

Rec # 1-019500  
TO 5-23-19

 <p><b>Fitchburg</b> THE CITY OF</p>	<p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<h2>LAND DIVISION APPLICATION</h2>
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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:** 2

**4. No. Of Buildable Lots Proposed:** 1

**5. Zoning District:** PDD (proposed), Business Highway currently

**6. Current Owner of Property:** NFW Enterprises

**Address:** 5315 Voges Road, Madison, WI **Phone No:** 608-575-1747

**7. Contact Person:** Rob O'Loughlin

**Email:** roloughlin@laserlinkgolf.com

**Address:** same as above **Phone No:** same as above

**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:**  Daniel P. McCoy  
 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:** 5/21/19

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$910.00

**Permit Request No.** CS-2297-19

BURG  
5520 LACY RD.  
FITCHBURG MI 53711 608-270-4200

Receipt No: 1.019500 May 23, 2019

NFW ENTERPRISES

LICENSES & PERMITS  
CS-2297-19

910.00

Total:

910.00

CHECK

Check No: 201

910.00

Payor:

NFW ENTERPRISES

Total Applied:

910.00

Change Tendered:

.00

05/23/2019 02:36PM





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 2901 International Ln Madison, WI 53704  
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PROJECT NO. 19358003

DRAWN BY: KCL

CHECKED BY: BLT

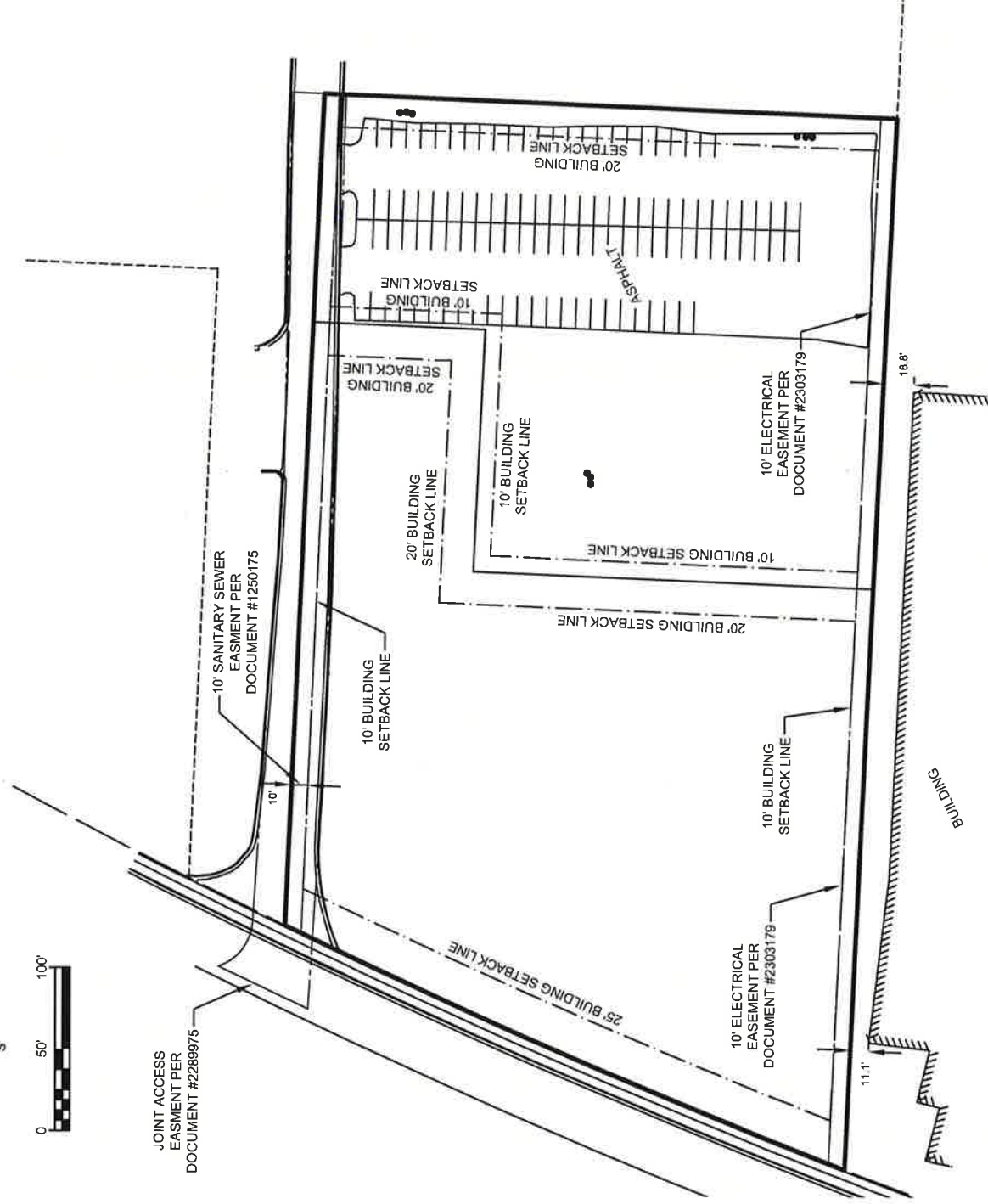
FILE: 19358003\_CSM.dwg

SHEET NO. 2 of 3

**DANE COUNTY CERTIFIED SURVEY MAP #**

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

**EASEMENTS AND SETBACKS**



NOTES:  
 NO CONSTRUCTION IS PLANNED WITHIN OUTLOT 1 WITHOUT DNR  
 AND CITY OF FITCHBURG APPROVAL.

\*SURVEYOR'S SEAL\*

Map No. \_\_\_\_\_  
 Document No. \_\_\_\_\_  
 Volume \_\_\_\_\_ Page \_\_\_\_\_

CLIENT:

BSH Companies  
 44 Cook Street, Suite 400  
 Denver, CO 80206  
 303-886-5900



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SHEET NO. 3 of 3

**DANE COUNTY CERTIFIED SURVEY MAP #**

**PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6,  
 TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG,  
 DANE COUNTY, WISCONSIN**

LEGAL DESCRIPTION

Part of the North 1/2 of the Southeast 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, the deed description as follows:

Deed Description:

Commencing at the East Quarter Corner of said Section 6; thence West along the North line of the Southeast 1/4 of said Section 6, 455.45 feet; thence South 349.25 feet; thence West parallel to the North line of the Northeast 1/4 of the Southeast 1/4, 240.9 feet to the Point of Beginning of this description; thence continue West, parallel to the North line of the Northeast 1/4 of the Southeast 1/4, 553.2 feet to the East line of U.S. Highway No. 18; thence Southwesterly along the East line of the highway and on a curve to the left whose radius is 5,696.65 feet and whose chord bears South 20°50' West for a distance of 374.3 feet to the North line of the parcel of land described in Volume 524 of Deeds on Page 597, Dane County Registry; thence South 89°55' East, along the North line of said parcel, 686.0 feet; thence North 350.9 feet to the Point of Beginning.

Also all land lying between the most Westerly line of the above described parcel and the East line of U.S. Highway No. 18.

Excepting from all of the above that part described as follows:

Beginning at a concrete monument at the South Quarter Corner of said Section 6, Township 6 North, Range 9 East; thence S 89°09'56" E, 255.34 feet, along the South line of said Section 6; thence N 52°57'54" E, 278.16 feet; thence N 15°05'44" E, 1,322.28 feet; thence northeasterly 146.14 feet along the arc of a curve concave to the northwest having a radius of 7,759.44 feet (the long chord bears N 15°38'07" E, 146.14 feet); thence N 80°06'45" W, 10.06 feet; thence northeasterly 208.01 feet along the arc of a curve concave to the northwest having a radius of 7,769.44 feet (the long chord bears N 16°56'01" E, 208.00 feet); thence N 18°07'35" E, 115.48 feet; thence N 57°48'07" E, 469.82 feet; thence S 18°39'38" W, 195.87 feet; thence S 19°14'35" W, 362.13 feet; thence S 19°59'09" W, 161.96 feet; thence S 13°24'02" E, 108.82 feet; thence continuing S 13°24'02" E, 99.50 feet; thence S 15°05'44" W, 100.00 feet; thence N 74°54'16" W, 115.00 feet; thence S 14°49'58" W, 1089.39 feet; thence S 37°02'06" E, 1.14.96 feet; thence S 01°45'50" E, 93.10 feet; thence S 52°57'54" W, 208.12 feet; thence N 88°21'11" W, 264.73 feet; thence N 89°09'56" W, 385.84 feet; thence N 01°32'10" E, 157.01 feet to the Point of Beginning.

Further Excepting land conveyed in Award of Damages recorded March 9, 2016 as Document No. 5219434.

Now more particularly described as follows:

Metes and Bounds Description:

Commencing at the East Quarter corner of said Section 6; thence North 87°52'54" West along the North line of the Southeast 1/4 of said Section 6, a distance of 453.74 feet; thence South 02°35'28" West, a distance of 345.16 feet; thence North 87°24'32" West, a distance of 240.90 feet to the Point of Beginning of this description; thence South 02°35'27" West, a distance of 350.90 feet; thence North 87°16'24" West, a distance of 645.15 feet to a point on the East right-of-way line of U.S. Highway 18/151; thence northeasterly 374.60 feet along a curve to the right having a radius of 4,667.00 feet, the chord of said curve bears North 23°41'54" East, a distance of 374.50 feet; thence South 87°24'32" East, a distance of 510.29 feet to the Point of Beginning.

Said Parcel contains 203,269 square feet or 4.666 acres more or less.

SURVEYOR'S CERTIFICATE

I, Kevin C. Lord, Professional Land Surveyor S-2645, do hereby certify that by the direction of BSH Companies, 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, Chapter A-E 7, and the Subdivision Regulations of the City of Fitchburg, Wisconsin.

Kevin C. Lord, S-2645 \_\_\_\_\_ Date \_\_\_\_\_

Professional Land Surveyor

CTY OF FITCHBURG APPROVAL

This Certified Survey, including any dedications shown thereon, has been duly filed and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Patti Anderson, City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**\*SURVEYOR'S SEAL \***

**DANE COUNTY REGISTER OF DEEDS CERTIFICATE**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_.M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County on pages \_\_\_\_\_ as Document No. \_\_\_\_\_

Kristi Chlebowski, Register of Deeds  
 Dane County, Wisconsin

Map No. \_\_\_\_\_

Document No. \_\_\_\_\_

Volume \_\_\_\_\_ Page \_\_\_\_\_

**CLIENT:**

BSH Companies  
 44 Cook Street, Suite 400  
 Denver, CO 80206  
 303-886-5900