



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: 1

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: B-G General Business

6. Current Owner of Property: Park Bank

Address: 1815 Greenway Cross, Fitchburg, WI 53713

Phone No: 608 278 2801

7. Contact Person: Kenneth Lammersfeld - Senior Vice President Chief Strategy & Development Officer

Email: klammersfeld@parkbank.com

Address: 1815 Greenway Cross, Fitchburg, WI 53713

Phone No: 608 278 2801

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: 

Kenneth Lammersfeld

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: 5/19/20

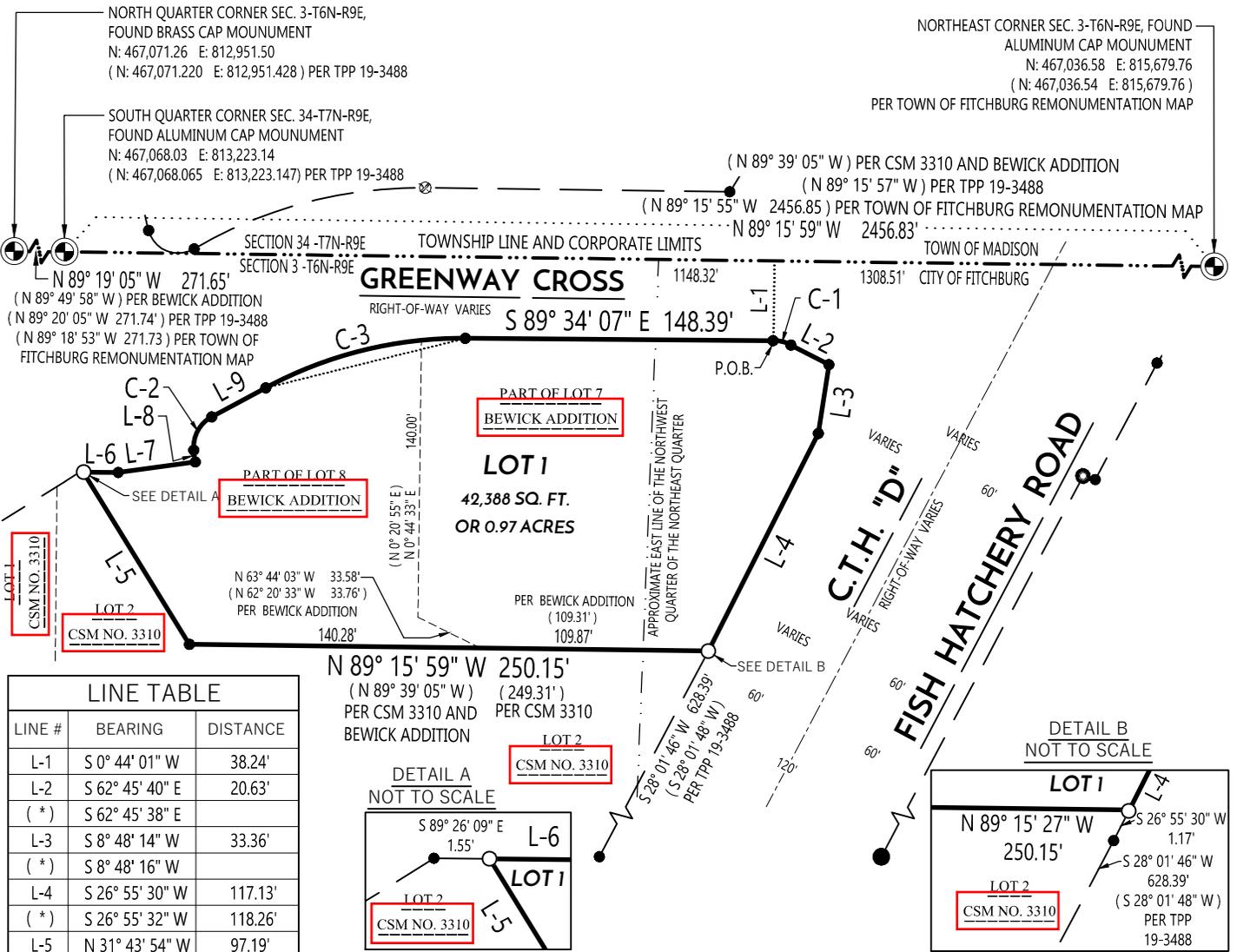
Ordinance Section No. _____ Fee Paid: \$750

Permit Request No. CS-2348-20

*R# 12 2508
 by 5-21-2020*

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF BEING A PART OF LOTS 7 AND 8 OF BEWICK ADDITION RECORDED ON JULY 21, 1971 IN VOLUME 37 OF PLATS ON PAGES 34-35 AS DOCUMENT NO. 1297369 BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 0° 44' 01" W	38.24'
L-2	S 62° 45' 40" E	20.63'
(*)	S 62° 45' 38" E	
L-3	S 8° 48' 14" W	33.36'
(*)	S 8° 48' 16" W	
L-4	S 26° 55' 30" W	117.13'
(*)	S 26° 55' 32" W	118.26'
L-5	N 31° 43' 54" W	97.19'
(**)	N 32° 09' 06" W	98.90'
L-6	S 89° 26' 09" E	16.72'
(*)	S 89° 26' 07" E	18.27'
L-7	N 82° 21' 13" E	37.55'
(*)	N 82° 21' 11" E	
L-8	N 7° 38' 49" W	5.71'
(*)	N 7° 38' 47" W	
L-9	N 61° 49' 09" W	29.57'
(*)	N 61° 49' 11" W	

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	8.89'	19.00'	26° 48' 40"	S 76° 09' 54" E	8.81'	S 89° 34' 07" E	S 62° 45' 40" E
(*)				S 76° 09' 51" E		S 89° 34' 05" E	S 62° 45' 38" E
C-2	19.21'	16.50'	66° 41' 33"	N 28° 28' 04" E	18.14'	N 7° 38' 49" W	N 61° 49' 09" E
(*)				N 28° 28' 06" E		N 7° 38' 47" W	N 61° 49' 11" E
C-3	100.13'	200.50'	28° 36' 46"	N 76° 07' 31" E	99.09'	N 61° 49' 09" E	S 89° 34' 07" E
(*)				N 76° 07' 33" E		N 61° 49' 11" E	S 89° 34' 05" E

(*) PER TPP 19-3488
 (**) PER CSM 3310

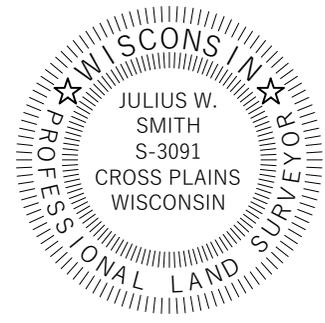
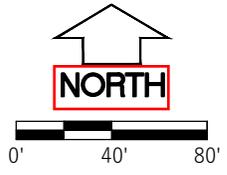
(*) PER TPP 19-3488

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED X FOUND
- 3/4" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 15TH, 2020.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, T7N, R9E, MEASURED TO BEAR N 89° 15' 59" W.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 5 FOR FURTHER DETAILS ON PERMANENT EASEMENTS AND EXISTING STRUCTURE DETAILS.
- SEE SHEETS 3 OF 5 FOR TEMPORARY LIMITED EASEMENT DETAILS PER TPP 19-3488-4.09.
- THE RIGHT-OF-WAY OF FISH HATCHERY ROAD AND GREENWAY CROSS IS BASED UPON TRANSPORTATION PROJECT PLAT NUMBER 19-3488-4.09 RECORDED AS DOCUMENT NO. 5495475.



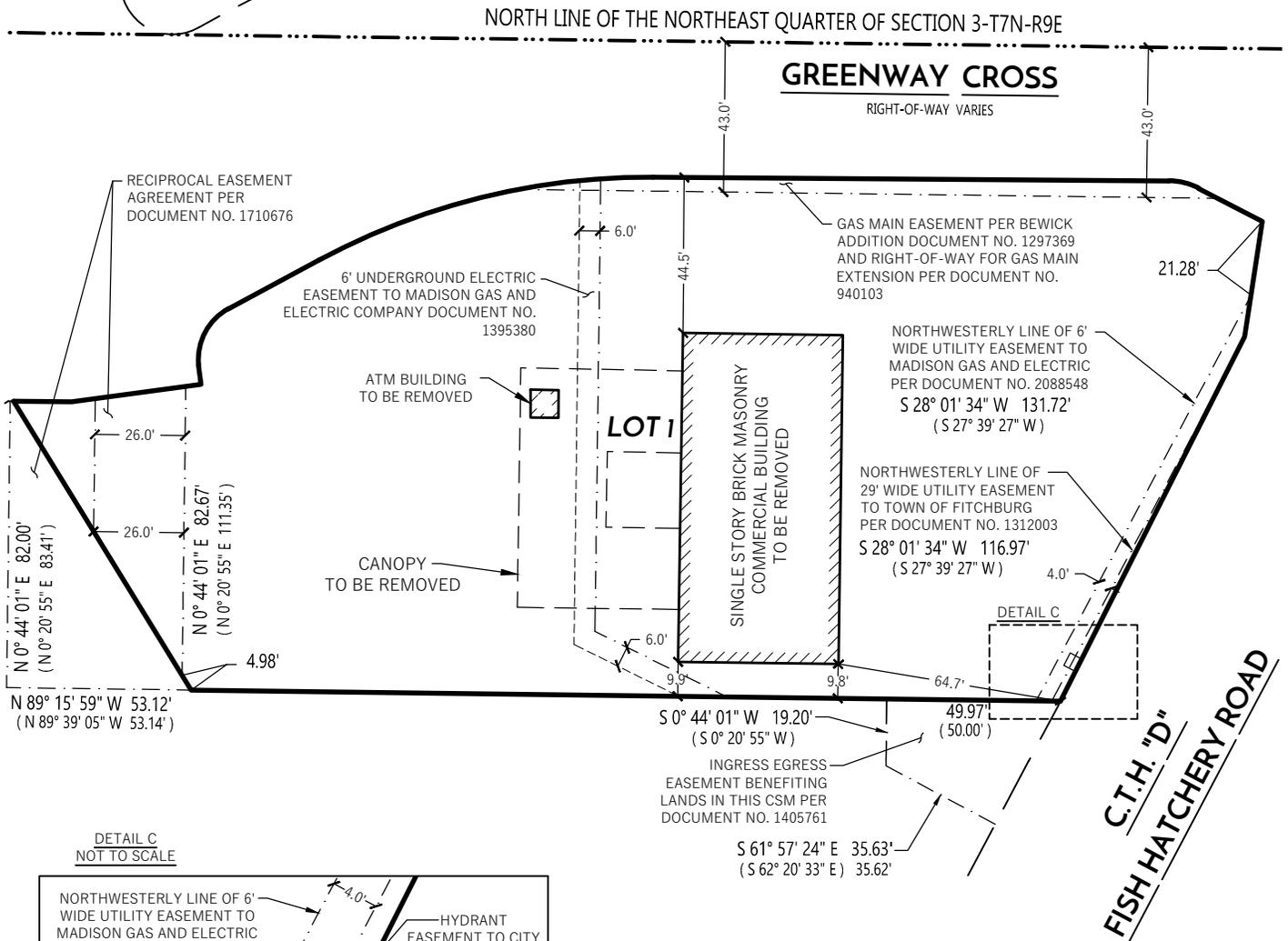
File: C:\Users\Julie\Desktop\160360_Park Bank-CSM.dwg Layout: CSM 1 Of 5 User: Julie Plotfile: May 18, 2020 - 8:53am

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: JWS/MAL	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	THE PARK BANK P.O. BOX 8969 MADISON, WI 53708	DRAWN BY: ZMR APPROVED BY: JWS	PROJECT NO: 160360 SHEET NO: 1 of 5

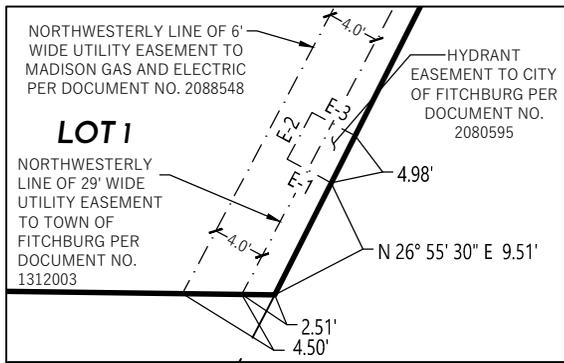
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PERMANENT EASEMENT AND BUILDING DETAILS

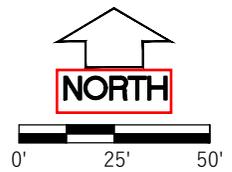


DETAIL C
NOT TO SCALE



EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
E-1	N 61° 58' 14" W	3.79'
()	N 62° 20' 33" W	4.00'
E-2	N 28° 01' 46" E	4.00'
()	N 27° 39' 27" E	
E-3	S 61° 58' 14" E	3.72'
()	S 62° 20' 33" E	4.00'
()	PER DOCUMENT NO. 2080595	

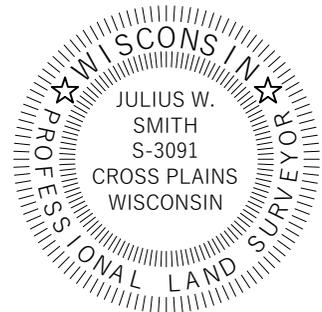


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED INFORMATION

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEETS 3 OF 5 FOR TEMPORARY LIMITED EASEMENT DETAILS PER TPP 19-3488-4.09.



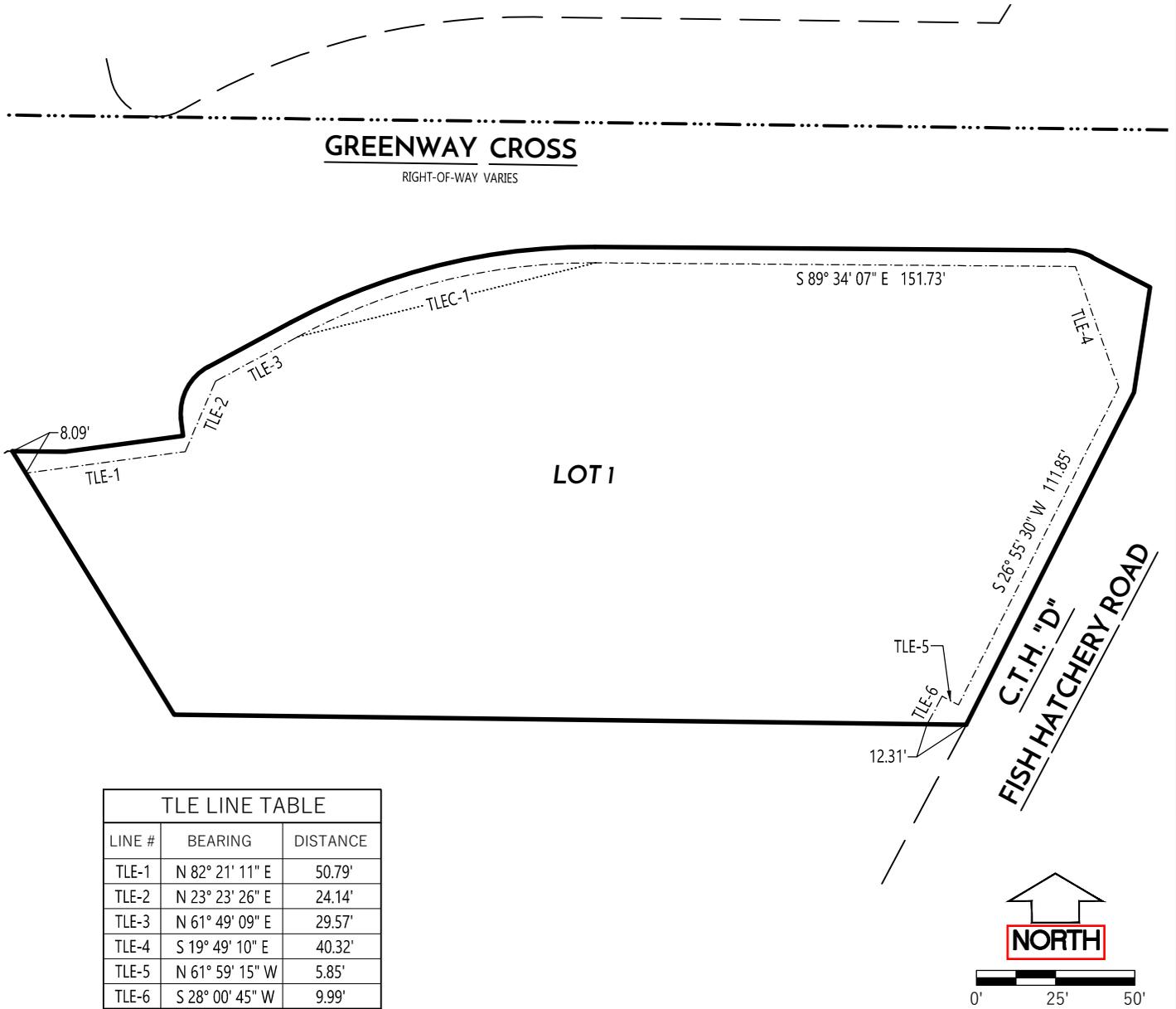
File: C:\Users\Julie\Desktop\160360_Park Bank-CSM.dwg Layout: CSM 2 OF 5 User: Julie Plotted: May 18, 2020 - 8:54am

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CERTIFIED SURVEY MAP NO. _____

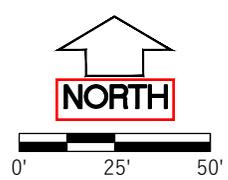
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TEMPORARY LIMITED EASEMENT (TLE) DETAILS PER TPP 19-3488-4.09



TLE LINE TABLE		
LINE #	BEARING	DISTANCE
TLE-1	N 82° 21' 11" E	50.79'
TLE-2	N 23° 23' 26" E	24.14'
TLE-3	N 61° 49' 09" E	29.57'
TLE-4	S 19° 49' 10" E	40.32'
TLE-5	N 61° 59' 15" W	5.85'
TLE-6	S 28° 00' 45" W	9.99'

TLE CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
TLEC-1	97.63'	195.50'	28° 36' 44"	N 76° 07' 31" E	96.62'	N 61° 49' 09" E	S 89° 34' 07" E

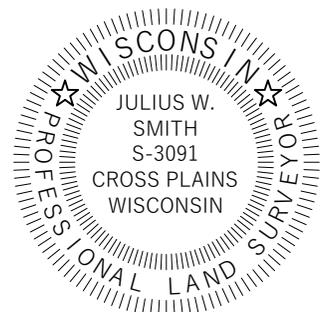


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- () RECORDED INFORMATION

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. TEMPORARY LIMITED EASEMENT DETAILS PER TPP 19-3488-4.09.



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	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	THE PARK BANK P.O. BOX 8969 MADISON, WI 53708	DRAWN BY: ZMR	PROJECT NO: 160360
		APPROVED BY: JWS	SHEET NO: 3 of 5	C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOTS 7 AND 8 OF BEWICK ADDITION RECORDED ON JULY 21, 1971 IN VOLUME 37 OF PLATS ON PAGES 34-35 AS DOCUMENT NO. 1297369 BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SECTION 3, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, NORTH 89 DEGREES 15 MINUTES 59 SECONDS WEST, 1308.51 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 01 SECONDS WEST, 38.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GREENWAY CROSS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY, 8.89 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET, THE LONG CHORD BEARS SOUTH 76 DEGREES 09 MINUTES 54 SECONDS EAST, 8.81 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 62 DEGREES 45 MINUTES 40 SECONDS EAST, 20.63 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF FISH HATCHERY ROAD AND COUNTY TRUNK HIGHWAY "D"; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 08 DEGREES 48 MINUTES 14 SECONDS WEST, 33.36 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 26 DEGREES 55 MINUTES 30 SECONDS WEST, 117.13 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 7, ALSO BEING A POINT ON THE BOUNDARY OF LOT 2, CERTIFIED SURVEY MAP 3310, RECORDED IN VOLUME 13 ON PAGES 61-62 AS DOCUMENT NO. 1641900 (CSM 3310); THENCE ALONG THE BOUNDARY OF LOT 2 OF CSM 3310, NORTH 89 DEGREES 15 MINUTES 59 SECONDS WEST, 250.15 FEET; THENCE ALONG SAID BOUNDARY OF LOT 2, NORTH 31 DEGREES 43 MINUTES 54 SECONDS WEST, 97.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GREENWAY CROSS; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 26 MINUTES 09 SECONDS EAST, 16.72 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 82 DEGREES 21 MINUTES 13 SECONDS EAST, 37.55 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 07 DEGREES 38 MINUTES 49 SECONDS WEST, 5.71 FEET TO THE START OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 19.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.50 FEET, THE LONG CHORD BEARS NORTH 28 DEGREES 28 MINUTES 04 SECONDS EAST, 18.14 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 61 DEGREES 49 MINUTES 09 SECONDS EAST, 29.57 FEET TO THE START OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 100.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.50 FEET, THE LONG CHORD BEARS NORTH 76 DEGREES 07 MINUTES 31 SECONDS EAST, 99.09 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 34 MINUTES 07 SECONDS EAST, 148.39 FEET TO THE POINT OF BEGINNING.

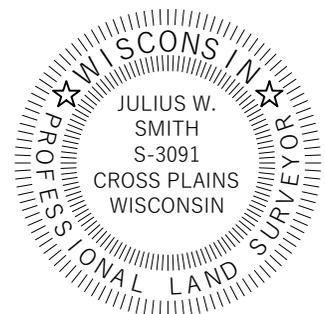
SAID PARCEL CONTAINS 42,383 SQUARE FEET OR 0.97 ACRES.

SURVEYOR'S CERTIFICATE

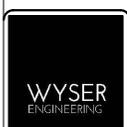
I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF THE PARK BANK, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG AND DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
THE PARK BANK
P.O BOX 8969
MADISON, WI 53708

SURVEYED BY: JWS/MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 160360
SHEET NO: 4 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

THE PARK BANK, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

BY: _____
MANAGING MEMBER
THE PARK BANK

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED

MANAGING MEMBER FOR THE PARK BANK, _____ TO ME KNOWN TO BE THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

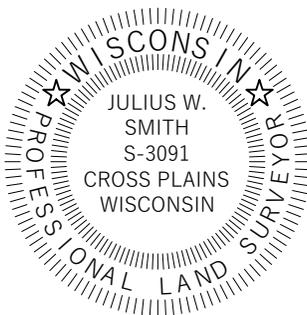
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CITY OF FITCHBURG APPROVAL

THIS CERTIFIED SURVEY MAP HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DATED THIS _____ DAY OF _____, 2020.

TRACY OLDENBURG, CITY CLERK,



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
THE PARK BANK
P.O BOX 8969
MADISON, WI 53708

SURVEYED BY: JWS/MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 160360
SHEET NO: 5 of 5

OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS