

July 11, 2023

RE: Rezone for 2539 County Highway MM

Gerald Mandt wishes to carve off a parcel for his son, Chad Mandt, to build his home on the farm. The proposed lot is 1.5 acres and is approximately 302 feet by 219 feet.

The proposed rezone is to R-L.

Burse Surveying and Engineering has prepared the preliminary CSM to accompany the rezone request.

Thank you for your consideration

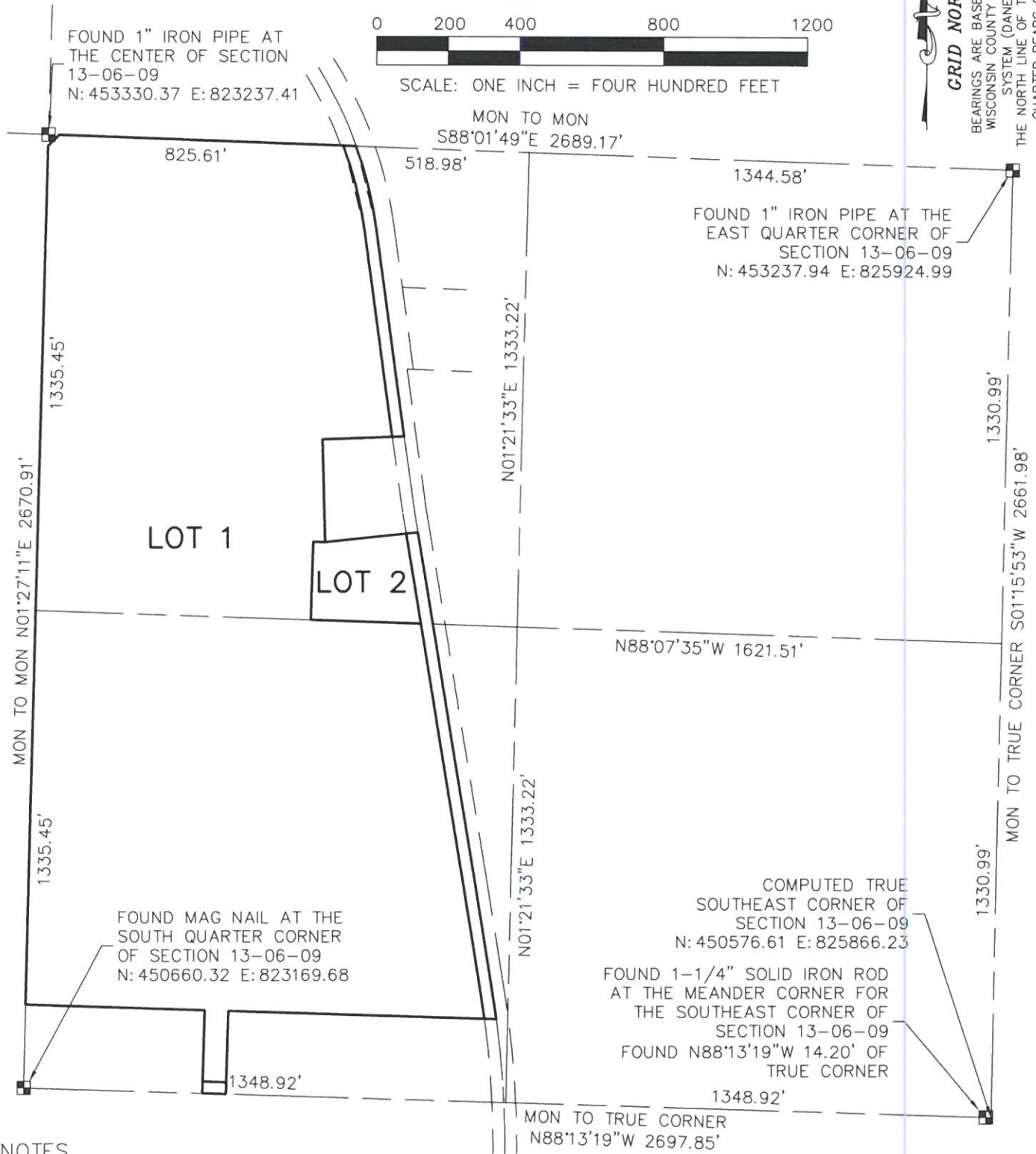
Gerald Mandt

608-712-9782

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SECTION CORNER DETAIL



GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
 THE NORTH LINE OF THE SOUTHEAST QUARTER BEARS S88°01'49"E

NOTES
 1) SEE SHEET 4 FOR LEGEND
 2) ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED BASED UPON THE TIESHEET OF RECORD.

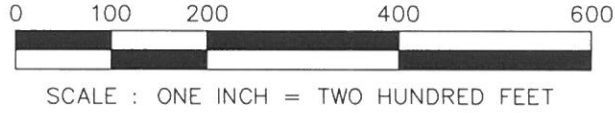
SURVEYED FOR :
 Gerald G. Mandt

SURVEYED BY :
Burse
 surveying & engineering llc
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

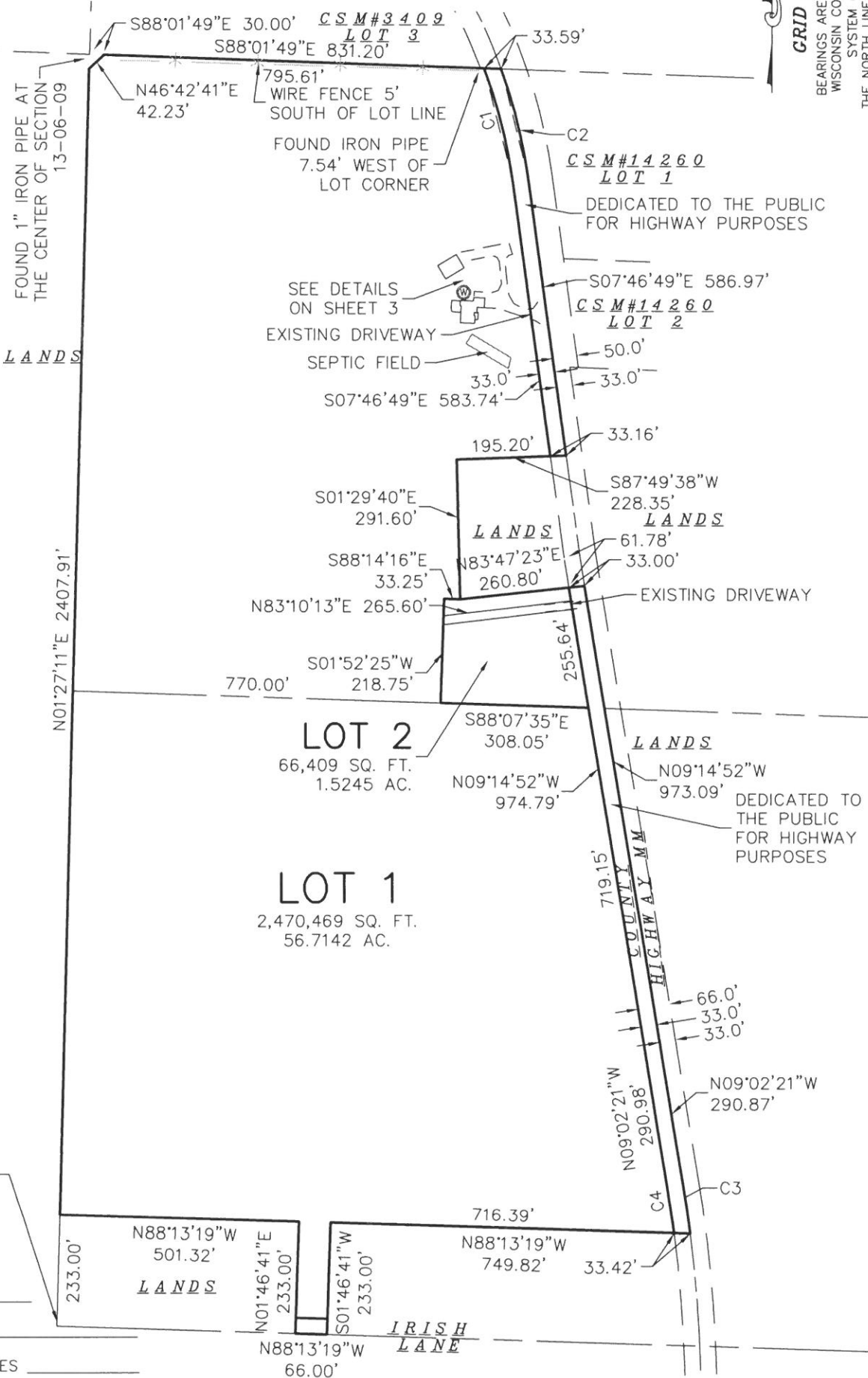
MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: July 18, 2023
 Plot View: CSM
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PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE NORTH LINE OF THE SOUTHEAST QUARTER BEARS S88°01'49"E



FOUND 1" IRON PIPE AT THE CENTER OF SECTION 13-06-09

LANDS

FOUND MAG NAIL AT THE SOUTH QUARTER CORNER OF SECTION 13-06-09

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

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PRELIMINARY CERTIFIED SURVEY MAP

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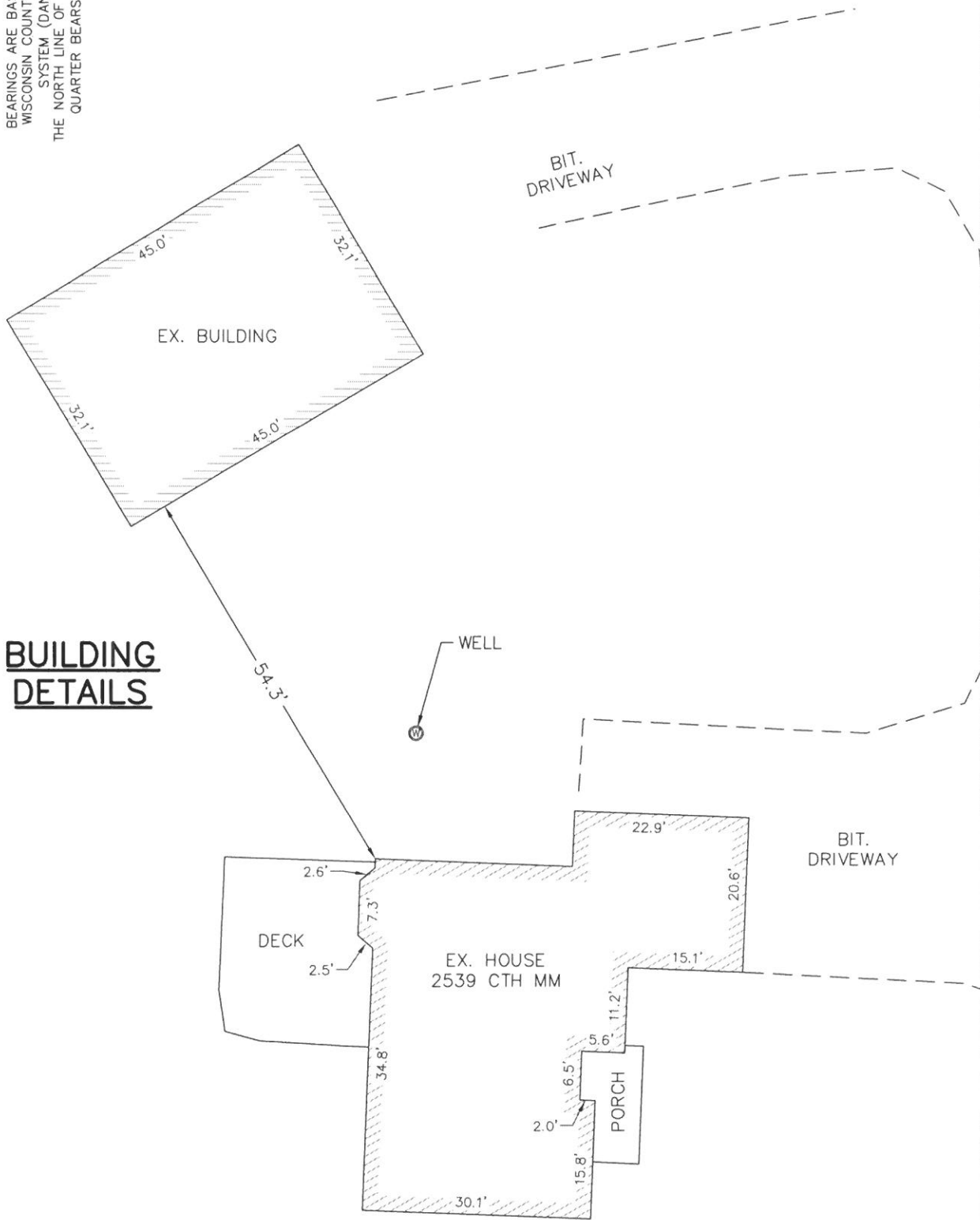


SCALE : ONE INCH = TWENTY FEET



GRID NORTH

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE NORTH LINE OF THE SOUTHEAST QUARTER BEARS S88°01'49"E



BUILDING
DETAILS

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

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PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

<u>LEGEND</u>	
⊙	1" IRON PIPE FOUND
●	3/4" SOLID IRON ROD FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
⊙	1-1/4" IRON PIPE FOUND
⊙	INDICATES RECORDED AS
()	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

LEGAL DESCRIPTION:

Part of the Southeast Quarter of Section 13, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of said Section 13; thence North 01 degree 27 minutes 11 seconds East, along the west line of said Southeast Quarter, 233.00 feet to the Point of Beginning; thence continuing North 01 degree 27 minutes 11 seconds East along the west line of said Southeast Quarter, 2407.91 feet; thence North 46 degrees 42 minutes 41 seconds East, 42.23 feet to the north line of the Southeast Quarter; thence South 88 degrees 01 minute 49 seconds East along said north line, 831.20 feet to the centerline of County Highway MM, also to a point of non-tangential curvature; thence 238.51 feet along the arc of a curve to the right, also along said centerline, through a central angle of 11 degrees 55 minutes 28 seconds, a radius of 1146.00 feet and a chord bearing South 13 degrees 44 minutes 15 seconds East, 238.08 feet; thence South 07 degrees 46 minutes 49 seconds East along said centerline, 586.97 feet; thence South 87 degrees 49 minutes 38 seconds West, 228.35 feet; thence South 01 degree 29 minutes 40 seconds East, 291.60 feet; thence North 83 degrees 47 minutes 23 seconds East, 260.80 feet to aforementioned centerline; thence South 09 degrees 14 minutes 52 seconds East, along said centerline, 973.09 feet; thence South 09 degrees 02 minutes 21 seconds East, 290.87 feet, along said centerline to a point of curvature; thence 117.19 feet along the arc of a curve to the right, also along said centerline, through a central angle of 02 degrees 20 minutes 37 seconds, a radius of 2864.93 feet and a chord bearing South 08 degrees 27 minutes 10 seconds East, 117.18 feet; thence North 88 degrees 13 minutes 19 seconds West, 749.82 feet; thence South 01 degree 46 minutes 41 seconds West, 233.00 feet to the centerline of Irish Lane; thence N 88 degrees 13 minutes 19 seconds West, along said centerline, 66.00 feet; thence North 01 degree 46 minutes 41 seconds East, 233.00 feet; thence North 88 degrees 13 minutes 19 seconds West, 501.32 feet to the Point of Beginning.

Bearings are based upon the Wisconsin County Coordinate System. The north line of the Southeast Quarter bears South 88 degrees 01 minute 49 seconds East.

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 Gerald G. Mandt and Debrah L. Mandt, owners 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 ____ day of _____, 202__.

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

MAP NO. _____

DOCUMENT NO. _____

VOLUME ____ PAGES _____

Date: July 18, 2023

Plot View: CSM

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CSM Boundary
Metes and Bounds Description

Part of the Southeast Quarter of Section 13, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

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

M:\BSE2765\Documents\Descriptions\CSM Boundary.doc



Conditional Use -

Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Derald Mandt

Owner's or Authorized Agent's Signature

7/12/2023

Date (DD/MM/YYYY)