



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: Two

4. No. Of Buildable Lots Proposed: Two

5. Zoning District: Current: B-H Highway Business; ReZoning to PUD

6. Current Owner of Property: 3101 SFH, LLC

Address: 2820 Walton Commons Lane, Suite 125, Madison, WI 53718 **Phone No:** 608-468-6605

7. Contact Person: Ned Hoyt

Email: ned@happenstancegroup.com.au

Address: _____ **Phone No:** 608-949-2151

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:  Ned Hoyt

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:** 1/21/20

Ordinance Section No. _____ **Fee Paid:** \$910.00 Rec. 16.00/822

Permit Request No. CS-2337-20 1/24/2020
7910
RB

3101 Fish Hatchery Road – CSM Boundary

Legal Description

Part of Lots 12 and 13, Maple Lawn Heights, as recorded in Volume 5 of Plats, on Pages 47A-47, as Document Number 378096, Dane County Registry, and Unplatted Lands being Part of the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 03, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 3; thence N02°37'31"E, 2406.01 feet along the west line of the Southeast 1/4 of said Section 3 to the south line of lands described in a Warranty Deed recorded as Document Number 4306545 and the Point of Beginning; thence N69°33'07"W, 18.66 feet along the southwesterly line of said lands; thence N66°46'38"W, 88.38 feet to the easterly right-of-way of Fish Hatchery Road and County Trunk Highway "D"; the following nine courses being along said easterly right-of-way; thence N34°24'25"E, 401.61 feet; thence N53°13'01"E, 19.64 feet; thence N34°46'55"E, 23.62 feet; thence S75°01'09"E, 47.96 feet; thence S62°43'05"E, 38.73 feet; thence N27°16'55"E, 79.00 feet; thence N62°43'05"W, 13.41 feet; thence N20°26'36"W, 82.00 feet; thence N34°24'25"E, 23.10 feet to the northerly line of said lands described in a Warranty Deed recorded as Document Number 4306545; thence S55°36'20"E, 249.55 feet along said northerly line to the northeast corner thereof; thence S00°26'10"W, 408.37 feet along the east line of said lands to the southeast corner thereof; thence N89°34'22"W, 449.73 feet to the Point of Beginning.

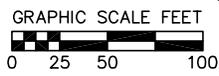
Said parcel contains 188,374 square feet or 4.324 acres, more or less.

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 12 AND 13, MAPLE LAWN HEIGHTS, RECORDED IN VOLUME 5 OF PLATS ON PAGES 47A-47, AS DOCUMENT NUMBER 378096, DANE COUNTY REGISTRY, AND UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE WEST LINE OF THE SE 1/4 OF SECTION 03, BEARING N02°37'31"E



SCALE: 1"=100'

LOT 2
CSM 15059

PART OF LOT 1
CSM 5147

FISH HATCHERY ROAD - C.T.H. "D"
R/W WIDTH VARIES
401.61'

(N34°02'00"E)
N34°24'25"E

L3 L4 L5 L6 L7 L8

PART OF LOT 12
MAPLE LAWN HEIGHTS

LOT 1
157,644 SQ. FT.

UNPLATTED LANDS

N89°34'22"W 449.73'
(WEST) (450.06')

UNPLATTED LANDS

L2 L1
(N69°54'22"W)
(108.35')

5.3'±
WATER'S EDGE
ON 9-16-2019
NINE SPRINGS
CREEK

UNPLATTED LANDS

LOT CORNER
TO 1/4" ROD
S12°28'13"W
0.26'

PART OF LOT 13
MAPLE LAWN HEIGHTS

PART OF LOT 12
MAPLE LAWN HEIGHTS

LOT 2
13,979 SQ. FT.

(S55°58'00"E
S55°36'20"E

249.52'
249.55'
N62°43'05"W
104.90'

39.50'
39.50'
S62°43'05"E
104.90'

79.05'
32.03'

408.37'
(408.47')

S00°26'10"W
(SOUTH)

UNPLATTED LANDS

297.29'

UNPLATTED LANDS

LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- FOUND 1/4" Ø IRON ROD IN SIDEWALK
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () "RECORDED AS " INFORMATION

NOTE:
SEE SHEET 2 FOR CURVE TABLE, LINE TABLE & NOTES.
SEE SHEET 3 FOR SECTION CORNER DETAIL & TIE DETAIL.
SEE SHEET 4 FOR EXISTING IMPROVEMENTS DETAIL.
SEE SHEET 5 FOR EXISTING EASEMENTS, EXISTING RESTRICTION LIMITS AND NEW EASEMENTS DETAIL.

M:\Inventory Capital\190241_3101 Fish Hatchery\CADD\190241 - CSM.dwg by: pknw

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 190241
DATE: 1-21-2020
REV:
Drafted By: PKNW
Checked By: MSCH

SURVEYED FOR:
INVENTURE CAPITAL,
LLC, 2820 WALTON
COMMONS, SUITE 125
MADISON, WI 53718

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

**SHEET
1 OF 8**

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 12 AND 13, MAPLE LAWN HEIGHTS, RECORDED IN VOLUME 5 OF PLATS ON PAGES 47A-47, AS DOCUMENT NUMBER 378096, DANE COUNTY REGISTRY, AND UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Line Table		
LINE NO.	DIRECTION	LENGTH
L1	N69°33'07"W	18.66'
L2	N66°46'38"W	88.38'
L3	N53°13'01"E	19.64'
L4	N34°46'55"E	23.62'
L5	S75°01'09"E	47.96'

Line Table		
LINE NO.	DIRECTION	LENGTH
L6	S62°43'05"E	38.73'
L7	N27°16'55"E	79.00'
L8	N62°43'05"W	13.41'
L9	N20°26'36"W	82.00'
L10	N34°24'25"E	23.10'

Curve Table						
Curve Number	Length	Radius	Delta	Chord Length	Chord Direction	Tangent Bearing
C1	125.66'	287.00'	25°05'10"	124.66'	S75°15'40"E	S87°48'15"E
C2	88.64'	208.00'	24°25'03"	87.97'	N74°55'36"W	N87°08'08"W

NOTES:

- 1) LANDS WITHIN LOT 1 OF THIS CERTIFIED SURVEY MAP ARE SUBJECT TO A DEED RESTRICTION REGARDING CONTAMINATED SOILS PER DOCUMENT NUMBER 3724186. SEE SHEET 5 FOR RESTRICTION LIMITS.
- 2) LANDS WITHIN THIS CERTIFIED SURVEY MAP BENEFIT FROM AN OFFSITE 40' WIDE SANITARY SEWER AND STORM SEWER EASEMENT PER DOCUMENT NUMBER 2464765.
- 3) ALL EXISTING BUILDINGS AND EXISTING IMPROVEMENTS DEPICTED ON THIS CERTIFIED SURVEY MAP SHALL BE REMOVED AT THE TIME REDEVELOPMENT OF THE SITE COMMENCES.
- 4) THE RIGHT-OF-WAY OF FISH HATCHERY ROAD IS BASED UPON THE FOLLOWING TRANSPORTATION PROJECT PLAT NUMBERS: 19-3488-4.05, AMENDMENT NO.1 AND 19-3488-4.06, AMENDMENT NO.1, PER DOCUMENT NUMBERS 5550055 AND 5550056.

M:\Inventory Capital\190241_3101 Fish Hatchery\CADD\190241 - CSM.dwg by: pknv

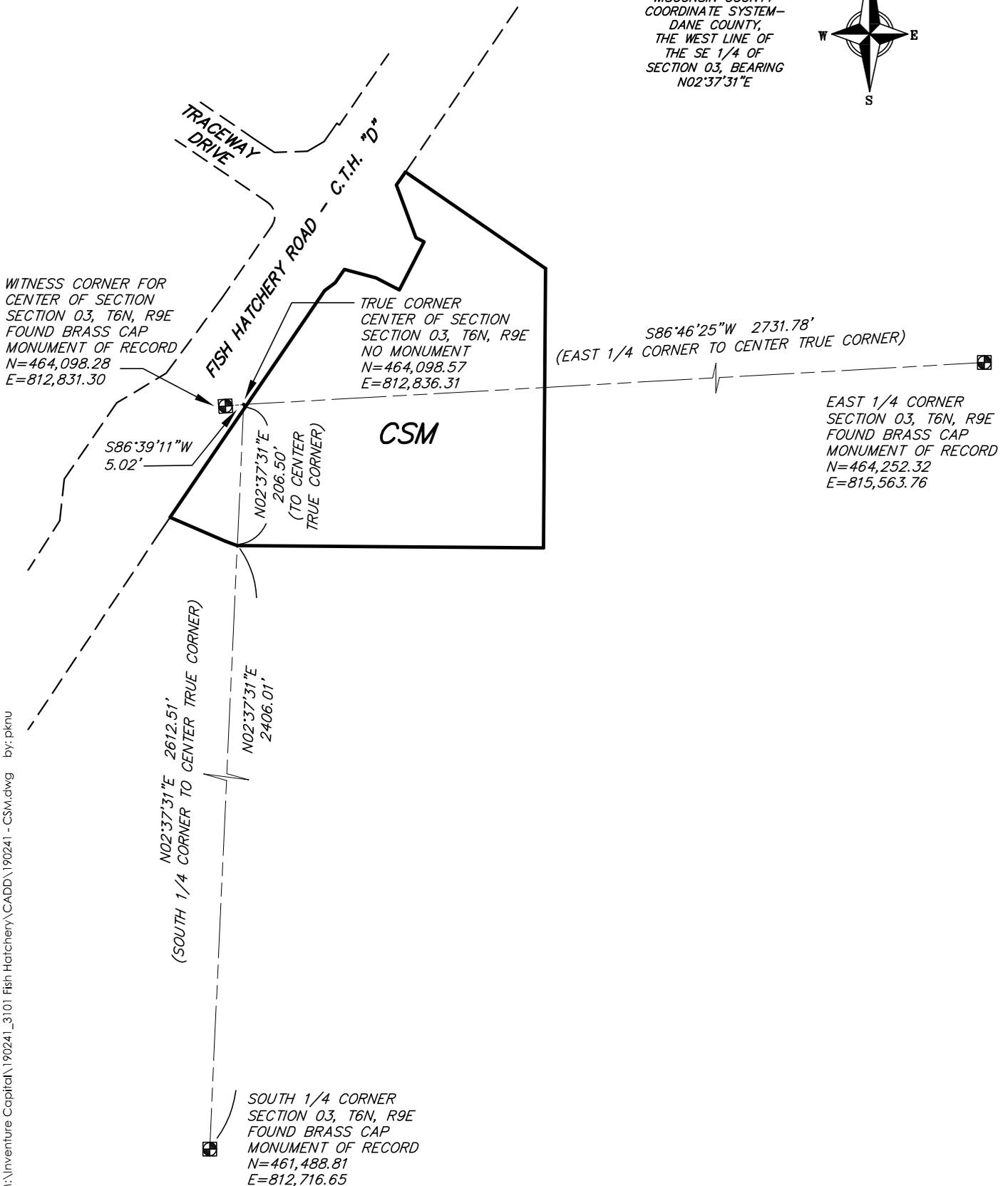


CERTIFIED SURVEY MAP No. _____

PART OF LOTS 12 AND 13, MAPLE LAWN HEIGHTS, RECORDED IN VOLUME 5 OF PLATS ON PAGES 47A-47, AS DOCUMENT NUMBER 378096, DANE COUNTY REGISTRY, AND UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SECTION CORNERS AND TIE DETAIL (NOT TO SCALE)

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE WEST LINE OF THE SE 1/4 OF SECTION 03, BEARING N02°37'31"E



M:\Inventory Capital\190241_3101 Fish Hatchery\CADD\190241 - CSM.dwg by: pknv

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 190241
DATE: 1-21-2020
REV:
Drafted By: PKNV
Checked By: MSCH

SURVEYED FOR:
INVENTURE CAPITAL,
LLC, 2820 WALTON
COMMONS, SUITE 125
MADISON, WI 53718

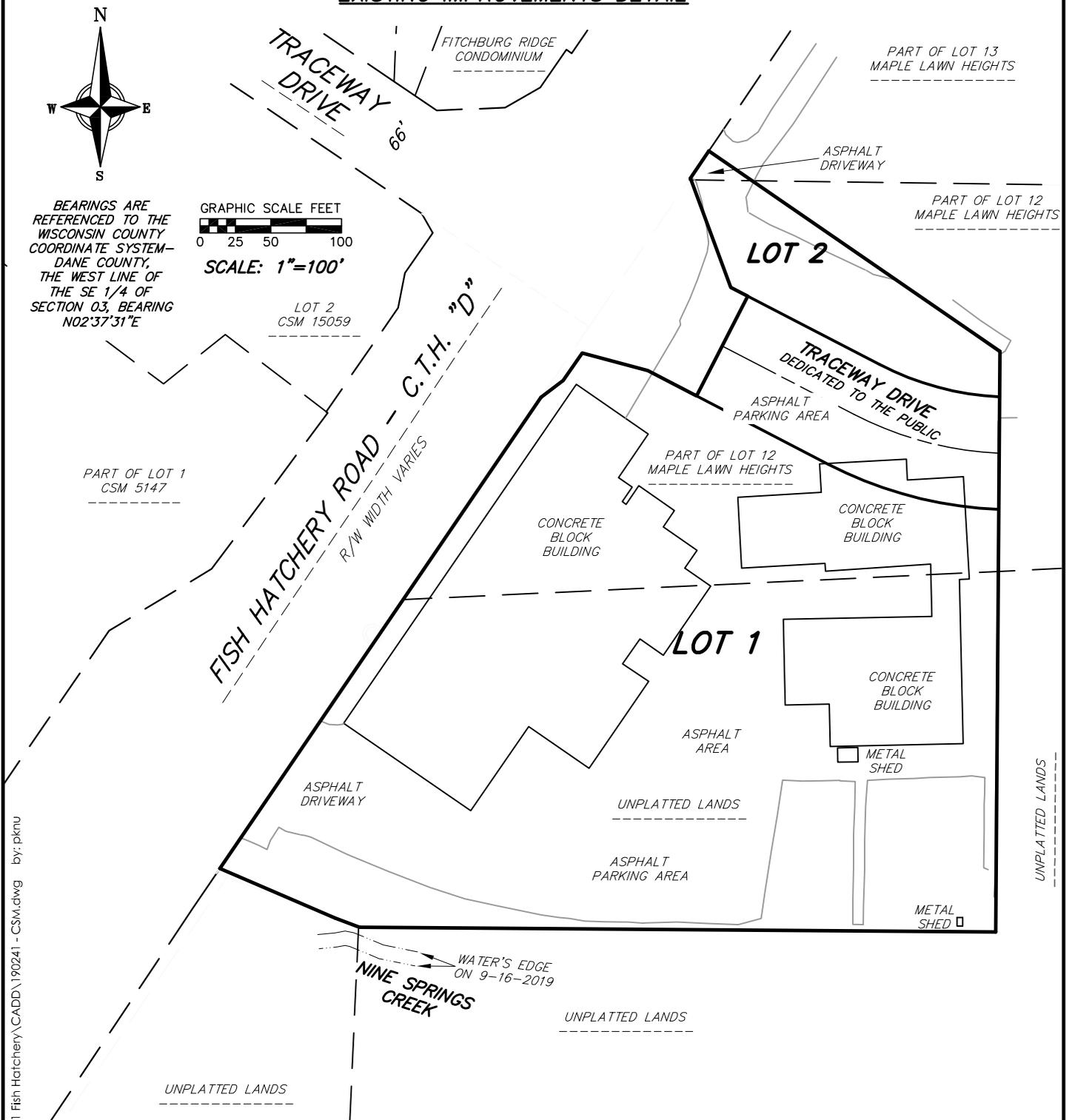
Doc. No. _____
C.S.M. No. _____
Vol. _____ Page _____

**SHEET
3 OF 8**

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 12 AND 13, MAPLE LAWN HEIGHTS, RECORDED IN VOLUME 5 OF PLATS ON PAGES 47A-47, AS DOCUMENT NUMBER 378096, DANE COUNTY REGISTRY, AND UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

EXISTING IMPROVEMENTS DETAIL



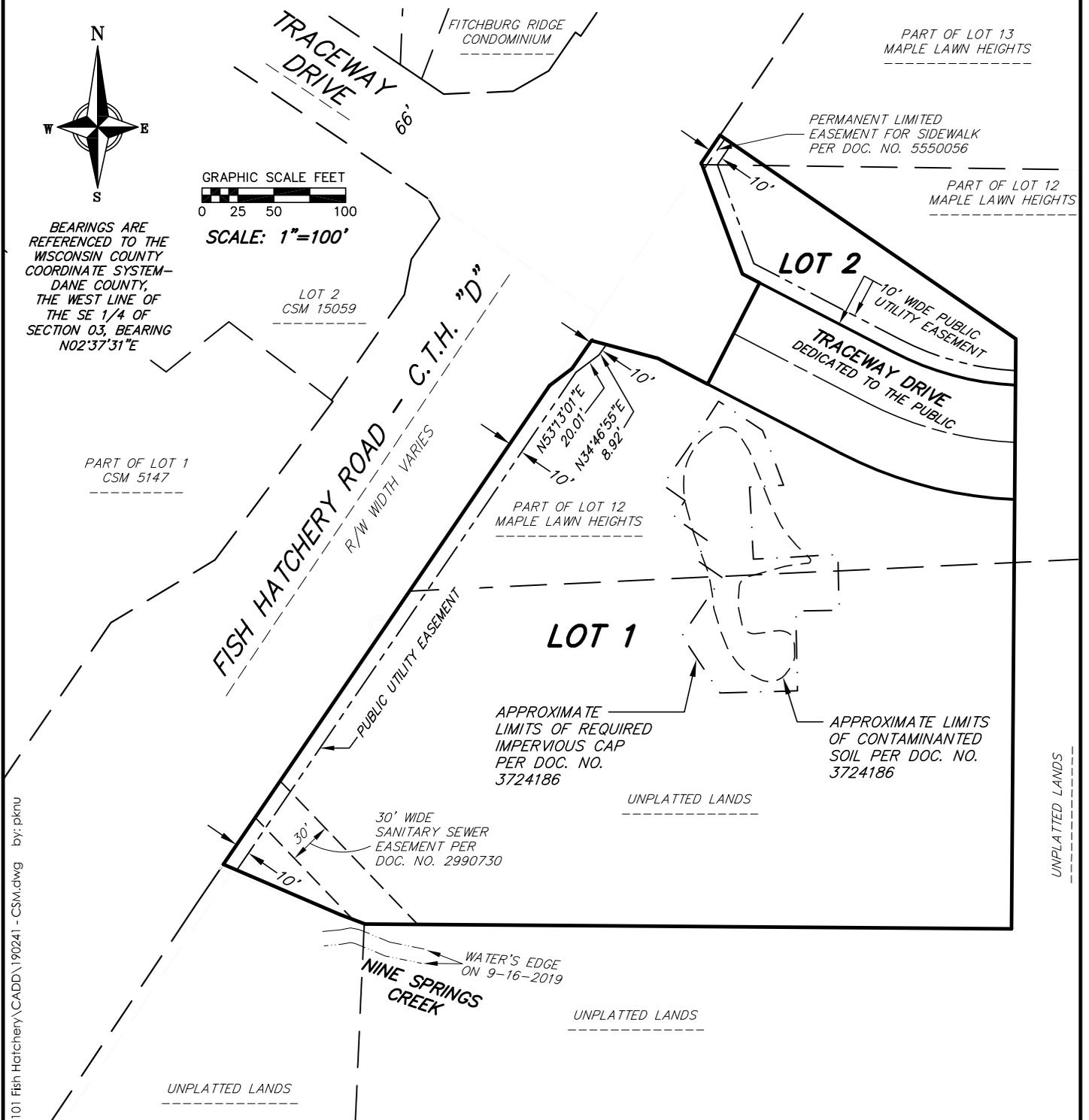
M:\Inventory Capital\190241_3101 Fish Hatchery\CADD\190241 - CSM.dwg by: pkn



CERTIFIED SURVEY MAP No. _____

PART OF LOTS 12 AND 13, MAPLE LAWN HEIGHTS, RECORDED IN VOLUME 5 OF PLATS ON PAGES 47A-47, AS DOCUMENT NUMBER 378096, DANE COUNTY REGISTRY, AND UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

EXISTING EASEMENTS, RESTRICTION LIMITS & NEW EASEMENTS DETAIL



M:\Inventory Capital\190241_3101 Fish Hatchery\CADD\190241 - CSM.dwg by: pkn

vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	FN: 190241 DATE: 1-21-2020 REV:	SURVEYED FOR: INVENTURE CAPITAL, LLC, 2820 WALTON COMMONS, SUITE 125 MADISON, WI 53718	Doc. No. _____ C.S.M. No. _____ Vol. _____ Page _____
	Drafted By: PKN Checked By: MSCH	SHEET 5 OF 8	

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 12 AND 13, MAPLE LAWN HEIGHTS, RECORDED IN VOLUME 5 OF PLATS ON PAGES 47A-47, AS DOCUMENT NUMBER 378096, DANE COUNTY REGISTRY, AND UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of 3101 SFH, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Dated this _____ day of _____, 20__.

Signed: _____
Vierbicher Associates, Inc.
Paul R. Knudson, P.L.S. No. 1556

LEGAL DESCRIPTION:

Part of Lots 12 and 13, Maple Lawn Heights, as recorded in Volume 5 of Plats, on Pages 47A-47, as Document Number 378096, Dane County Registry, and Unplatted Lands being Part of the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 03, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 3; thence N02°37'31"E, 2406.01 feet along the west line of the Southeast 1/4 of said Section 3 to the south line of lands described in a Warranty Deed recorded as Document Number 4306545 and the Point of Beginning; thence N69°33'07"W, 18.66 feet along the southwesterly line of said lands; thence N66°46'38"W, 88.38 feet to the easterly right-of-way of Fish Hatchery Road and County Trunk Highway "D"; the following nine courses being along said easterly right-of-way; thence N34°24'25"E, 401.61 feet; thence N53°13'01"E, 19.64 feet; thence N34°46'55"E, 23.62 feet; thence S75°01'09"E, 47.96 feet; thence S62°43'05"E, 38.73 feet; thence N27°16'55"E, 79.00 feet; thence N62°43'05"W, 13.41 feet; thence N20°26'36"W, 82.00 feet; thence N34°24'25"E, 23.10 feet to the northerly line of said lands described in a Warranty Deed recorded as Document Number 4306545; thence S55°36'20"E, 249.55 feet along said northerly line to the northeast corner thereof; thence S00°26'10"W, 408.37 feet along the east line of said lands to the southeast corner thereof; thence N89°34'22"W, 449.73 feet to the Point of Beginning.

Said parcel contains 188,374 square feet or 4.324 acres, more or less.

M:\Inventory Capital\190241_3101 Fish Hatchery\CADD\190241 - CSM.dwg by: pkn

 <p style="font-size: small;">planners engineers advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530</p>		FN: 190241 DATE: 1-21-2020	SURVEYED FOR: INVENTURE CAPITAL, LLC, 2820 WALTON COMMONS, SUITE 125 MADISON, WI 53718	Doc. No. _____	<p style="font-size: large; font-weight: bold;">SHEET 6 OF 8</p>
		REV: _____ Drafted By: PKN Checked By: MSCH	C.S.M. No. _____	Vol. _____ Page _____	

CERTIFIED SURVEY MAP No. _____

PART OF LOTS 12 AND 13, MAPLE LAWN HEIGHTS, RECORDED IN VOLUME 5 OF PLATS ON PAGES 47A-47, AS DOCUMENT NUMBER 378096, DANE COUNTY REGISTRY, AND UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CITY OF FITCHBURG APPROVAL:

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

Date: _____

By: _____
Tracy Oldenburg, City Clerk

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ___ day of _____, 20___, at
___ o'clock __.m., and recorded in Volume _____ of Certified Survey Maps
on Pages _____, as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

M:\Inventory Capital\190241_3101 Fish Hatchery\CADD\190241 - CSM.dwg by: pknv

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 190241
DATE: 1-21-2020
REV:
Drafted By: PKNV
Checked By: MSCH

SURVEYED FOR:
INVENTURE CAPITAL,
LLC, 2820 WALTON
COMMONS, SUITE 125
MADISON, WI 53718

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

**SHEET
8 OF 8**