



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: July 21, 2025

Project No. 210401

Re: 2920-2956 Fish Hatchery Road CSM
Submittal

File:

Attn: Deanna Schmidt – City Planner
To: City of Fitchburg – Planning & Zoning
5520 Lacy Road
Fitchburg, WI 53711

WE ARE SENDING YOU:

- Attached
- Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
- Copy of Letter Change Order _____

Copies	Date	No.	Description
1	07/21/2025		Land Division Application
1	07/21/2025		Check for Application Fee (\$1,070.00 being mailed)
1	07/21/2025		Legal Description - CSM
1	07/21/2025		Certified Survey Map

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review & comment For your file _____
- FOR BIDS DUE: _____ (Date) RETURNED AFTER LOAN TO US

REMARKS

Deanna,
On behalf of our client we are requesting that the attached CSM be placed on the Plan Commission agenda for action at the August 19th meeting and the Common Council agenda for the August 26th meeting.

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to _____ Signed Michael Ziehr, PLS

If enclosures are not as noted, kindly notify us at once.



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: Three (3)

4. No. Of Buildable Lots Proposed: Three (3)

5. Zoning District: Current: PDD-GIP & B-H

6. Current Owner of Property: Harvest Bible Chapel Madison, Bowman Farms Inc. & Kelley Williamson Co.

Address: 2920, 2932 & -2956 Fish Hatchery Road **Phone No:** _____

7. Contact Person: Edward Hoyt, Ragtag Ventures, Inc.

Email: _____

Address: 3101 Fish Hatchery Road, Suite 411, Fitchburg, WI 53713 **Phone No:** _____

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: _____ Edward (Ned) Hoyt

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:** _____

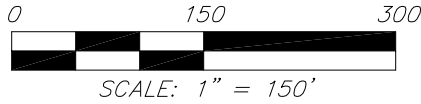
Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

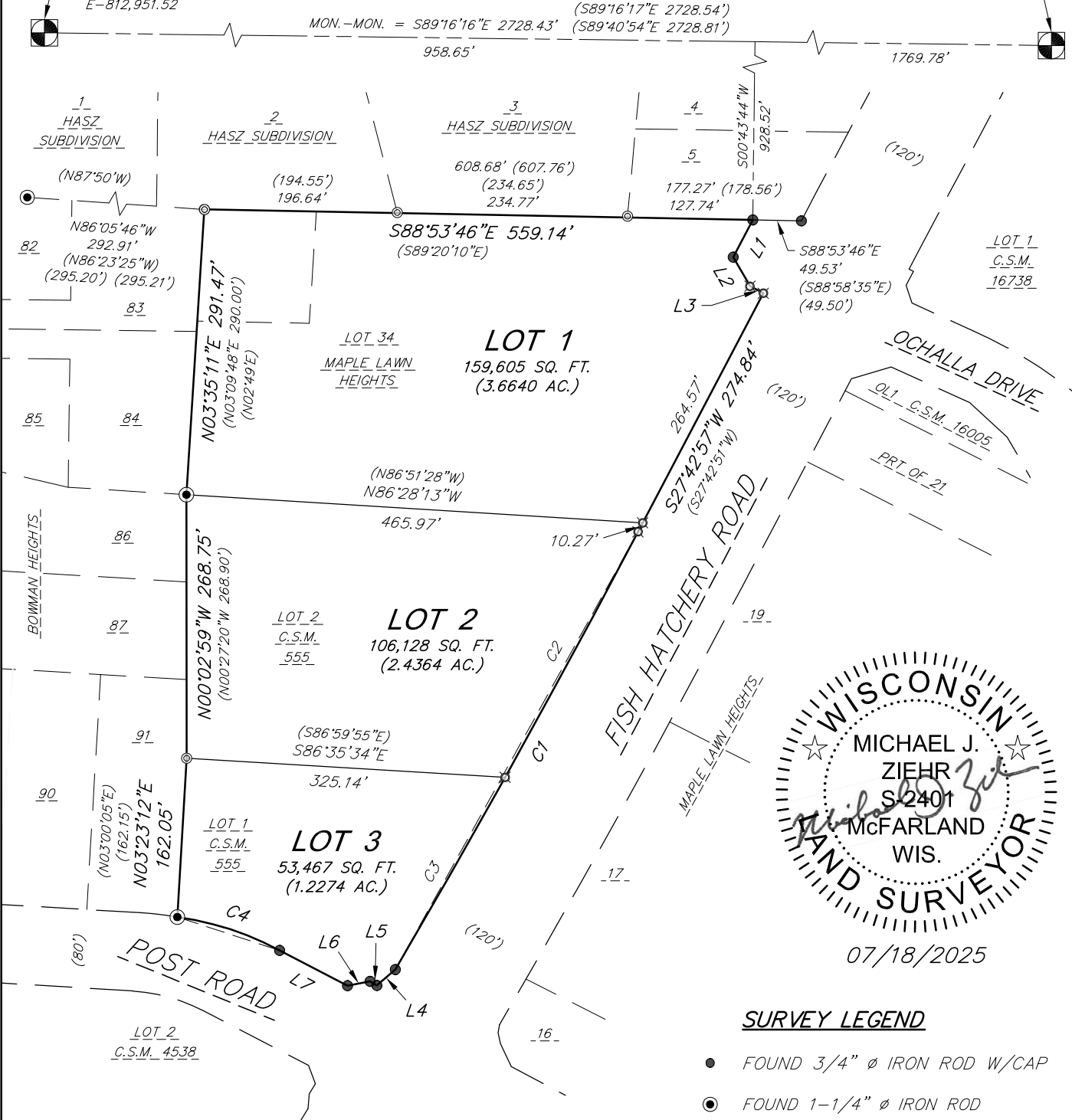
CERTIFIED SURVEY MAP No.

PART OF LOT 34, MAPLE LAWN HEIGHTS AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 29, AS DOC. No. 342129 AND PART OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NUMBER 555, AS RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS, ON PAGES 59-60, AS DOC. No. 1293095 AND LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 03, T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER OF SECTION 03-06-09, FOUND BRASS CAP IN CONCRETE MONUMENT, MEASURED WCCS COORDS. ARE:
N-467,071.22
E-812,951.52



NORTHEAST CORNER OF SECTION 03-06-09, FOUND CHISELED "X", MEASURED WCCS COORDS. ARE:
N-467,036.51
E-815,679.75



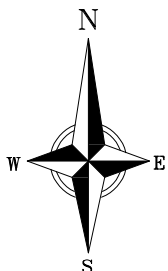
07/18/2025

SURVEY LEGEND

- FOUND 3/4" ϕ IRON ROD W/CAP
- ⊙ FOUND 1-1/4" ϕ IRON ROD
- ⊙ FOUND 3/4" ϕ IRON ROD
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEETS 2, 3 AND 4 FOR EXISTING SITE DETAILS AND EASEMENTS AND SHEET 5 FOR THE CURVE DATA AND LINE TABLE.



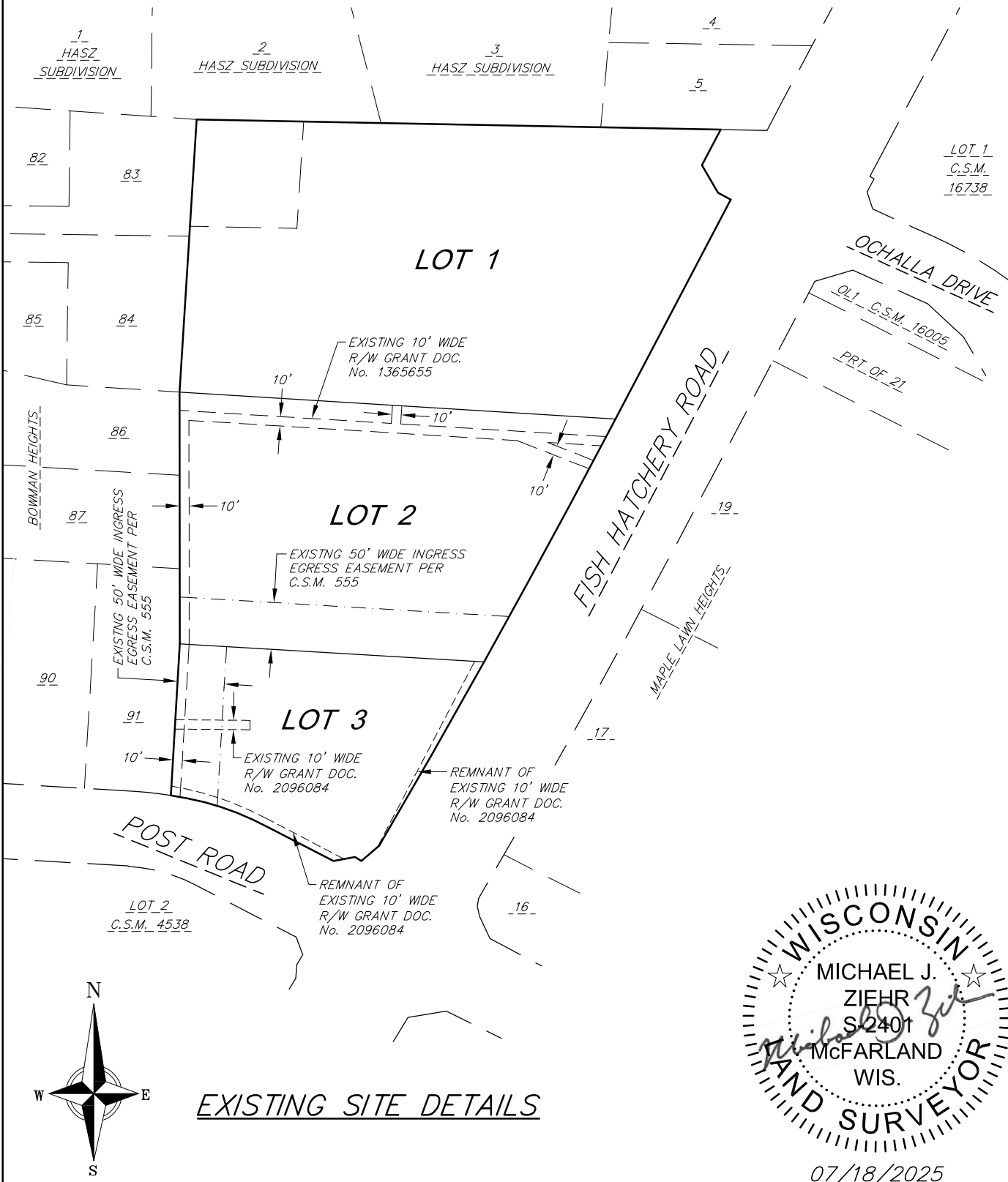
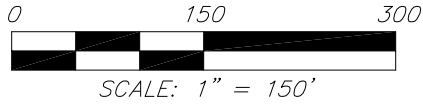
GRID NORTH BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 3 MEASURED AS BEARING S89°16'16"E

18 Jul 2025 - 10:11a M:\Ragtag Ventures, Inc.\250606 - 2948 Fish Hatchery Road\CADD\210401 - CSM.dwg by: mzie



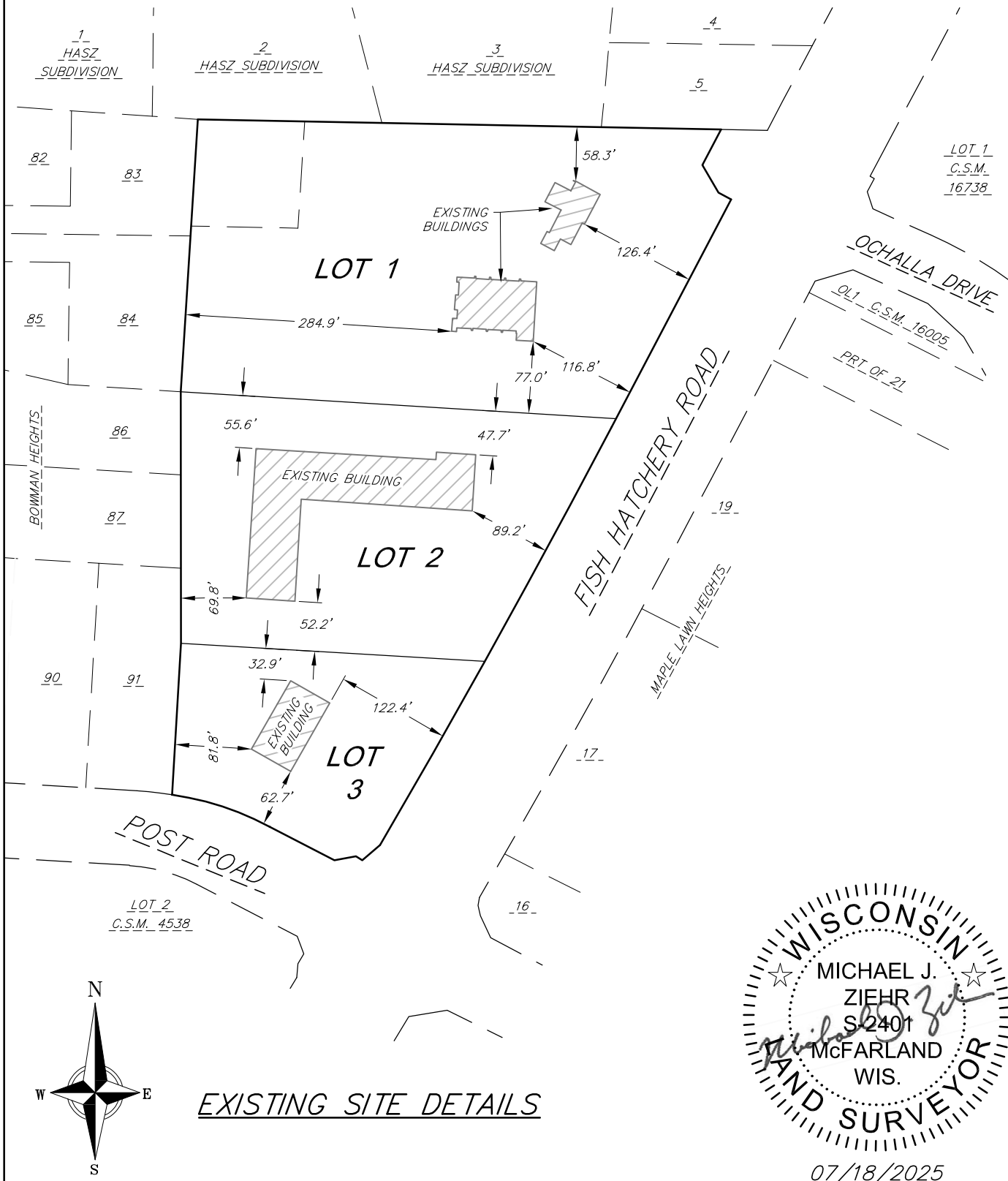
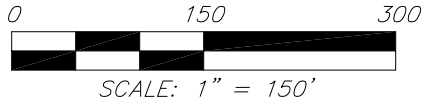
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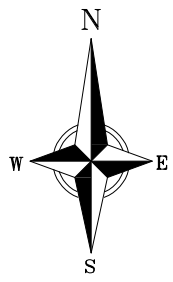
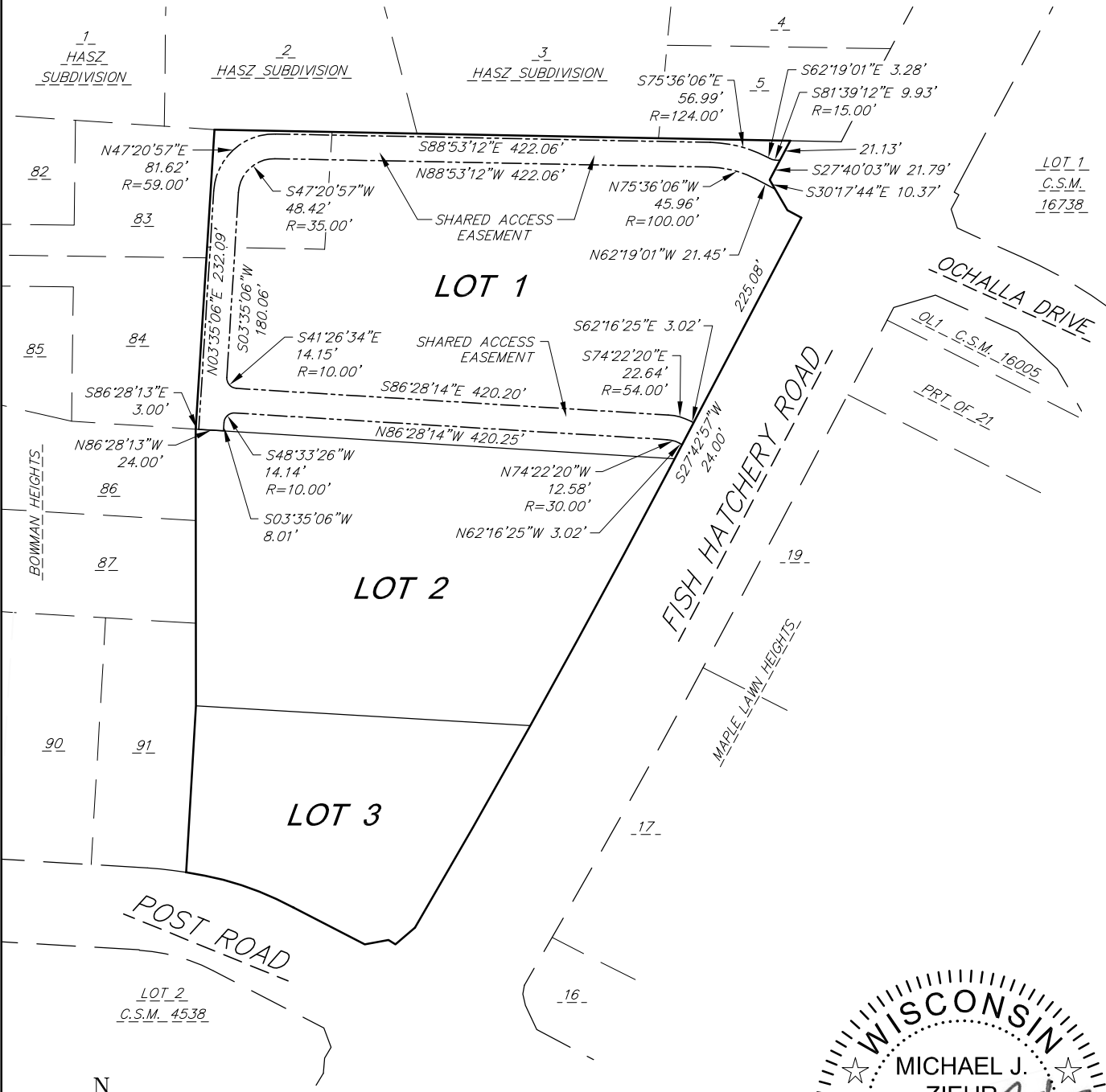
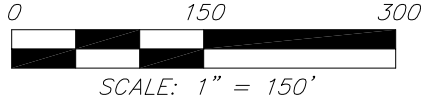
EXISTING SITE DETAILS

20 Jul 2025 - 7:37p M:\Ragtag Ventures, Inc\250606 - 2948 Fish Hatchery Road\CADD\210401 - CSM.dwg by: mzie



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EXISTING SITE DETAILS



07/18/2025

18 Jul 2025 - 12:49p M:\Ragtag Ventures, Inc.\250606 - 2948 Fish Hatchery Road\CADD\210401 - CSM.dwg by: mzie

		FN: 210401 DATE: 07/18/2025	SURVEYED FOR: Ragtag Ventures, Inc. 3101 Fish Hatchery Rd. Suite 411, Fitchburg, WI 53713	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 9
		REV: _____			
		Drafted By: MZIE			
		Checked By: JLIL			

CERTIFIED SURVEY MAP No. _____

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CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	02°33'56"	11,399.16'	510.43'	S28°59'55"W	510.39'	S27°42'57"W	S30°16'53"W
C2	01°25'50"	11,399.16'	284.63'	S28°25'52"W	284.62'		
C3	01°08'06"	11,399.16'	225.80'	S29°42'50"W	225.80'		
C4	20°12'14"	313.00'	110.37'	N71°54'38"W (N72°15'13"W)	109.80' (111.11')	N61°48'31"W	N82°00'45"W

LINE TABLE

NUMBER	DIRECTION	LENGTH	(RECORDED AS)
L1	S27°40'03"W	42.92'	(S27°40'53"W 42.86')
L2	S30°17'44"E	34.10'	(S30°12'44"E 34.04')
L3	S62°17'03"E	15.35'	(S62°17'09"E)
L4	S49°19'36"W	24.82'	(S49°19'30"W)
L5	N59°06'30"W	8.12'	(N59°06'36"W)
L6	S79°16'14"W	23.22'	(S79°16'08"W)
L7	N62°35'29"W	77.99'	(N62°33'04"W)

NOTE:

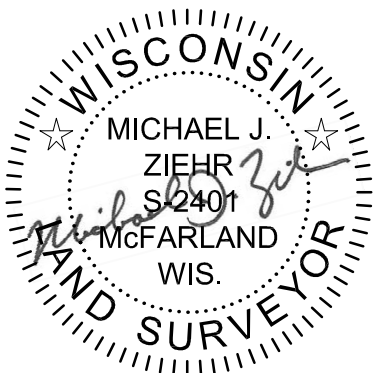
THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CHRIS ADAMS MONUMENT RECORDS, DATED 09/20/2016 FOR THE N 1/4 CORNER OF SEC. 03-06-09 AND DATED 10/13/2016 FOR THE NE CORNER OF SEC. 03-06-09. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS JULY 18, 2025.

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.

Date: _____

By: _____
Tracy Oldenburg, City Clerk



07/18/2025

20 Jul 2025 - 7:33p M:\Ragtag Ventures, Inc.\250606 - 2948 Fish Hatchery Road\CADD\210401 - CSM.dwg by: mzie

<p style="font-size: small;">planners engineers advisors</p>		FN: 210401	SURVEYED FOR:	C.S.M. No. _____	<p style="font-size: large; font-weight: bold;">SHEET</p> <p style="font-size: large; font-weight: bold;">5 OF 9</p>
		DATE: 07/18/2025	Ragtag Ventures, Inc.	Doc. No. _____	
		REV:	3101 Fish Hatchery Rd.	Vol. _____ Page _____	
		Drafted By: MZIE	Suite 411,		
Checked By: JLL	Fitchburg, WI 53713				

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OWNER'S CERTIFICATE

City on a Hill Madison, Inc. f/k/a Harvest Bible Chapel Madison, Inc., a Wisconsin non-stock corporation, as owner(s), 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 S.236.34 to be submitted to the City of Fitchburg for approval. Witness the hand and seal of said owner this _____ day of _____, 2025.

City on a Hill Madison, Inc.

By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2025, 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, 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 _____, has caused these presents to be signed by this _____ day of _____, 2025.

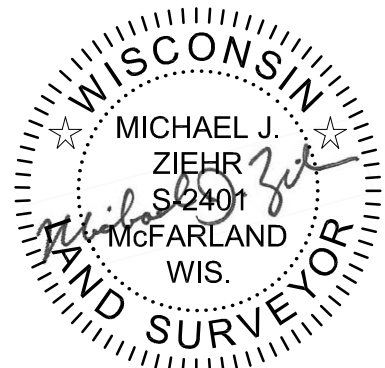
By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2025, _____, 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 _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.



 Notary Public, State of Wisconsin

My Commission expires: _____



07/18/2025

18 Jul 2025 - 10:20a M:\Ragtag Ventures, Inc.\250606 - 2948 Fish Hatchery Road\CADD\210401 - CSW.dwg by: mzie

 planners engineers advisors		FN: 210401 DATE: 07/18/2025 REV: Drafted By: MZIE Checked By: JLL	SURVEYED FOR: Ragtag Ventures, Inc. 3101 Fish Hatchery Rd. Suite 411, Fitchburg, WI 53713	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 7 OF 9
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OWNER'S CERTIFICATE

Bowman Farms, Inc., a corporation, as owner(s), 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 S.236.34 to be submitted to the City of Fitchburg for approval. Witness the hand and seal of said owner this _____ day of _____, 2025.

Bowman Farms, Inc.

By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2025, 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, 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 _____, has caused these presents to be signed by this _____ its _____, at _____, Wisconsin, on this _____ day of _____, 2025.

By: _____

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2025, _____, 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 _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.



 Notary Public, State of Wisconsin

My Commission expires: _____



07/18/2025

18 Jul 2025 - 10:20a M:\Ragtag Ventures, Inc.\250606 - 2948 Fish Hatchery Road\CADD\210401 - CSW.dwg by: mzie

 planners engineers advisors		FN: 210401 DATE: 07/18/2025 REV: Drafted By: MZIE Checked By: JLL	SURVEYED FOR: Ragtag Ventures, Inc. 3101 Fish Hatchery Rd. Suite 411, Fitchburg, WI 53713	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 8 OF 9
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LEGAL DESCRIPTION

Part of Lot 34, Maple Lawn Heights as recorded in Volume 5 of Plats, on Page 29, as Document Number 342129, Dane County Registry and Part of Lot 1 and Lot 2, Certified Survey Map Number 555, as recorded in Volume 3 of Certified Survey Maps, on Pages 59-60, as Document Number 1293095, Dane County Registry and located in the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 03, all in Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the North quarter corner of said Section 03; thence S89°16'16"E, along the north line of said Section 03, a distance of 958.65 feet; thence S00°43'44"W, 928.52 feet to the westerly right-of-way line of Fish Hatchery Road and the point of beginning of this description; thence S27°40'03"E, along said westerly right-of-way line, 42.92 feet; thence S30°17'44"E, along said westerly right-of-way line, 34.10 feet; thence S62°17'03"E, along said westerly right-of-way line, 15.35 feet; thence S27°42'57"W, along said westerly right-of-way of Fish Hatchery Road, 274.84 feet to a point of curvature; thence 510.43 feet along said westerly right-of-way line and the arc of a curve to the right having a radius of 11,399.16 feet and a chord bearing S28°59'55"W, 510.39 feet; thence S49°19'36"W, along said westerly right-of-way line, 24.82 feet; thence N59°06'30"W, along said westerly right-of-way line, 8.12 feet; thence S79°16'14"W, along said westerly right-of-way line, 23.22 feet to the northerly right-of-way line of Post Road; thence N62°35'29"W, along said northerly right-of-way line, 77.99 feet to a point of curvature; thence 110.37 feet along said northerly right-of-way line and the arc of a curve to the left having a radius of 313.00 feet and a chord bearing N71°54'38"W, 109.80 feet to the intersection with the easterly plat line of Bowman Heights recorded as Document Number 1545439, Dane County Registry also being the southeast corner of Lot 91, said Bowman Heights; thence N03°23'12"E, along said easterly plat line, 162.05 feet; thence N00°02'59"W, along said easterly plat line, 268.75 feet; thence N03°35'11"E, along said easterly plat line, 291.47 feet to the intersection with the southerly plat line of Hasz Subdivision recorded as Document Number 1325259, Dane County Registry; thence S88°53'46"E along said southerly plat line, 559.14 feet to the point of beginning. Said description contains approximately 319,200 square feet or 7.3278 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, 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 Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: JULY 18, 2025

Signed: 
Michael J. Ziehr, P.L.S. S-2401





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

18 Jul 2025 - 10:20a M:\Ragtag Ventures, Inc.\250606 - 2948 Fish Hatchery Road\CADD\210401 - CSM.dwg by: mzie

 planners engineers advisors		FN: 210401	SURVEYED FOR:	C.S.M. No. _____	SHEET 9 OF 9
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		Drafted By: MZIE	Suite 411, Fitchburg, WI 53713		
Checked By: JLL					