

Rec. 1.014028 5/24/17 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: 3

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: B-1 & BP

6. Current Owner of Property: CROSS PLAINS INVESTORS LLC; FISH HATCHERY LLC

Address: 7475 Hubbard Ave, Suite 202 Middleton, WI 53562 Phone No: 608-826-4552

7. Contact Person: Steve Doran

Email: sdoran@galwaycompanies.com

Address: 6430 Bridge Road, Suite 230, Madison WI 53713 Phone No: 608-327-4006

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]  
Owner's or Authorized Agent's Signature

Paul Spetz, Isthmus Surveying LLC  
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: 5/23/2017

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$1,025.00

Permit Request No. CS-2160-17

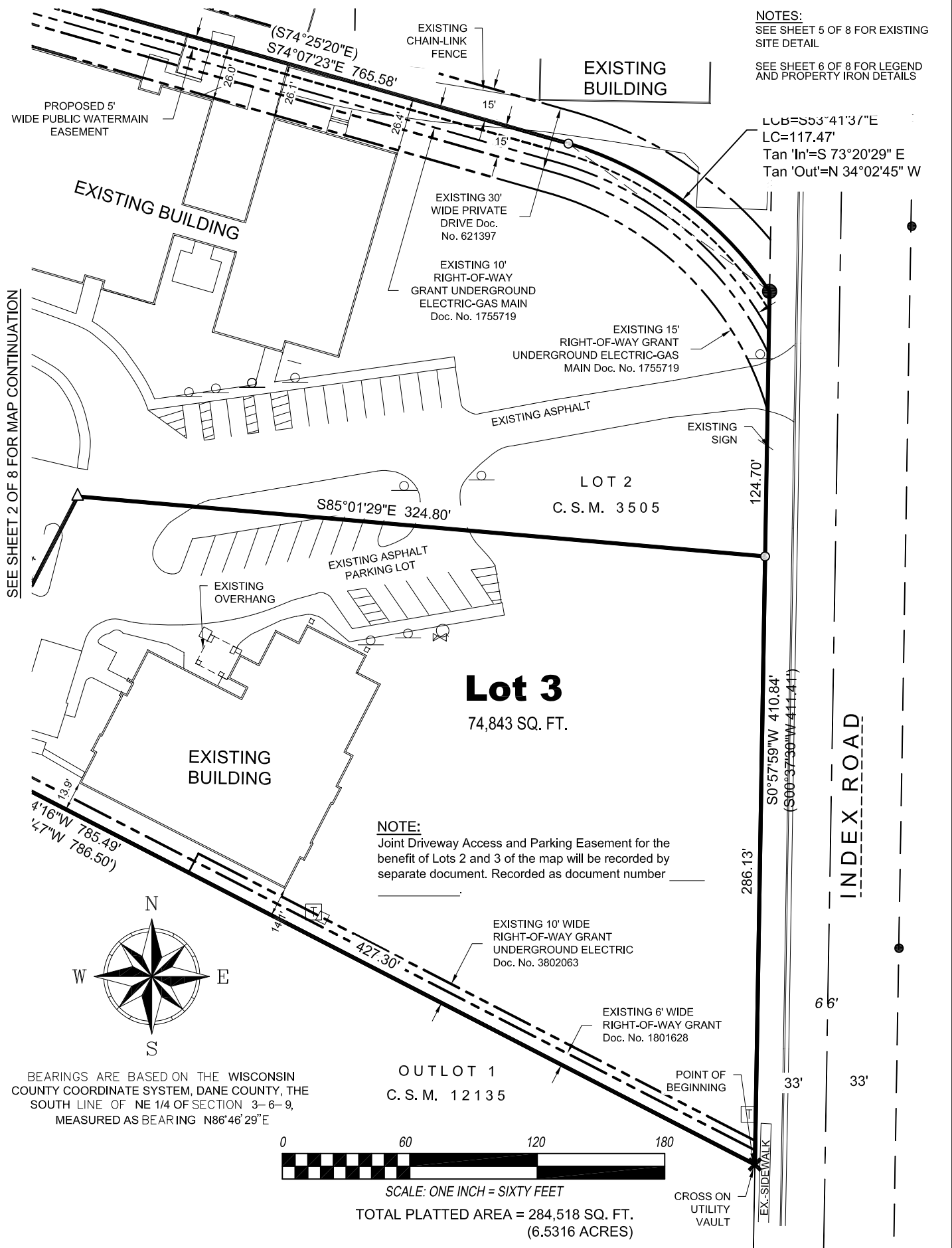




# CERTIFIED SURVEY MAP No. \_\_\_\_\_

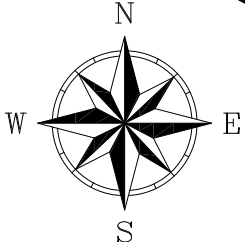
LOT 2, CERTIFIED SURVEY MAP NUMBER 3505, AS RECORDED IN VOLUME 14 OF CERTIFIED SURVEY MAPS, ON PAGES 71-73, AS DOCUMENT NUMBER 1670476, DANE COUNTY REGISTRY AND PART OF LOT 26, MAPLE LAWN HEIGHTS, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 28A, AS DOCUMENT NUMBER 342130, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

**NOTES:**  
SEE SHEET 5 OF 8 FOR EXISTING SITE DETAIL  
SEE SHEET 6 OF 8 FOR LEGEND AND PROPERTY IRON DETAILS



LCB=S53°41'37"E  
LC=117.47'  
Tan 'In'=S 73°20'29" E  
Tan 'Out'=N 34°02'45" W

**NOTE:**  
Joint Driveway Access and Parking Easement for the benefit of Lots 2 and 3 of the map will be recorded by separate document. Recorded as document number \_\_\_\_\_



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF NE 1/4 OF SECTION 3-6-9, MEASURED AS BEARING N86°46'29"E



SCALE: ONE INCH = SIXTY FEET  
TOTAL PLATTED AREA = 284,518 SQ. FT. (6.5316 ACRES)

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

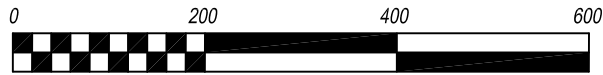
**SURVEYED FOR:**  
T5 Real Estate Solutions LLC  
7475 Hubbard Ave.  
Suite 202  
Middleton, WI 53562

**SURVEYED BY:**  
Isthmus Surveying LLC  
450 N Baldwin Street  
Madison, WI 53703  
(608) 244-1090  
www.isthmussurveying.com

**SHEET**  
3 OF 8

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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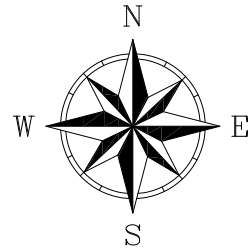


SCALE: ONE INCH = 200 FEET

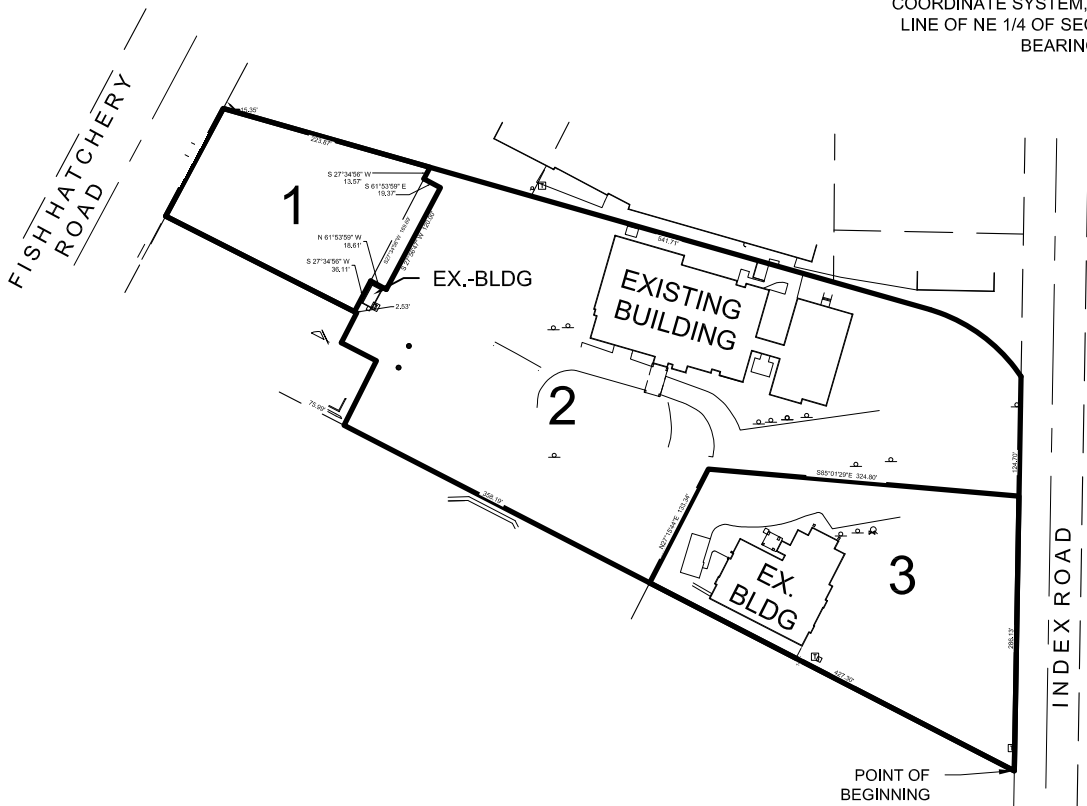
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(6.5316 ACRES)

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FOUND BRASS CAP MONUMENT AT MEANDER CORNER FOR THE CENTER OF SECTION 3, T6N, R9E, WCCS (DANE) MEASURED COORDS.

N: 464,098.28 (N: 464,098.24)  
E: 812,831.28 (E: 812,831.16)

TRUE CORNER NO MONUMENT WCCS (DANE) RECORDED COORDS.

N: 464,098.59  
E: 812,836.15

N86°46'29"E 2373.45'

MON. - MON. = N86°46'29"E 2736.72'

SOUTH LINE OF THE NE 1/4 OF SECTION 3

N0°57'59"E 1817.41'

INDEX ROAD

FOUND BRASS CAP IN CONCRETE MONUMENT AT THE EAST 1/4 CORNER OF SECTION 3, T6N, R9E, WCCS (DANE) MEASURED COORDS.

N: 464,252.25 (N: 464,252.19)  
E: 815,563.66 (E: 815,563.61)

S86°46'29"W 363.27'

**NOTE:**

Joint Driveway Access and Parking Easement for the benefit of Lots 2 and 3 of the map will be recorded by separate document.

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_ Page \_\_\_

**SURVEYED FOR:**

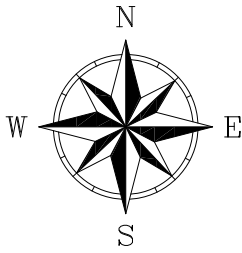
T5 Real Estate  
Solutions LLC  
7475 Hubbard Ave.  
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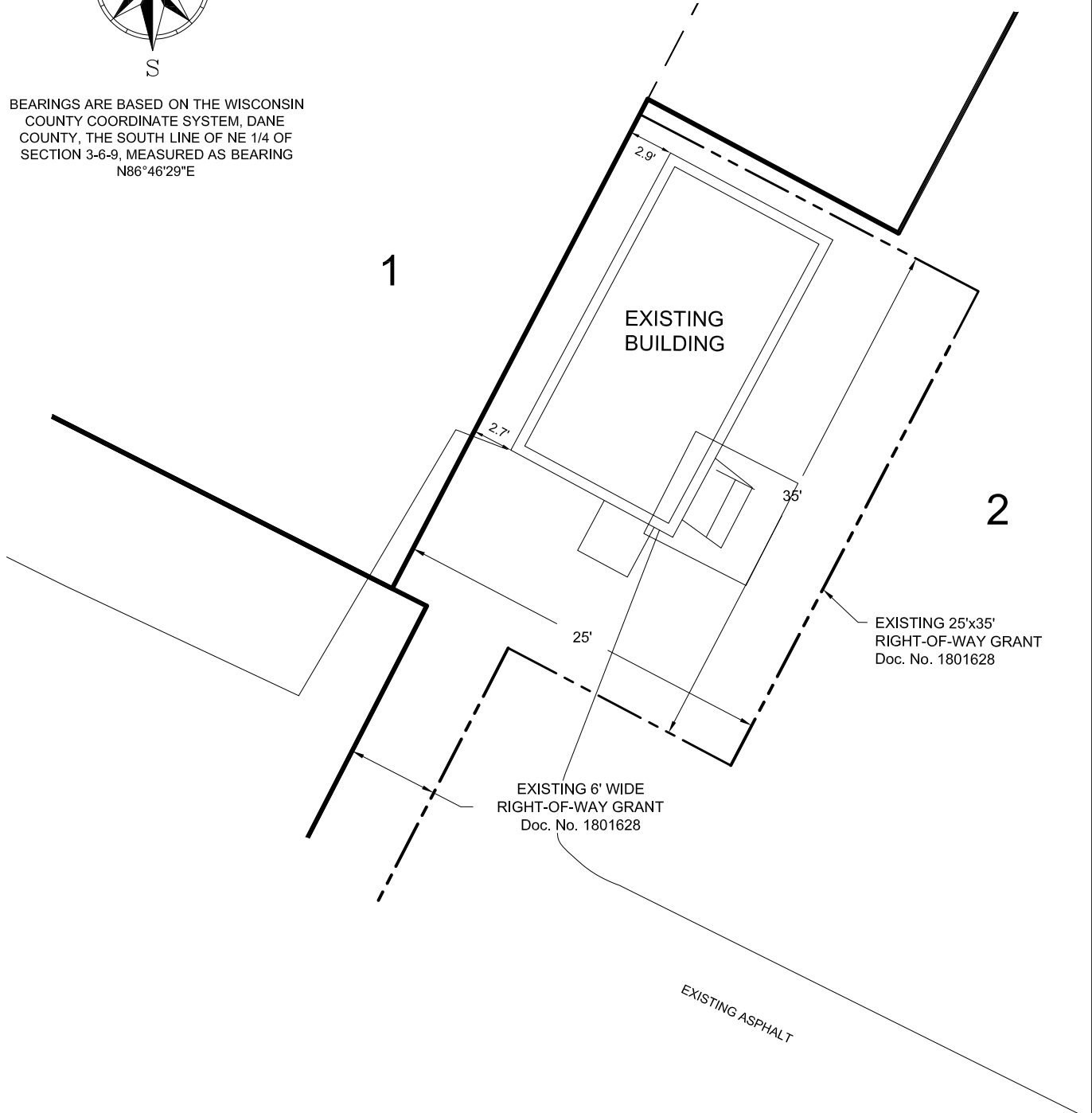
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SCALE: ONE INCH = 10 FEET

NOTES:  
SEE SHEET 6 OF 8 FOR LEGEND  
AND PROPERTY IRON DETAILS

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF NE 1/4 OF SECTION 3-6-9, MEASURED AS BEARING N86°46'29"E



## EXISTING SITE DETAIL

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_ Page \_\_\_\_

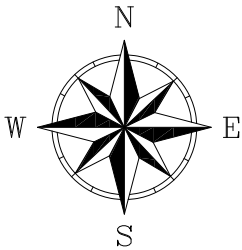
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SHEET  
5 OF 8

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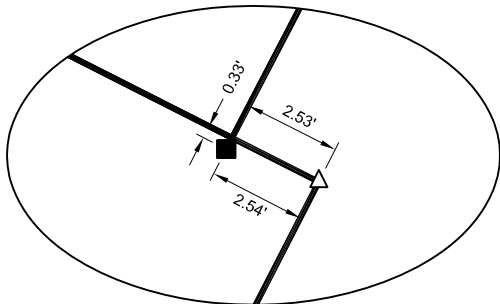
**NOTES:**  
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**LEGEND**

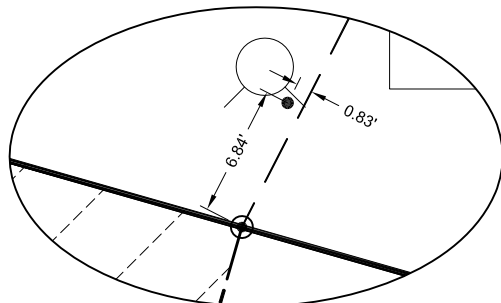
- ⊙ 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- ✕ CHISELED CROSS FOUND
- ▲ SURVEY MARKER NAIL FOUND
- RAILROAD SPIEK FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- △ SURVEY MARKER NAIL SET
- ( ) INDICATES RECORDED AS

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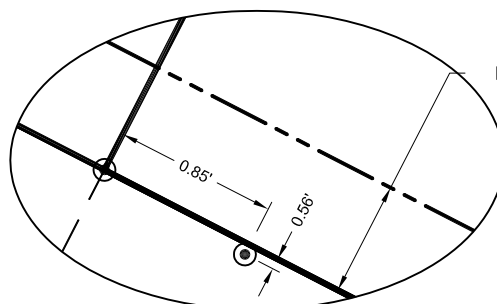
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



**DETAIL 1**  
SCALE: 1" = 5'



**DETAIL 2**  
SCALE: 1" = 10'



EXISTING 6' WIDE  
RIGHT-OF-WAY GRANT  
Doc. No. 1801628

**DETAIL 3**  
SCALE: 1" = 10'

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_ Page \_\_\_\_

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## OWNER'S CERTIFICATE

\_\_\_\_\_ owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 of the State Statutes to be submitted to the City of Fitchburg for approval. Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Authorized Member

By: \_\_\_\_\_  
Authorized Member

State of Wisconsin )  
                          )ss.  
County of Dane    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_ My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association 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 surveying, dividing and mapping, of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

State of Wisconsin )  
                          )ss.  
County of Dane    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_ and \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

\_\_\_\_\_ My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

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SHEET  
7 OF 8

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## LEGAL DESCRIPTION

Lot 2, Certified Survey Map Number 3505, as recorded in Volume 14 of Certified Survey Maps, on Pages 71-73, as Document Number 1670476, Dane County Registry and part of Lot 26, Maple Lawn Heights, as recorded in Volume 5 of plats, on pages 28A, as Document Number 342130, Dane County Registry, also located in the Northeast quarter of the Northeast quarter of Section 3, Township 06 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 3, thence South 86 degrees 46 minutes 29 seconds West along the South line of the Northeast quarter of said Section 3, 363.27 feet; thence North 00 degrees 57 minutes 59 seconds East, 1817.41 feet to the Southeasterly corner of said Lot 2, point also being on the Westerly right-of-way line of Index Road and the point of beginning; thence North 62 degrees 44 minutes 16 seconds West along the south line of said Lot 2, 785.49 feet; thence North 26 degrees 38 minutes 19 seconds East, 75.17 feet; thence North 62 degrees 42 minutes 27 seconds West, 41.14 feet; thence North 27 degrees 13 minutes 24 seconds East, 35.00 feet; thence North 63 degrees 09 minutes 40 seconds West, 223.02 feet to the Easterly right-of-way line of Fish Hatchery Road; thence along said Easterly right-of-way line North 28 degrees 08 minutes 37 seconds East, 127.14 feet; thence South 74 degrees 07 minutes 23 seconds East, 765.58 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 39 degrees 17 minutes 44 seconds, an arc distance of 119.80 feet, a radius of 174.68 feet and a chord bearing South 53 degrees 41 minutes 37 seconds East, 117.47 feet to the Easterly right-of-way line of Index Road; thence South 00 degrees 57 minutes 59 seconds West along the said Westerly right-of-way, 410.84 feet to the point of beginning. This description contains approximately 284,518 square feet or 6.5316 acres.

## SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Professional Land Surveyor, S-2525, of Isthmus Surveying LLC, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with the City of Fitchburg's Land Subdivision Regulations and Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping the same.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Paul A. Spetz, P.L.S. S-2525

## CITY OF FITCHBURG APPROVAL

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

By: \_\_\_\_\_  
Patti Anderson, City Clerk

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_ Page \_\_\_\_\_

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