



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:** General Industrial

**6. Current Owner of Property:** Sub-Zero Group Inc

**Address:** 2840 Commerce Park Dr **Phone No:** 608-271-2233

**7. Contact Person:** Blaine Renfert

**Email:** blaine.renfert@subzero.com

**Address:** 4717 Hammersley Rd, Madison, WI 53711 **Phone No:** 608-271-2233

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:** *Clinton Collins* *Clinton Collins*  
 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:** \_\_\_\_\_

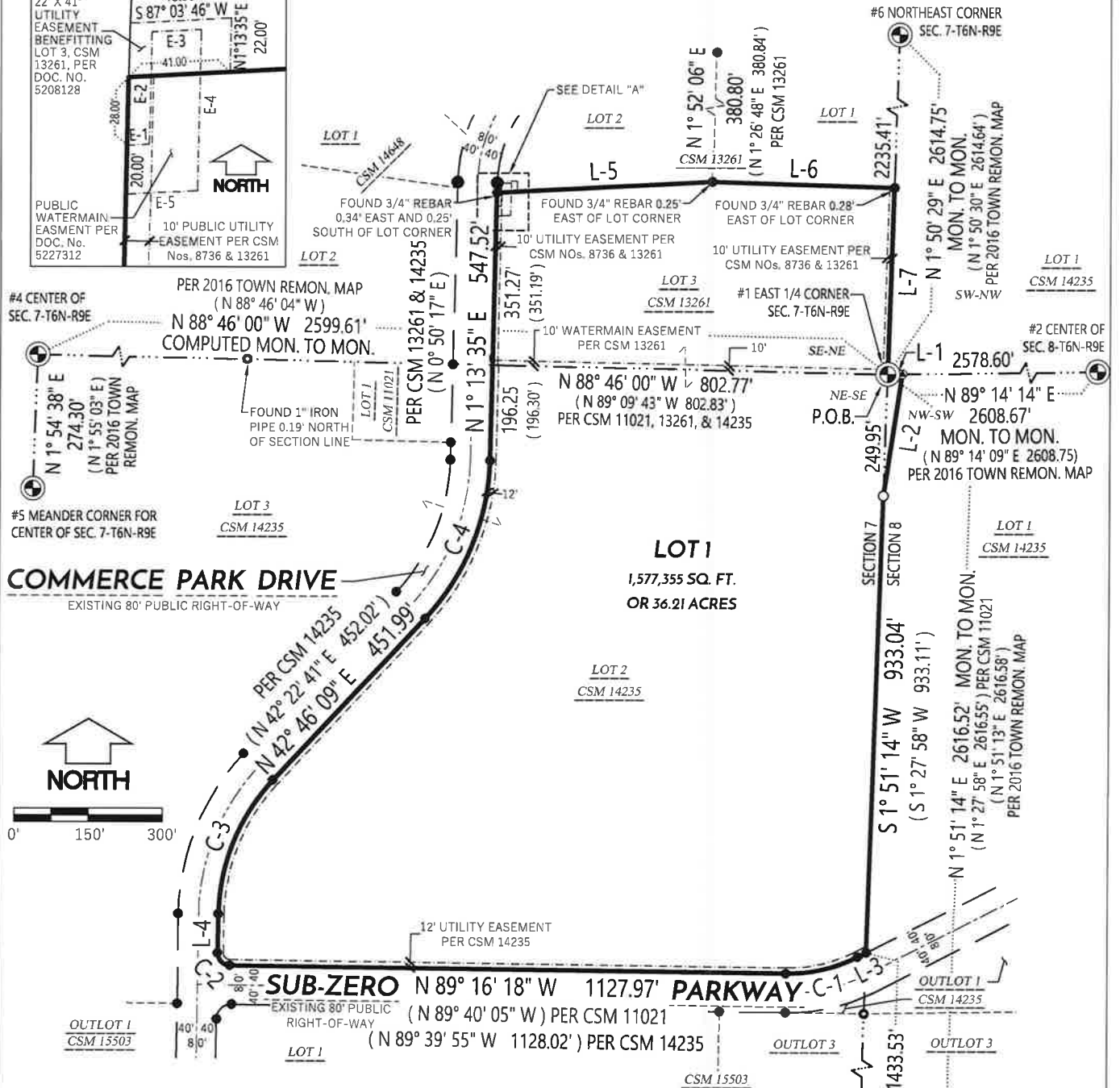
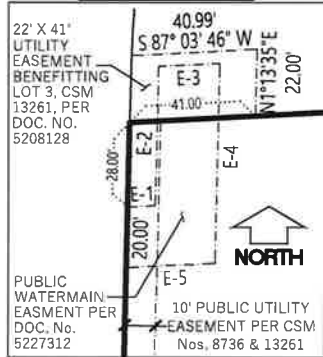
**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF LOT 3, CERTIFIED SURVEY MAP NO. 13261, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 234-235 AS DOCUMENT NO. 4859516, AND LOT 2, CERTIFIED SURVEY MAP NO. 14235, RECORDED IN VOLUME 96 OF CERTIFIED SURVEY MAPS ON PAGES 276-286 AS DOCUMENT NO. 5232251, ALL BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, AND ALSO PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DETAIL "A" N.T.S.



### LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- PK NAIL FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED INFORMATION

### NOTES:

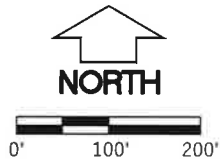
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF AUGUST 21ST, AND 28TH, SEPTEMBER 18TH, AND OCTOBER 23RD, 2023.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, T6N, R9E, BEARS N 1° 50' 29" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 4 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS, SECTION CORNER MONUMENT DATA, AND LINE AND CURVE TABLES.

File: W:\2023\231091\_P1 - Sub Zero - 2840 Commerce Park Drive, Fitchburg, WI\dwg\231091\_CSM.dwg Layout: CSM 1 OF 4 User: Zach PlotDate: Nov 02, 2023 - 11:18am

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____	PAGE _____
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	SUB-ZERO GROUP, INC. 4717 HAMMERSLY ROAD MADISON, WI 53711	DRAWN BY: ZMR CHECKED BY: MSM APPROVED BY: ZMR	PROJECT NO: 231091 SHEET NO: 1 of 4	DOC. NO. _____

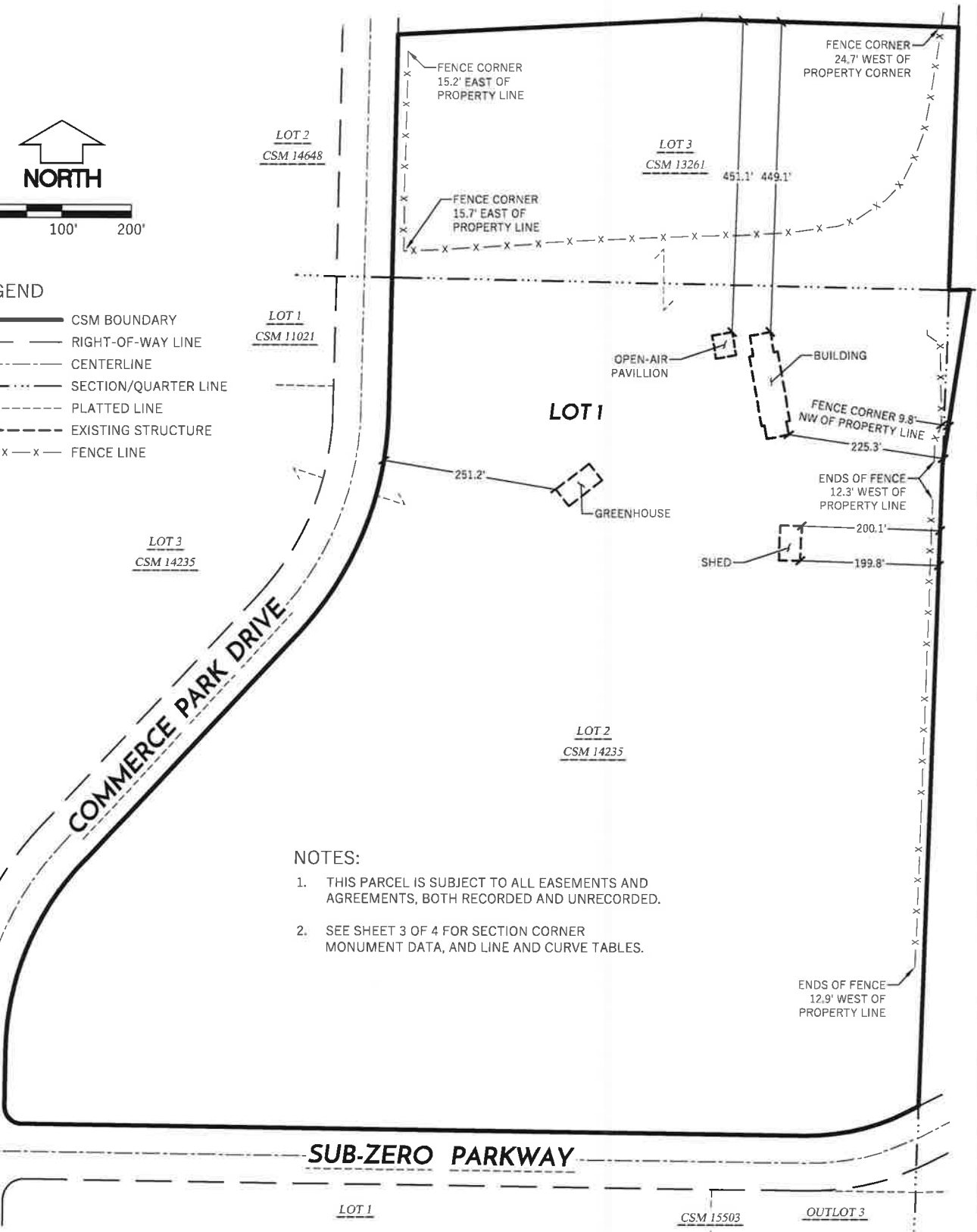
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A CONSOLIDATION OF LOT 3, CERTIFIED SURVEY MAP NO. 13261, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 234-235 AS DOCUMENT NO. 4859516, AND LOT 2, CERTIFIED SURVEY MAP NO. 14235, RECORDED IN VOLUME 96 OF CERTIFIED SURVEY MAPS ON PAGES 276-286 AS DOCUMENT NO. 5232251, ALL BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, AND ALSO PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



**LEGEND**

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING STRUCTURE
- FENCE LINE



**NOTES:**

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 4 FOR SECTION CORNER MONUMENT DATA, AND LINE AND CURVE TABLES.

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<b>WYSER</b> ENGINEERING	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____	PAGE _____
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	SUB-ZERO GROUP, INC. 4717 HAMMERSLY ROAD MADISON, WI 53711	DRAWN BY: ZMR CHECKED BY: MSM APPROVED BY: ZMR	PROJECT NO: 231091 SHEET NO: 2 of 4	DOC. NO. _____

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND BRASS CAP MONUMENT	N: 458,605.53 E: 799,449.20
( )	E-1/4 CORNER OF SEC. 7 - T6N - R9E	(N: 458,605.62 E: 799,449.18)
2	FOUND BRASS CAP MONUMENT	N: 458,640.26 E: 802,057.64
( )	CENTER OF SECTION 8 - T6N - R9E	(N: 458,640.42 E: 802,057.69)
3	MONUMENT MISSING (ROAD CONST.)	N: 455,990.37 E: 799,364.55
( )	SE CORNER OF SECTION 7 - T6N - R9E	(N: 455,990.41 E: 799,364.54)
4	COMPUTED LOCATION (ACTIVE QUARY)	N: 458,661.48 E: 796,850.19
( )	CENTER OF SECTION 7 - T6N - R9E	(N: 458,661.53 E: 796,850.17)
5	FOUND 1-1/4" REBAR	N: 458,387.34 E: 796,840.94
( )	MEANDER COR., CEN. SEC. 7-T6N-R9E	(N: 458,387.38 E: 796,840.99)
6	FOUND ALUMINUM CAP MONUMENT	N: 461,218.92 E: 799,533.22
( )	NE CORNER OF SECTION 7 - T6N - R9E	(N: 461,218.92 E: 799,533.17)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	N 89° 14' 14" E	30.07'
( )	N 88° 50' 14" E	30.00'
L-2	S 8° 40' 09" W	253.12'
( )	S 8° 15' 53" W	253.16'
L-3	S 62° 47' 34" W	19.54'
( )	S 62° 23' 26" W	19.46'
L-4	N 0° 43' 34" E	79.75'
( )	N 0° 20' 05" E	79.80'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-5	N 87° 03' 46" E	437.65'
( )	N 86° 39' 33" E	437.66'
L-6	S 88° 10' 51" E	370.36'
( )	S 88° 33' 12" E	370.38'
L-7	S 1° 50' 29" W	379.34'
( )	S 1° 26' 48" W	379.17'

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	151.15'	310.00'	27° 56' 08"	S 76° 45' 38" W	149.65'	S 62° 47' 34" W	N 89° 16' 18" W
C-2	39.27'	25.00'	89° 59' 52"	N 44° 16' 22" W	35.35'	N 89° 16' 18" W	N 0° 43' 34" E
C-3	300.85'	410.00'	42° 02' 35"	N 21° 44' 52" E	294.15'	N 0° 43' 34" E	N 42° 46' 09" E
C-4	355.28'	490.00'	41° 32' 34"	N 21° 59' 52" E	347.55'	N 42° 46' 09" E	N 1° 13' 35" E

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	N 87° 03' 46" E	9.00'
E-2	N 1° 13' 35" E	46.00'
E-3	N 87° 03' 46" E	20.00'
E-4	S 1° 13' 35" W	66.00'
E-5	S 87° 03' 46" W	29.00'

### LEGAL DESCRIPTION

A CONSOLIDATION OF LOT 3, CERTIFIED SURVEY MAP NO. 13261, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 234-235 AS DOCUMENT NO. 4859516 (CSM 13261), AND LOT 2, CERTIFIED SURVEY MAP NO. 14235, RECORDED IN VOLUME 96 OF CERTIFIED SURVEY MAPS ON PAGES 276-286 AS DOCUMENT NO. 5232251 (CSM 14235), ALL BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, AND ALSO PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 7, ALSO BEING THE SOUTHEAST CORNER OF AFORESAID LOT 3, CSM 13261 AND POINT ON THE NORTH LINE OF AFORESAID LOT 2, CSM 14235, THENCE ALONG SAID NORTH LINE OF LOT 2, CSM 14235, NORTH 89 DEGREES 14 MINUTES 14 SECONDS EAST, 30.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, CSM 14235; THENCE, ALONG THE EAST LINE OF SAID LOT 2, CSM 14235, SOUTH 08 DEGREES 40 MINUTES 09 SECONDS WEST, 253.12 FEET; THENCE, CONTINUING ALONG SAID EAST LINE, SOUTH 01 DEGREES 51 MINUTES 14 SECONDS WEST, 933.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, CSM 14235, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SUB-ZERO PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF SUBZERO PARKWAY AND THE SOUTHERLY LINE OF SAID LOT 2, CSM 14235, SOUTH 62 DEGREES 47 MINUTES 34 SECONDS WEST, 19.54 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY OF SUBZERO PARKWAY AND THE SOUTHERLY LINE OF SAID LOT 2, CSM 14235, 151.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, THE CHORD BEARS SOUTH 76 DEGREES 45 MINUTES 38 SECONDS WEST, 149.65 FEET TO THE POINT OF TANGENT; CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY OF SUBZERO PARKWAY AND THE SOUTHERLY LINE OF SAID LOT 2, CSM 14235, NORTH 89 DEGREES 16 MINUTES 18 SECONDS WEST, 1127.97 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY OF SUBZERO PARKWAY AND THE SOUTHERLY LINE OF SAID LOT 2, CSM 14235, 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 44 DEGREES 16 MINUTES 22 SECONDS WEST, 35.35 FEET TO A POINT OF TANGENT, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF COMMERCE PARK DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID LOT 2, CSM 14235, NORTH 00 DEGREES 43 MINUTES 34 SECONDS, 79.75 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID LOT 2, 300.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, THE CHORD BEARS NORTH 21 DEGREES 44 MINUTES 52 SECONDS EAST, 294.15 FEET TO A POINT OF TANGENT; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID LOT 2, NORTH 42 DEGREES 46 MINUTES 09 SECONDS EAST, 451.99 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID LOT 2, 355.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, THE CHORD BEARS NORTH 21 DEGREES 59 MINUTES 52 SECONDS EAST, 347.55 FEET TO A POINT OF TANGENT; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID LOT 2, AND THEN THE WEST LINE OF AFORESAID LOT 3, CSM 13261, NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST, 547.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, CSM 13261; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3, NORTH 87 DEGREES 03 MINUTES 46 SECONDS EAST, 437.65 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 88 DEGREES 10 MINUTES 51 SECONDS EAST, 370.36 FEET TO A POINT ON THE EAST LINE OF AFORESAID NORTHEAST QUARTER OF SECTION 7, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE EAST LINE OF SAID LOT 3, SOUTH 01 DEGREES 50 MINUTES 29 SECONDS WEST, 379.34 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,577,355 SQUARE FEET OR 36.21 ACRES.

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PREPARED BY:  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
SUB-ZERO GROUP, INC.  
4717 HAMMERSLY ROAD  
MADISON, WI 53711

SURVEYED BY: MAL  
DRAWN BY: ZMR  
CHECKED BY: MSM  
APPROVED BY: ZMR

PROJECT NO: 231091  
SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

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**SURVEYOR'S CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF SUB-ZERO GROUP, 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 AND DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

**CORPORATE OWNER'S CERTIFICATE**

SUB-ZERO GROUP, INC., 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 HEREON TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. SUB-ZERO WOLF, INC., DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID SUB-ZERO GROUP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED

BY BLAINE R. RENFERT, ITS SECRETARY, AT MADISON, WISCONSIN,

THIS 13<sup>th</sup> DAY OF November, 2023

~~IN THE PRESENCE OF~~

*Blaine R. Renfert*  
BLAINE R. RENFERT  
SUB-ZERO GROUP, INC., SECRETARY

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS 13<sup>th</sup> DAY OF November, 2023, THE ABOVE NAMED

SECRETARY OF SUB-ZERO GROUP, INC, BLAINE R. RENFERT, OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

*Sandra S Van Slyke*  
NOTARY PUBLIC, STATE OF WISCONSIN

August 2 2027  
MY COMMISSION EXPIRES



**CITY OF FITCHBURG APPROVAL**

THIS CERTIFIED SURVEY MAP, INCLUDING ANY 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
TRACY OLDENBURG, 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) _____	
_____ KRISTI CHLEBOWSKI, REGISTER OF DEEDS	



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