

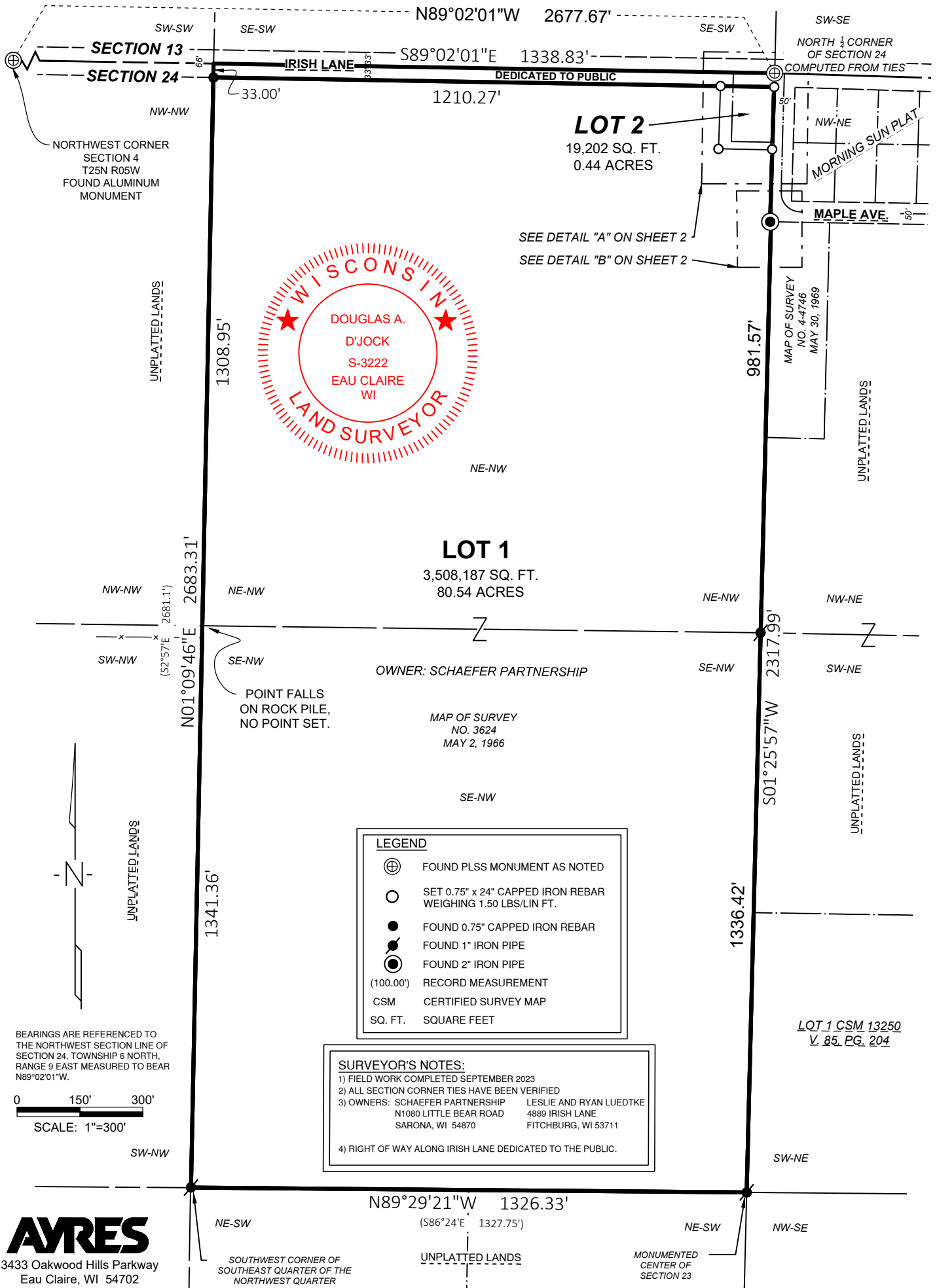
This Land Division Application is being done for the purpose of exchanging lands between adjoining landowners for the benefit of a boundary agreement. The existing landowners have agreed to these new boundary lines based on existing encroachments between the landowners.

In 2022 a boundary survey was completed on Parcels 225/0609-242-8010-0 (part of NE-NW Sec 24-6-9) and 225/0609-242-9500-5 (SE-NW Sec 24-6-9) owned by Schaefer Partnership. In the course of performing this survey it was determined that the owners of Parcel 225/0609-242-8000-2 (part of NE-NW Sec 24-6-9) owned by Ryan and Leslie Luedtke had a fence, shed, and gardens that encroached on to Parcel 225/0609-242-8010-0. After the survey was completed in 2022 the adjoining landowners came to an agreement that would transfer approximately 6250 square feet of land along the West and South sides of the Luedtke parcel to the Luedtke's from Schaefer. This Certified Survey Map is being completed in accordance with their agreement to define the new boundaries between the two parties and to clean up the legal descriptions of both parties. Schaefer will retain ownership of the proposed Lot 1 and the Luedtke's will have ownership of Lot 2 after the CSM is approved and recorded.

This rezoning application is being done for the purpose of exchanging lands between adjoining landowners for the benefit of a boundary agreement. The proposed land that is being added to the existing parcel is currently Zoned R-D and the Existing Parcel is Zoned R-L. To bring the entire parcel in compliance this request is being made to rezone the entire proposed Lot 2 of the Certified Survey Map to be Zoned R-L.

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

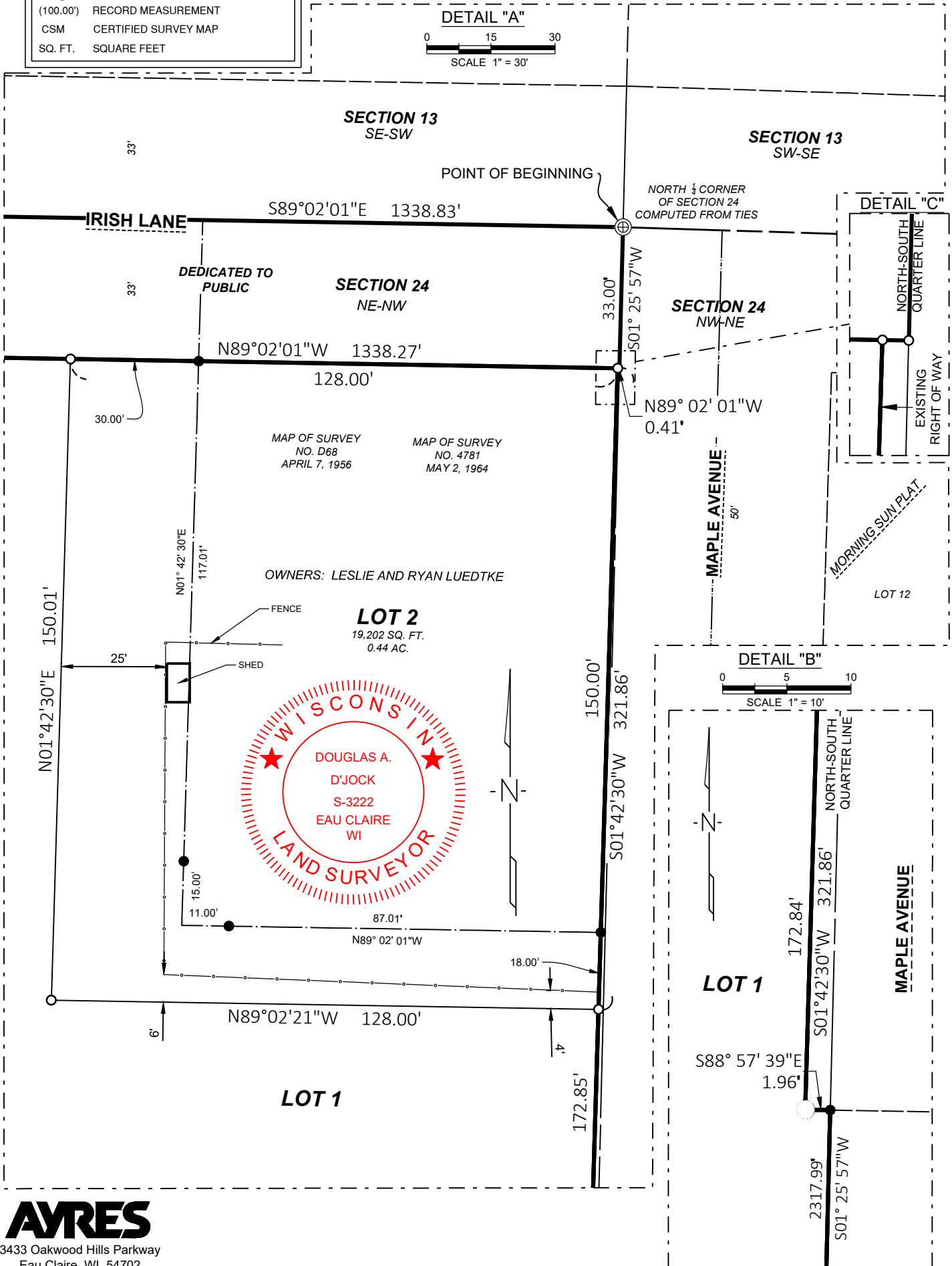
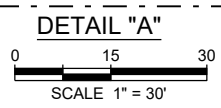
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

LEGEND	
	FOUND PLSS MONUMENT AS NOTED
	SET 0.75" x 24" CAPPED IRON REBAR WEIGHING 1.50 LBS/LIN FT.
	FOUND 0.75" CAPPED IRON REBAR
	FOUND 1" IRON PIPE
	FOUND 2" IRON PIPE
	(100.00') RECORD MEASUREMENT
	CSM CERTIFIED SURVEY MAP
	SQ. FT. SQUARE FEET



AYRES
 3433 Oakwood Hills Parkway
 Eau Claire, WI 54702
 (715) 834-3161

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Douglas A. D'Jock, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped a part of the East half of the Northwest Quarter of Section 24, Township 6 North, Range 9 East, Town of Fitchburg, Dane County, Wisconsin and being more particularly described as follows:

Commencing at the North Quarter Corner of Section 24 and the **Point of Beginning**;

Thence along the North-South Quarter line South 01°25'57" West, a distance of 33.00 feet to the South right of way line of Irish Lane;
Thence along the North right of way of Irish Lane North, 89°02'01" West, a distance of 0.41 feet to the West right of way line of Maple Avenue;
Thence along the West right of way of Maple Avenue, South 01° 42' 30" West a distance of 321.86 feet to the South right of way of Maple Avenue;
Thence South 88° 57' 39" East along said South right of way a distance of 1.96 feet to the North-South Quarter line of said Section 24;
Thence South 01° 25' 57" West along said North-South Quarter line a distance of 2317.99 feet to the monumented East-West Quarter line of said Section 24;
Thence North 89° 29' 21" West along said monumented East-West Quarter line a distance of 1326.33 feet to the West line of the East half of the Northwest Quarter of said Section 24;
Thence North 01° 09' 46" East along said West line a distance of 2683.31 feet to the North line of the Northwest Quarter of said Section 24;
Thence South 89° 02' 01" East along the North line of the Northwest Quarter of said Section 24 a distance of 1338.83 feet to the **Point of Beginning**;

Said parcel contains 3,526,161 square feet or 81.91 acres, more or less, and is subject to restrictions, right of way, and easements of record.

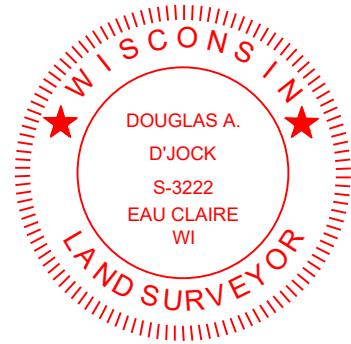
That I have made such survey and map by the direction of Schaefer Partnership and Leslie and Ryan Luedtke, owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with the provisions of § 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code A-E 7, and Title II, Chapter 24 of the City of Fitchburg Code of Ordinances of Land Division.

Douglas A. D'Jock, PLS No. S-3222

Dated this _____ day of _____, 2023



Common Council Approval Certificate

Resolved, that this certified survey map is hereby acknowledged and approved by the common council of the City of Fitchburg.

Date

Approved

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Fitchburg.

Date

Tracy Oldenburg, City Clerk

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Schaefer Partnership, LLP, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Schaefer Partnership, LLP, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

CITY OF FITCHBURG COMMON COUNCIL

IN WITNESS WHEREOF, the said Schaefer Partnership, LLP, has caused these presents to be signed by Stuart Schaefer, a partner, and countersigned

by _____, its _____, at _____ Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 2023.

Schaefer Partnership, LLP

Stuart Schaefer, Partner

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, Stuart Schaefer, Partner, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me know to such Partner and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

(Notary Seal) _____ Notary Public _____,
Wisconsin

My Commission expires _____.

OWNER'S CERTIFICATE OF DEDICATION

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

CITY OF FITCHBURG COMMON COUNCIL

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2023.

In presence of:

Owner's Name (Seal)

Owner's Name (Seal)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____,
Wisconsin

My commission expires _____.

CONSENT OF PERSONAL MORTGAGEE CERTIFICATE

I, _____, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and I do hereby consent to the above certificate of _____, owner.

WITNESS the hand and seal of _____, mortgagee, this _____ day of _____, 2023.

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____,
Wisconsin

My commission expires _____.



AVRES
3433 Oakwood Hills Parkway
Eau Claire, WI 54702
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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.

Owner's or Authorized Agent's Signature

09/19/2023

Date (DD/MM/YYYY)