

Rec. 16.00/487 9/18/19
\$1,070.00 RB



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 3

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: Highway Business

6. Current Owner of Property: SMR Real Estate LLC

Address: 401 Rolfsmeyer Drive, Madison WI 53711 Phone No: (608) 271-5498

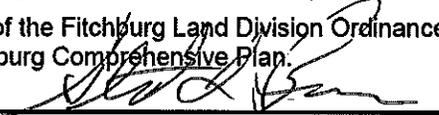
7. Contact Person: Stewart Brown

Email: SBrown@brownsales.com

Address: 401 Rolfsmeyer Drive, Madison WI 53711 Phone No: (608) 271-5498

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  Stewart Brown
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 9/17/19

Ordinance Section No. _____ Fee Paid: \$1,070

Permit Request No. CS-2316-19

Description:

Lots 1, 3 4, 5, and 6, plat of Brown Business Park, vacated ALTA Drive and other lands in the Northwest ¼ of the Northeast ¼, Section 2, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows:
Commencing at the North ¼ Corner of said Section 2; thence S02°39'15"W, 540.78 feet along the West line of said Northeast ¼; thence S87°24'02"E, 46.60 feet to the Easterly right-of-way line of Syene Road and the point of beginning; thence N11°32'46"E, 65.73 feet (recorded as N11°27'49"E, 67.03 feet) along said right of way line; thence S89°06'15"E (recorded as S89°29'24"E), 376.27 feet; thence N02°39'15"E, 32.88 feet (recorded as N02°33'32"E, 33.02 feet); thence S87°57'03"E (recorded as S87°27'00"E), 261.46 feet to the West line of said plat; thence N01°07'08"E (recorded as N00°42'45"E), 444.42 feet along said West line to the South right of way line of Rolfsmeyer Drive; thence S89°02'37"E (recorded as S89°09'51"E), 469.38 feet to an Easterly line of said Lot 1; thence S05°30'09"W (recorded as S05°23'13"W), 115.99 feet along said Easterly line; thence continuing along said Easterly line S89°02'55" E (recorded as S89°09'51"E), 60.00 feet to the Westerly line of Lot 2 of said plat; thence S14°39'25"W (recorded as S14°37'00"W), 183.31 feet along said Westerly line; thence continuing along said Westerly line S45°27'25"W (recorded as S45°25'00"W), 47.28 feet; thence continuing along said Westerly line S05°25'38"W, 419.24 feet (recorded as S05°23'13"W, 419.06 feet) to the North line of Certified Survey Map No. 5740; thence N88°41'30"W (recorded as N89°07'09"W), 556.14 feet along said North line and the North line of Certified Survey Map No. 5122; thence N88°54'49" W (recorded as N89°07'09"W), 376.35 feet along the North line of Southgate Commerce Plat; thence N02°39'15"E (recorded as N00°00'E), 200.00 feet; thence N87°24'02" W, 136.44 feet (recorded as S86°32'06"W, 134 feet, more or less) to the aforesaid Easterly right-of-way line of Syene Road and the point of beginning; Containing 492,596 square feet, or 11.308 acres.

BIRRENKOTT SURVEYING

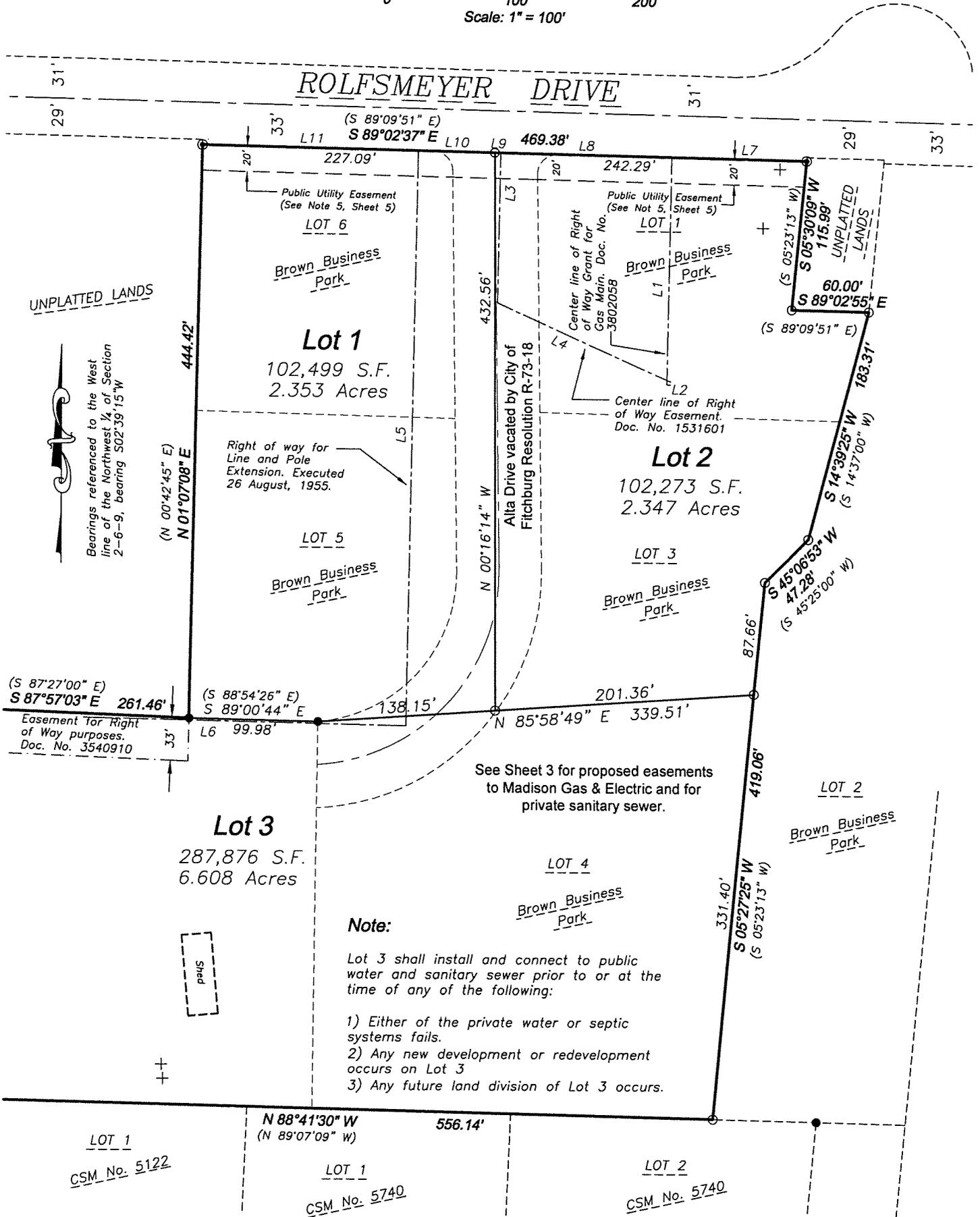
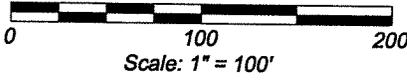


BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

February 6, 2018

CERTIFIED SURVEY MAP

Lots 1, 3, 4, 5, and 6, Brown Business Park, vacated ALTA Drive and other lands in the Northwest 1/4 of the Northeast 1/4, Section 2, T6N, R9E, City of Fitchburg, Dane County, Wisconsin



CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

BIRRENKOTT SURVEYING

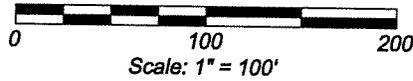


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ROLFSMEYER DRIVE

North 1/4 Corner
Section 2-6-9
Found Brass Cap Monument

Bearings referenced to the West
line of the Northwest 1/4 of Section
2-6-9, bearing S02°39'15"W

Legend:

- = Found 3/4" Iron Pipe
- = Found 3/4" Iron Pipe
- ⊙ = Found 1-1/4" Rebar
- = Found 3/4" Rebar
- = 1-1/4" O.D. x 24" Iron Pipe Set,
Weight = 1.68 Lbs/Ft
- + = Septic Vent

Easement Line Data

LINE	BEARING	DISTANCE
L1	N 00°59'53" E	176.20'
L2	N 89°00'07" W	3.00'
L3	S 00°59'53" W	116.10'
L4	S 66°00'07" E	147.64'
L5	N 00°59'53" E	450.00'
L6	N 89°00'07" W	250.00'
L7	N 89°02'37" W	104.78'
L8	N 89°02'37" W	132.90'
L9	N 89°02'37" W	4.61'
L10	N 89°02'37" W	59.65'
L11	N 89°02'37" W	167.44'

UNPLATTED LANDS

Easement for Right of way purposes.
Doc. No. 3540910, 4050023

(S 87°27'00" E)
S 87°57'03" E 261.46'
Easement for Right of Way
purposes. Doc. No. 3540910

Approximate location
of gravel drive
center line

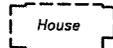
Lot 3

287,848 S.F.
6.608 Acres

Note:

Lot 3 shall install and connect to public
water and sanitary sewer prior to or at the
time of any of the following:

- 1) Either of the private water or septic systems fails.
- 2) Any new development or redevelopment occurs on Lot 3
- 3) Any future land division of Lot 3 occurs.



N 88°54'49" W 376.35'
(N 89°07'09" W)

LOT 1
SOUTHGATE
COMMERCE
PLAT

LOT 3
SOUTHGATE
COMMERCE
PLAT

LOT 1
CSM No.
5122

Center 1/4 Corner
Section 2-6-9
Found Aluminum Monument

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

BIRRENKOTT SURVEYING

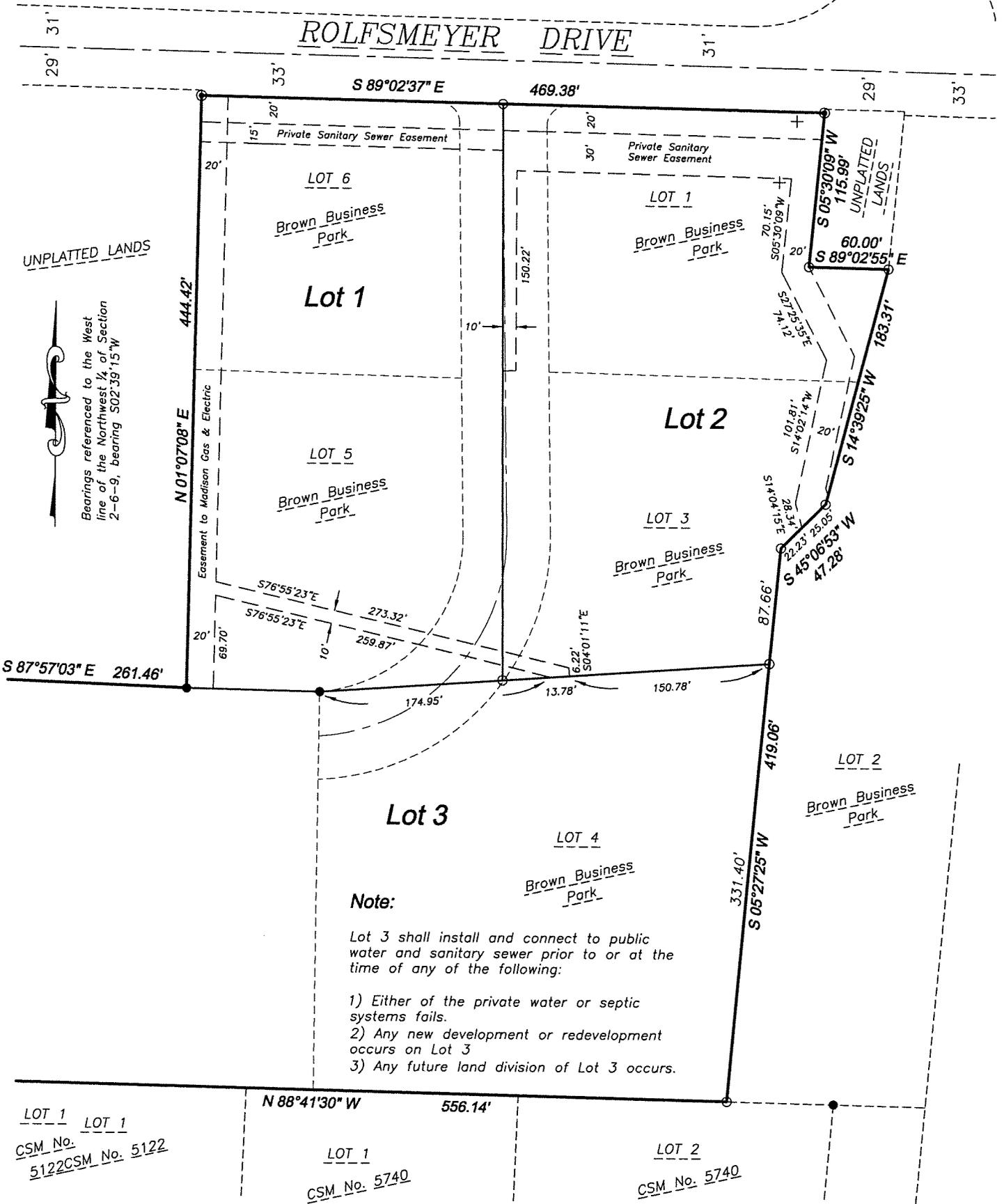
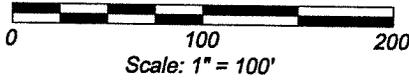


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T6N, R9E, City of Fitchburg, Dane County, Wisconsin



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LOT 1 LOT 1
CSM No. 5122
5122 CSM No. 5122

LOT 1
CSM No. 5740

LOT 2
CSM No. 5740

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: September 16, 2019

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Owners Certificate:

As owner, SMR, LLC, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Fitchburg Council for approval.

SMR, LLC

Stewart Brown, Authorized Representative

State of Wisconsin)

County of Dane) ss

Personally came before me this ____ day of _____, 2019, the above named, Stewart Brown, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____.

Owners Certificate:

As owners, Nicholas O. Laper and Kerry E. Lapter hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the City of Fitchburg Council for approval.

Nicholas O. Laper

Kerry E. Laper

State of Wisconsin)

County of Dane) ss

Personally came before me this ____ day of _____, 2019, the above named, Nicholas O. Laper and Kerry E. Laper, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____.

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

This survey subject to terms and conditions contained in a joint well agreement, Doc. No. 1531602.

Surveyed For:

SMR LLC
401 Rolfsmeyer Drive
Fitchburg, WI 53713
608-271-5498

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P.
Approved: D.V.B.

Field book:

Tape/File: J:\2017\Carlson
Sheet 4 of 5

Office Map No.: 171214CSM

Certified Survey Map No. _____, Volume _____, Page _____



CERTIFIED SURVEY MAP

DATED: September 16, 2019

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

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Commencing at the North ¼ Corner of said Section 2; thence S02°39'15"W, 540.78 feet along the West line of said Northeast ¼; thence S87°24'02"E, 46.60 feet to the Easterly right-of-way line of Syene Road and the point of beginning; thence N11°32'46"E, 65.73 feet (recorded as N11°27'49"E, 67.03 feet) along said right of way line; thence S89°06'15"E (recorded as S89°29'24"E), 376.27 feet; thence N02°39'15"E, 32.88 feet (recorded as N02°33'32"E, 33.02 feet); thence S87°57'03"E (recorded as S87°27'00"E), 261.46 feet to the West line of said plat; thence N01°07'08"E (recorded as N00°42'45"E), 444.42 feet along said West line to the South right of way line of Rolfsmeyer Drive; thence S89°02'37"E (recorded as S89°09'51"E), 469.38 feet to an Easterly line of said Lot 1; thence S05°30'09"W (recorded as S05°23'13"W), 115.99 feet along said Easterly line; thence continuing along said Easterly line S89°02'55" E (recorded as S89°09'51"E), 60.00 feet to the Westerly line of Lot 2 of said plat; thence S14°39'25"W (recorded as S14°37'00"W), 183.31 feet along said Westerly line; thence continuing along said Westerly line S45°27'25"W (recorded as S45°25'00"W), 47.28 feet; thence continuing along said Westerly line S05°25'38"W, 419.24 feet (recorded as S05°23'13"W, 419.06 feet) to the North line of Certified Survey Map No. 5740; thence N88°41'30"W (recorded as N89°07'09"W), 556.14 feet along said North line and the North line of Certified Survey Map No. 5122; thence N88°54'49" W (recorded as N89°07'09"W), 376.35 feet along the North line of Southgate Commerce Plat; thence N02°39'15"E (recorded as N00°00'E), 200.00 feet; thence N87°24'02" W, 136.44 feet (recorded as S86°32'06"W, 134 feet, more or less) to the aforesaid Easterly right-of-way line of Syene Road and the point of beginning; Containing 492,596 square feet, or 11.308 acres.

City of Fitchburg Approval Certificate:

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

Patti Anderson, Clerk
City of Fitchburg

Dated _____

Notes:

1. Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
2. Wetlands if present have not been delineated.
3. This survey is subject to any and all easements and agreements both recorded and unrecorded.
4. This survey subject to terms and conditions contained in a joint well agreement, Doc. No. 1531602.
5. Public Utility Easement as established by Brown Business Park parallel with, and adjacent to, Rolfsmeyer Drive to be extended through vacated Alta Drive by this Certified Survey Map.

Surveyed For:

SMR LLC
401 Rolfsmeyer Drive
Fitchburg, WI 53713
608-271-5498

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2019

at _____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P.
Approved: D.V.B.

Field book:
Tape/File: J:\2017\Carlson
Sheet 5 of 5

Office Map No.: 150638CSM

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____