



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 821-3960 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: June 12, 2017

Project No. 170056

Re: Certified Survey Map for
Yahara Commons

File:

Attn: Ms. Sonja Reichertz
To: City of Monona
5211 Schluter Road
Monona, WI 53716

WE ARE SENDING YOU:

Attached

Under separate cover via _____ the following items:

Shop Drawings

Prints

Plans

Samples

Specifications

Copy of Letter

Change Order

Pay Request

Copies	Date	No.	Description
1	2017-06-12		Letter of Intent
1	2017-06-12		Sheet 1 of the Zoning Permit Application Form
1	2017-06-12		Check to cover CSM review fees (#84399, \$300)
10	2017-06-12		Certified Survey Map

THESE ARE TRANSMITTED AS CHECKED BELOW:

For approval

Approved as submitted

Resubmit _____ copies for approval

For your use

Approved as noted

Submit _____ copies for distribution

As requested

Returned for corrections

Return _____ corrected prints

For review & comment

For your file

FOR BIDS DUE: _____ (Date)

RETURNED AFTER LOAN TO US

REMARKS:

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Michael S. Marty, P.L.S.

If enclosures are not as noted, kindly notify us at once.



May 22, 2017

City of Monona
Attn: Ms. Sonja Reichertz, AICP
City Planner & Economic Director
5211 Schluter Road
Monona, WI 53716

Re: Certified Survey Map – Redevelopment Area #9

Ms. Reichertz:

On behalf of Galway Companies Inc., we are submitting the enclosed materials for Land Division approval of a 3-Lot and 1-Outlot Certified Survey Map (CSM) for the property located in Redevelopment Area #9. This CSM is intended to accompany the proposed Yahara Commons GDP and creates Lot 1 (the Phase 1 parcel), Lot 2 (the Phase 2 parcel), Lot 3 (a portion of the Phase 3 parcel), Outlot 1 (the Public Park parcel), and the right-of-way connection of Metropolitan Lane from Bridge Road to C.T.H. "BW". An additional CSM will be required at the time future land is acquired to fully create the Phase 3 Lot and dedicate the full Right-of-Way for the connector road.

Numerous easements will need to be released and/or relocated as a part of the approval of this CSM. They are as follows:

1. Private Right of Way and Easement recorded as Doc. #1191509.
2. Private Right of Way and Easement recorded as Doc. #1200684.
3. Water Main Easement recorded as Doc. #1214729.
4. Water Main Easement recorded as Doc. #1214730.
5. MMSD Easement recorded as Doc. #1038121.
6. MMSD Easement recorded as Doc. #1038118.
7. Parking and Driveway Easement recorded as Doc. #1375362.
8. Right-of-Way Grant Underground Electric Easement to MG&E recorded as Doc. #4604520.

New easements for MMSD along the northeast side of Lot 2 and the south line of Lot 1, City public sidewalk easements along Bridge Road right-of-way, and along the north side of Lot 1 for access to the riverwalk have been shown on the CSM.

In addition to the new easements, the Lots included in this CSM will be subject to a Shared Parking Agreement that will be recorded subsequent to the recording of this CSM.

Should you require any additional information to complete your review, please contact me. Thank you for your time reviewing our materials.

Sincerely,

Michael S. Marty, P.L.S.



CITY OF MONONA: ZONING PERMIT APPLICATION FORM

It is the responsibility of the applicant to contact the City Planner at (608)222-2525 or sreichertz@ci.monona.wi.us prior to application submittal to discuss the process. Please note that your application will not be put on the agenda until all materials are received at the City Planning office.

APPLICANT INFORMATION:	
Name: Steve Doran	Company: The Galway Companies, Inc.
Phone Number: (608) 327-4000	Email: sdoran@galwaycompanies.com
Mailing Address: 6430 Bridge Road, Suite 230, Madison, WI 53713	

APPLICANT WILL BE REPRESENTED BY: <input type="checkbox"/> N/A	
Name: Michael S. Marty, P.L.S.	Company: Vierbicher Associates, Inc.
Phone Number: (608) 821-3955	Email: mmar@vierbicher.com
Mailing Address: 999 Fourier Drive, Suite 201, Madison, WI 53717	

PROPERTY INFORMATION:	
Property Address: Multiple - Redevelopment Area #9	
Owner Name: Multiple	Owner's Address: Multiple
Current Zoning: Community Design District	Existing Property Use: Multiple

APPLICATION PROCEDURES:

- Create a letter or memo stating your request and reasons why the request should be reviewed and considered for approval. Include a description of items including: the current and proposed business, hours of operation, number of employees, number of anticipated visitors per day, number of parking stalls, how and where deliveries are made, the modifications or additions to be made to the property, etc.
- List the name, address, and phone number of the Owner, Developer, Firm and Individual at that firm who prepared the plans. Owner authorization must be provided for tenants or lessees.
- Provide project plans labeled with scale, north arrow, adjacent street names, and dates on which plans were prepared or revised. Text must be readable (min. size 10 font). It is recommended plans be prepared by a professional engineer, architect, etc.
- All materials must be received at the City Planning office before the item is scheduled for a meeting. The petitioner will be asked to submit **10 copies of all plans** with any changes suggested by department heads on 11" x 17" size paper or larger **two weeks prior** to the meeting (date of meeting requested _____).
- The applicant must also submit electronic (PDF) copies of plans.
- The applicable permit fee of \$_____ is due at the time of plan submittal.

Below Space for Office Use	
Date Approved:	Permit Number:
Approved By:	

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 1 & 3, AND ALL OF LOTS 2, 4 AND 5, OF ASSESSORS PLAT NO. 12—VILLAGE OF MONONA, AS RECORDED IN VOLUME 31 OF PLATS, ON PAGE 43 AS DOCUMENT NUMBER 1162554, DANE COUNTY REGISTRY, ALSO ALL OF LOTS 1 THROUGH 9 INCLUSIVE, IN BLOCK 1 OF INTERLAKE PARK, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 351973, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ – SW ¼ OF SECTION 20, ALSO PART OF THE NE ¼ – NW ¼ OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MONONA, DANE COUNTY, WISCONSIN

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N89°44'23"E (N89°44'23"E)	184.04' (184.04')
L2	N00°30'38"E (N00°19'38"E)	175.14' (174.9')
L3	S49°58'51"E (S50°30'20"E)	9.85' (9.85')
L4	N39°46'09"E (S50°30'20"E)	80.13' (9.85')
L5	S89°09'19"E (S89°26"E)	79.15' (79.1')
L6	N50°02'22"W (S89°26"E)	225.21' (225.5')
L7	N39°47'15"E (N39°30"E)	532.22' (532.5')
L8	S14°09'31"E (S14°30"E)	408.70' (408.7')
L9	N79°05'29"E (N78°40'40"E)	26.35'
L10	S06°15'38"W	46.82'
L11	N78°25'29"E	135.02'
L12	S14°33'50"E (S14°56'00"E)	154.62' (155.08')
L13	S08°31'13"E (S08°57'20"E)	220.88' (220.90')
L14	S52°13'22"E (S52°38'41"E)	41.11'
L15	N81°01'19"W (N81°24'32"W)	113.16'
L16	S89°10'39"W (S88°47'26"W)	691.33' (691.53')
L17	N00°39'08"E (N00°19'40"E)	13.68' (14.17')
L18	S69°35'43"W (S69°10'30"W)	170.26' (170.66')
L19	S39°47'15"W (S39°22'30"W)	22.64' (22.43')
L20	S39°47'15"W (S39°22'30"W)	329.15' (329.07')
L21	S39°47'15"W (S39°22'30"W)	284.50' (284.29')
L22	S39°47'15"W	89.71'

NOTES:

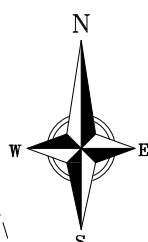
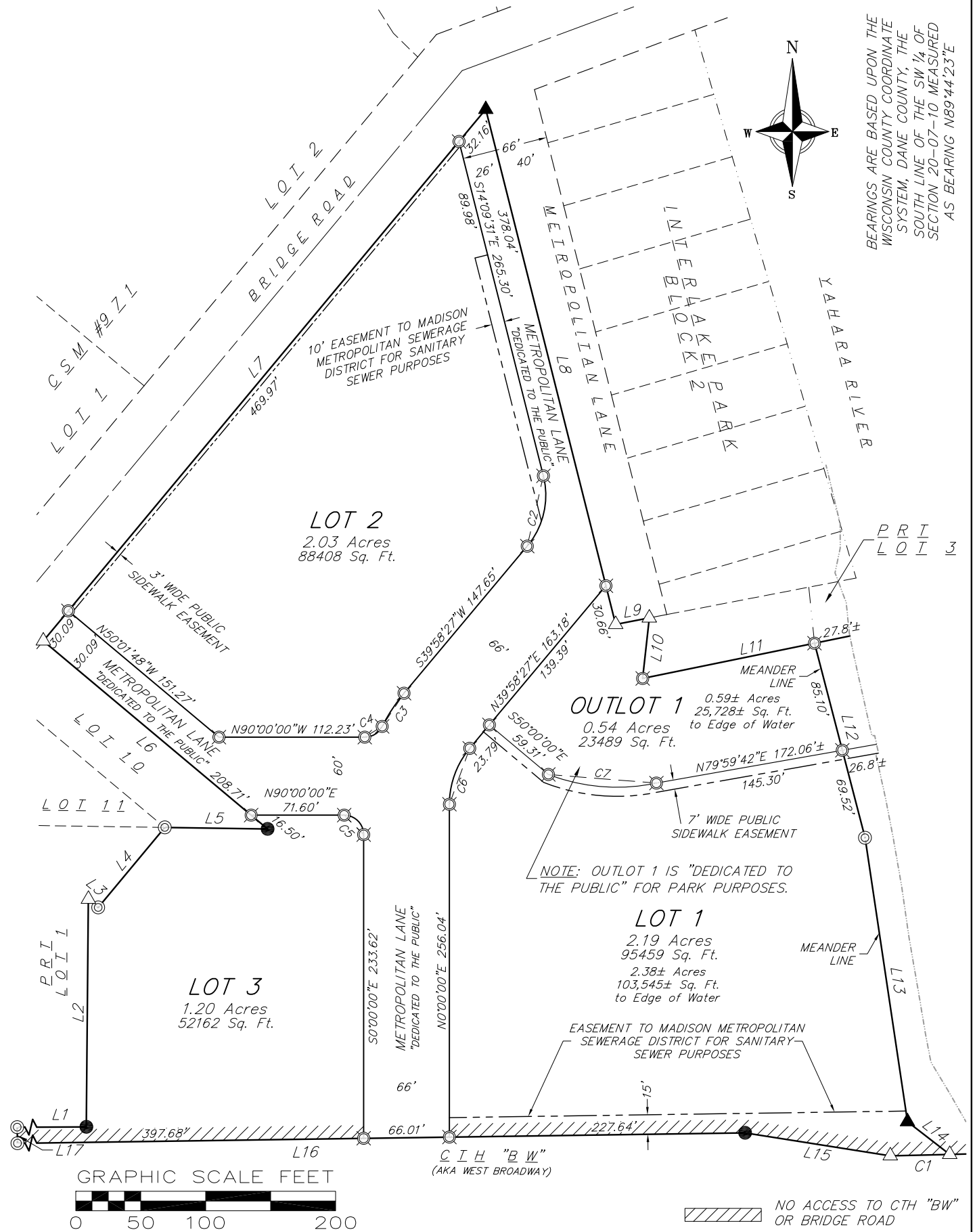
1. Lots within this CSM will be subject to a Shared Parking Agreement to be recorded subsequent to the recording of this CSM.
2. Lots within this CSM are subject to Finding, Determination, and Declaration by the State Highway Commission of Wisconsin establishing certain controlled-access highways in Dane County, Wisconsin, recorded as Doc. No. 802720.
3. The Private Right of Way and Easement recorded as Doc. No. 1191509 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.
4. The Private Right of Way and Easement recorded as Doc. No. 1200684 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.
5. The Water Main Easement recorded as Doc. No. 1214729 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.
6. The Water Main Easement recorded as Doc. No. 1214730 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.
7. The Madison Metropolitan Sewerage District Easement recorded as Doc. No. 1038121 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.
8. The Madison Metropolitan Sewerage District Easement recorded as Doc. No. 1038118 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.
9. The Pavement Easement to the City of Monona, recorded as Doc. No. 1183732 lies entirely within lands "Dedicated to the Public" for Metropolitan Lane and is therefore not shown.
10. The Parking and Driveway Easement recorded as Doc. No. 1375362 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.
11. The Right-of-Way Grant Underground Electric Easement recorded as Doc. No. 4604520 has been released in its entirety by instrument recorded as Doc. No. _____, therefore easement has not been shown.

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	45.75'	11379.16'	0°13'49"	S88°40'08"W	45.75'
C2	57.63'	61.00'	54°07'58"	S12°54'28"W	55.51'
C3	30.68'	133.00'	13°12'53"	S33°22'00"W	30.61'
C4	16.56'	15.00'	63°14'26"	S58°22'47"W	15.73'
C5	23.56'	15.00'	90°00'00"	S45°00'00"E	21.21'
C6	46.74'	67.00'	39°58'27"	N19°59'13"E	45.80'
C7	84.56'	147.01'	32°57'27"	S85°26'46"E	83.40'

CERTIFIED SURVEY MAP No.

PART OF LOTS 1 & 3, AND ALL OF LOTS 2, 4 AND 5, OF ASSESSORS PLAT NO. 12—VILLAGE OF MONONA, AS RECORDED IN VOLUME 31 OF PLATS, ON PAGE 43 AS DOCUMENT NUMBER 1162554, DANE COUNTY REGISTRY, ALSO ALL OF LOTS 1 THROUGH 9 INCLUSIVE, IN BLOCK 1 OF INTERLAKE PARK, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 351973, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ – SW ¼ OF SECTION 20, ALSO PART OF THE NE ¼ – NW ¼ OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MONONA, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SW ¼ OF SECTION 20—07—10 MEASURED AS BEARING N89°44'23"E

12 Jun 2017 - 3:20p M:\Galway Companies\170056_Yahara River Redevelopment, Monona\CADD\170056_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



FN: 170056
DATE: 06/12/2017
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
Galway Companies, Inc.
attn: Steve Doran
6430 Bridge Road,
Suite 230
Madison, WI 53713

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
3 OF 5

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 1 & 3, AND ALL OF LOTS 2, 4 AND 5, OF ASSESSORS PLAT NO. 12—VILLAGE OF MONONA, AS RECORDED IN VOLUME 31 OF PLATS, ON PAGE 43 AS DOCUMENT NUMBER 1162554, DANE COUNTY REGISTRY, ALSO ALL OF LOTS 1 THROUGH 9 INCLUSIVE, IN BLOCK 1 OF INTERLAKE PARK, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 351973, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ – SW ¼ OF SECTION 20, ALSO PART OF THE NE ¼ – NW ¼ OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MONONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor No. S-2452, do hereby certify to the best of my knowledge and belief, and under the direction of Monona Drive Properties, LLC, the Community Development Authority of the City of Monona, and the City of Monona, owners, 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 and the subdivision of the land surveyed 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, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Monona in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: _____

Signed: _____
Michael S. Marty, P.L.S. No. S-2452

LEGAL DESCRIPTION

Part of Lots 1 & 3, and all of Lots 2, 4, and 5, of Assessors Plat No. 12 – Village of Monona, as recorded in Volume 31 of Plats, on Page 43, as Document Number 1162554, Dane County Registry, also all of Lots 1 through 9, inclusive, of Block 1, of Interlake Park, as recorded in Volume 5 of Plats, on Page 11A, as Document Number 351973, Dane County Registry, located in the SE ¼ – SW ¼ of Section 20, also part of the NE ¼ – NW ¼ of Section 29, all in Township 07 North, Range 10 East, City of Monona, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 20; thence N89°44'23"E along the South line of the SW ¼ of said Section 20, 1366.92 feet to the easterly right-of-way line of Bridge Road and the point of beginning; thence continuing N89°44'23"E along said South line, 184.04 feet; thence N00°30'38"E, 175.14 feet; thence S49°58'51"E, 9.85 feet; thence N39°46'09"E, 80.13 feet to the South line of Lot 10, Block 1 of said Interlake Park; thence S89°09'19"E along said South line, 79.15 feet to the Southeast corner of said Lot 10; thence N50°02'22"W along the Northeast line of said Lot 10, 225.21 feet to the northwesterly line of said Block 1 and the southeasterly right-of-way line of said Bridge Road; thence N39°47'15"E along said northwesterly line of Block 1, 532.22 feet to the North corner of said Block 1 and a point on the westerly right-of-way line of Metropolitan Lane; thence S14°09'31"E along said westerly right-of-way line, 408.70 feet to the southerly right-of-way line of Metropolitan Lane; thence N79°05'29"E along said southerly right-of-way line, 26.35 feet; thence S06°15'38"W, 46.82 feet to the North line of said Lot 2, Assessors Plat No. 12; thence N78°25'29"E along said North line, 135.02 feet to a point lying S78°25'29"W, 27.8 feet more or less from the edge of water/bulkhead of the Yahara River and the point of beginning of the Meander Line; thence S14°33'50"E, 154.62 feet; thence S08°31'13"E, 220.88 feet; thence S52°13'22"E, 41.11 feet to a point lying S88°29'41"W, 23.4 feet, more or less from the edge of water/bulkhead of said Yahara River, the end of said described Meander Line, and a point of non-tangential curvature; thence 45.75 feet along the arc of a curve to the right, through a central angle of 00°13'49", a radius of 11,379.16 feet, and a chord bearing S88°40'08"W, 45.75 feet; thence N81°01'19"W, 113.16 feet; thence S89°10'39"W, 691.33 feet to the easterly right-of-way line of said Bridge Road; thence N00°39'08"E along said easterly right-of-way line, 13.68 feet to the point of beginning.



Containing 312,846 square feet or 7.182 acres, more or less to the Meander Line and 323,171 square feet or 7.419 acres to the edge of water/bulkhead line of the Yahara River.

MONONA CITY COUNCIL CERTIFICATE

This Certified Survey Map, including any dedications shown hereon, has been duly filed with, accepted, and approved for recording by the City of Monona, Dane County, Wisconsin on this _____ day of _____, 2017.

Signed this _____ day of _____, 2017.

Joan Andrusz, City Clerk, Monona

 planners engineers advisors Phone: (800) 261-3898		FN: 170056 DATE: 06/12/2017	SURVEYED FOR: Galway Companies, Inc. attn: Steve Doran 6430 Bridge Road, Suite 230 Madison, WI 53713	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 5
		REV: Drafted By: MMAR Checked By: MZIE			

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 1 & 3, AND ALL OF LOTS 2, 4 AND 5, OF ASSESSORS PLAT NO. 12-VILLAGE OF MONONA, AS RECORDED IN VOLUME 31 OF PLATS, ON PAGE 43 AS DOCUMENT NUMBER 1162554, DANE COUNTY REGISTRY, ALSO ALL OF LOTS 1 THROUGH 9 INCLUSIVE, IN BLOCK 1 OF INTERLAKE PARK, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 351973, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 - SW 1/4 OF SECTION 20, ALSO PART OF THE NE 1/4 - NW 1/4 OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MONONA, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Monona Drive Properties, LLC, as owner, do 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 Monona for approval. Witness the hand and seal of said owner this _____ day of _____, 2017.

Monona Drive Properties, LLC

By: _____, Managing Member

By: _____, Member

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2017, the above named _____, Member, 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 _____, at Madison, Wisconsin, on this _____ day of _____, 2017.

By: _____

State of Wisconsin)
)ss.
 County of _____)

Personally came before me this _____ day of _____, 2017, _____, 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 _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.



 Notary Public, State of Wisconsin

My Commission expires: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017. at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

 Kristi Chlebowski, Dane County Register of Deeds

 <p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>		FN: 170056 DATE: 06/12/2017 REV:	SURVEYED FOR: Galway Companies, Inc. attn: Steve Doran 6430 Bridge Road, Suite 230 Madison, WI 53713	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<h3 style="margin: 0;">SHEET 5 OF 5</h3>
		Drafted By: MMAR Checked By: MZIE			