



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 16<sup>th</sup> day of July, 2019. A copy of the resolution is attached.

Commerce Park Drive  
Discontinuing and vacating a portion of the public street right-of-way.  
Resolution 19-00513  
ID#: 56279

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5506014  
07/22/2019 03:05 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 34

Recording Area

Name and Return Address

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

Parcel Identification Number (PIN)

July 22, 2019  
Date

  
Signature of Clerk

James Verbick, Deputy City Clerk  
\*Name printed

Date

n/a  
Signature of Grantor

\*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 July 22, 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)



\*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: 3/27/2022

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

Resolution: RES-19-00513

File Number: 56279

Enactment Number: RES-19-00513

Discontinuing and vacating a remaining portion of the public street right-of-way Commerce Park Drive, being located in the SE ¼ of the SW ¼ of Section 9, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

**WHEREAS**, the plat of Interstate Commerce park was conditionally reapproved by the City of Madison Common by Enactment Number RES-05-00737, File I.D. Number 01909, as adopted on the 6th of September, 2005 and the said Enactment provided for the acceptance of the lands dedicated for public street right-of-ways and public alleys; and

**WHEREAS**, the plat of Interstate Commerce Park was subsequently recorded upon the satisfaction of the conditions of approval on the 29th of November, 2005 in Volume 58-095A of Plats on pages 485-487, as Document Number 4137450, Dane County Register of Deeds; and

**WHEREAS**, an application was submitted to the City of Madison Planning Department by the Developer for a Certified Survey Map / Land Division, to create the lots and public road right-of-ways necessary for the Development. Said Certified Survey Map was conditionally approved by the Common Council by Enactment Number RES-19-00320, File I.D. Number 54671, as adopted on the 16th of April, 2019; and

**WHEREAS**, Resolution RES-19-00186, File ID No. 54383 was adopted on March 5, 2019 conditionally vacating and discontinuing a portion of Commerce Park Drive as required per conditions of the approval of the original Certified Survey Map. The conditions of approval were satisfied and the resolution was recorded as Document No. 5482732 on April 23rd, 2019 validating and making effective the said street vacation and discontinuance; and

**WHEREAS**, a Resolution RES-19-00397, File ID No. 55346 was adopted on May 21, 2019 Approving plans and specifications for public improvements necessary to serve the conditionally approved Certified Survey Map and authorizing construction to be undertaken by the Developer, Private Contract No. 8384, Engineering Project No. 12591; and

**WHEREAS**, there is a need for the remaining portion of Commerce Park Drive to be vacated and discontinued lying adjacent Lots 5, 6 and 7 of said Interstate Commerce Park due to the expansion of the proposed development project ("Development") currently under review by City staff as site verification I.D. LNDSPR-2019-00003. A copy of the revised preliminary site plan of the Development is attached hereto and made part of this resolution as Exhibit C showing the proposed development and the portion of Commerce Park Drive to be vacated and discontinued; and

**WHEREAS**, 2020 Madison, LLC has submitted a revised and expanded Certified Survey Map adding to the Certified Survey Map Lots 5, 6, 7 and 15 of said Interstate Commerce Park and the remaining portion of Commerce Park Drive, a copy of the revised Certified Survey Map is attached hereto as Exhibit D and made part of this resolution. A City of Madison Resolution for the approval of the expanded Certified Survey Map is currently being run as Legislative File ID No. 56152; and

**WHEREAS**, on June 10th, 2019, a written petition and a copy of the required Lis Pendens per

Document No. 5494043 was submitted to the City of Madison Engineer to vacate and discontinue the remaining portion of Commerce Park Drive. The written petition for vacation and discontinuance includes the signatures of all owners of lands abutting the entire remaining portion of Commerce Park Drive to be vacated and discontinued. The petition and Lis Pendens being attached hereto and made part of this resolution; and

**WHEREAS**, the written petition requests that any action approving the vacation and discontinuance to have a condition that Lots 5, 6, 7 and 15 in the Interstate Commerce Park be under common ownership before the vacation resolution is recorded, with evidence to be provided to the City Engineer showing such common ownership prior to recording. This is to assure the private conveyances of properties have been completed as necessary for the Development; and

**WHEREAS**, the portion of the public right-of-way of Commerce Park Drive to be vacated and discontinued is as shown and mapped on Exhibit B and legally described on Exhibit A, both of which are attached hereto and made part of this resolution; and

**WHEREAS**, the proposed Certified Survey Map may not be recorded and the Development approved until that portion of Commerce Park Drive dedicated to the public for street right-of-way purposes has been properly vacated and discontinued under s. 66.1003 Wisconsin Statutes; and

**WHEREAS**, the City Of Madison currently does have public improvements within the eastern most portion of the public right-of-way to be vacated and discontinued; and

**WHEREAS**, this vacation and discontinuance will not result in a landlocked parcel of property; and

**WHEREAS**, the City Engineering Division recommends approval of this partial public right-of-way vacation and discontinuance subject to conditions as noted herein.

**NOW THEREFORE BE IT RESOLVED**, the City Of Madison hereby conditionally vacates and discontinues the remaining public right-of-way of Commerce Park Drive as shown on attached map Exhibit B and described on the attached Exhibit A, under Wisconsin ss. 66.1003(2), upon the following condition being completed the satisfaction of the City Engineer.

- The Lots 5, 6, 7 and 15 in the Interstate Commerce Park shall be under common ownership before the vacation resolution is recorded, with evidence to be provided to the City Engineer.
- The expanded Certified Survey Map shall be conditionally approved by the Common Council, Legislative File ID No. 56152.

**BE IT FURTHER RESOLVED**, that under Section 66.1005(2)(a), the City Of Madison hereby retains temporary public street, sidewalk, water main, sanitary sewer and storm sewer easement for maintenance of the facilities over the public right-of-way being vacated and discontinued until the public facilities have been removed or abandoned per final approved construction plans of Private Contract No. 8384, Engineering Project No. 12591. Upon the removal and/or abandonment of the public facilities, the temporary easement shall terminate without further notice; and

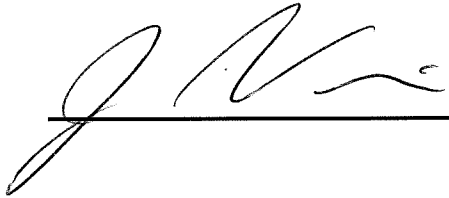
**BE IT FURTHER RESOLVED**, under Section 66.1005(2), Wisconsin Statutes, other than those easements and rights cited above, any other existing easements and rights that exist within the vacated and discontinued public right-of-ways shall continue unless as otherwise provided by statute; and

**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 as provided by Statute; 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, Deputy City Clerk James Verbick, certify that this is a true copy of resolution No. 19-00513, adopted by the Madison Common Council on July 17, 2019.



---

7/22/2019  
Date Certified

**EXHIBIT A**

**Description, Commerce Park Drive Vacation**

Part of Commerce Park Drive as platted and dedicated on the plat of Interstate Commerce Park, as recorded in Volume 58-095A of Plats, page 485 as document Number 4137450, being located in part of the SE ¼ of the SW ¼ of Section 9, T.8N., R.10E., City of Madison, Dane County, Wisconsin, and more fully described as follows:

Beginning at the Northeast corner of Lot 4 of the plat of Interstate Commerce Park, thence N00°31'26"W, 66.00 feet to the North line of Commerce Park Drive, N89°28'34"E along said North line, 257.90 feet to the point of curvature of a curve to the left, said curve having a radius of 25.00 feet, the long chord of which bears N44°28'34"E, 35.36 feet; thence Northeasterly along the arc of said curve, 39.27 feet to the West line of Manufacturers Drive; thence S00°31'26"E, 116.00 feet to the point of curvature of a curve to the left, said curve having a radius of 25.00 feet, the long chord of which bears N45°31'26"W, 35.36 feet; thence Northwesterly along the arc of said curve, 39.27 feet to its point of tangency thereof; thence S89°28'34"W along the South line of Commerce Drive, 257.90 feet to the point of beginning. The above described containing 0.435 acres, or 18,940 square feet.



# Exhibit B

## COMMERCE PARK DRIVE VACATION EXHIBIT

Part of Commerce Park Drive, Located in the SE 1/4 of the SW 1/4 of Section 9, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

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: 6/02/22

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

Declaration of Covenants, Doc. 5482732  
Notice of Lis Pendens, Doc. 5464469  
Recorded Doc. 5482732

UTILITY EASEMENT

DISCONTINUED AND VACATED (UNIMPROVED)

POB, NE corner of Lot 4

OWNER, INTERSTATE COMMERCE PARK INC.

REMAINDER OF COMMERCE PARK DR TO BE VACATED AND DISCONTINUED

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

INTERSTATE

COMMERCE PARK

10' UTILITY EASEMENT

10' UTILITY EASEMENT

15' PUBLIC STORM SEWER EASEMENT

R = 25.00'  
N45°31'26"W  
35.36'

N00°31'26"W  
66.00'

COMMERCE PARK DR.  
18,940 SQ. FT.

N89°28'34"E  
257.90'

S89°28'34"W  
257.90'

33'

33'

116.00'

CURB

CURB

S00°31'26"E

MANUFACTURERS DRIVE

LOT 16

LOT 17

LOT 18

LOT 19

END OF PAVEMENT

**Wisconsin Mapping, LLC**

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 5310-19 Date 6/04/19  
Sheet 1 of 1

Legend:

- = 1-1/4" Rod found
- = Stormwater inlet
- ✱ = Hydrant

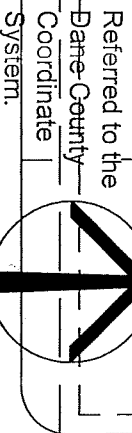
Prepared for:

Interstate Commerce Park Inc.  
2701 International Lane  
Madison, WI. 53704

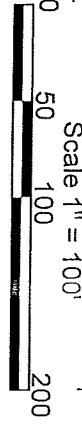
60'

GA

HOEPLER ROAD



Bearings and Distances Shown are per the Plat of Interstate Commerce Park



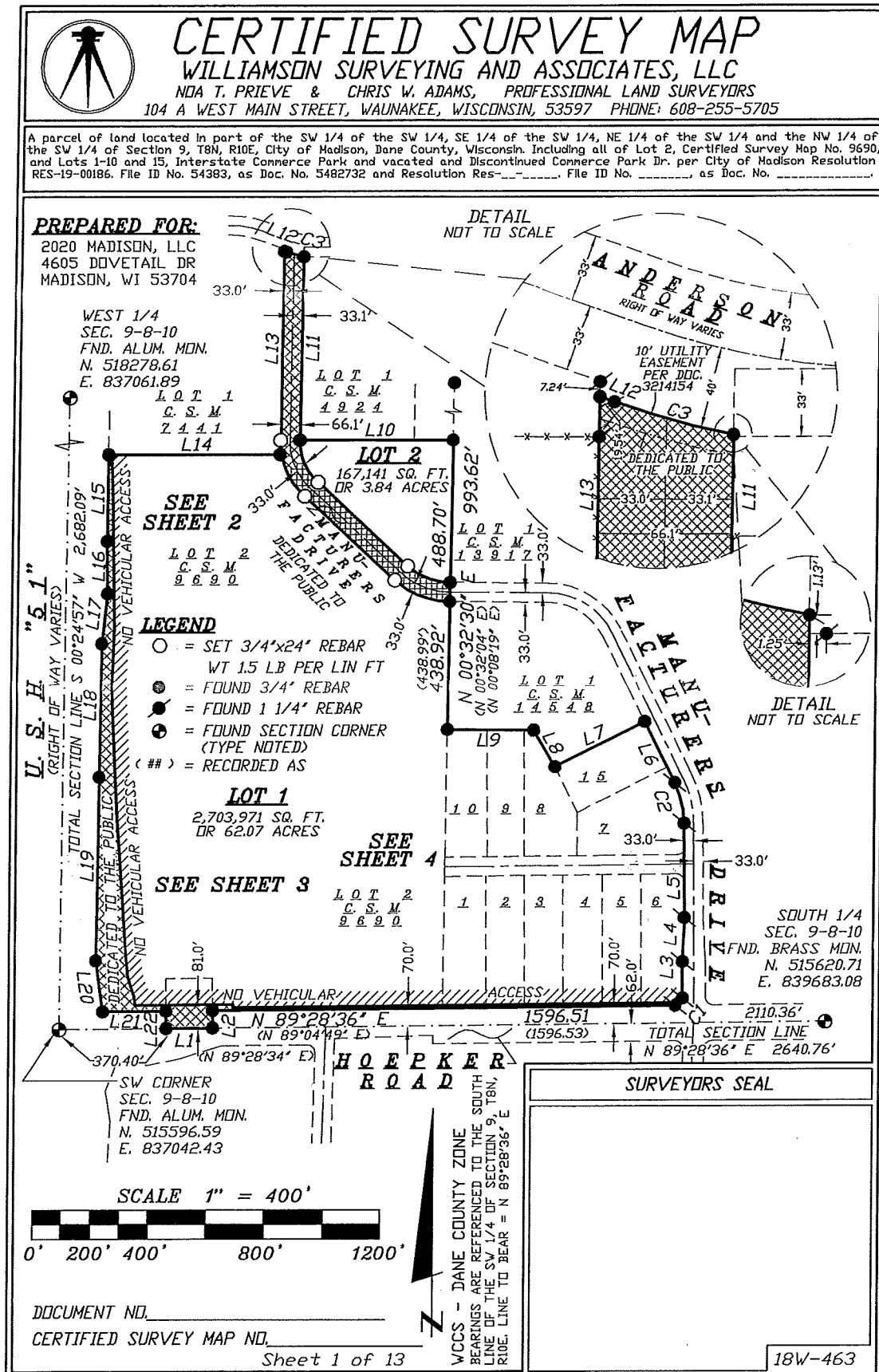
Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl  
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

# EXHIBIT C



**SUBSIDIO** **HOTLINE**  
Toll Free (800) 242-8511 ext. 411  
11 Lausing Road, 120 West 54th Street  
New York, NY 10019-0001

# EXHIBIT D



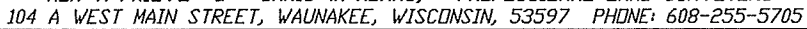
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Signed by grantor(s) or grantor(s) agent: Maibeth Witzel-Behl Date: July 22, 2019

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

18W-463





18W-463

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



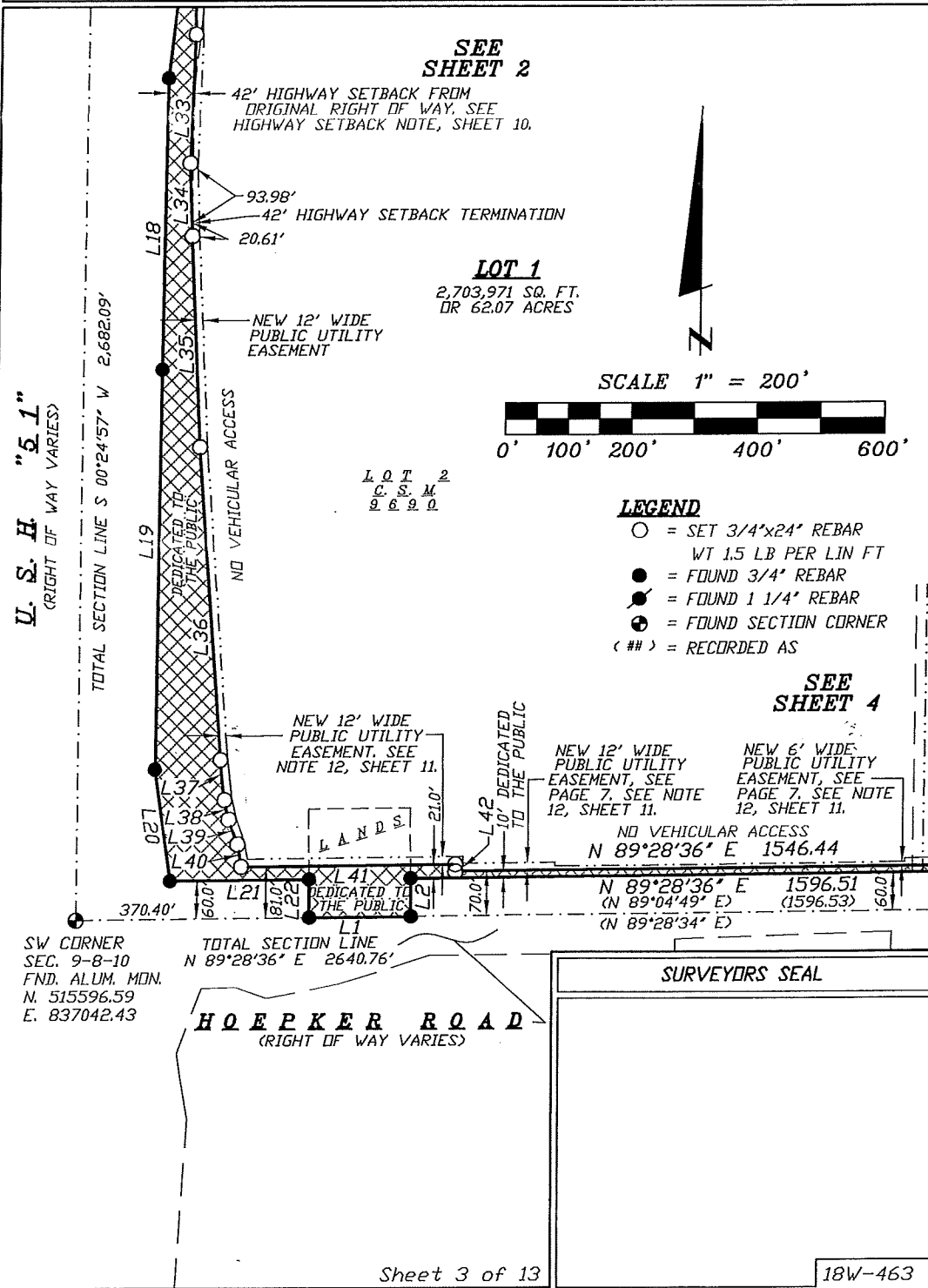
# CERTIFIED SURVEY MAP

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 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-\_\_\_\_\_, File ID No. \_\_\_\_\_ as Doc. No. \_\_\_\_\_

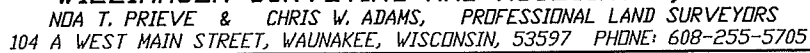


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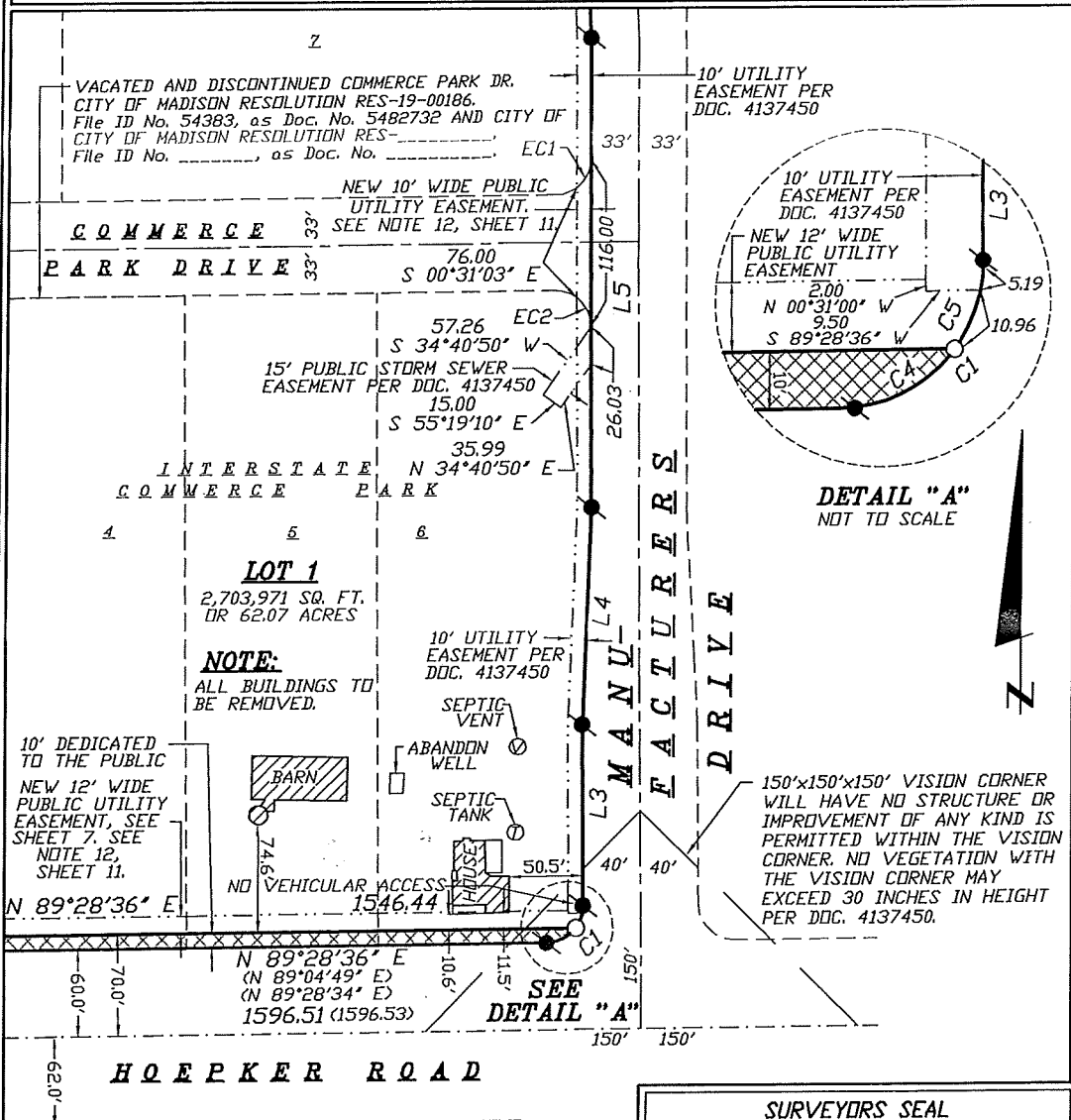


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## EASEMENT CURVE TABLE

EC#	ARC	DELTA	RADIUS	CHORD BEARING	ARC
EC1	23.18'	53°06'49"	25.00'	S 26°03'09" W	22.35'
EC2	23.18'	53°08'36"	25.00'	S 27°04'51" E	22.37'

SCALE 1" = 100'



Sheet 5 of 13

SURVEYORS SEAL

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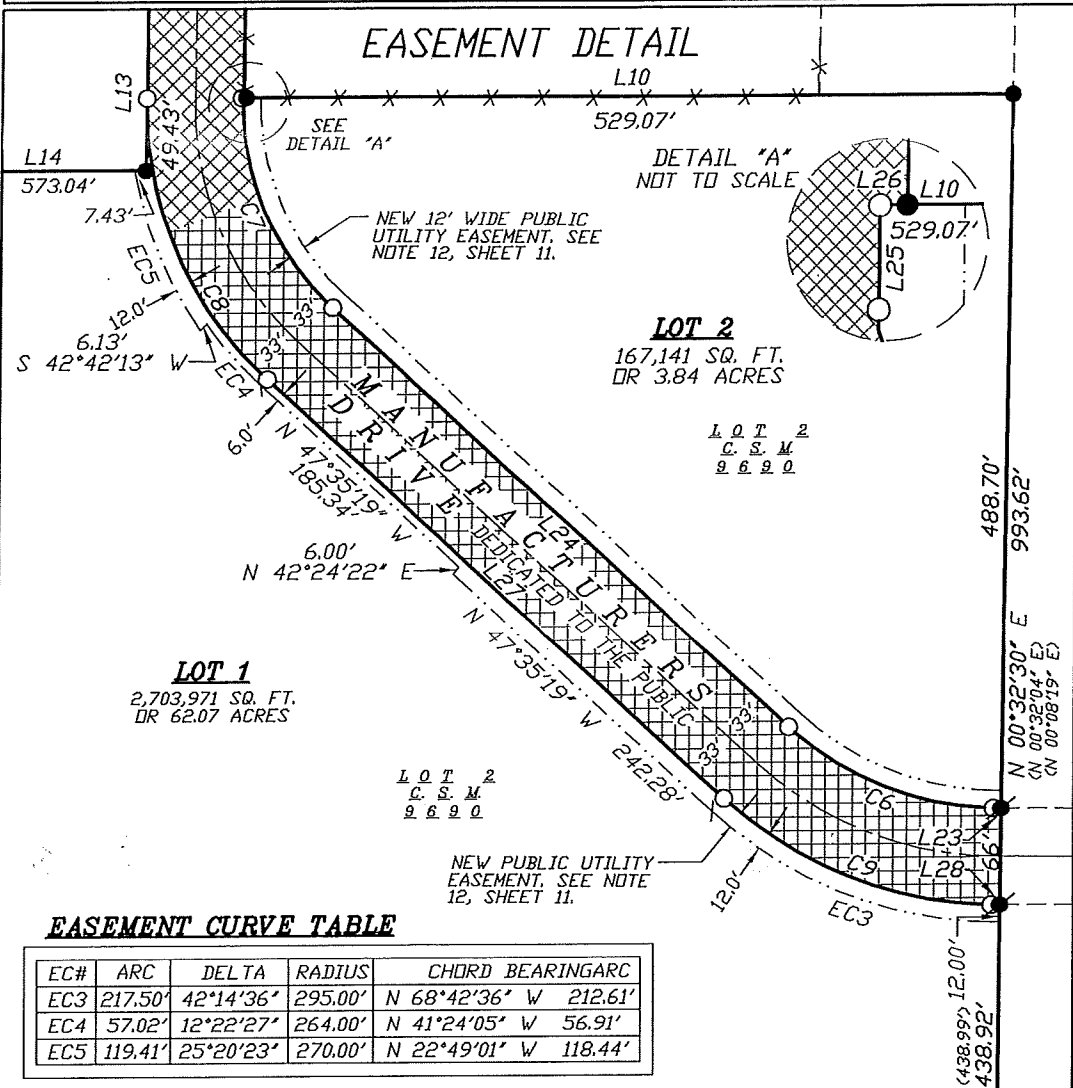


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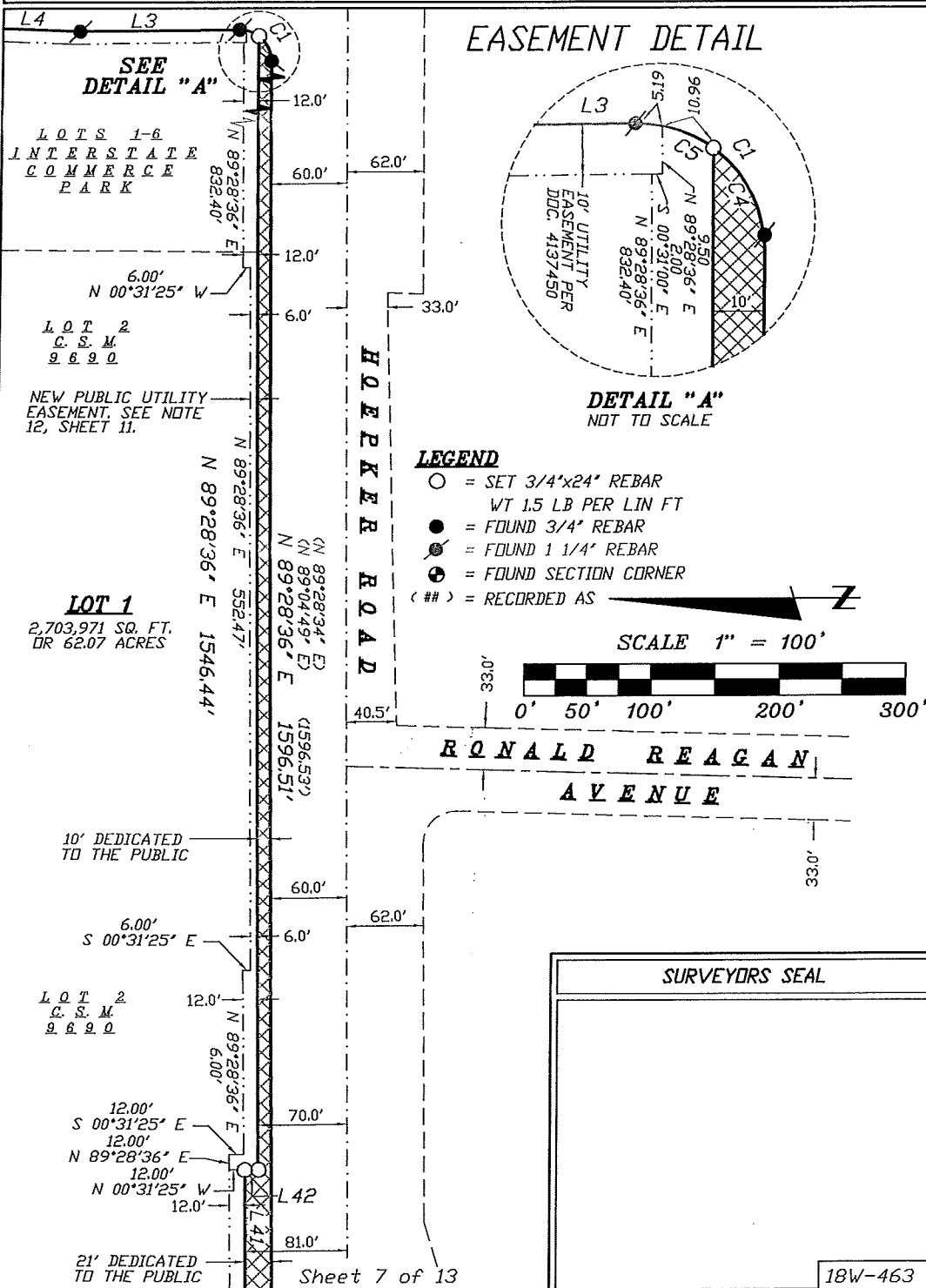


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## CURVE TABLE

C#	ARC	DELTA	RADIUS	CHORD BEARING	TANGENT BEARING
C1	(39.27') 39.43'	(90°00'00") 90°21'50"	25.00'	(N 44°28'34" E 35.36') N 44°18'36" E 35.47'	N 89°29'31" E
C2	144.82'	26°10'34"	317.00'	(N 13°36'43" W) N 13°36'17" W 143.57'	N 00°30'59" W
C3	(61.37') 61.19'	(08°24'22") 08°22'55"	418.28'	(N 75°03'34" W 61.31') N 74°40'57" W 61.14'	(S 79°15'45" E) N 78°52'24" W
C4	23.19'	53°08'58"	25.00'	N 62°55'02" E 22.37'	N 89°29'31" E
C5	16.24'	37°12'52"	25.00'	N 17°44'07" E 15.95'	N 36°20'33" E
C6	158.58'	41°52'15"	217.00'	N 68°31'26" W 155.07'	N 89°27'33" W
C7	160.86'	48°00'07"	192.00'	N 23°35'15" W 156.19'	N 47°35'19" W
C8	216.15'	48°00'07"	258.00'	S 23°35'15" E 209.88'	S 00°24'49" W
C9	206.81'	41°52'15"	283.00'	S 68°31'26" E 202.24'	S 47°35'19" E

## LINE TABLE:

L#	BEARING	DISTANCE
L1	N 89°28'36" E	160.00'
L2	N 00°31'24" W	60.00'
L3	(N 00°31'30" W) N 00°31'00" W	125.00'
L4	(N 02°08'53" E) N 02°09'19" E	150.16'
L5	(N 00°31'30" W) N 00°31'00" W	324.12'
L6	(N 26°42'00" W) N 26°41'34" W	235.04'
L7	(S 63°18'39" W) (S 63°18'00" W) S 63°18'25" W	(344.18') (344.20') 344.13'
L8	(N 31°11'38" W) (N 31°12'17" W) N 31°13'33" W	(146.88') (146.83')
L9	(N 89°27'17" W) (N 89°27'56" W) N 89°26'08" W	(300.00') (300.02')
L10	(S 89°39'13" W) (S 89°38'37" W) N 89°57'41" W	(528.58') (528.95')
L11	(N 00°01'10" E) (N 00°01'14" E) N 00°24'49" E	(627.82') (628.10')
L12	(N 70°51'23" W) N 70°29'20" W	(7.15') 7.45'
L13	(S 00°01'10" W) (S 00°01'14" W) S 00°24'49" W	(636.38') (636.38')
L14	(S 89°39'13" W) (S 89°38'37" W) S 89°59'50" W	(591.00') (591.11') 590.83'
L15	(S 00°01'14" W) S 00°22'21" W	(297.14') 297.32'
L16	(S 01°25'18" E) S 01°06'23" E	(180.18') 180.06'
L17	(S 05°39'58" W) S 06°07'16" W	(171.88') 172.04'
L18	(S 00°10'50" W) S 00°37'55" W	(457.53') 457.86'
L19	(S 00°07'51" W) S 00°34'06" W	(629.71') 629.43'
L20	(S 08°40'25" E) S 08°12'02" E	176.48'

L21	(N 89°04'49" E) N 89°28'36" E	(219.18') 219.93'
L22	S 00°31'24" E	60.00'
L23	N 89°27'25" W	1.92'
L24	N 47°35'19" W	427.63'
L25	S 00°24'49" W	0.69'
L26	N 89°57'41" W	0.12'
L27	S 47°35'19" E	427.63'
L28	S 89°27'25" E	1.92'
L29	S 03°09'39" E	40.82'
L30	S 02°25'18" E	149.65'
L31	S 00°38'42" E	100.38'
L32	S 01°10'17" E	289.16'
L33	S 01°55'03" W	202.21'
L34	S 02°07'34" E	114.59'
L35	S 02°43'33" E	332.13'
L36	S 04°16'29" E	493.74'
L37	S 06°09'49" E	63.28'
L38	S 12°53'14" E	31.51'
L39	S 19°49'33" E	41.39'
L40	S 09°34'19" E	35.74'
L41	N 89°28'36" E	337.02'
L42	S 00°31'25" E	11.00'

SURVEYORS SEAL



# 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 1-10 and 15, Interstate Commerce Park and vacated and discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186, File ID No. 54383, as Doc. No. 5482732 and Resolution Res-\_\_\_\_\_, File ID No. \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

## 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 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 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, Affidavit recorded November 2, 2005, as Document No. 4128118.

-C.S.M. is subject to Plat of Interstate Commerce Park recorded November 29, 2005, as Document No. 4137450. (SEE NOTE 3 BELOW)

-C.S.M. is subject to Declaration of Covenants, Conditions and Restrictions recorded November 30, 2005, as Document No. 4137948. First Amendment to Declaration of Covenants, Conditions and Restrictions for Interstate Commerce Park dated May 8, 2019 and recorded May 28, 2019 as Document No. 5491046.

-C.S.M. is subject to Declaration of Covenants, Conditions, and Restrictions recorded February 28, 2019, as Document No. 5472325.

C.S.M. is subject to Certified Survey Map No. 9690. (SEE NOTE 4, SHEET 10)

-C.S.M. is subject to affidavit, relating to Well Abandonment Ordinance and Well Head Protection Ordinance, recorded December 28, 1993 in Volume 2606, Page 43, as Document No. 2559856.

-C.S.M. is subject to rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated Commerce Park Drive, as evidenced in Street Vacation recorded April 23, 2019, as Document No. 5482732, pursuant to Section 66.1005(2)(a) Wisconsin Statutes.

-C.S.M. is subject to Deed Restriction recorded September 28, 2005, as Document No. 4113494.

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.

-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 10

SURVEYORS SEAL





# 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 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186, File ID No. 54383, as Doc. No. 5482732 and Resolution Res-\_\_\_\_\_, File ID No. \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

## NOTES CONTINUED:

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

-Forty-two (42) foot wide highway setback line as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

-Twelve (12) foot utility easement as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

-Ten (10) foot utility easement as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

-Fifteen (15) foot wide permanent limited easement for grading and sloping as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

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

5.) 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.

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

7.) 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.

8.) Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having the right to serve the area.

9.) Utility Easement and Permanent Limited Easement for grading and sloping per Document No. 3214154 to be released per separate document. Utility Easement, Stormwater Drainage Easement, and Permanent Limited Public Grading Easement per Document No. 4137450 to be released per separate document.

10.) Section corner and ties sheets for the South 1/4 corner, SW corner, and West 1/4 corner of Section 9, T8N, R10E have been check and verified per latest tie sheet on recorded at the Dane County Surveyors Office.

CONTINUE NOTES ON SHEET 11

SURVEYORS SEAL



# 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 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-\_\_\_\_\_, File ID No. \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

## 11.) Public Storm Water Drainage Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

## 12.) Public Utility Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

SURVEYORS SEAL



# 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 1-10 and 15, Interstate Commerce Park and vacated and discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186, File ID No. 54383, as Doc. No. 5482732 and Resolution Res-\_\_\_\_\_, File ID No. \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

## 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, Chapter 37 of the City of Madison General Ordinance, 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 and discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186, File ID No. 54383, as Doc. No. 5482732 and Resolution Res-\_\_\_\_\_, File ID No. \_\_\_\_\_, as Doc. 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, 1596.51 feet; thence along an arc of a curve concaved westerly having a radius of 25.00 feet and a long chord bearing of N 44°18'36" E, 35.47 feet to the West right-of-way of Manufacturers Drive; thence along said West right-of-way for the next 5 courses N 00°31'00" W, 125.00 feet; thence N 02°09'19" E, 150.16 feet; thence N 00°31'00" W, 324.12 feet; thence along an arc of a curve concaved southwesterly having a radius of 317.00 feet and a long chord bearing of N 13°36'17" W, 143.57 feet; thence N 26°41'34" W, 235.04 feet; thence S 63°18'25" W, 344.13 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 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 North right-of-way of Hoepker Road; thence N 89°28'36" 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 3,101,849 sq. ft. or 71.21 acres thereof.

Date \_\_\_\_\_

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

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\_\_\_\_.

STATE OF WISCONSIN  
DANE COUNTY

\_\_\_\_\_  
Carl Ruedebusch, Manager

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 acknowledge the same.

\_\_\_\_\_  
County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**



# 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 1-10 and 15, Interstate Commerce Park and vacated and discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186, File ID No. 54383, as Doc. No. 5482732 and Resolution Res-\_\_\_\_\_, File ID No. \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

## CONSENT OF MORTGAGEE:

First Financial Bank, NA, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said First Financial Bank, NA,, has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Wisconsin and its corporate seal hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

First Financial Bank, NA

STATE OF \_\_\_\_\_  
\_\_\_\_\_ COUNTY

\_\_\_\_\_  
Dan Laughner  
Vice President First Financial Bank, NA

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, Dan Laughner its Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
County, Wisconsin.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

## 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, City Clerk City of Madison, Dane County, Wisconsin

## CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_

\_\_\_\_\_  
Secretary Plan Commission City of Madison, Dane County, Wisconsin

## 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. \_\_\_\_\_

Sheet 13 of 13

## SURVEYORS SEAL

18W-463



Member of Geneva Group International  
The Leading Global Alliance of Independent Professional Firms

June 5, 2019

City of Madison City Engineer  
Robert Phillips, City Engineer  
210 Martin Luther King Jr. Blvd., Room 115  
Madison, WI 53703

James I. Statz

222 West Washington Avenue, Suite 900  
P.O. Box 1784  
Madison, WI 53701-1784  
JStatz@staffordlaw.com  
608.259.2689

*Received: Jeffrey Quamme  
June 10, 2019 @ 2:15 PM  
Hand delivered to 1600 End St,  
Madison, WI 53713*

### PETITION TO VACATE A PORTION OF RIGHT-OF-WAY

This Petition is made pursuant to Wis. Stat. sec. 66.1003, to vacate areas dedicated to the public. The undersigned Petitioners petition and state the following:

1. Pursuant to development of real property in Interstate Commerce Park, in the City of Madison, Wisconsin, the landowners abutting Commerce Park Drive have determined that this right of way is not needed for public right of way purposes, and that the public interest requires that the City's interest in that piece of property be vacated and discontinued. The area to be vacated and discontinued (the "Discontinued Property") is identified in the attached Exhibits A (Legal Description) and B (Map).

2. The undersigned are the owners of all the frontage abutting upon the Discontinued Property. The undersigned therefore submit this petition in accordance with Section 66.1003(2), Wis. Stats., seeking the City's approval to vacate and discontinue the Discontinued Property. The undersigned also request that the resolution to vacate and discontinue contain the condition that Lots 5, 6, 7 and 15 in the Interstate Commerce Park be under common ownership before the vacation resolution is recorded, with evidence to be provided to the City Engineer showing such common ownership prior to recording.

3. In accordance with Section 66.1003(8), Wis. Stats., the petitioners request that the City of Madison Common Council: introduce this petition at its June 18, 2019 meeting; introduce a resolution vacating and discontinuing the Discontinued Property; and publish a class 3 notice under ch. 985, Wis. Stats., stating when and where the petition will be acted upon, as required by statute.

#### Madison Office

222 West Washington Avenue  
P.O. Box 1784  
Madison, Wisconsin  
53701-1784  
608.256.0226  
888.655.4752  
Fax 608.259.2600  
www.staffordlaw.com

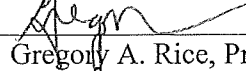
#### Milwaukee Office

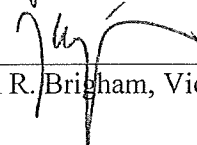
1200 North Mayfair Road  
Suite 430  
Milwaukee, Wisconsin  
53226-3282  
414.982.2850  
888.655.4752  
Fax 414.982.2889  
www.staffordlaw.com

June 3, 2019  
Page 2

**PETITIONERS:**

**Interstate Commerce Park, Inc.**

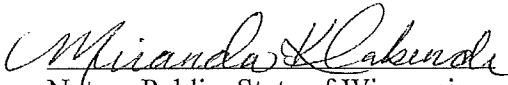
By:   
Gregory A. Rice, President

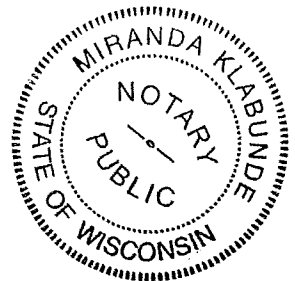
By:   
John R. Brigham, Vice President

STATE OF WISCONSIN

COUNTY OF DANE

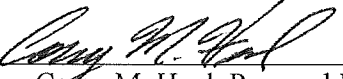
Personally came before me this 3 day of June, 2019, the above-named Gregory A. Rice and John R. Brigham, to me known to be the persons who executed the foregoing document.

  
Notary Public, State of Wisconsin  
My Commission expires: 2-1-2022



**PETITIONER:**

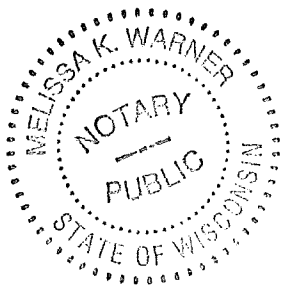
**Estate of Barbara J. Hoel**

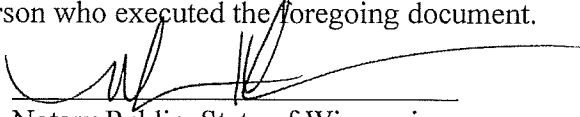
By:   
Corey M. Hoel, Personal Representative

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this 10<sup>th</sup> day of June, 2019, the above-named  
Corey M. Hoel, to me known to be the person who executed the foregoing document.



  
Notary Public, State of Wisconsin

My Commission expires: is permanent.

**EXHIBIT A: LEGAL DESCRIPTION OF THE DISCONTINUED PROPERTY**

**EXHIBIT**

**Description, Commerce Park Drive Vacation**

Part of Commerce Park Drive as platted and dedicated on the plat of Interstate Commerce Park, as recorded in Volume 58-095A of Plats, page 485 as document Number 4137450, being located in part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 9, T.8N., R.10E., City of Madison, Dane County, Wisconsin, and more fully described as follows:

Beginning at the Northeast corner of Lot 4 of the plat of Interstate Commerce Park, thence N00°31'26"W, 66.00 feet to the North line of Commerce Park Drive, N89°28'34"E along said North line, 257.90 feet to the point of curvature of a curve to the left, said curve having a radius of 25.00 feet, the long chord of which bears N44°28'34"E, 35.36 feet; thence Northeasterly along the arc of said curve, 39.27 feet to the West line of Manufacturers Drive; thence S00°31'26"E, 116.00 feet to the point of curvature of a curve to the left, said curve having a radius of 25.00 feet, the long chord of which bears N45°31'26"W, 35.36 feet; thence Northwesterly along the arc of said curve, 39.27 feet to its point of tangency thereof; thence S89°28'34"W along the South line of Commerce Drive, 257.90 feet to the point of beginning. The above described containing 0.435 acres, or 18,940 square feet.

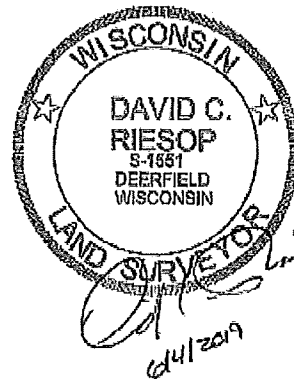
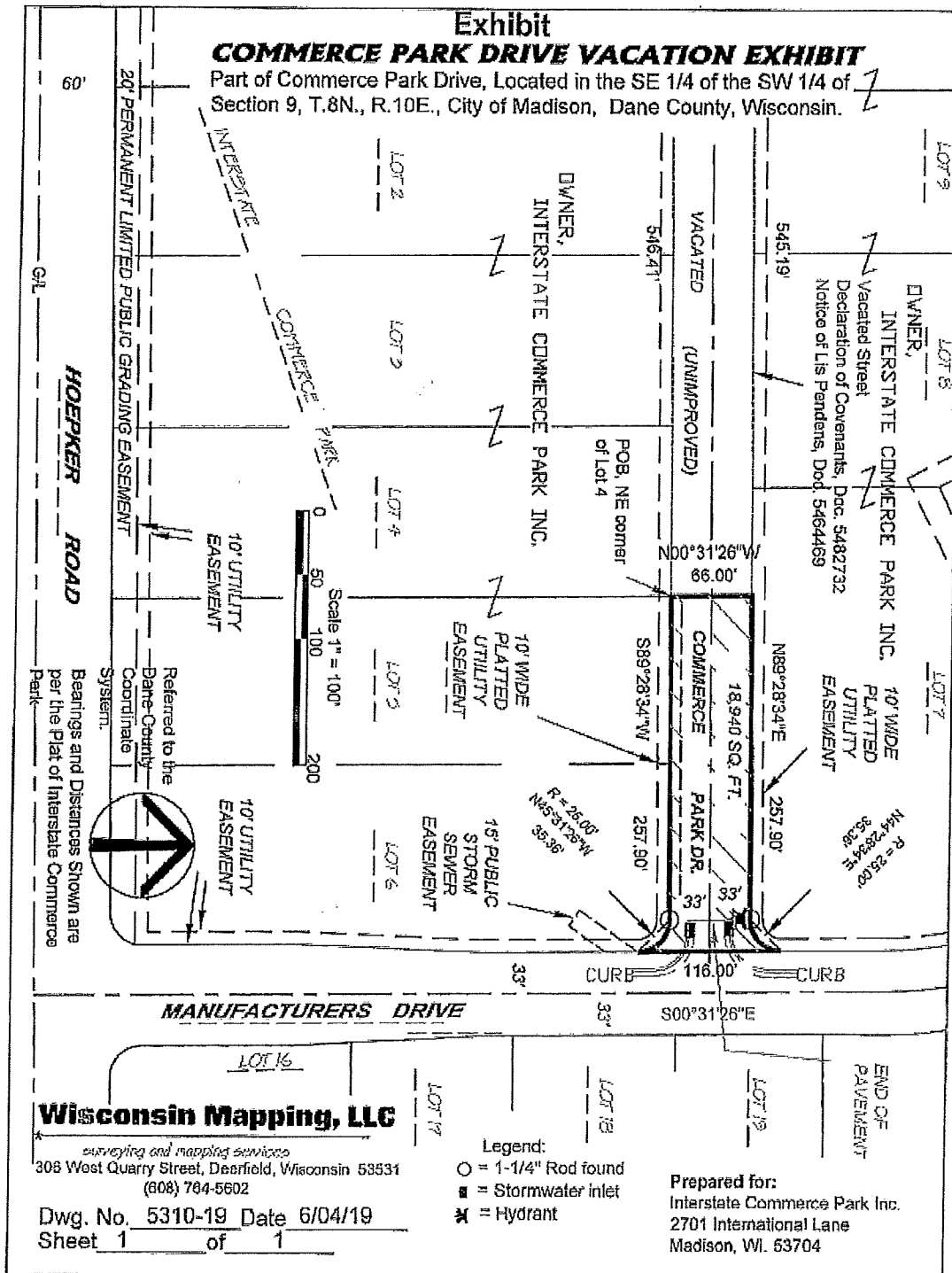




EXHIBIT B: MAP OF THE DISCONTINUED PROPERTY



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: July 22, 2019

**NOTICE OF LIS PENDENS**  
**Public Way Vacation and**  
**Discontinuance**

State of Wisconsin, County of Dane

In the matter of a resolution of the Common Council of the City of Madison Vacating and Discontinuing the following:

*remaining*  
The public right-of-way of Commerce Park Drive located west of the intersection with Manufacturers Drive, in the City of Madison, Dane County, Wisconsin.

TO WHOM IT MAY CONCERN, notice is hereby given that there was filed a petition with the City of Madison City Engineer, a petition attached as Exhibit C, requesting the vacation and discontinuance of the public right of way as shown on the attached Exhibit B and described on the attached Exhibit A in accordance with Subsections 66.1003(2), Wisconsin Statutes, by the City of Madison, Wisconsin.

Dated this 3 day of June, 2019.

**Interstate Commerce Park Corp., Inc.**  
By: Interstate Commerce Park Corp., Inc.  
Its: Majority Member  
By: All of its Members

By: *[Signature]*  
Gregory A. Rice, President

By: *[Signature]*  
John R. Brigham, Vice President

State of Wisconsin     )  
                                  )ss.  
County of Dane         )

Personally came before me this 3 day of June, 2019, the above named Gregory A. Rice and John R. Brigham, acting in said capacity and known by me to be the persons who executed the foregoing instrument and acknowledged the same.



0 4 2 3 1 2  
T 19023-59

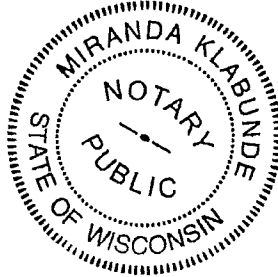
KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
**5494043**  
06/07/2019 09:03 AM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 9

RETURN TO: Stafford Rosenbaum LLP  
Attn: James I. Statz  
222 West Washington Ave. Ste. 900  
Madison, WI 53703

Tax Parcel No.: None – Public Right-of-Way

Miranda K. Klabunde  
Notary Public, State of Wisconsin  
MIRANDA KLABUNDE  
Print or Type Name  
My Commission: 2-1-2022



Drafted by James I. Statz  
Stafford Rosenbaum LLP  
222 West Washington Ave. Ste. 900  
Madison, WI 53703

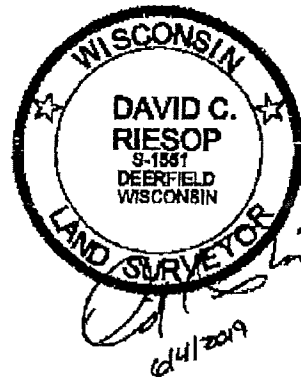
## EXHIBIT A: LEGAL DESCRIPTION OF THE DISCONTINUED PROPERTY

### EXHIBIT

#### Description, Commerce Park Drive Vacation

Part of Commerce Park Drive as platted and dedicated on the plat of Interstate Commerce Park, as recorded in Volume 58-095A of Plats, page 485 as document Number 4137450, being located in part of the SE ¼ of the SW ¼ of Section 9, T.8N., R.10E., City of Madison, Dane County, Wisconsin, and more fully described as follows:

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### Exhibit

## COMMERCE PARK DRIVE VACATION EXHIBIT

Part of Commerce Park Drive, Located in the SE 1/4 of the SW 1/4 of Section 9, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

**LOT 15**  
OWNER,  
INTERSTATE COMMERCE PARK INC.  
Vacated Street  
Declaration of Covenants, Doc #482732  
Notice of Lis Pendens, Doc #464469

**LOT 16**  
VACATED (UNIMPROVED)  
546.71'

**LOT 17**  
545.19'

**COMMERCE PARK DR.**  
18,940 SQ. FT.  
N89°28'34"E 257.90'  
S00°31'28"W 88.00'  
S89°28'34"W 257.90'  
N00°31'28"W 88.00'

**10' WIDE PLATTED UTILITY EASEMENT**  
**10' WIDE PLATTED UTILITY EASEMENT**  
**10' WIDE PLATTED UTILITY EASEMENT**  
**15' PUBLIC STORM SEWER EASEMENT**

**MANUFACTURERS DRIVE**  
S00°31'28"E  
118.00'

**LOT 16**  
**LOT 17**

**Wisconsin Mapping, LLC**  
surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5802

**Dwg. No. 5310-19 Date 6/04/19**  
**Sheet 1 of 1**

**Legend:**  
○ = 1-1/4" Rod found  
■ = Stormwater inlet  
★ = Hydrant

**Prepared for:**  
Interstate Commerce Park Inc  
2701 International Lane  
Madison, WI. 53704

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Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: July 22, 2019

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

## **EXHIBIT C: COPY OF VACATION PETITION SENT TO CITY ENGINEER**

June 6, 2019

City of Madison City Engineer  
Robert Phillips, City Engineer  
210 Martin Luther King Jr. Blvd., Room 115  
Madison, WI 53703

### **PETITION TO VACATE A PORTION OF RIGHT-OF-WAY**

This Petition is made pursuant to Wis. Stat. sec. 66.1003, to vacate areas dedicated to the public. The undersigned Petitioners petition and state the following:

1. Pursuant to development of real property in Interstate Commerce Park, in the City of Madison, Wisconsin, the landowners abutting Commerce Park Drive have determined that this right of way is not needed for public right of way purposes, and that the public interest requires that the City's interest in that piece of property be vacated and discontinued. The area to be vacated and discontinued (the "Discontinued Property") is identified in the attached Exhibits A (Legal Description) and B (Map).

2. The undersigned are the owners of all the frontage abutting upon the Discontinued Property. The undersigned therefore submit this petition in accordance with Section 66.1003(2), Wis. Stats., seeking the City's approval to vacate and discontinue the Discontinued Property. The undersigned also request that the resolution to vacate and discontinue contain the condition that Lots 5, 6, 7 and 15 in the Interstate Commerce Park be under common ownership before the vacation resolution is recorded, with evidence to be provided to the City Engineer showing such common ownership prior to recording.

3. In accordance with Section 66.1003(8), Wis. Stats., the petitioners request that the City of Madison Common Council: introduce this petition at its June 18, 2019 meeting; introduce a resolution vacating and discontinuing the Discontinued Property; and publish a class 3 notice under ch. 985, Wis. Stats., stating when and where the petition will be acted upon, as required by statute.

**PETITIONERS:**

**Interstate Commerce Park, Inc.**

By: \_\_\_\_\_  
Gregory A. Rice, President

By: \_\_\_\_\_  
John R. Brigham, Vice President

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of June, 2019, the above-named Gregory A. Rice and John R. Brigham, to me known to be the persons who executed the foregoing document.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

**PETITIONER:**

**Estate of Barbara J. Hoel**

By: \_\_\_\_\_  
Corey M. Hoel, Personal Representative

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of June, 2019, the above-named  
Corey M. Hoel, to me known to be the person who executed the foregoing document.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_



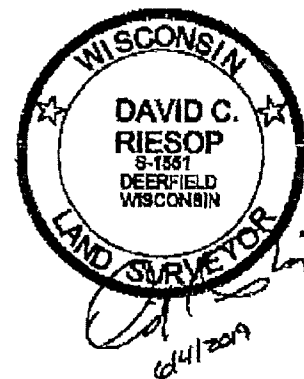
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**Exhibit**

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OWNER,  
INTERSTATE COMMERCE PARK INC.  
Vacated Street  
Declaration of Covenants, Doc. S482732  
Notice of Lis Pendens, Doc S464469

VACATED  
(UNIMPROVED)

POB, NE corner  
of Lot 4

Scale 1" = 100'

10' WIDE PLATTED UTILITY EASEMENT

15' PUBLIC STORM SEWER EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

20' PERMANENT LIMITED PUBLIC GRADING EASEMENT

HOEPLER ROAD

Bearings and Distances Shown are per the Plat of Interstate Commerce Park

MANUFACTURERS DRIVE

Wisconsin Mapping, LLC  
surveying and mapping services  
308 West Quarry Street, Deerfield, Wisconsin 53531  
(808) 764-5602

Dwg. No. 5310-19 Date 6/04/19  
Sheet 1 of 1

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