



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: 1

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: R-H

6. Current Owner of Property: Fitchburg Campus, LLC

Address: 2980 Edenberry Street Fitchburg, WI 53711 Phone No: (480) 570-8389

7. Contact Person: Blackhawk Evangelical Free Church, Inc. - Darren DeKeyser

Email: ddekeyser@blackhawkchurch.org

Address: 9620 Brader Way Middleton, WI 53562 Phone No: (608) 828-3691

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:  Chris Ehles

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.

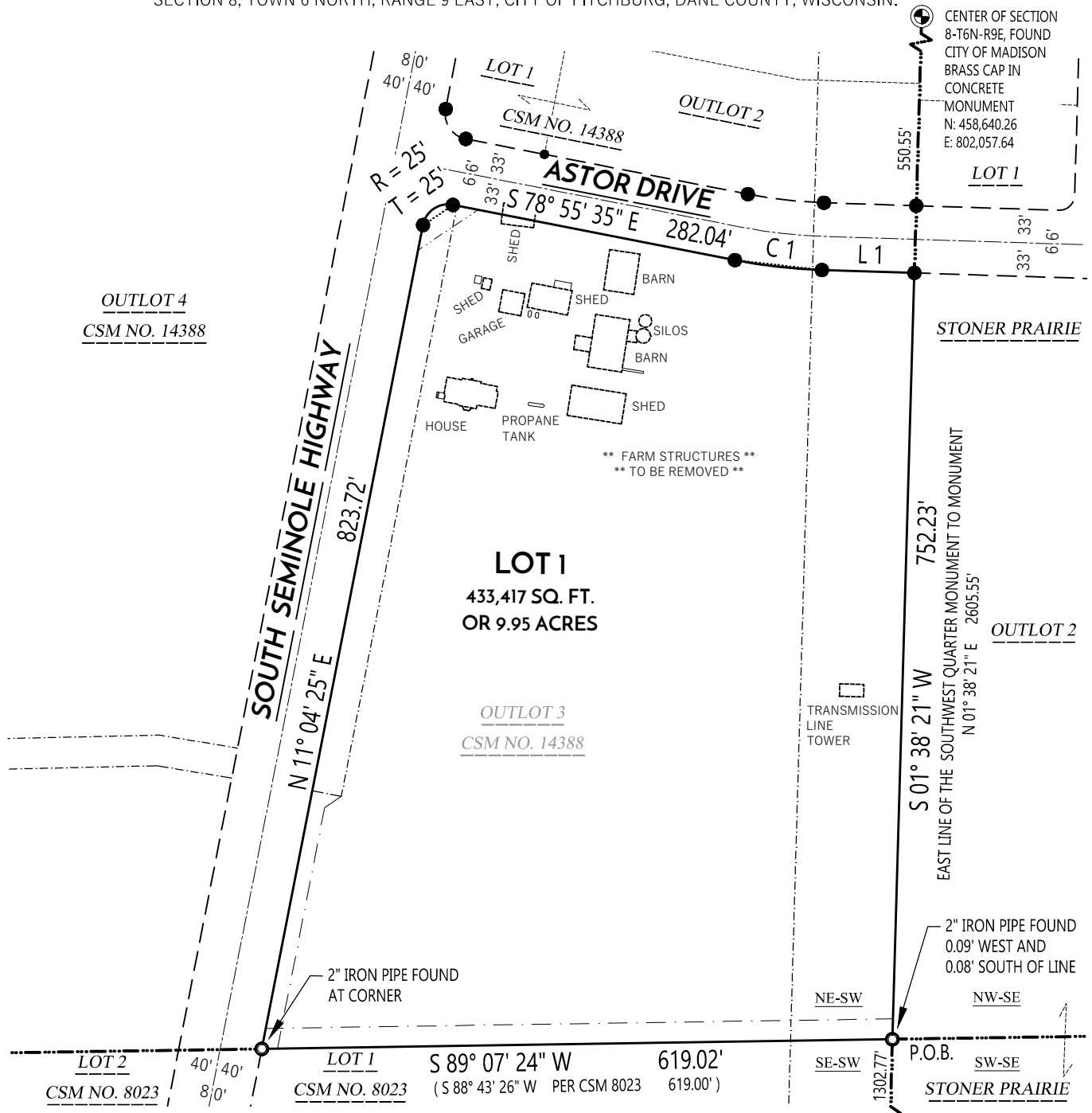
For City Use Only: Date Received: _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

CERTIFIED SURVEY MAP NO. _____

OUTLOT 3 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



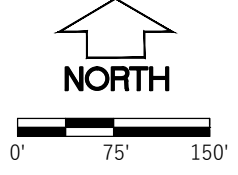
| CURVE TABLE | | | | | | | |
|-------------|--------------|---------|------------|-----------------|--------------|-----------------|-----------------|
| CURVE # | CURVE LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT IN | TANGENT OUT |
| C1 | 85.99' | 533.00' | 9° 14' 37" | S 83° 32' 53" E | 85.90' | S 78° 55' 35" E | S 88° 10' 12" E |

LEGEND

- SECTION CORNER FOUND
- 2" IRON PIPE FOUND
- 1" REBAR FOUND
- 2" REBAR FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE PER THIS CSM
- VISION CORNER LINE
- EXISTING BUILDING/STRUCT.

| LINE TABLE | | |
|------------|-----------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S 88° 10' 12" E | 90.82' |

- NOTES:**
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JULY 6TH AND 13TH, 2015 .
 2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH . THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 01° 38' 21" E
 3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 4. SEE SHEET 2 OF 4 FOR EASEMENT DETAILS.



File: W:\2016\160358_Blackhawk Church - Seminole Highway\dwg\ACAD-16-0358_CSM_Update-Model_recover.dwg Layout: CSM 1 OF 4 User: Julie Plotted: Mar 16, 2017 - 5:37pm



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BLACKHAWK EVANGELICAL
FREE CHURCH, INC.
9620 BRADER WAY
MIDDLETON, WI 53562

SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

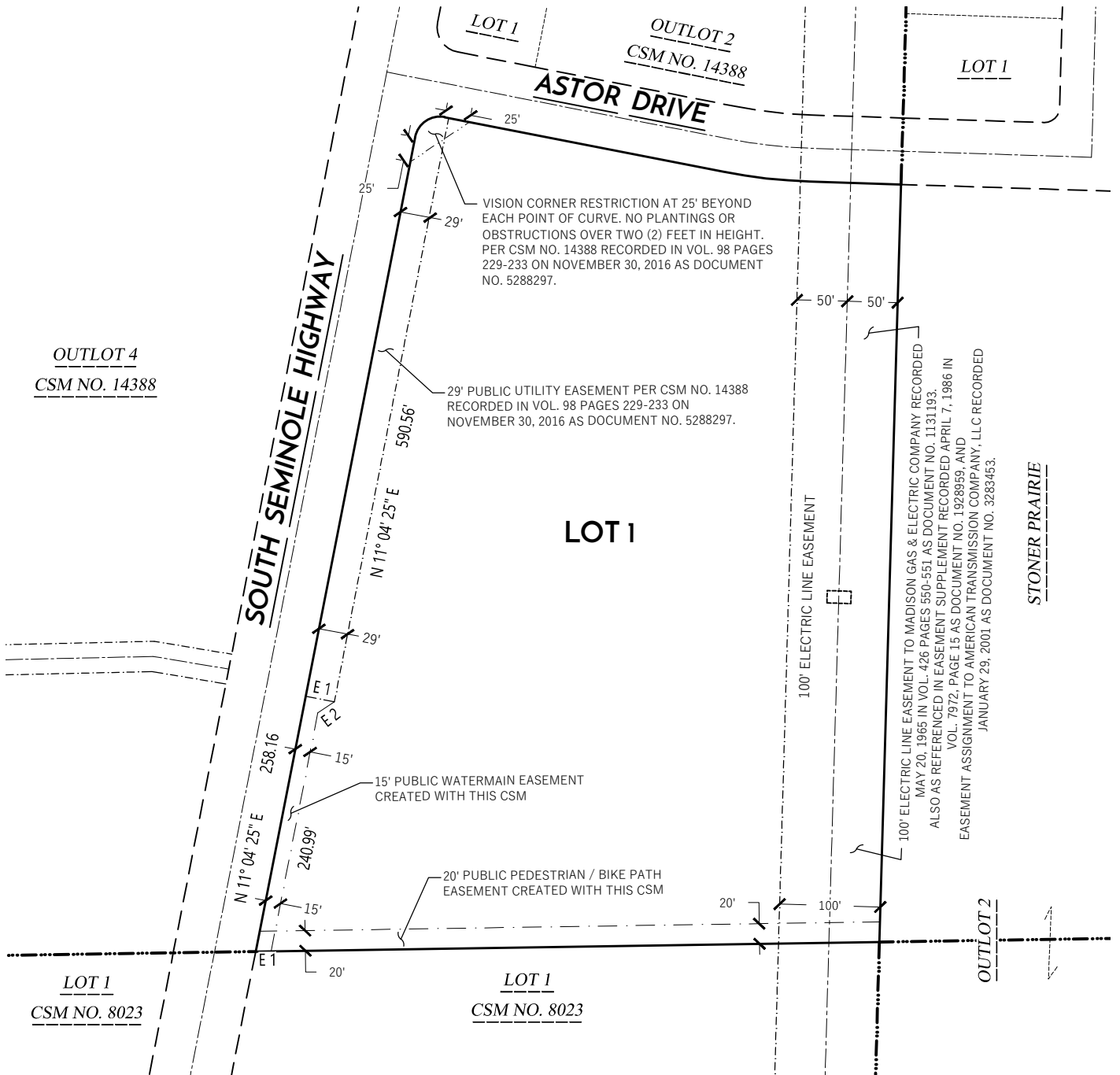
PROJECT NO: 16-0358
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

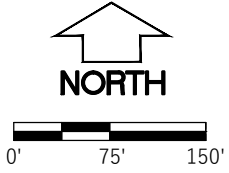
CERTIFIED SURVEY MAP NO. _____

OUTLOT 3 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

EASEMENT DETAIL



| EASEMENT LINE TABLE | | |
|---------------------|-----------------|----------|
| LINE # | BEARING | DISTANCE |
| E 1 | S 78° 55' 35" W | 29.00' |
| E 2 | S 56° 05' 31" W | 19.79' |
| E 3 | S 89° 07' 24" W | 15.33' |



LEGEND

- CSM BOUNDARY
- - - - RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- - - - EASEMENT LINE PER THIS CSM
- VISION CORNER LINE
- EXISTING TOWER STRUCTURE

NOTES:

1. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 01° 38' 21" E
2. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
3. THE FINAL GRADE ABOVE UTILITY EASEMENTS SHOWN HEREON SHALL NOT BE ALTERED BY MORE THAN (6) INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES INVOLVED.



File: W:\2016\160358_Blackhawk Church - Seminole Highway\dwg\ACAD-16-0358_CSM_Update-Model_recover.dwg Layout: CSM 2 OF 4 User: Julie Plotted: Mar 16, 2017 - 5:38pm

| | | | | | |
|--|---|---|---|---|---|
| | PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com | PREPARED FOR: BLACKHAWK EVANGELICAL FREE CHURCH, INC. 9620 BRADER WAY MIDDLETON, WI 53562 | SURVEYED BY: JWS DRAWN BY: JWS APPROVED BY: JWS | PROJECT NO: 16-0358 SHEET NO: 2 of 4 | VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____ |
| | WYSE ENGINEERING | | | | |

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LEGAL DESCRIPTION

OUTLOT 3 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOLUME 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST, 1302.77 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 ALSO BEING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 8023 AND THE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE NORTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 8023 SOUTH 89 DEGREES 07 MINUTES 24 SECONDS WEST, 619.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SEMINOLE HIGHWAY ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 CERTIFIED SURVEY MAP NO. 8023;

THENCE ALONG SAID EASTERLY LINE OF SOUTH SEMINOLE HIGHWAY RIGHT-OF-WAY NORTH 11 DEGREES 04 MINUTES 25 SECONDS EAST, 823.72 FEET TO A POINT OF CURVE;

THENCE NORTHEASTERLY 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD THAT BEARS NORTH 56 DEGREES 04 MINUTES 25 SECONDS EAST, 35.36 FEET TO A POINT OF TANGENT ON THE SOUTHERLY RIGHT-OF-WAY OF ASTOR DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF ASTOR DRIVE SOUTH 78 DEGREES 55 MINUTES 35 SECONDS EAST, 282.04 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY 85.99 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 AND A LONG CHORD THAT BEARS SOUTH 83 DEGREES 32 MINUTES 53 SECONDS EAST, 85.90 FEET TO A POINT OF TANGENT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ASTOR DRIVE;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 88 DEGREES 10 MINUTES 12 SECONDS EAST, 90.82 FEET TO THE EAST LINE OF AFORESAID SOUTHWEST QUARTER OF SECTION 8 ALSO BEING THE WEST LINE OF STONER PRAIRIE;

THENCE ALONG SAID EAST QUARTER LINE SOUTH 01 DEGREES 38 MINUTES 21 SECONDS WEST, 752.23 FEET BACK TO THE POINT OF BEGINNING.

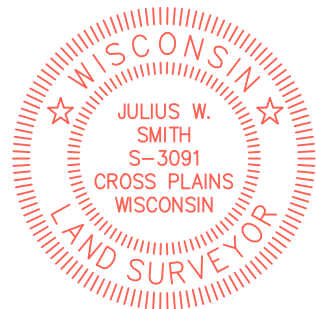
SAID PARCEL CONTAINS 433,417 SQUARE FEET OR 9.95 ACRES

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF BLACKHAWK EVANGELICAL FREE CHURCH, INC. , I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 16-0358
SHEET NO: 3 of 4

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OWNER'S CERTIFICATE

FITCHBURG CAMPUS LLC, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 WISCONSIN STATUTES, TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL OR OBJECTION.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2017

BY: _____
MANAGING MEMBER, FITCHBURG CAMPUS LLC,

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017,

THE ABOVE NAMED _____, MANAGING MEMBER OF FITCHBURG CAMPUS LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

XXXXXXXXXX, A BANKING CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATIONS OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE

AUTHORIZED MEMBER OF XXXXXXXX _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CITY OF FITCHBURG APPROVAL

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

DATED THIS _____ DAY OF _____, 2017

PATTI ANDERSON,
CITY CLERK, CITY OF FITCHBURG



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

REGISTER OF DEEDS



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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SURVEYED BY: JWS
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PROJECT NO: 16-0358
SHEET NO: 4 of 4