



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: Business Highway B-H

6. Current Owner of Property: Branford Kerns

Address: 709 Hilldale Lane Stoughton 53589 Phone No: 608-535-0743

7. Contact Person: Shawn Kerns

Email: Shawnk3535@gmail.com

Address: 2390 White Oak Trail, Oregon 53575 Phone No: 608-445-2459

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: Shawn Kerns Shawn Kerns
 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.

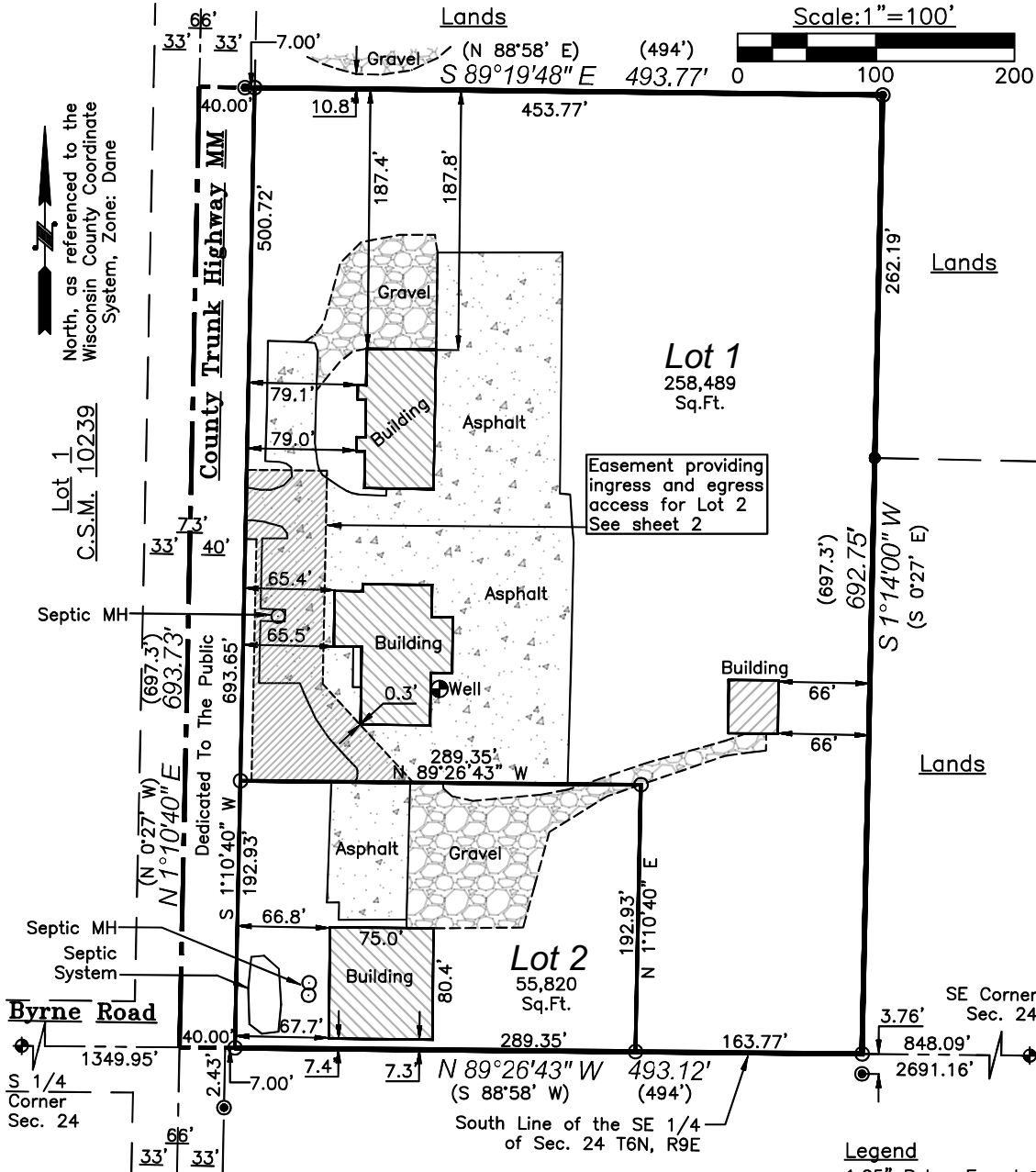
For City Use Only: Date Received: 9/25/20

Ordinance Section No. _____ Fee Paid: \$900.00

Permit Request No. CS-2367-20

CERTIFIED SURVEY MAP NO. _____

A part of the SE 1/4 of the SE 1/4 of Section 24,
T6N, R9E, City of Fitchburg, Dane County, Wisconsin



Red Oak Land Surveying LLC
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com

DRAWN TGR	DATE 9/1/2020	Prepared for: Mr. Shawn Kerns 2390 White Oak Tr. Oregon, WI 53575
APPROVED TGR	DATE 9/11/2020	
SCALE 1"=100'	SHEET 1 of 3	PROJECT NO. 2020073

Timothy G. Radl S-2959 Professional Land Surveyor

Map No. _____

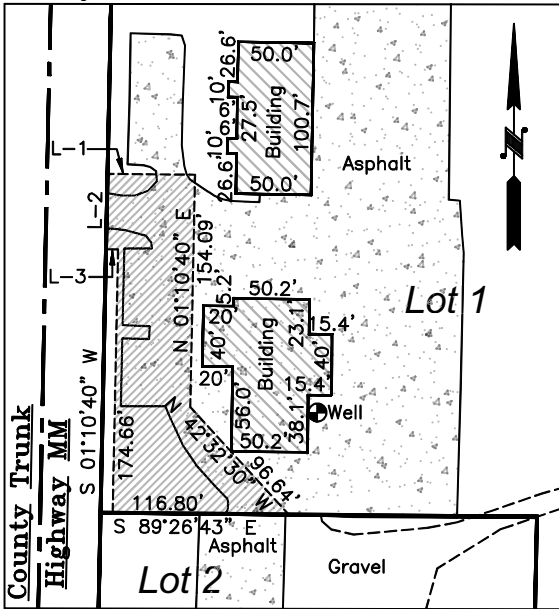
Document No. _____

Volume _____ Page _____

CERTIFIED SURVEY MAP NO. _____

A part of the SE 1/4 of the SE 1/4 of Section 24,
T6N, R9E, City of Fitchburg, Dane County, Wisconsin

Detail of easement providing ingress and egress access for Lot 2 – Scale: 1"=100'



Easement Detail Line Table:	
L-1	N 89°26'43" W 58.00'
L-2	S 01°10'40" W 50.00'
L-3	S 89°26'43" E 8.00'

Survey Notes: Fieldwork performed May 2018. No title report was furnished for this survey. Only above-ground features have been located. Previously recorded dimensions enclosed in parenthesis. Wetlands or flood zones, if present, have not been delineated. This survey subject to all agreements and easements recorded and unrecorded.

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

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the common council of the city of Fitchburg, Dane County, Wisconsin.

City Clerk

SURVEYOR'S CERTIFICATE

I, Timothy G. Radl, Professional Land Surveyor, hereby certify:
That I have surveyed, divided, and mapped A part of the Southeast 1/4 of the Southeast 1/4 of Section 24, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:
Commencing at the Southeast Quarter Corner of said Section 24; thence along the South line of the Southeast 1/4 of said Section 24, N 89°26'43" W a distance of 848.09 feet to the point of beginning of this description;
thence continuing along said South line N 89°26'43" W a distance of 493.07 feet to the centerline of County Trunk Highway MM; thence along said centerline N 01°10'40" E a distance of 693.73 feet; thence S 89°19'48" E a distance of 493.77 feet; thence S 01°14'00" W a distance of 692.75 feet to the point of beginning;
Described parcel contains an area of 342130 square feet, or 7.854 acres, more or less.

That I have made such survey, land division, and map at the direction of Bradford P. Kerns A.K.A. Branford P. Kerns, A.K.A. Brandford P. Kerns, owner of the land described.

That such map is a correct representation of the exterior boundary of the land surveyed and the division thereof.

That I have fully complied with the provisions of s. 236.34, Wisconsin Statutes and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Timothy G. Radl S-2959 Professional Land Surveyor

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Red Oak Land Surveying LLC
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com
PROJECT NO: 2020070 SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

A part of the SE 1/4 of the SE 1/4 of Section 24,
T6N, R9E, City of Fitchburg, Dane County, Wisconsin

Owner's Certificate

As owner I certify that I caused the land described on this certified survey map to be surveyed, divided, mapped, and dedicated as represented on this certified survey map. I also certify that this Certified Survey Map is required by S.236.34, Wisconsin State Statutes, to be submitted to the City of Fitchburg for approval or objection.

WITNESS the hand and seal of said owner this _____ day of _____, 2020.

Bradford P. Kerns, A.K.A. Branford P. Kerns, A.K.A. Brandford P. Kerns

(STATE OF WISCONSIN
DANE COUNTY) SS

Personally came before me this _____ day of _____, 2020,

the above named _____ and _____
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Signed: _____

Name: _____

Notary Public, _____, Wisconsin.

My commission expires _____.

<p>Register of Deeds: Received for recording this _____ day of _____, 2020, at _____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.</p> <p>_____ Kristi Chlebowski Register of Deeds</p> <p>Document No. _____</p> <p>Certified Survey Map No. _____</p>
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Note: If the existing building on Lot 2 is razed and rebuilt in the future, it shall be rebuilt so as to conform to all setback requirements based on applicable zoning ordinances at that time.

Map No. _____

Document No. _____

Volume _____ Page _____

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