



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

RECEIVED
10-23-18

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: 4

4. No. Of Buildable Lots Proposed: 1 School Site

5. Zoning District: SC-NC

6. Current Owner of Property: Fitchburg Lands, LLC

Address: 2920 Marketplace Drive, Suite 202 Fitchburg, Wisconsin 53719 Phone No: (608) 338-4299

7. Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

Address: 2920 Marketplace Drive, Suite 202 Fitchburg, Wisconsin 53719 Phone No: (608) 338-4299

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

Phil Sveum

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: 10-23-18

Ordinance Section No. _____ Fee Paid: \$ 875.00

Permit Request No. CS-2244-18

Transmittal Letter

TO: Sonja Kruessl
ADDRESS: City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

CC: Phil Sveum (via email)
Debbie Hatfield (via email)

RE: School Site CSM at TERRAVESSA

FROM: Michelle L. Burse

TRANSMITTED: per your request

DATE: 10/22/2018

PROJECT NO: BSE1921

DESCRIPTION: 4-Lot CSM

COPIES: 10 full size of Map and 1 – legal description

COMMENTS:

Phil Sveum dropped of the signed application separately. I have also sent in the PDF of the CSM and word file via email as required. If you should need any additional information please let me know.

Respectfully: Michelle L. Burse
Michelle L. Burse

Oregon School District CSM
Metes and Bounds Description

All of Outlots 12 and 41, Terravessa, as recorded in the Dane County Registry, located in part of the Northwest and Northeast Quarters of the Northeast Quarter of Section 12, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

BSE1921\documents\Description\school lot csm boundary.doc

CERTIFIED SURVEY MAP No.

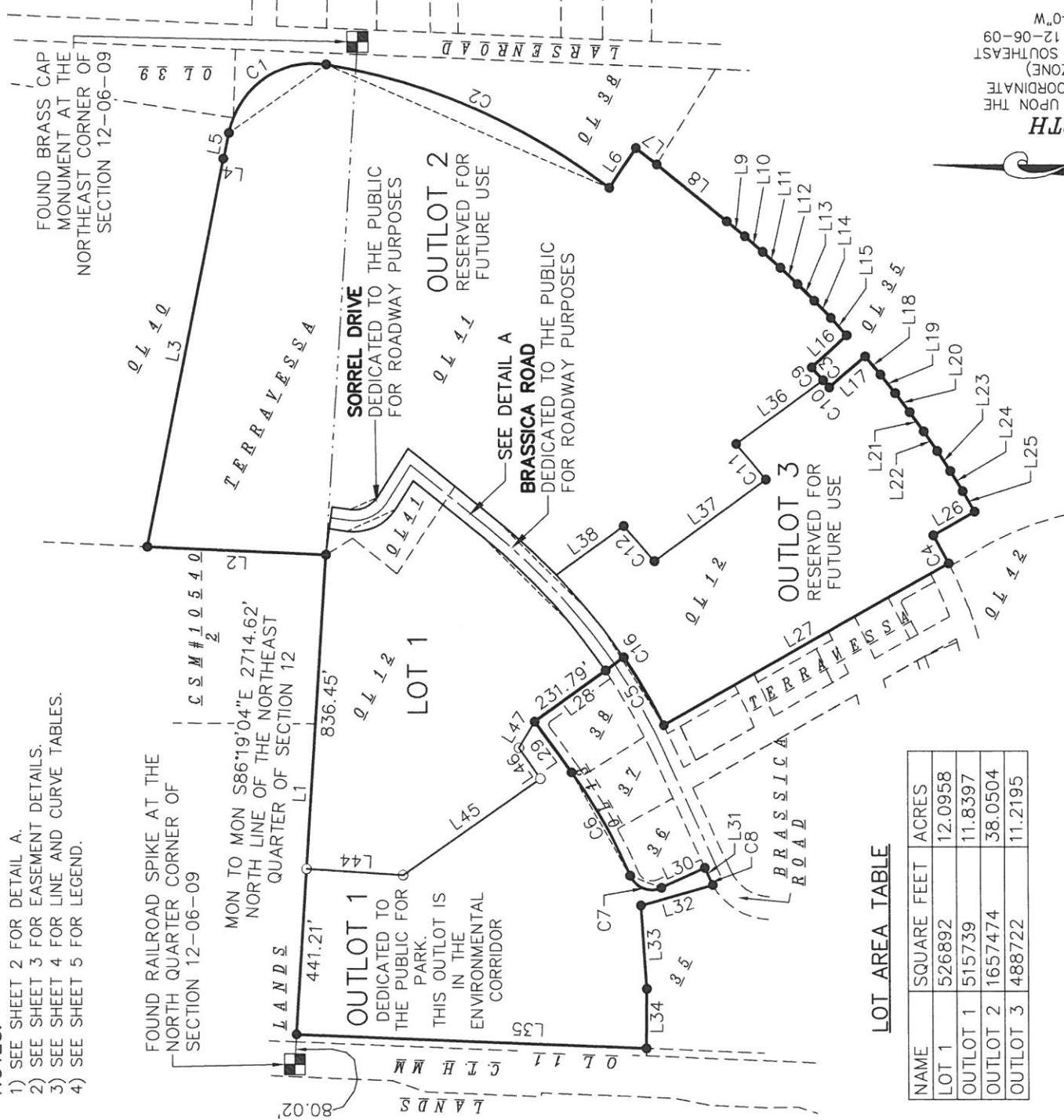
ALL OF OUTLOTS 12 AND 41, TERRAVESSA, AS RECORDED IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FOUR HUNDRED FEET

NOTES:

- 1) SEE SHEET 2 FOR DETAIL A.
- 2) SEE SHEET 3 FOR EASEMENT DETAILS.
- 3) SEE SHEET 4 FOR LINE AND CURVE TABLES.
- 4) SEE SHEET 5 FOR LEGEND.



LOT AREA TABLE

NAME	SQUARE FEET	ACRES
LOT 1	526892	12.0958
OUTLOT 1	515739	11.8397
OUTLOT 2	1657474	38.0504
OUTLOT 3	488722	11.2195

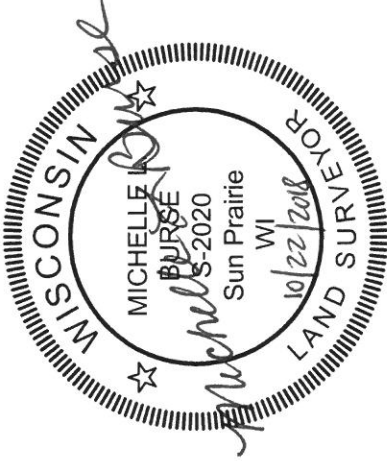
SURVEYED FOR:
FITCHBURG LANDS, LLC

SURVEYED BY:

Burse

surveying & engineering

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



GRID NORTH

BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)
THE EAST LINE OF THE SOUTHEAST
QUARTER OF SECTION 12-06-09
BEARS S02°06'40"W

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 10-22-18

Plot View: CSM

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SHEET 1 OF 7

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OUTLOT 2

TERRAVESSA

SORREL ROAD

DETAIL A

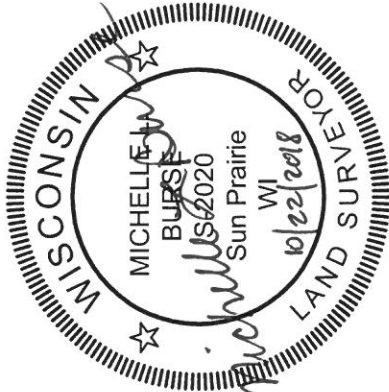
LOT 1

BRASSICA ROAD

OUTLOT 2

OUTLOT 3

GRID NORTH
BEARINGS ARE BASED UPON THE
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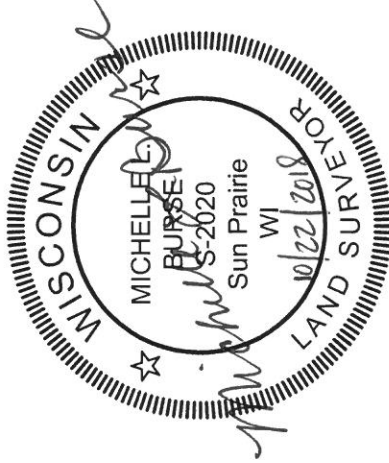
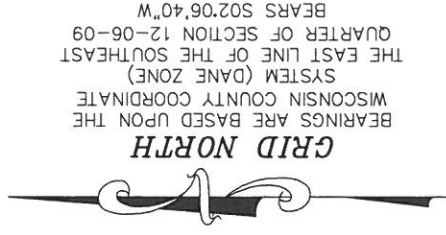
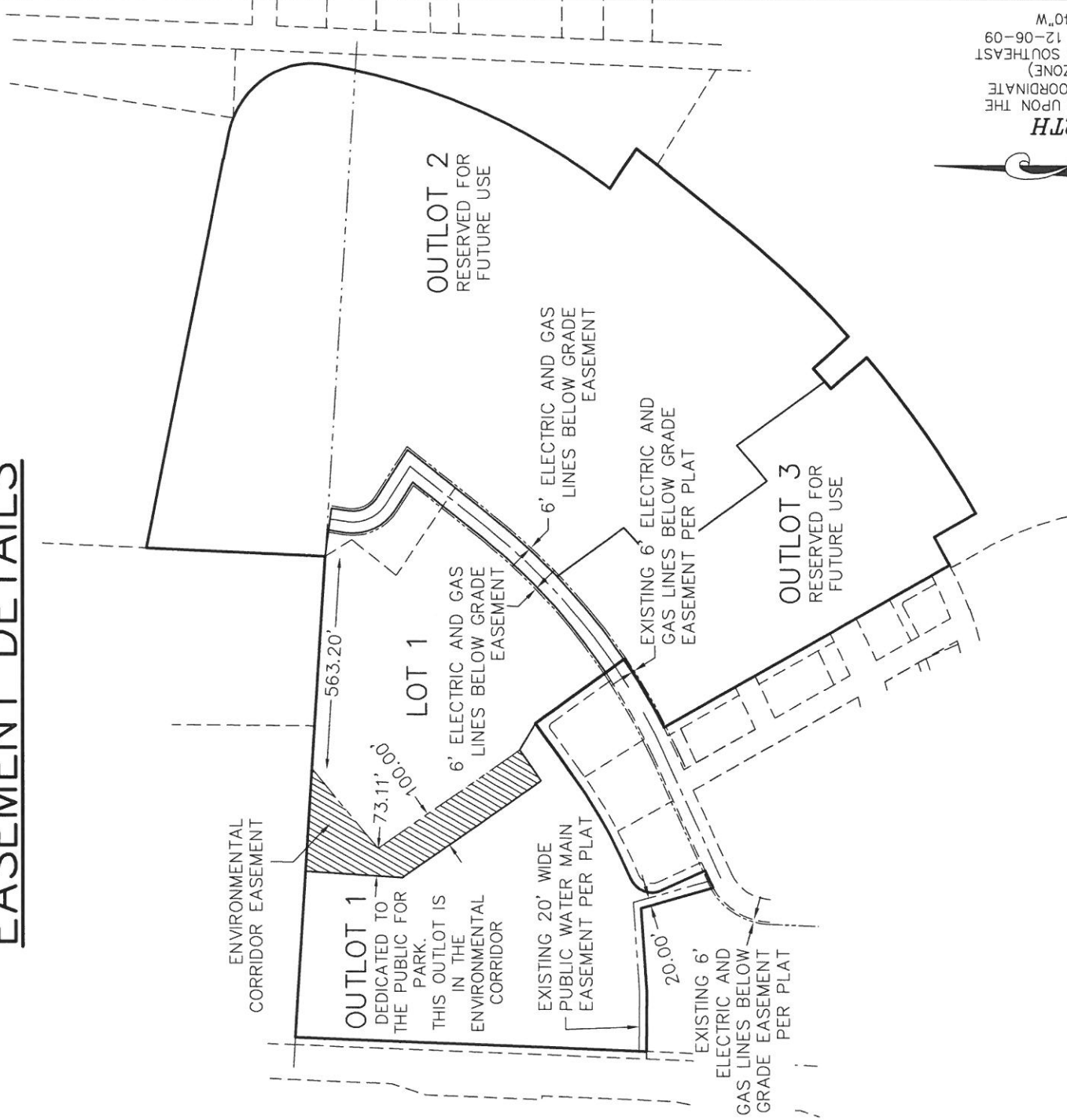
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SCALE : ONE INCH = FOUR HUNDRED FEET

EASEMENT DETAILS



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CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	349.88	88°06'57"	227.50	S34°40'58"E	316.40
C2	828.99	27°51'57"	1704.50	S23°18'29"W	820.84
C3	70.50	01°36'00"	2524.50	S48°42'29"W	70.50
C4	84.93	01°55'39"	2524.50	S61°20'25"W	84.92
C5	209.56	07°16'21"	1651.00	N59°35'53"E	209.42
C6	316.16	13°00'15"	1393.00	S60°41'27"W	315.49
C7	99.26	91°43'37"	62.00	S21°19'46"W	88.99
C8	15.50	04°56'07"	180.00	S62°59'55"W	15.50
C9	45.65	01°02'10"	2524.50	S48°25'33"W	45.65
C10	24.85	00°33'50"	2524.50	S49°13'33"W	24.85
C11	123.37	03°09'30"	2238.00	S49°50'54"W	123.36
C12	123.53	03°47'13"	1869.00	S48°59'11"W	123.51
C13	339.62	11°47'35"	1650.00	S44°32'32"W	339.02
C14	215.93	07°29'54"	1650.00	N42°23'41"E	215.78
C15	123.69	04°17'42"	1650.00	N48°17'29"E	123.66
C16	308.57	10°42'31"	1651.00	N57°52'48"E	308.12
C17	99.01	03°26'10"	1651.00	N54°14'38"E	99.00
C18	327.68	11°47'35"	1592.00	S44°32'32"W	327.10
C19	97.26	03°30'10"	1591.00	S54°16'38"W	97.25
C20	81.84	63°06'10"	74.31	N24°16'14"W	77.77
C21	147.34	63°48'06"	132.31	N24°16'14"W	139.84

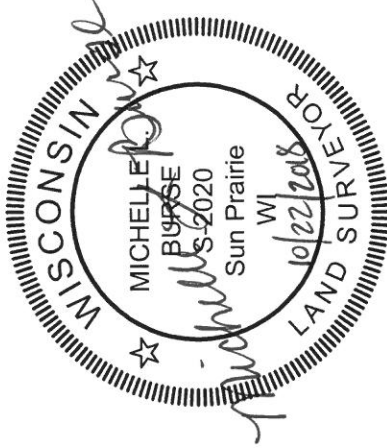
BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S86°19'04"E	1277.66'
L2	N02°34'56"E	475.60'
L3	S78°44'26"E	1045.60'
L4	S08°40'30"W	1.50'
L5	S78°44'26"E	69.22'
L6	S55°54'34"E	126.68'
L7	S38°02'44"W	70.07'
L8	S38°38'45"W	240.00'
L9	S39°05'15"W	62.41'
L10	S40°25'06"W	63.01'
L11	S41°46'48"W	63.01'
L12	S43°08'30"W	63.01'
L13	S44°30'13"W	63.01'
L14	S45°51'55"W	63.01'
L15	S47°13'37"W	63.01'
L16	N42°05'32"W	126.50'
L17	S40°29'31"E	126.50'
L18	S50°11'14"W	62.86'
L19	S51°32'45"W	62.86'
L20	S52°54'16"W	62.86'
L21	S54°15'46"W	62.86'
L22	S55°37'17"W	62.86'
L23	S56°58'48"W	62.86'
L24	S58°20'19"W	62.86'
L25	S59°41'50"W	62.86'
L26	N29°37'25"W	126.50'
L27	N29°27'13"W	874.13'
L28	N35°48'06"W	291.82'
L29	S54°11'20"W	166.61'
L30	S24°32'02"E	128.04'
L31	S65°27'58"W	34.97'
L32	N15°46'46"W	200.07'
L33	S86°05'58"W	222.28'
L34	N89°24'25"W	158.47'
L35	N02°18'03"E	933.50'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L36	N35°48'06"W	287.86'
L37	N35°48'06"W	369.52'
L38	N35°48'06"W	220.92'
L39	N57°12'58"W	153.93'
L40	N08°40'30"E	48.10'
L41	N82°15'56"W	128.08'
L42	S08°40'30"W	47.75'
L43	S57°12'58"E	90.88'
L44	S03°40'32"W	256.95'
L45	S34°47'05"E	449.54'
L46	N55°12'55"E	100.00'
L47	S58°56'01"E	81.45'

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LEGEND

- 3/4" SOLID IRON ROD FOUND
- 3/4"x18" SOLID IRON ROD SET, WT. 1.5 lbs/ft

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
County of Dane) ss.

I, Brian J. Doheny, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 201____, on any of the lands included in this Certified Survey Map.

Date _____

Brian J. Doheny, City Treasurer

CERTIFICATE OF CITY CLERK

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

Dated this _____ day of _____, 20__.

City Clerk

SURVEYED BY:

Burse

surveying & engineering

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Date: 10-22-18

Plot View: CSM

Plot view. CSM
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OWNER'S CERTIFICATE OF DEDICATION

FITCHBURG LANDS, LLC, as owner, does 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 C.S.M. is required by s.236.34, Wisconsin Statutes and s.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection :

Common Council, City of Fitchburg
Dane County Zoning and Natural Resources Committee

WITNESS the hands and seals of said owner this _____ day of _____, 201__.

FITCHBURG LANDS, LLC

State of Wisconsin)
County of Dane) ss.

Personally came before me this _____ day of _____, 201__, the above named Phillip A. Sveum, member of, FITCHBURG LANDS, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission expires : _____

CONSENT OF MORTGAGEE

McFarland State Bank, 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, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said McFarland State Bank, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at Madison, Wisconsin. This _____ day of _____, 20__.

McFarland State Bank

State of Wisconsin)
County of Dane) ss.

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, Wisconsin

SURVEYED BY:

Burse

surveying & engineering 

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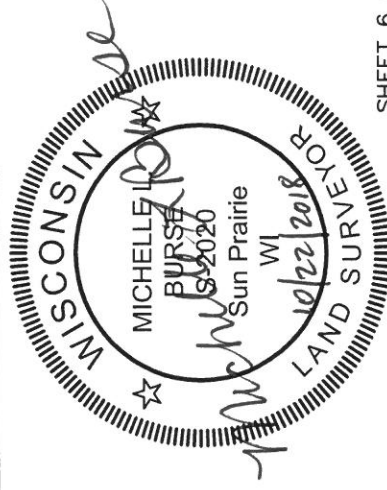
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CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
County of Dane) ss.

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, affecting the lands included in this Certified Survey Map.

Date _____ Adam Gallagher, County Treasurer

LEGAL DESCRIPTION:

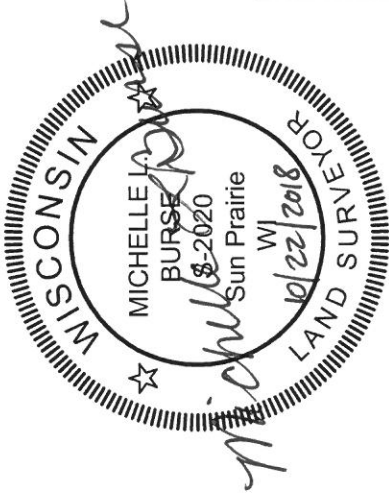
All of Outlots 12 and 41, Terravessa, recorded as Document Number 5440387 in the Dane County Registry, located in part of the Northwest and Northeast Quarters of the Northeast Quarter of Section 12, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Fitchburg Lands LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 22 day of OCTOBER, 2018

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY:

Burse

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Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20____ at

_____ o'clock ____M as

Document No. _____

in _____

Register of Deeds