

R 16.005620 3/23/2022
\$910.00 RB



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

5. Zoning District: General Industrial (proposed) Rural Development (existing)

6. Current Owner of Property: Payne & Dolan Inc

Address: 6145 McKee Road, Fitchburg, WI 53719 **Phone No:** (608) 845-8900

7. Contact Person: Brian Beaulieu

Email: bbeaulieu@edgconsult.com

Address: Edge Consulting Engineers, 624 Water Street, Prairie du Sac, WI **Phone No:** 608-644-1449

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: *Bill Buglass* Bill Buglass, Payne and Dolan
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:** MARCH 22, 2022

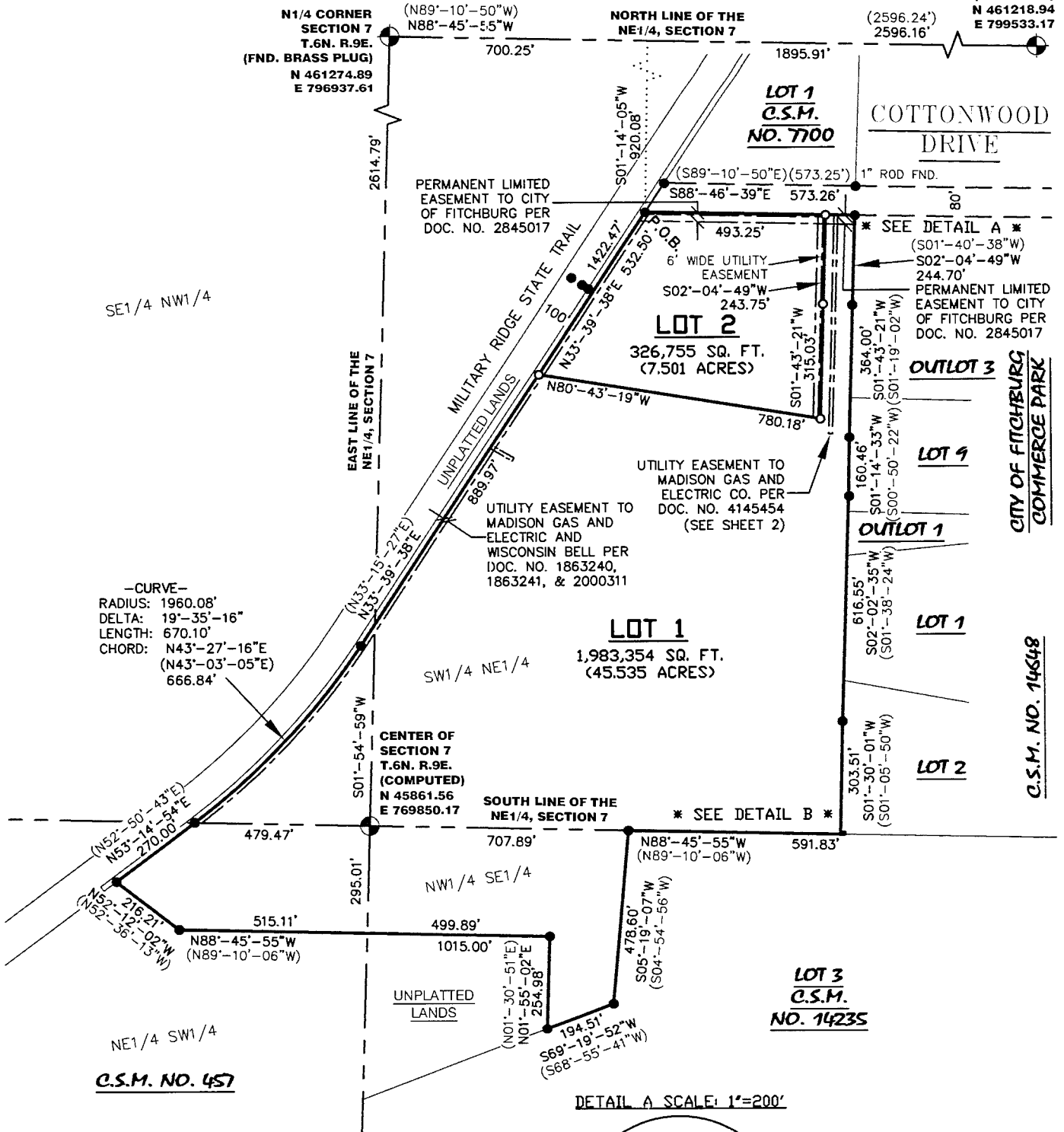
Ordinance Section No. _____ **Fee Paid:** \$ 910 .

Permit Request No. LS - 2244 - 22

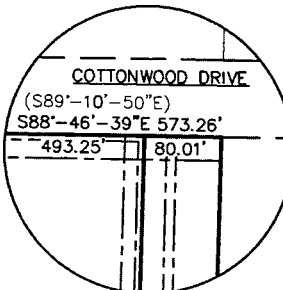
CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

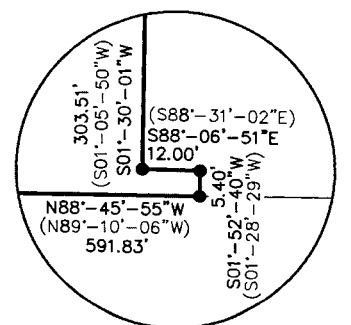
NE CORNER
SECTION 7
T.6N. R.9E.
(FND. MON.)
N 461218.94
E 799533.17



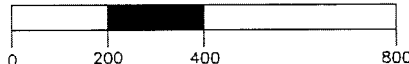
DETAIL A SCALE: 1"=200'



DETAIL B SCALE: 1"=40'

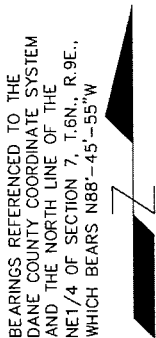


GRAPHIC SCALE
1 inch = 400 ft.



-LEGEND-

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 3/4" REBAR FOUND
- () = RECORDED INFORMATION
- ⊙ = WELL/PUMP HOUSE
- ⊕ = EXISTING POWER POLE
- P.O.B. = POINT OF BEGINNING
- ⊙ = COUNTY MONUMENT FOUND



MERIDIAN SURVEYING, LLC

N9637 Friendship Drive
Kaukauna, WI 54130

Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.B.	FIELD WORK DATE: 6-3-21
CHECKED BY: S.C.D.	FIELD BOOK: M-50, PG.77
JOB NO.: 11663	SHEET 1 OF 5

SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

CERTIFIED SURVEY MAP NO. _____

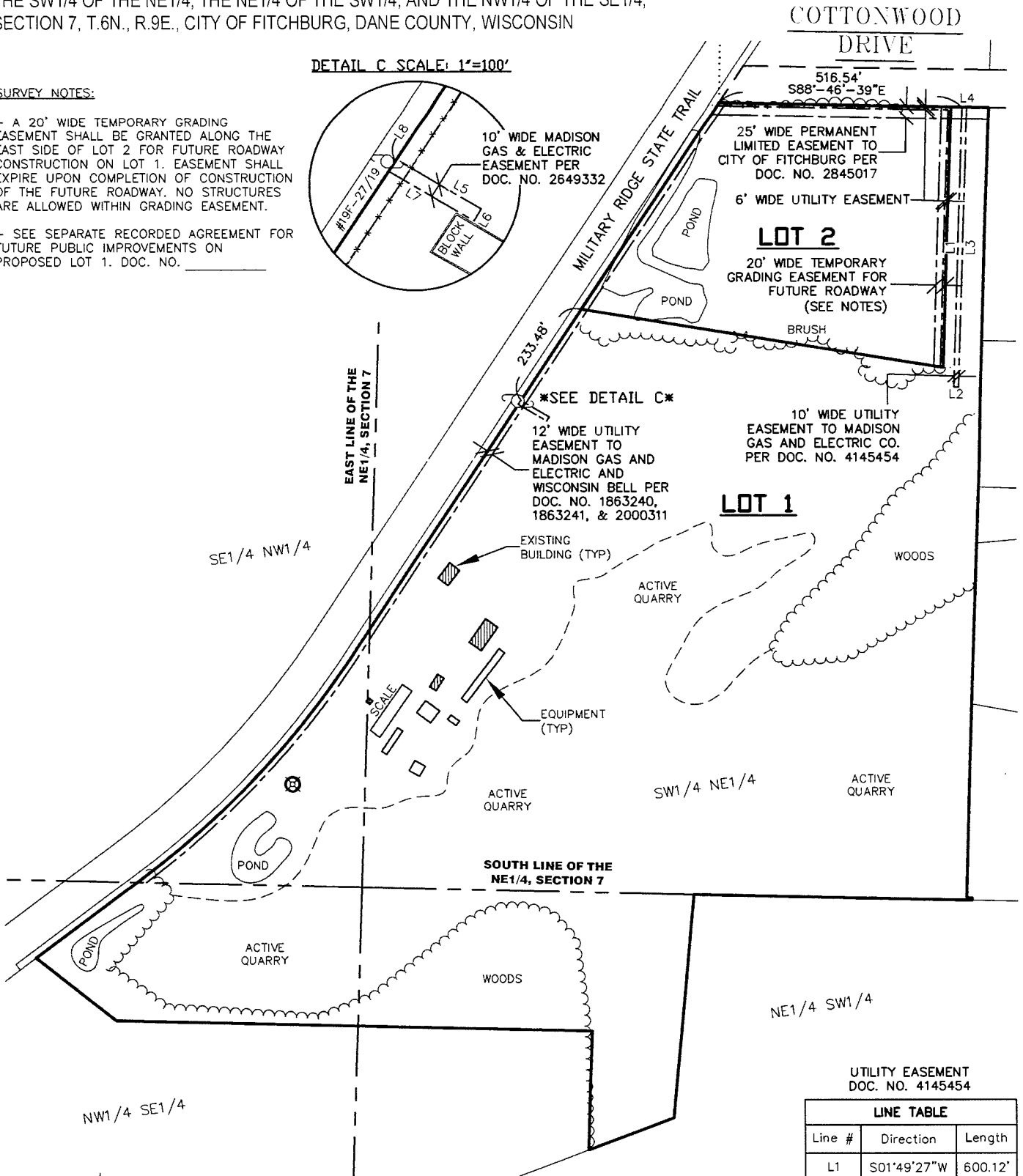
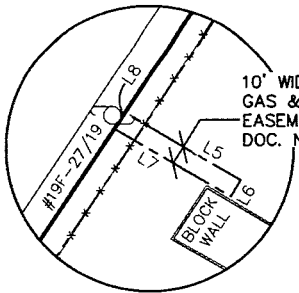
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SURVEY NOTES:

- A 20' WIDE TEMPORARY GRADING EASEMENT SHALL BE GRANTED ALONG THE EAST SIDE OF LOT 2 FOR FUTURE ROADWAY CONSTRUCTION ON LOT 1. EASEMENT SHALL EXPIRE UPON COMPLETION OF CONSTRUCTION OF THE FUTURE ROADWAY. NO STRUCTURES ARE ALLOWED WITHIN GRADING EASEMENT.

- SEE SEPARATE RECORDED AGREEMENT FOR FUTURE PUBLIC IMPROVEMENTS ON PROPOSED LOT 1. DOC. NO. _____

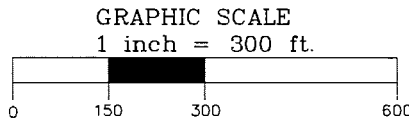
DETAIL C SCALE: 1"=100'



BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NE1/4 OF SECTION 7, T.6N., R.9E., WHICH BEARS N88°45'55"W

-LEGEND-

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UTILITY EASEMENT
DOC. NO. 4145454

LINE TABLE		
Line #	Direction	Length
L1	S01°49'27"W	600.12'
L2	S88°46'39"E	10.00'
L3	N01°49'27"E	600.12'
L4	N88°46'39"W	10.00'

MADISON GAS & ELECTRIC EASEMENT
DOC. NO. 2649332

L5	S59°27'53"E	69.73'
L6	S30°32'07"W	10.00'
L7	N59°27'53"W	70.27'
L8	N33°39'38"E	10.01'

MERIDIAN SURVEYING, LLC

N9637 Friendship Drive Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.B. FIELD WORK DATE: 6-3-21

CHECKED BY: S.C.D. FIELD BOOK: M-50, PG.77

JOB NO.: 11663 SHEET 2 OF 5

SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 5

BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4, OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6 N., R.9 E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Brian Beaulieu of Edge Consulting Engineers, Inc., a parcel of land being all of Lot Two (2) of Certified Survey Map No. 7700 as recorded in Document No. 2654147, being located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Seven (7), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 2,310,109 square feet (53.033 acres) of land and being more particularly described as:

Commencing at the Northeast Corner of said Section 7; thence N88°-45'-55"W 1895.91 feet along the north line of the NE1/4 of said Section 7; thence S01°-14'-05"W 920.08 feet to the northwest corner of said Lot 2 of Certified Survey Map No. 7700 and the point of beginning, said point being on the south line of Cottonwood Drive; thence S88°-46'-39"E 573.26 feet along said south line of Cottonwood Drive to the northeast corner of said Lot 2; thence S02°-04'-49"W 244.70 feet; thence S01°-43'-21"W 364.00 feet; thence S01°-14'-33"W 160.46 feet; thence S02°-02'-35"W 616.55 feet; thence S01°-30'-01"W 303.51 feet; thence S88°-06'-51"E 12.00 feet; thence S01°-52'-40"W 5.40 feet to a point on the south line of the NE1/4 of said Section 7; thence N88°-45'-55"W 591.83 feet along said south line of the NE1/4; thence S05°-19'-07"W 478.60 feet; thence S69°-19'-52"W 194.51 feet; thence N01°-55'-02"E 254.98 feet; thence N88°-45'-55"W 1015.00 feet; thence N52°-12'-02"W 216.21 feet, thence N53°-14'-54"E 270.00 feet to the beginning of a curve to the left; thence 670.10 feet along the arc of said curve to the left having a radius of 1960.08 feet and a chord which bears N43°-27'-16"E 666.84 feet; thence N33°-39'-38"E 1422.47 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Section 24-6 of the City of Fitchburg Subdivision Regulations in surveying, combining and mapping the same.

Dated this ____ day of _____, 2021

Wisconsin Professional Land Surveyor, S-2791
Steven C. De Jong

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

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OWNER'S CERTIFICATE:

Payne & Dolan, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: City of Fitchburg.

Payne & Dolan, Inc. – Representative

Date

Personally appeared before me on the _____ day of _____, 20____. The above named Owner to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public Witness

_____ County, _____. My commission expires _____

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 5

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CITY OF FITCHBURG:

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 this _____ Day of _____, 20____.

Tracy Oldenburg
City of Fitchburg, Clerk

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 20____ at _____ and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Certified Survey Map Number No. _____, and Document Number _____.

Kristi Chlebowski
Register of Deeds

LEGAL DESCRIPTION OF THE NEW CSM:

All of Lot Two (2) of Certified Survey Map No. 7700 as recorded in Document No. 2654147, being located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Seven (7), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 2,310,109 square feet (53.033 acres) of land and being more particularly described as:

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