



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:** 2

**4. No. Of Buildable Lots Proposed:** 2 (Both lots have existing homes.)

**5. Zoning District:** R-L

**6. Current Owner of Property:** Kari Randolph (Primary Contact) and Barbara A. Aaron Revocable Trust

**Address:** 2365 E. Hill Drive, Fitchburg, WI 53711 **Phone No:** (608) 332-0527

**7. Contact Person:** Kari Randolph

**Email:** cats021@yahoo.com

**Address:** 2365 E. Hill Drive, Fitchburg, WI 53711 **Phone No:** (608) 332-0527

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:** *Robert A. Talarczyk* Robert A. Talarczyk, Surveyor  
 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.

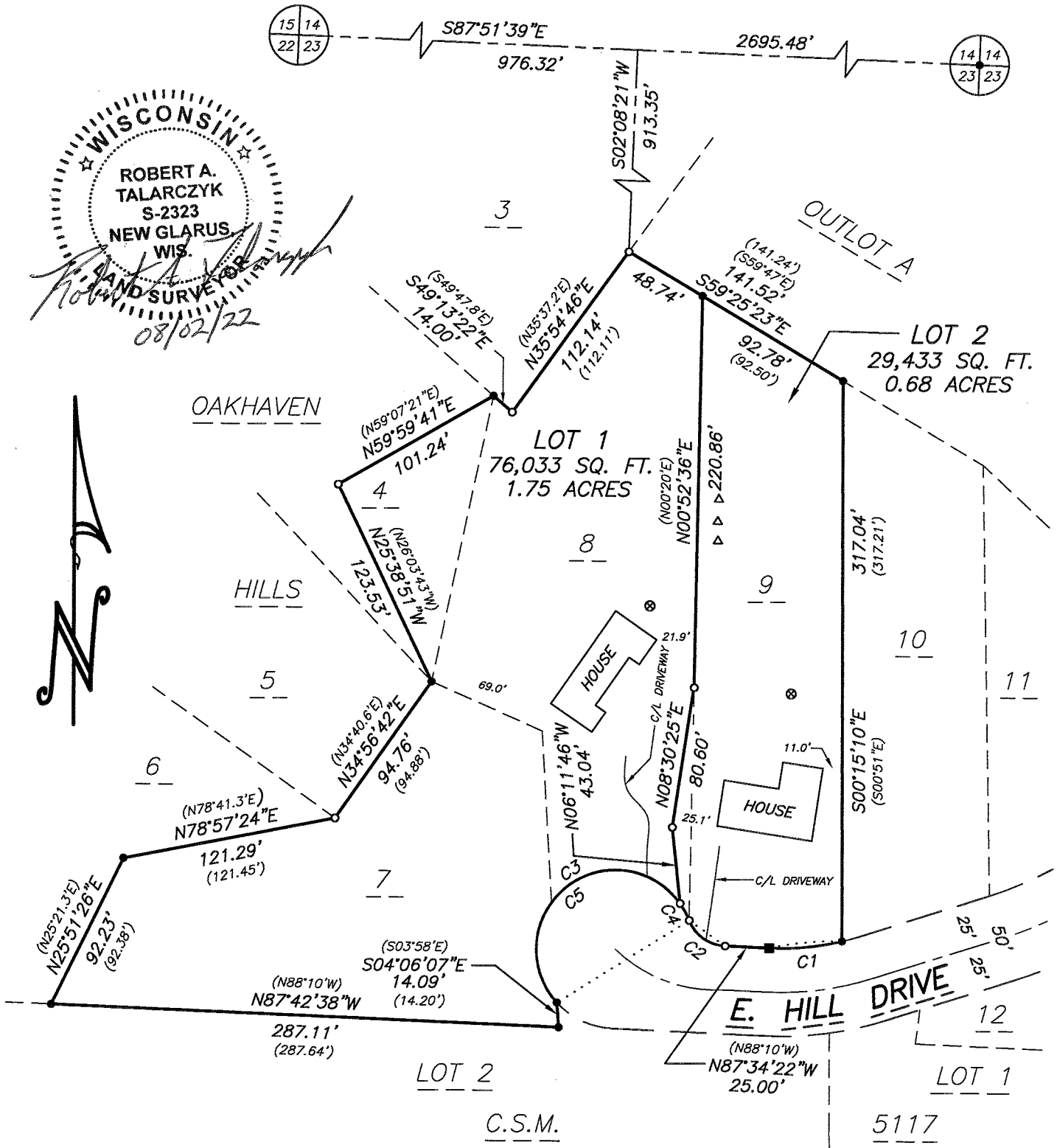
**For City Use Only:      Date Received:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

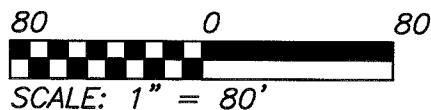
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Lot 4, Lot 7, Lot 8 and Lot 9 of Oakhaven Hills in the Northwest 1/4 of the Northwest 1/4 of Section 23, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
C1	146.32'	41.58'	16°17'00"	41.44'	S84°17'08"W	S76°08'38"W	
C2	23.12'	26.47'	65°36'00"	25.05'	N54°46'22"W		N21°58'22"W
C3	45.00'	157.63'	200°42'00"	88.54'	S57°40'38"W	N21°58'22"W	S42°40'22"E
C4	45.00'	10.90'	13°52'42"	10.87'	N28°54'43"W		
C5	45.00'	146.73'	186°49'18"	89.84'	S50°44'17"W		

PREPARED FOR:  
 Kari Randolph  
 2365 E. Hill Drive  
 Fitchburg, WI 53711  
 (608) 332-0527



**TALARCZYK**  
 LAND SURVEYS LLC

517 2nd Avenue  
 New Glarus, WI 53574  
 608-527-5216

www.talarczyk-surveys.com

JOB NO. 22103  
 POINTS 22103  
 DRWG. 22103\_1  
 DRAWN BY MST

SHEET 1 OF 3

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

That part of Lot 4, Lot 7, Lot 8 and Lot 9 of Oakhaven Hills in the Northwest 1/4 of the Northwest 1/4 of Section 23, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 23; thence S87°51'39"E along the North line of Section 23, 976.32'; thence S02°08'21"W, 913.35' to the point of beginning; thence S59°25'23"E, 141.52'; thence S00°15'10"E, 317.04' to the Northerly right of way line of East Hill Drive; thence Southwesterly, 41.58' along said right of way line and the arc of a curve to the right whose radius is 146.32' and whose chord bears S84°17'08"W, 41.44'; thence N87°34'22"W along said right of line, 25.00'; thence Northwesterly, 26.47' along said right of way line and the arc of a curve to the right whose radius is 23.12' and whose chord bears N54°46'22"W, 25.05'; thence Southwesterly, 157.63' along said right of way line and the arc of a curve to the left whose radius is 45.00' and whose chord bears S57°40'38"W, 88.54'; thence S04°06'07"E, 14.09'; thence N87°42'38"W, 287.11'; thence N25°51'26"E, 92.23'; thence N78°57'24"E, 121.29'; thence N34°56'42"E, 94.76'; thence N25°38'51"W, 123.53'; thence N59°59'41"E, 101.24'; thence S49°13'22"E, 14.00'; thence N35°54'46"E, 112.14' to the point of beginning; subject to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the City of Fitchburg, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

August 2, 2022



  
Robert A. Talarczyk, P.L.S.

#### OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The City of Fitchburg.

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
In the presence of:

\_\_\_\_\_  
Kari M. Randolph

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Kari M. Randolph to me known to be the same person who executed the foregoing instrument and acknowledged the same.

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

 **TALARCZYK**  
LAND SURVEYS LLC

517 2nd Avenue  
New Glarus, WI 53574  
608-527-5216

www.talarczyksurveys.com

JOB NO. 22103  
POINTS 22103  
DRWG. 22103\_1  
DRAWN BY MST

SHEET 2 OF 3

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Lot 4, Lot 7, Lot 8 and Lot 9 of Oakhaven Hills in the Northwest 1/4 of the Northwest 1/4 of Section 23, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

### OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The City of Fitchburg.

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
In the presence of:

\_\_\_\_\_  
Barbara A. Aaron, Trustee  
Barbara A. Aaron Revocable Trust

### STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Barbara A. Aaron trustee of the above named trust, to me known to be the same person who executed the foregoing instrument and acknowledged the same.



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

CITY OF FITCHBURG APPROVAL: This Certified Survey Map has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tracy Oldenburg, City Clerk

REGISTER OF DEEDS CERTIFICATE: Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_M., and recorded in Vol. \_\_\_\_\_ of Certified Survey Maps of Dane Co., on Pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

### LEGEND:



Survey spike found



P.K. nail found

- 1" iron pipe found
- 2" iron pipe found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- ⊗ Septic cover
- △ Septic vent

### NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 23 bears S87°51'39"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

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