

"City of Fitchburg" \$875.00

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	<h2>LAND DIVISION APPLICATION</h2>
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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 (combining 3 into 2)

4. No. Of Buildable Lots Proposed: 0

5. Zoning District: Current RH-1 for both. Rezoning proposed Lot 2 to A2C1

6. Current Owner of Property: Mike & Dagny Knight  
 Address: 6014 Sun Valley Pkwy, Belleville, WI 53508 Phone No: 608-239-8930

7. Contact Person: Ed Short  
 Email: exeterdesign@yahoo.com  
 Address: 14096 Buol Rd, Belleville, WI Phone No: 608 712-1040

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: [Signature] Ed Short  
 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: 8/17/2018

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$875.00

Permit Request No. CS(ETJ) - 2232 - 18

Receipt # 1.17561  
8/20/18

~~5-17-2012~~ *8/17/13*

To Whom It May Concern:

On behalf of Michael and Dagny Knight, Exeter Design Inc., is asking for a petition to rezoning the parcel number 0608-364-85208 and the westerly 40% of parcel number 0608-634-85002.

Zoning of both parcels is currently RH-1. Since the combination of the two areas mentioned above does not meet the required 2 acre minimum, the Knights are requesting a zoning change to A-2(1).

A Certified Survey Map has been conducted (see attached) and is waiting the zoning change so the document can be recorded.

Sincerely  
Ed Short

Lot 2 on attached Map

Apart of the Northwest Quarter of the Southeast Quarter, Section Thirty-Six (36), Town Six North (T6N), Range Eight East (R8E), Town of Verona, Dane County, Wisconsin;

Commencing at the East Corner of said Section 36; Thence along the North line of the Southeast Quarter  $S89^{\circ}25'50''W$ , 1378.21 feet to a point also known as the point of beginning; Thence  $S00^{\circ}19'35''E$ , 423.79 feet to the centerline of Sunset Drive; Thence along said centerline  $N42^{\circ}15'51''W$ , 361.94 feet; Thence continuing along said centerline on a curve to the left for 386.56 feet to the intersection of the North line of the Southeast Quarter of said Section, said curve having a radius of 458.50 feet and a long chord of  $N66^{\circ}25'01''W$ , 375.21 feet; Thence along said north line  $N89^{\circ}25'50''E$ , 759.46 feet to the point of beginning.

Including Right of Way, said parcel contains 86,022.28 square feet or 1.975 acres.

Excluding Right of way it contains 65,391.24 square feet or 1.501 acres.

REPLAT OF LOT 1, CERTIFIED SURVEY MAP 02428 BEING APART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND TWO PARCELS BEING APART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION THIRTY-SIX (36), TOWN SIX NORTH (T6N), RANGE EIGHT EAST (R8E), TOWN OF VERONA, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

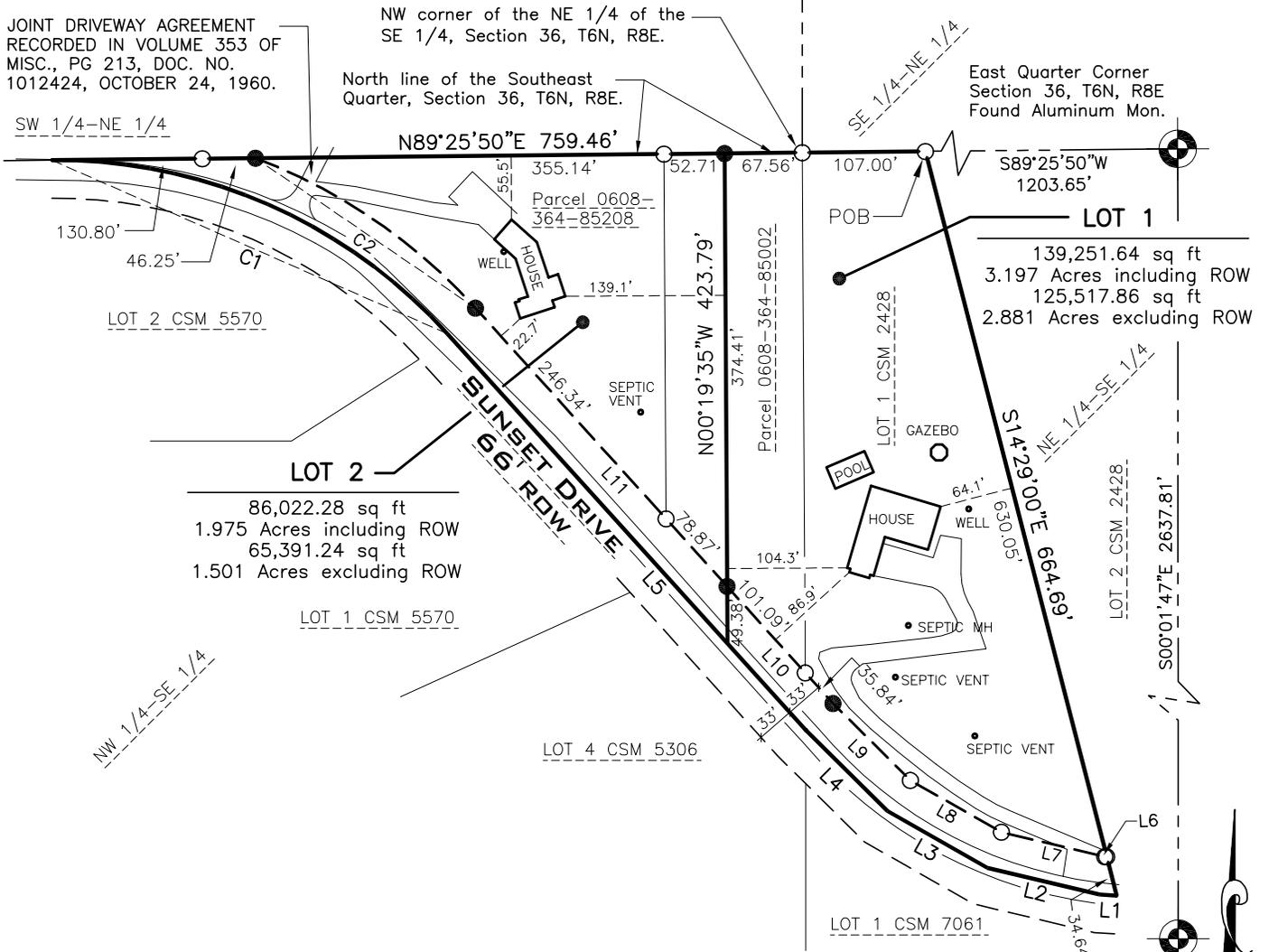
COMMENCING AT THE EAST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, S89°25'50"W, 1203.65 FEET TO A POINT ALSO KNOWN AS THE POINT OF BEGINNING; THENCE S14°29'00"E, 664.69 FEET TO THE CENTERLINE OF RIGHT OF WAY "SUNSET DRIVE"; THENCE ALONG SAID CENTERLINE OF ROW, N86°47'05"W, 15.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N76°43'45"W, 100.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N60°29'20"W, 100.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N45°21'09"W, 99.88 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N42°15'51"W, 463.02 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE LEFT FOR A DISTANCE OF 386.56 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID CURVE HAVING A RADIUS OF 458.50 FEET AND A LONG CHORD THAT BEARS N66°25'01"W FOR 375.21 FEET; THENCE ALONG SAID NORTH LINE N89°25'50"E, 759.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 225,273.92 SQ FT OR 5.172 ACRES INCLUDING RIGHT OF WAY. 190,909.10 SQ FT OR 4.383 ACRES EXCLUDING RIGHT OF WAY.

# CERTIFIED SURVEY MAP NO.

REPLAT OF LOT 1, CERTIFIED SURVEY MAP 02428 BEING APART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND TWO PARCELS BEING APART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION THIRTY-SIX (36), TOWN SIX NORTH (T6N), RANGE EIGHT EAST (R8E), TOWN OF VERONA, DANE COUNTY, WISCONSIN.

JOINT DRIVEWAY AGREEMENT  
RECORDED IN VOLUME 353 OF  
MISC., PG 213, DOC. NO.  
1012424, OCTOBER 24, 1960.



**LOT 2**  
86,022.28 sq ft  
1.975 Acres including ROW  
65,391.24 sq ft  
1.501 Acres excluding ROW

**LOT 1**  
139,251.64 sq ft  
3.197 Acres including ROW  
125,517.86 sq ft  
2.881 Acres excluding ROW

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00	N86°47'05"W
L2	100.00	N76°43'45"W
L3	100.00	N60°29'20"W
L4	99.88	N45°21'09"W
L5	463.02	N42°15'51"W
L6	1.57	N86°47'05"W
L7	92.39	N76°43'45"W
L8	90.91	N60°29'20"W
L9	94.60	N45°21'09"W
L10	136.93	N42°15'51"W
L11	325.21	N42°15'51"W

**CURVE TABLE**

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CENTRAL ANGLE	TANGENT BEARING
CURVE 1	458.50'	N66°25'01"W	375.21'	386.56'	48°18'20"	N42°15'51"W
CURVE 1	491.50'	N55°51'33"W	231.06'	233.25'	27°11'25"	N42°15'51"W

**NOTES**

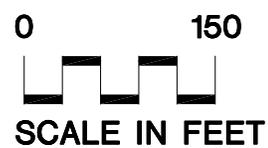
Survey performed by Exeter Design, Inc. In March, 2012.

Bases of Bearing is the east line of the Southeast 1/4, Section 36, T6N, R8E, assuming to bearing of S00°01'47"E.

Refer to building site information contained in the Dane County Soil Survey

**LEGEND**

- Found Section Corner
- Found rebar
- Set 3/4" dia. x 18" long rebar weighing 1.15 lbs/lf.



**Prepared For:**  
Dale Malner & Rosemary Bodolay  
6386 Sunset Drive  
Verona, WI 53593  
&  
Michael and Dagny Knight  
6420 Sunset Drive  
Verona, WI, 53593

**EXETER DESIGN, INC.**  
N8096 Buol Road  
Belleville, WI 53508  
(608) 424-6286  
(608) 712-1040

Drawn: EAS	MARCH-12
Checked:	
Approved:	
EDI Pjt No.	11-0172

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

REPLAT OF LOT 1, CERTIFIED SURVEY MAP 02428 BEING APART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND TWO PARCELS BEING APART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION THIRTY-SIX (36), TOWN SIX NORTH (T6N), RANGE EIGHT EAST (R8E), TOWN OF VERONA, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION:

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COMMENCING AT THE EAST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, S89°25'50"W, 1203.65 FEET TO A POINT ALSO KNOWN AS THE POINT OF BEGINNING; THENCE S14°29'00"E, 664.69 FEET TO THE CENTERLINE OF RIGHT OF WAY "SUNSET DRIVE"; THENCE ALONG SAID CENTERLINE OF ROW, N86°47'05"W, 15.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N76°43'45"W, 100.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N60°29'20"W, 100.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N45°21'09"W, 99.88 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, N42°15'51"W, 463.02 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE LEFT FOR A DISTANCE OF 386.56 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID CURVE HAVING A RADIUS OF 458.50 FEET AND A LONG CHORD THAT BEARS N66°25'01"W FOR 375.21 FEET; THENCE ALONG SAID NORTH LINE N89°25'50"E, 759.46 FEET TO THE POINT OF BEGINNING.

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190,909.10 SQ FT OR 4.383 ACRES EXCLUDING RIGHT OF WAY.

## SURVEYOR'S CERTIFICATE:

I, EDWARD A. SHORT, REGISTERED LAND SURVEYOR, S-2799, HEREBY CERTIFY THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF DALE MALNER & ROSEMARY BODOLAY AND MICHAEL & DAGNY KNIGHT, THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH TOWN OF VERONA ORDINANCE 05-04; CITY OF FITCHBURG SECTION 24-6 AND CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF DANE COUNTY, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREIN, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES AND THE DIVISIONS THEREOF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

\_\_\_\_\_  
EDWARD A. SHORT S-2799  
REGISTERED LAND SURVEYOR

## OWNER'S CERTIFICATE:

WE, DALE R. MALNER & ROSEMARY BODOLAY AND MICHAEL D. & DAGNY L. KNIGHT, HEREBY CERTIFY THAT WE HAVE CAUSED THE LANDS DESCRIBED AND MAPPED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS DEPICTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND REGULATION COMMITTEE FOR APPROVAL.

\_\_\_\_\_  
DALE R. MALNER

\_\_\_\_\_  
ROSEMARIE BODOLAY

\_\_\_\_\_  
MICHAEL D. KNIGHT

\_\_\_\_\_  
DAGNY L. KNIGHT

Sheet 2 of 3



N8096 Buol Road  
Belleville, WI 53508  
(608) 424-6286  
(608) 712-1040

Drawn: EAS	MARCH-12
Checked:	
Approved:	
EDI Pjt No.	11-0172

## Prepared For:

Dale Malner & Rosemary  
Bodolay  
6386 Sunset Drive  
Verona, WI 53593  
&  
Michael and Dagny Knight  
6420 Sunset Drive  
Verona, WI, 53593

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STATE OF WISCONSIN )ss  
DANE COUNTY )ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

## TOWN OF VERONA

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF VERONA, DANE COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED. ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF VERONA ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
ROSE JOHNSON, CLERK  
TOWN OF VERONA

## CITY OF FITCHBURG

THIS CERTIFIED SURVEY, INCLUDING AND DEDICATIONS SHOWN THERON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
CITY OF FITCHBURG

## DANE COUNTY ZONING

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REGULATION COMMITTEE ACTION OF \_\_\_\_\_, BY \_\_\_\_\_, AUTHORIZED REPRESENTATIVE.

\_\_\_\_\_  
AUTHOURIZED REPRESENTATIVE

## REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ .M.

AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS MAPS OF DANE COUNTY ON

PAGE \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
REGISTER OF DEEDS

Sheet 3 of 3



N8096 Buol Road  
Belleville, WI 53508  
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Drawn:	EAS	MARCH-12
Checked:	_____	_____
Approved:	_____	_____
EDI Pjt No.	_____	11-0172

### Prepared For:

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