

ORDINANCE NO. L 2018-3

VILLAGE OF SHOREWOOD HILLS
DANE COUNTY, WISCONSIN

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY
LOCATED AT 2801 MARSHALL COURT
TO A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

RECITALS

1. Marshall Court Investors, LLC (the “Applicant”), has requested that the zoning classification of the property located at 2801 Marshall Court and described as Lot 2 in the unrecorded certified survey map included in the attached Exhibit A (the “Property”) be changed to Planned Unit Development (“PUD”).

2. The Planned Unit Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Village by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the Village’s Zoning Ordinance and Comprehensive Plan.

3. The Applicant has submitted the General Development Plan (the “GDP”) attached as Exhibit A, consisting of the following documents:

- A. Letter dated August 14, 2018 from Duane M. Johnson, Knothe & Bruce Architects to Karl Frantz, containing GDP narrative.
- B. Aerial photograph of the Property and surrounding area (entitled Vicinity Map).
- C. Existing Conditions Plan, numbered C-0.1, prepared by Vierbicher, dated 05/23/2018.
- D. Site Plan, numbered C-1.1, prepared by Knothe & Bruce, last reissued date of July 2, 2018.
- E. Unrecorded Certified Survey Map.

4. The Village is required to make a payment to the City of Madison each year for fire protection and emergency medical service (the “Fire and EMS Payment”), pursuant to Section 4 of the Fire Protection and Emergency Medical Service Agreement Between the City of Madison and the Village of Shorewood Hills, signed by Village President Mark

Sundquist on August 19, 2013 and Mayor Paul Soglin on September 17, 2013, and as that agreement may be amended from time to time. An increase in the assessed value of the Property will increase the amount of the Village's Fire and EMS Payment, but, because the Property is in Tax Increment District No. 3 ("TID 3"), the property taxes generated by that increased value will be dedicated to TID 3 project costs for the life of TID 3, and will not be available to pay that increased Fire and EMS Payment.

5. On June 12, 2018 the Village Plan Commission conducted a public hearing on the GDP, and the public hearing was reopened and continued on July 10, 2018.

6. On July 10, 2018, the Village Plan Commission recommended changing the zoning classification of the Property to PUD, and recommended approving the GDP.

7. On July 16, 2018 and August 20, 2018, the Village Board considered changing the zoning classification of the Property to PUD, and considered approving the GDP.

8. The Village Board finds, based upon the criteria set forth in section 10-1-33 of the Village Code of Ordinances, and subject to certain conditions, that changing the zoning classification of the Property to PUD, and approving the GDP, is consistent with the spirit and intent of the Village's Zoning Code, is consistent with the Village's Comprehensive Plan, has the potential for producing significant community benefits, will substantially increase the Village's tax base, and promotes the public health, safety and general welfare of the Village.

ORDINANCE

NOW THEREFORE the Village Board of the Village of Shorewood Hills, Dane County, Wisconsin adopts the following ordinance:

Section 1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

Section 2. Subject to the conditions set forth in section 3 below, the zoning classification the Property is changed to Planned Unit Development District, and the GDP is approved, pursuant to section 10-1-33 of the Village Code and Wis. Stat. § 62.23(7)(d).

Section 3. The change in the zoning classification of the Property to Planned Unit Development District shall not be effective until the following conditions have been satisfied:

- A. A Certified Survey Map that conforms substantially to the Certified Survey Map Included in the GDP must be approved and recorded with the Register of Deeds for Dane County.
- B. Applicant (or Applicant's successor in interest in Property) must deliver to the Village a fully executed lease agreement between the owner of the Property and the owner of that certain other property known as Arbor Crossing (located at 2715 Marshall Court), leasing not less than 15 parking stalls at Arbor Crossing to the owner of the Property for use by tenants and visitors of the Property. The lease agreement shall have a term of not less than 15 years, and shall be otherwise acceptable to the Village.
- C. All persons having an interest in the Property and the Village must enter into an agreement that is satisfactory to the Village relating to preservation of the taxable status of the property and providing for payments in lieu of taxation in the event that all or any part of the Property is or becomes exempt from taxation.
- D. Applicant (or Applicant's successor in interest in Property) must enter into an agreement with the Village, requiring Applicant to contribute to the Fire and EMS Payments the Village is required to pay to the City of Madison until such time as TID 3 is terminated.

Section 4. The Property shall be developed and used in full compliance with the General Development Plan and a Specific Development Plan to be approved by the Village. The General Development Plan and Specific Development Plan shall constitute the zoning regulations for the Property, and may be enforced as any other zoning regulation in the Village of Shorewood Hills. A copy of the General Development Plan and the Specific Development Plan shall be maintained and kept on file by the Village Clerk.

Section 5. If the conditions in Section 3 of this Ordinance have not been satisfied by 12:00 noon on December 30, 2018, or such later date as the Village Board may approve, this Ordinance shall automatically, and without any further action, become null and void and of no further force or effect.

The above and foregoing ordinance was duly adopted by the Village Board of the Village of Shorewood Hills at its meeting held on September 17, 2018, by a vote of _____ in favor, _____ opposed, and _____ not voting.

APPROVED:

By _____
David J. Benforado, Village President

ATTEST:

By _____
Karla Endres, Village Clerk

Attachment: Exhibit A – General Development Plan

EXHIBIT A GENERAL DEVELOPMENT PLAN



August 14, 2018

Karl Frantz
Village Administrator
Shorewood Hills Village Hall
810 Shorewood Boulevard
Madison, WI 53705

Re: General Development Plan
2801 Marshall Court

Dear Mr. Frantz:

This is the proposed General Development Plan submitted in support of the proposed Planned Unit Development zoning of the property (hereafter the "Property") shown as Lot 2 on the attached certified survey map, part of which has a current street address of 2801 Marshall Court.

A. Introduction:

This project proposes the redevelopment of the Property. The Property is currently developed with a two-story office building containing approximately 8,350 square feet. The owner proposes to redevelop the property for a mixed-use building with co-working office space, daycare, food service and structured parking. This proposal is consistent with the Village of Shorewood Hills Comprehensive plan and Doctors Park Neighborhood Plan and will complement the nearby uses.

This application requests approval for rezoning from C-1(P) to PUD.

B. Organizational Structure:

Owner:	Marshall Court Investors, LLC 1010 E Washington Ave. Madison, WI 53703 Phone: 608-251-6000 Contact: Rich Arnesen rarnesen@stonehousedevlopment.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Ave., Ste 201 Middleton, WI 53562 Phone: 608-836-3690 Contact: Duane Johnson djohnson@knothebruce.com
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Engineer:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 Phone: 608-826-0532 Fax: 608-826-0530 Contact: Joe Doyle jdoyle@vierbicher.com	Landscape Design:	The Bruce Company 2830 Parmenter St. Middleton, WI 53562 Phone: 608-836-7041 Contact: Rich Strohmenger rdtrohmenger@brucecompany.com
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C. Zoning Rationale:

Planned Unit Development zoning has been selected to provide the flexibility to provide the type of mixed-use development with structured parking that is envisioned in the Village Plans.

D. Village Plans:

This proposal meets many of the goals outlined in the Village Comprehensive Plan and the Doctor's Park Neighborhood Plan:

- Diversifies land uses along Marshall Court and mitigates the effect of redevelopment on traffic volume and circulation.
- Promotes a pedestrian scale environment on Marshall Court and enhances the safety and connectivity for both pedestrians and bicyclists.
- The site is designated as a smart growth area for mixed-use development in Map 3-2 of the Comprehensive Plan.

The specific recommendations for the site are listed on Map 2-2 of the Doctor's Park Neighborhood Plan. The proposed development has the following features that meet those specific recommendations:

- Mixed-use office/commercial
- Building height of 2 stories, with a maximum of 46 feet (as measured from Marshall Court).
- Structured parking facilities.
- Enhanced pedestrian connections

E. Project Description:

The owner proposes redeveloping the property with a mixed-use building for Lodgic, a project of the Moose organization. In 2014, the Moose organization commissioned a group of the nation's leading brand, research, experience, and design partners to develop a completely new kind of community experience that is true to the historic core of Moose.

Lodgic is designed to support and empower modern working families, entrepreneurs and mobile professionals. Lodgic seamlessly unites hospitality-forward co-working (Lodgic Workplace), flexible, learning-oriented childcare (Lodgic Kids Camp — Flextime Learning by Mooseheart), and food & beverage services (Everyday Kitchen Restaurant & Bar and Clever Moose Market Cafe) into one fluid space. The following is a table that further describes the project uses and operations:

F. Building Uses and Descriptions of Use:

Space Description	Description of Use
Lodgic Workplace	Lodgic Workplace provides office use for professional services, not including medical and dental offices.

Lodgic Kids Camp	<p>State-licensed early childhood education facility for children ages 1 to 12, offering flexible, drop-in childcare on an on-demand, as-needed basis, purchased and paid for by the hour. One hour minimum use increment.</p> <p>To be licensed for up to 50 children.</p> <p>Lodgic Kids Camp will be accessible to users of Lodgic Workplace and the general public at large — no other facility use required.</p>
Everyday Kitchen Café, Restaurant & Bar	<p>Morning and daytime: Fast-casual café plus direct-to-desk service for Lodgic Workplace members.</p> <p>Midday and evening: Full-service restaurant and bar.</p> <p>All day: Take-home meals.</p> <p>Open to the public.</p>
Lodgic Events	<p>Event space for business, educational or social use. Typical configurations are:</p> <ul style="list-style-type: none"> • 32-person classroom • 30-person U-shape • 60-person lecture or banquet <p>The restaurant will be closed to members and the public when larger Lodgic events are underway.</p>

G. Permitted Uses:

Only the following uses are permitted within this Planned Development District:

- Café, restaurant and associated bar.
- Business and professional offices, but not medical and dental offices. Permitted uses include offices for administrative, executive, professional, non-profit, research or educational purposes. Examples include minister, psychologist, architectural design, landscape design, interior design, graphic design, engineer, insurance, legal services, author, musician, marketing and sales, management consulting, informational technology, computer software consulting, data management, web designer or other recognized trade or profession.
- Banquet and meeting space for business, educational or social use. Examples include business networking meetings, business or educational presentations, business awards meeting, and graduation party.
- State-licensed day care centers.
- Enclosed parking.
- Other uses similar in nature that are compatible with these permitted uses as determined pursuant to Article K of the Village of Shorewood Hills zoning code.
- Accessory uses shall be permitted uses as provided in Article K of the Village of Shorewood Hills zoning code.

H. Noise:

The property and all noise producing activities and conditions on the property shall comply with Chapter 21 of the Village of Shorewood Hills Code of Ordinances, including as such ordinances may be amended.

I. CSM and Land Dedications:

A CSM is submitted along with this application to facilitate the new property lines and dedications required for the redevelopment. A significant area of the existing site is being dedicated for public use (approximately 12,700 square feet).

- Additional right-of-way is dedicated along Marshall Court to allow for the implementation of the Village plans for street, terrace and sidewalk improvements.
- Land is dedicated along the south side of the site to allow for the extension of the Village plan for the commuter bike path.
- The owner of the 2801 subject site is also the owner of 2725 Marshall Court. The lands needed for the Catafalque Drive extension along the south side of 2725 Marshall Court are also dedicated allowing for the continued western extension of Catafalque Drive.
- A land exchange with University Station, the retail property to the west, is facilitated. The land exchange and property line adjustment will assist the parking design for the University Station so that the bike path can be extended and parking totals on that site maintained or improved.

J. General Development Plan Summary:

Lot Area (approx., after dedications for ROW):	20,652 SF (0.47 acres)
Floor Areas (maximum)	
Total Gross Floor Area: (excluding basement)	24,800 S.F.
Floor Areas (maximum per each designated use):	
Lodgic Kids Camp – Flextime Learning	4,500 S.F.
Everyday Kitchen Restaurant and Bar (inc. kitchen and restrooms)	4,500 S.F.
Outdoor restaurant/event seating	1,500 S.F.
Lodgic Event (including storage)	1,400 S.F.
Lodgic Workplace	11,000 S.F.
Family Co-work space	400 S.F.
Outdoor Workplace plaza (on second floor)	500 S.F.
Floor Area Ratio (excluding basement)	1.20
Building Height:	Two Stories, approx. 36 feet

Vehicle Parking (approx.):	
Structured parking	64 stalls
Street parking	10 stalls
Leased employee parking at Arbor Crossing	<u>15 stalls</u>
Total parking	89 stalls
 Bicycle Parking:	 20 stalls

K. Attachments to General Development Plan:

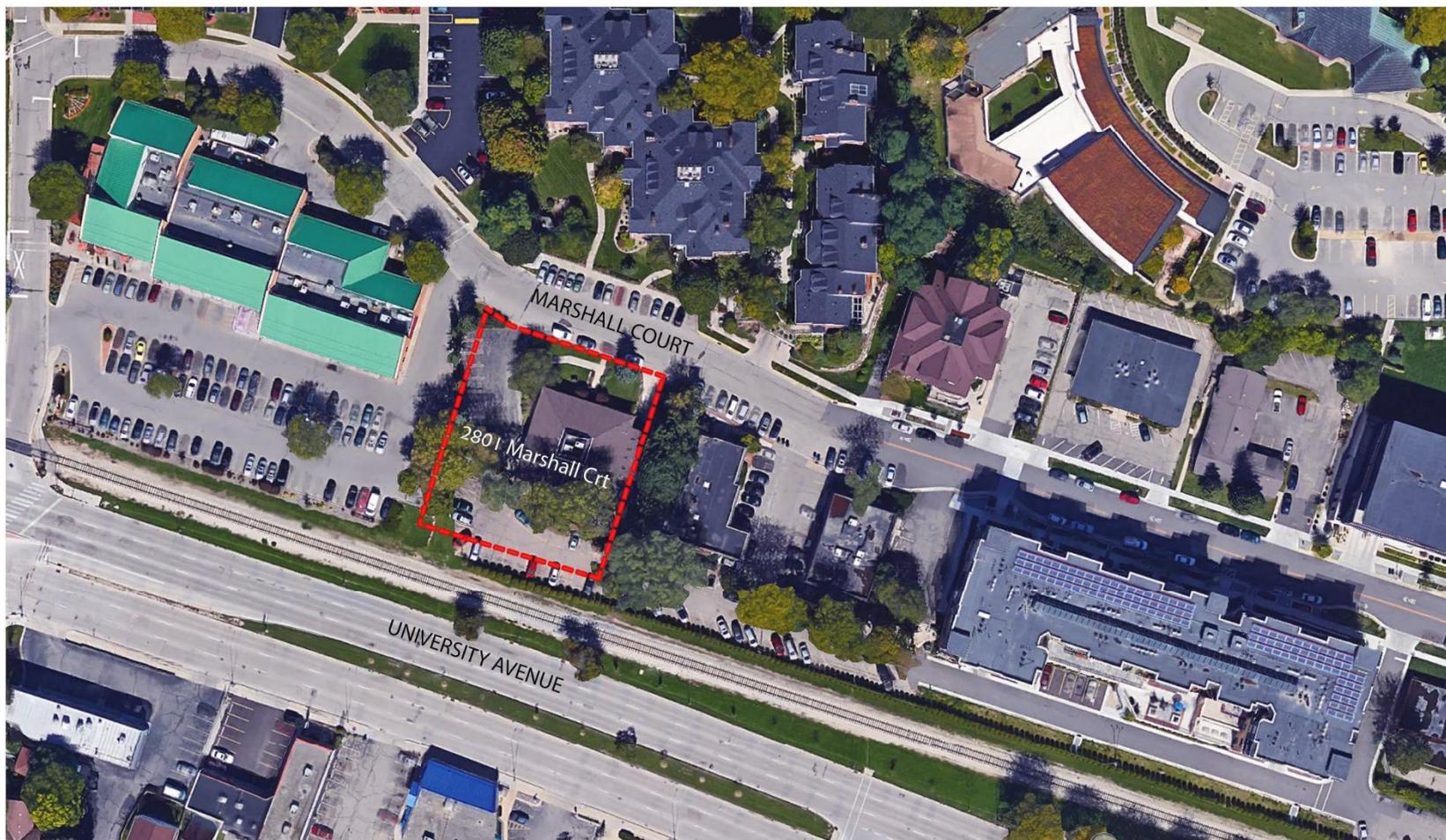
- Vicinity Map
- C-0.1 Existing Conditions
- C-1.1 Site Plan
- Unrecorded Certified Survey Map

Thank you for your time reviewing our application and proposed PUD documents.

Very truly yours,

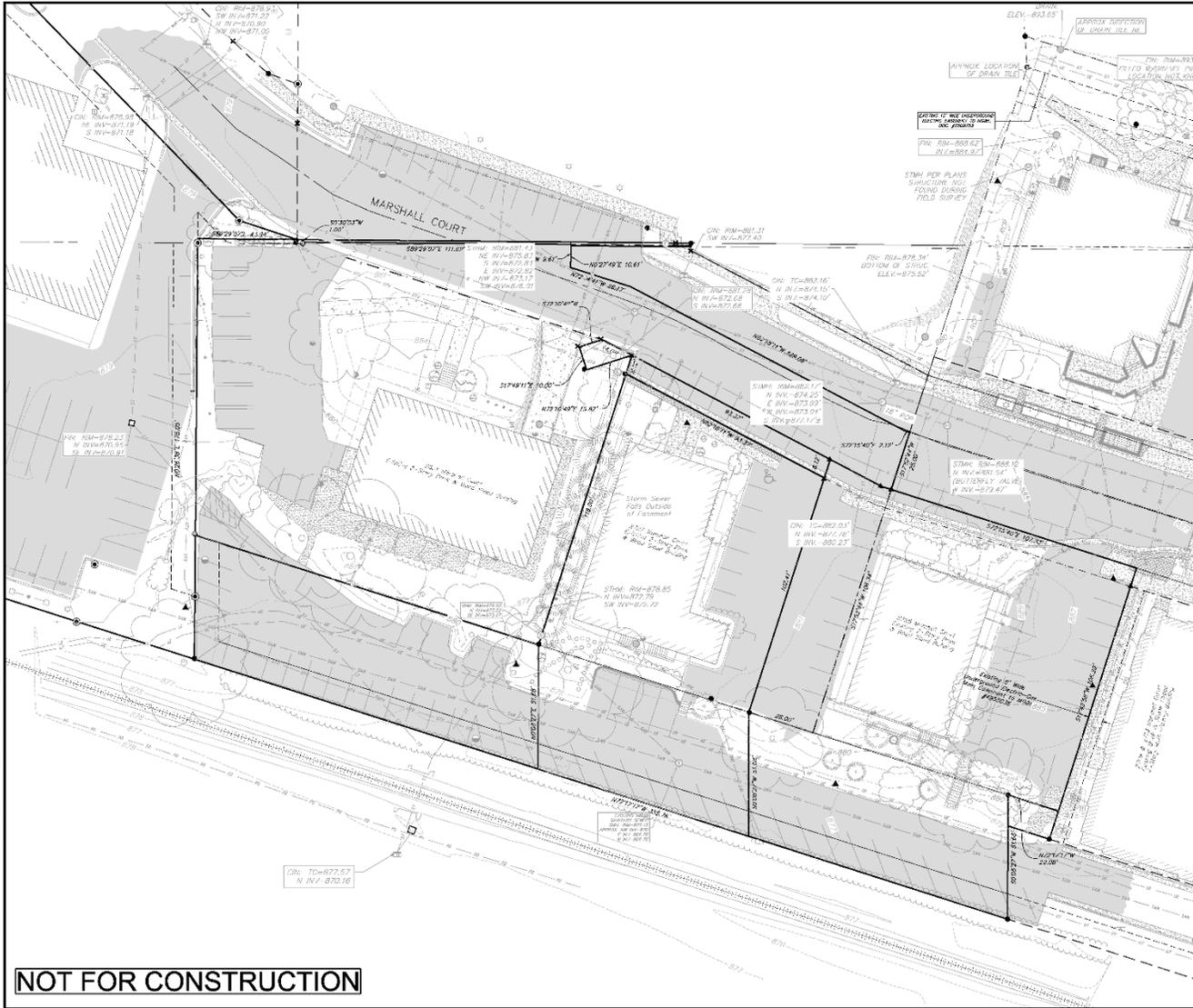


Duane Johnson, AIA
Knothe & Bruce Architects, LLC



Vicinity Map
Lodgic
2801 Marshall Court





TOPOGRAPHIC SYMBOL LEGEND

- ▲ EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN
- ▣ EXISTING CURB INLET
- EXISTING FETID INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- ▲ ROOF DOWNSPOUT
- ▽ EXISTING FIRE HYDRANT
- ▽ EXISTING STANDPIPE
- EXISTING WATER MAIN VALVE
- ▣ EXISTING CURB SIGN
- ▣ EXISTING GAS VALVE
- ▣ EXISTING AIR CONDITIONING PEDESTAL
- ▽ EXISTING DOWN GUY
- EXISTING FLECTRIC MANHOLE
- ▣ EXISTING TELEPHONE PEDESTAL
- ▣ EXISTING TELEPHONE PEDESTAL
- ▣ EXISTING HANDICAP PARKING
- EXISTING DECIDUOUS TREE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- ▣ EXISTING TV PEDESTAL
- ▣ EXISTING TELEPHONE MANHOLE
- ▣ EXISTING TELEPHONE PEDESTAL
- ▣ EXISTING HANDICAP PARKING
- EXISTING DECIDUOUS TREE
- ▣ ASPHALT PAVEMENT/GRASSWAY
- ▣ PAVED LOT
- ▣ CONCRETE PAVEMENT/WALK
- ▣ BRICK PAVEMENT
- ▣ GRAVEL PATH

- NOTES:**
- THIS SURVEY WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE SUBSESION APPROVAL REPORT 2000 1114 SEARCH NO. HCS-745776-MAD, DATED AUGUST 04 09, 2015 AT 7:05AM, FROM 1951 AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, 10 W. MIFLIN STREET, SUITE 302, MADISON, WI 53703.
 - AREA OF MANHOLE SURVEYED IS 33,082 SQUARE FEET ACROSS OR LESS.
 - THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED ON JULY 23 & 24, AND AUGUST 6 & 11, 2015. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 11, 2015 ARE NOT REFLECTED BY THIS SURVEY.
 - UTILITY LOCATIONS WERE FIELD LOCATED BASED UPON SUBSTANTIAL, VISUAL, ABOVE GROUND STRUCTURES, UPON MAPS PROVIDED TO THE SURVEYOR, OR UPON MARKINGS ON THE GROUND PLACED BY UTILITY COMPANIES AND/OR THEIR AGENTS. NO WARRANTY IS GIVEN TO THE UTILITY MARKINGS BY OTHERS OR THAT ALL UNDERGROUND UTILITIES AFFECTING THIS PROPERTY WERE MARKED AND SUBSEQUENTLY LOCATED FOR THIS SURVEY. THE SIZE OF WATER MAIN AND SANITARY SEWER HAS BEEN NOTED PER MAPS PROVIDED TO THE SURVEYOR.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDUIT, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SEWER FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION SEARCH FOR ENCUMBRANCES OF RECORD, ENCUMBRANCES, RESPECTIVE COVENANTS, OR OWNERSHIP TITLE BURDENS.
 - BOUNDARIES AND ALL VARIATIONS THEREON ARE BASED UPON THE NAVD83 11M.

vierbicher
planners | engineers | cabinet

Existing Conditions Plan
The Lodge
Village of Shorewood Hills
Dane County, Wisconsin

NO.	DATE	REVISIONS	
		BY	REASON
1	07/13/2018	br	Initial

DATE: 07/13/2018
DRAWN: br
CHECKED: br
JOB: 131076 - Stone House Development
PROJECT NO.: 131076
SHEET: 1 OF 1
DWG. NO.: C-0.1

ISSUED
 Issued for SDP - May 23, 2018
 Reissued for CCP - SDP - June 04, 2018
 Reissued for CCP - SDP - June 03, 2018

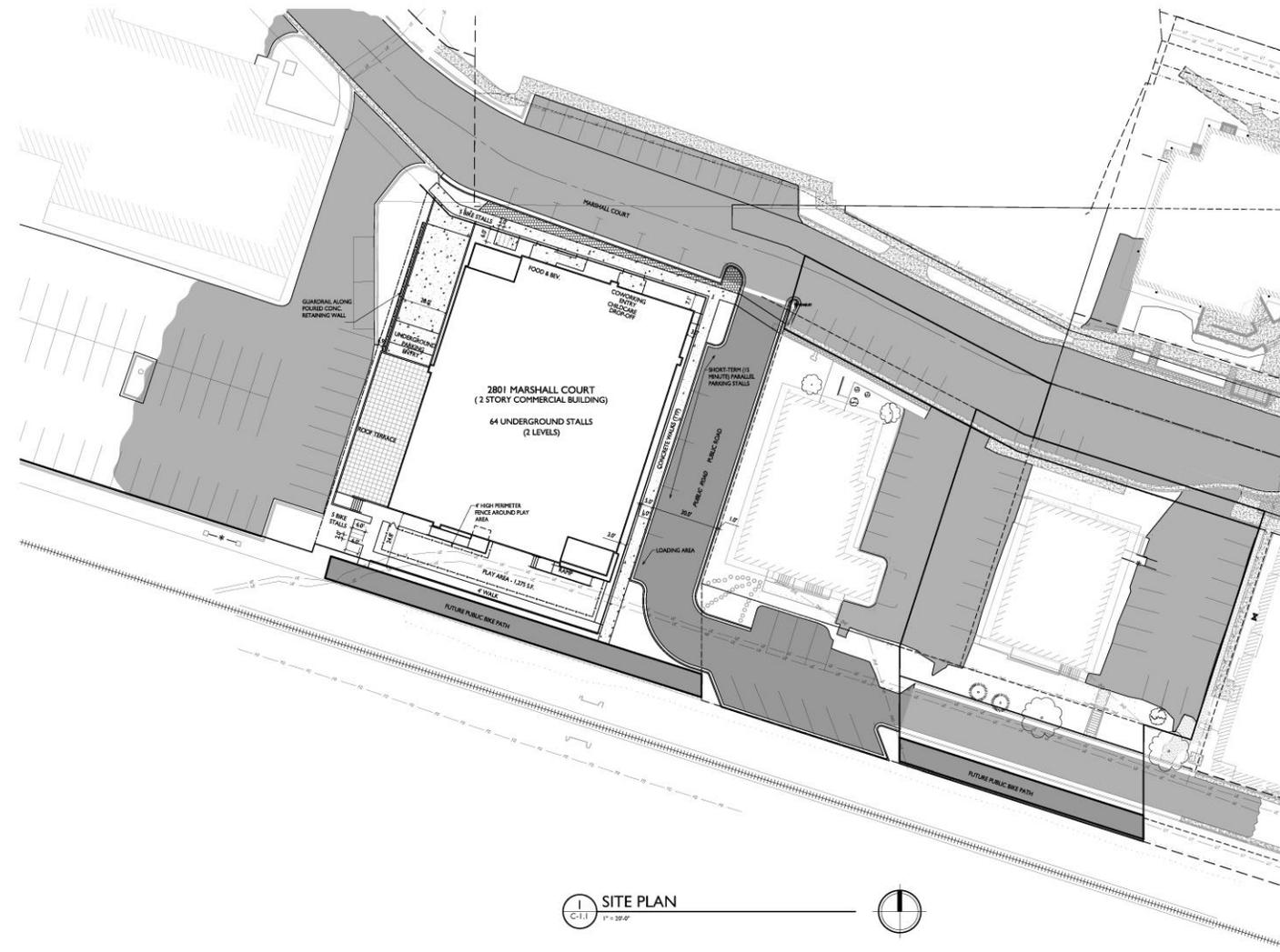
PROJECT TITLE
Lodgic

2801 Marshall Court
 Shorewood Hills, WI
 SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

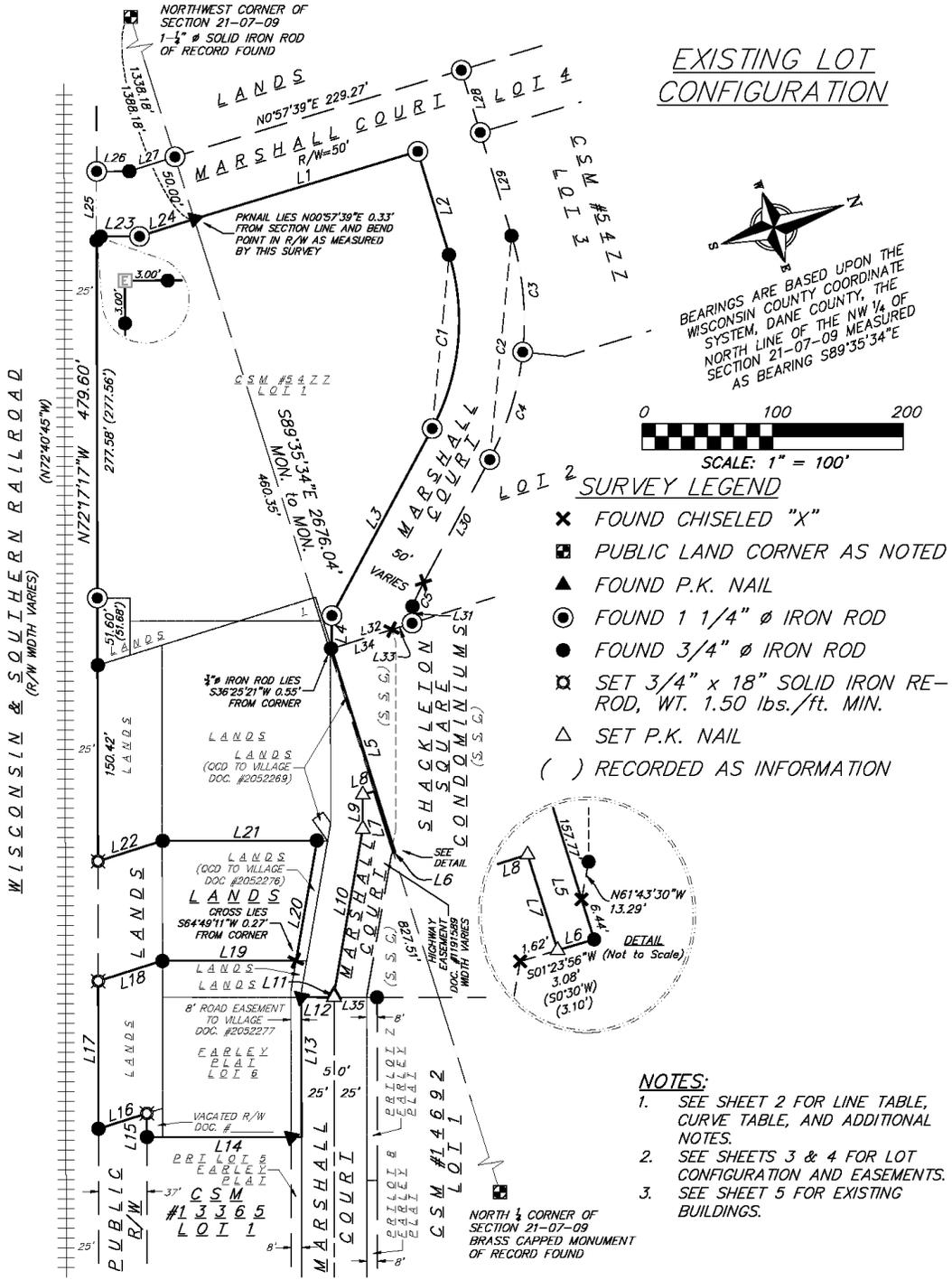
PROJECT NO. **1815**
 ©Knothe + Bruce Architects, LLC



SITE PLAN
 C-1.1 1" = 32'-0"

CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 5477, AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS, ON PAGES 43-44, AS DOCUMENT NUMBER 2067153, DANE COUNTY REGISTRY, ALSO LOT 6 FARLEY PLAT, AS RECORDED IN VOLUME 17 OF PLATS, ON PAGE 28, AS DOCUMENT NUMBER 894244, DANE COUNTY REGISTRY, ALSO PART OF THE SE $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 16, ALSO PART OF THE NE $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 21, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN



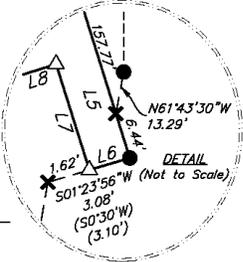
EXISTING LOT CONFIGURATION

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 21-07-09 MEASURED AS BEARING S89°35'34\"/>



SURVEY LEGEND

- ✕ FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- ▲ FOUND P.K. NAIL
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- △ SET P.K. NAIL
- () RECORDED AS INFORMATION



NOTES:

1. SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, AND ADDITIONAL NOTES.
2. SEE SHEETS 3 & 4 FOR LOT CONFIGURATION AND EASEMENTS.
3. SEE SHEET 5 FOR EXISTING BUILDINGS.

10 Jul 2018 - 4:10p M:\Stone House Development\150190_Arbor Crossing Phase 2\CADD\150190_CSM.dwg by: mmr

vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 150191 DATE: 07/10/2018	SURVEYED FOR: Marshall Court Investors, LLC 825 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
		REV: Drafted By: MMAR Checked By: PKNU	SHEET 1 OF 9	

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 5477, AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS, ON PAGES 43-44, AS DOCUMENT NUMBER 2067153, DANE COUNTY REGISTRY. ALSO LOT 6 FARLEY PLAT, AS RECORDED IN VOLUME 17 OF PLATS, ON PAGE 28, AS DOCUMENT NUMBER 894244, DANE COUNTY REGISTRY, ALSO PART OF THE SE $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 16, ALSO PART OF THE NE $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 21, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN

LINE TABLE			LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH	LINE NUMBER	DIRECTION	LENGTH
L1	N00°57'39"E (N00°32'11"E)	178.99' (178.91')	L19	N17°52'44"E (N17°47'E)	102.41'
L2	S89°05'53"E (S89°27'49"E)	82.93' (83.00')	L20	N62°18'11"W (N62°16"W)	93.37'
L3	S44°00'38"E (S44°27'49"E)	162.98'	L21	S17°52'44"W (S17°47'W)	118.60'
L4	S71°45'03"E (S72°12'14"E)	25.31' (25.22')	L22	S00°08'27"W (S00°07'01"W)	51.68' (51.88')
L5	S89°29'07"E (S89°30'E)	164.21' (164.60')	L23	N17°42'43"E (N17°19'15"E)	32.81' (32.73')
L6	S01°23'56"W (S00°30'W)	1.46'	L24	N00°11'41"E (N00°15'48"W)	43.97' (44.20')
L7	N89°35'34"W (N89°30'W)	49.98'	L25	N72°17'17"W (N72°40'45"W)	50.00'
L8	S00°27'49"W (S00°30'W)	9.06'	L26	N17°42'43"E (N17°19'15"E)	25.11' (25.00')
L9	S72°14'41"E (S72°13'E)	26.17' (26.18')	L27	N00°11'41"E (N00°15'48"W)	36.60' (36.82')
L10	S62°18'11"E (S62°16'E)	129.08'	L28	S89°05'53"E (S89°27'79"E)	50.05' (50.00')
L11	S72°15'40"E (S72°13'W)	2.12' (2.18')	L29	S89°05'53"E (S89°27'79"E)	82.82' (83.00')
L12	S17°52'44"W (S17°47'W)	25.00'	L30	S44°00'38"E (S44°27'49"E)	107.55' (107.42')
L13	S72°15'40"E (S72°13'E)	107.33' (107.1')	L31	S70°26'54"E (S71°17'39'E)	12.87' (12.83')
L14	S17°49'58"W (S17°47'W)	118.56'	L32	S00°16'50"W (S00°09'38'E)	64.64' (64.73')
L15	N72°17'17"W	18.16'	L33	S00°16'50"W (S00°09'38'E)	16.25'
L16	S00°08'27"W	38.81'	L34	S00°16'50"W (S00°09'38'E)	48.39'
L17	N72°17'17"W (N72°41'10"W)	113.34'	L35	N17°52'44"E (S17°47'W)	33.00'
L18	N00°08'27"E (N00°07'01"W)	51.68' (51.88')			

NOTES:

1. Subject to Storm Sewer Easement recorded as Document #1191590.
2. Subject to Sanitary Sewer Easement Recorded as Document #1191591.
3. Subject to Reservations, Covenants, and Restrictions contained in Quit Claim Deed recorded as Document #2055762.
4. Subject to Easements and Agreements contained in Warranty Deed recorded as Document #2069281.
5. Subject to Reservations in Instrument recorded as Document #2068269.
6. Subject to Right-of-Way Grant Underground Electric-Electric Pole Line Easement to Madison Gas and Electric Company recorded as Document #2098779.
7. Subject to Notice Affecting Real Estate recorded as Document #2109270.
8. Subject to Agreement for License with Madison Metropolitan Sewerage District recorded as Document #984043 and Supplemental Agreement recorded as Document #984044.

CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	137.48' (137.45')	175.00'	45°00'39" (45°00'00")	S66°35'53"E (S66°57'49"E)	133.97' (133.94')
C2	176.80' (176.72')	225.00'	45°01'14" (45°00'00")	S66°35'36"E (S66°57'49"E)	172.28' (172.21')
C3	90.20' (90.04')	225.00'	22°58'12" (22°55'42")	S77°37'07"E (S77°59'58"E)	89.60' (89.44')
C4	86.59' (86.88')	225.00'	22°03'02" (22°04'18")	S55°06'29"E (S55°29'58"E)	86.06' (86.14')
C5	20.14' (20.15')	175.00'	6°35'39" (06°35'46")	S47°28'10"E (S7°45'42"E)	20.13' (20.14')

10 Jul 2018 - 4:11p M:\Stone House Development\150190_Arbor Crossing Phase 2\CADD\150190_CSM.dwg by: mmar

<p style="font-size: small;">planners engineers advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>		FN: 150191 DATE: 07/10/2018 REV: Drafted By: MMAR Checked By: PKNU	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 2 OF 9
		10 Jul 2018 - 4:11p M:\Stone House Development\150190_Arbor Crossing Phase 2\CADD\150190_CSM.dwg by: mmar			

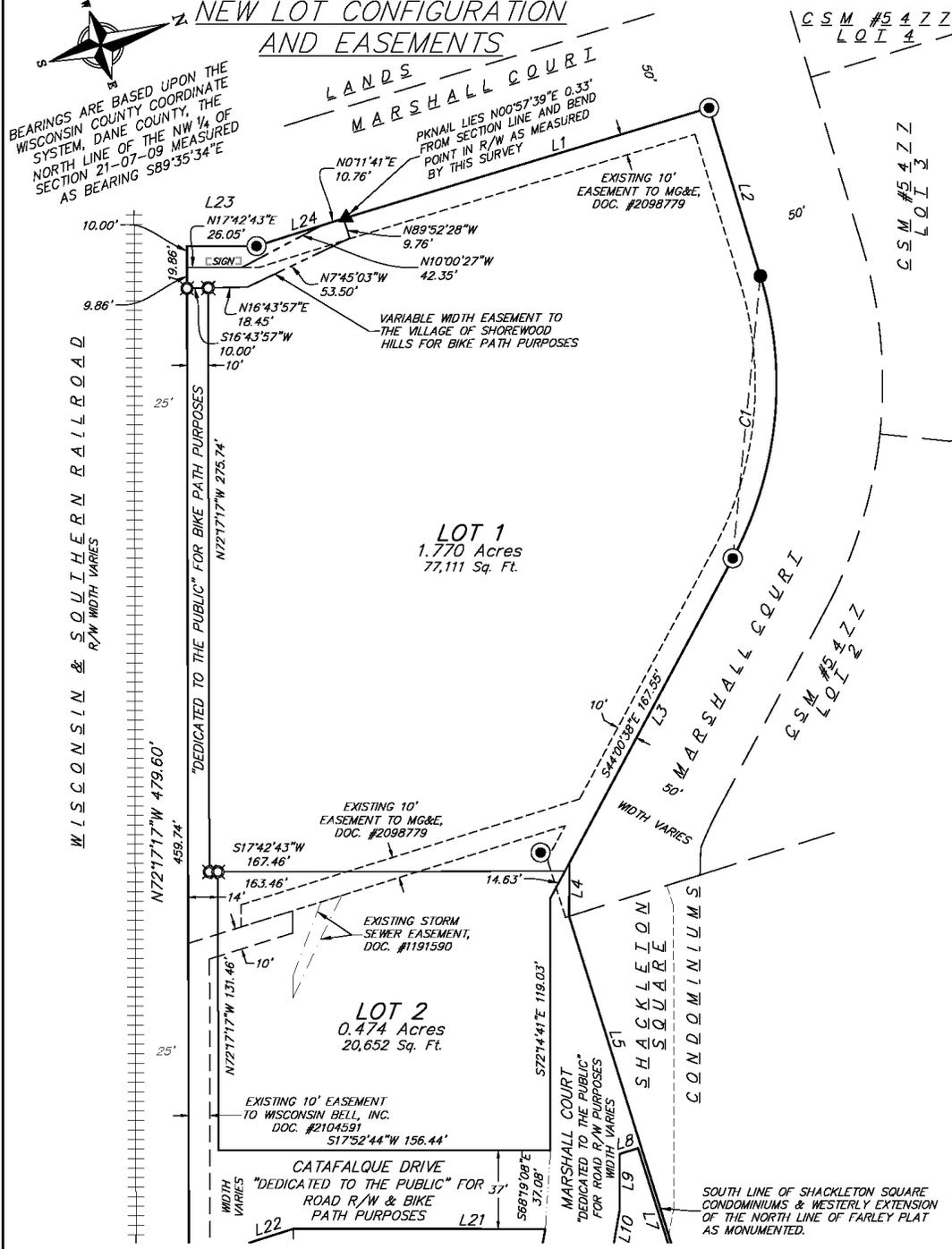
CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 5477, AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS, ON PAGES 43-44, AS DOCUMENT NUMBER 2067153, DANE COUNTY REGISTRY, ALSO LOT 6 FARLEY PLAT, AS RECORDED IN VOLUME 17 OF PLATS, ON PAGE 28, AS DOCUMENT NUMBER 894244, DANE COUNTY REGISTRY, ALSO PART OF THE SE $\frac{1}{2}$ -SW $\frac{1}{2}$ OF SECTION 16, ALSO PART OF THE NE $\frac{1}{2}$ -NW $\frac{1}{2}$ OF SECTION 21, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 21-07-09 MEASURED AS BEARING S89°35'34"E

NEW LOT CONFIGURATION AND EASEMENTS

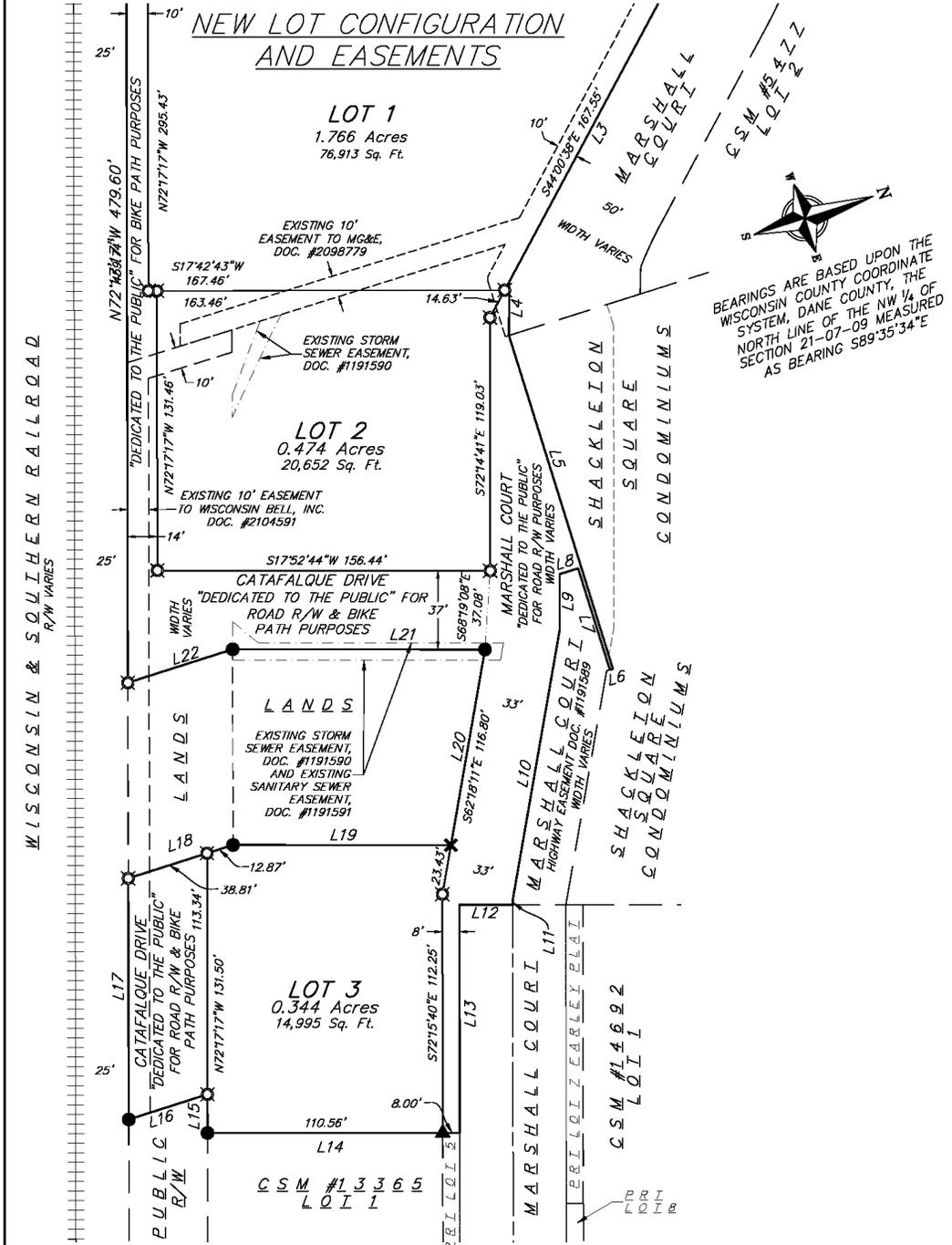


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vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 150191 DATE: 07/10/2018	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
		REV: _____ Drafted By: MMAR Checked By: PKNU		SHEET 3 OF 9

CERTIFIED SURVEY MAP No. _____

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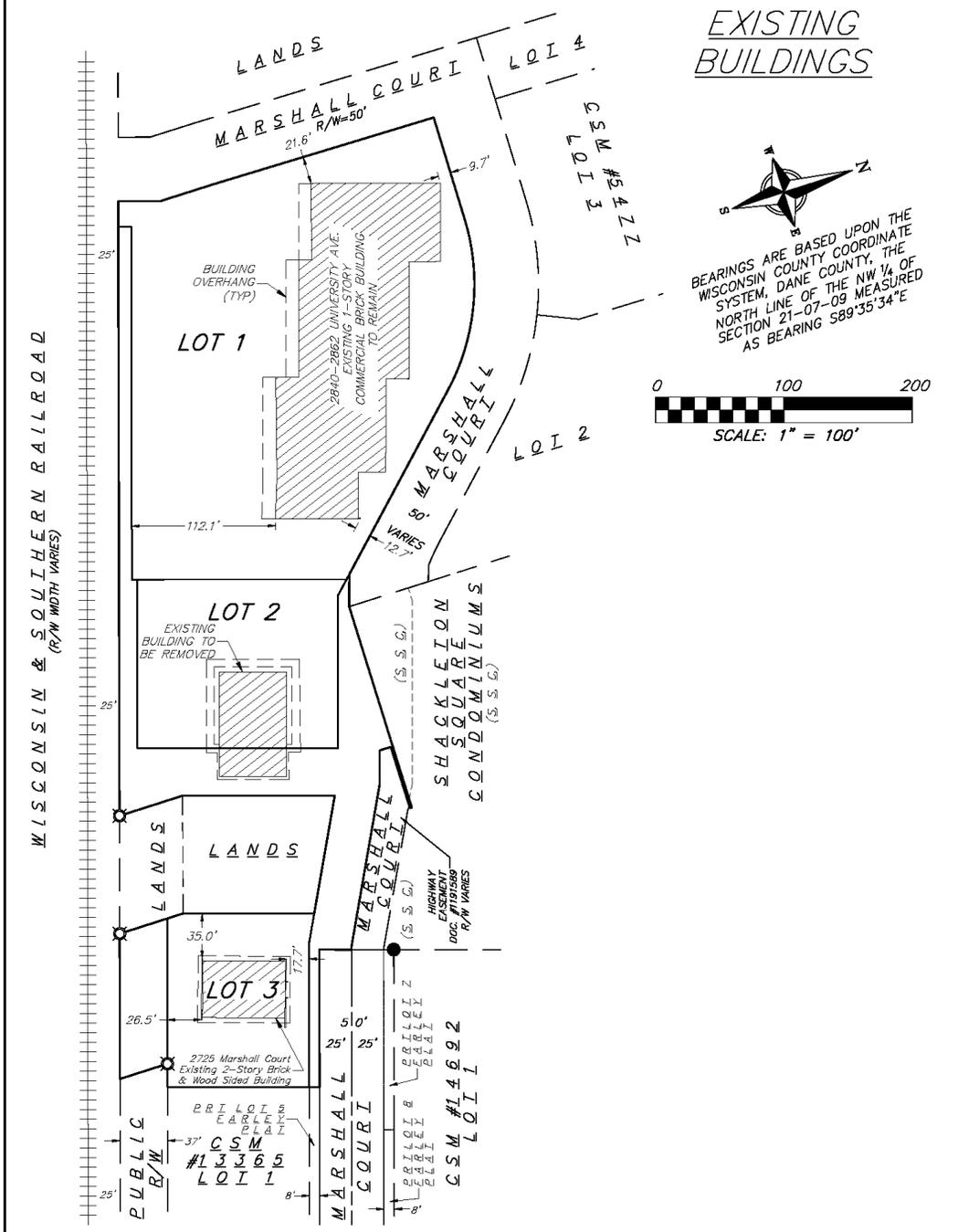
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Investors, LLC
825 N. Segoe Road,
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Madison, WI 53705

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

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EXISTING BUILDINGS



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 21-07-09 MEASURED AS BEARING S89°35'34"E



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Val. _____ Page _____

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LEGAL DESCRIPTION

Lot 1 Certified Survey Map Number 5477, as recorded in Volume 25 of Certified Survey Maps, on Pages 43-44, as Document Number 2067153, Dane County Registry, also Lot 6 Farley Plat, as recorded in Volume 17 of Plats, on Page 28, as Document Number 894244, Dane County Registry, also part of the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 16, also part of the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ of Section 21, all in Township 07 North, Range 09 East, Village of Shorewood Hills, Dane County, Wisconsin, more fully described as follows:
 Commencing at the Northwest corner of said Section 21; thence S89°35'34"E along the North line of the NW $\frac{1}{4}$ of said Section 21, 1388.18 feet to a westerly line of said Lot 1 and the point of beginning; thence along the boundary of said Lot 1 for the next five (5) courses; 1-thence N00°57'39"E, 178.99 feet; 2-thence S89°05'53"E, 82.93 feet to a point of curvature; 3-thence 137.48 feet along the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 45°00'39", and a chord bearing S66°35'53"E, 133.97 feet; 4-thence S44°00'38"E, 162.98 feet; 5-thence S71°45'03"E, 25.31 feet to the Southwest corner of the Amended Plat of "Shackleton Square", a Condominium, as recorded in Volume 4-33A of Condominium Plats, on Pages 406-412, as Document Number 1828246, Dane County Registry; thence S89°29'07"E along the southerly line of said Shackleton Square, 164.21 feet to a southerly corner thereof; thence S01°23'56"W along the southerly line of said Shackleton Square, 1.46 feet to a southerly line of lands Quit Claimed to the Village of Shorewood Hills by Document Number 2052269; thence N89°35'34"W along said southerly line, 49.98 feet; thence S00°27'49"W, 9.06 feet; thence S72°14'41"E, 26.17 feet; thence S62°18'11"E, 129.08 feet; thence S72°15'40"E, 2.12 feet to the West line of said Farley Plat; thence S17°52'44"W along said West line, 25.00 feet to the Northwest corner of said Lot 6, Farley Plat; thence S72°15'40"E along the North line of said Lot 6, 107.33 feet to the Northeast corner thereof; thence S17°49'58"W along the East line of said Lot 6 and its southerly extension thereof, 118.56 feet to a southwesterly corner of Certified Survey Map Number 13365, as recorded in Volume 86 of Certified Survey Maps, on Pages 269-274, as Document Number 4914123, Dane County Registry; thence N72°17'17"W, 18.16 feet to a southwesterly corner of said Certified Survey Map Number 13365; thence S00°08'27"W along a westerly line of said Certified Survey Map Number 13365, 38.81 feet to a southwesterly corner thereof and the northerly right-of-way line of the Wisconsin & Southern Railroad; thence N72°17'17"W along said northerly right-of-way line, 113.34 feet; thence N00°08'27"E, 51.68 feet; thence N17°52'44"E, 102.41 feet; thence N62°18'11"W, 93.37 feet; thence S17°52'44"W, 118.60 feet; thence S00°08'27"W, 51.68 feet to the said northerly right-of-way line of the Wisconsin & Southern Railroad; thence N72°17'17"W along said northerly right-of-way line, 479.60 feet to the Southwest corner of said Lot 1; thence N17°42'43"E along the West line of said Lot 1, 32.81 feet; thence N00°11'41"E along the West line of said Lot 1, 43.97 feet to the point of beginning.

Said description contains 137,423 square feet or 3.155 acres more or less.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Marshall Court Investors, LLC, University Station, LLP, and the Village of Shorewood Hills, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with the provisions of Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the Village of Shorewood Hills in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
 By: Michael S. Marty

Date: _____

Signed: _____
 Michael S. Marty, P.L.S. S-2452

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