ADOPTED ON THE *st DAY OF *****, 2011, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND/OR RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2011.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: STEVEN R. COVER,
SECRETARY PLAN COMMISSION

DATE

CERTIFICATE OF CITY TREASURER

BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MADISON, I HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

CITY OF MADISON TREASURER

DATE

OFFICE OF THE REGISTER OF DEEDS

_____, COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY:
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Engineers • Surveyors • Planners
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PROJECT NO: 11-4627
FILE NO: B-189
FB/PG: 246/119
SHEET NO: 7 OF 7

SURVEYED BY: MAD
DRAWN BY: JK
CHECKED BY: DRS
APPROVED BY: HPJ