



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~~ Farm Land

3. No. of Parcels Proposed: 2

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: AT-35 and RR-2

6. Current Owner of Property: Jon and Denelda Baldock

Address: 4146 Schneider Dr., Oregon, WI 53575 Phone No: 608-480-4091

7. Contact Person: Jon Baldock

Email: jon@jbstats.com

Address: 4146 Schneider Dr., Oregon, WI 53575 Phone No: 608-698-7993

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: *Jon Baldock* Jon Baldock

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

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T6N, R8E,
TOWN OF VERONA, DANE COUNTY, WISCONSIN.

SCALE: 1" = 100'

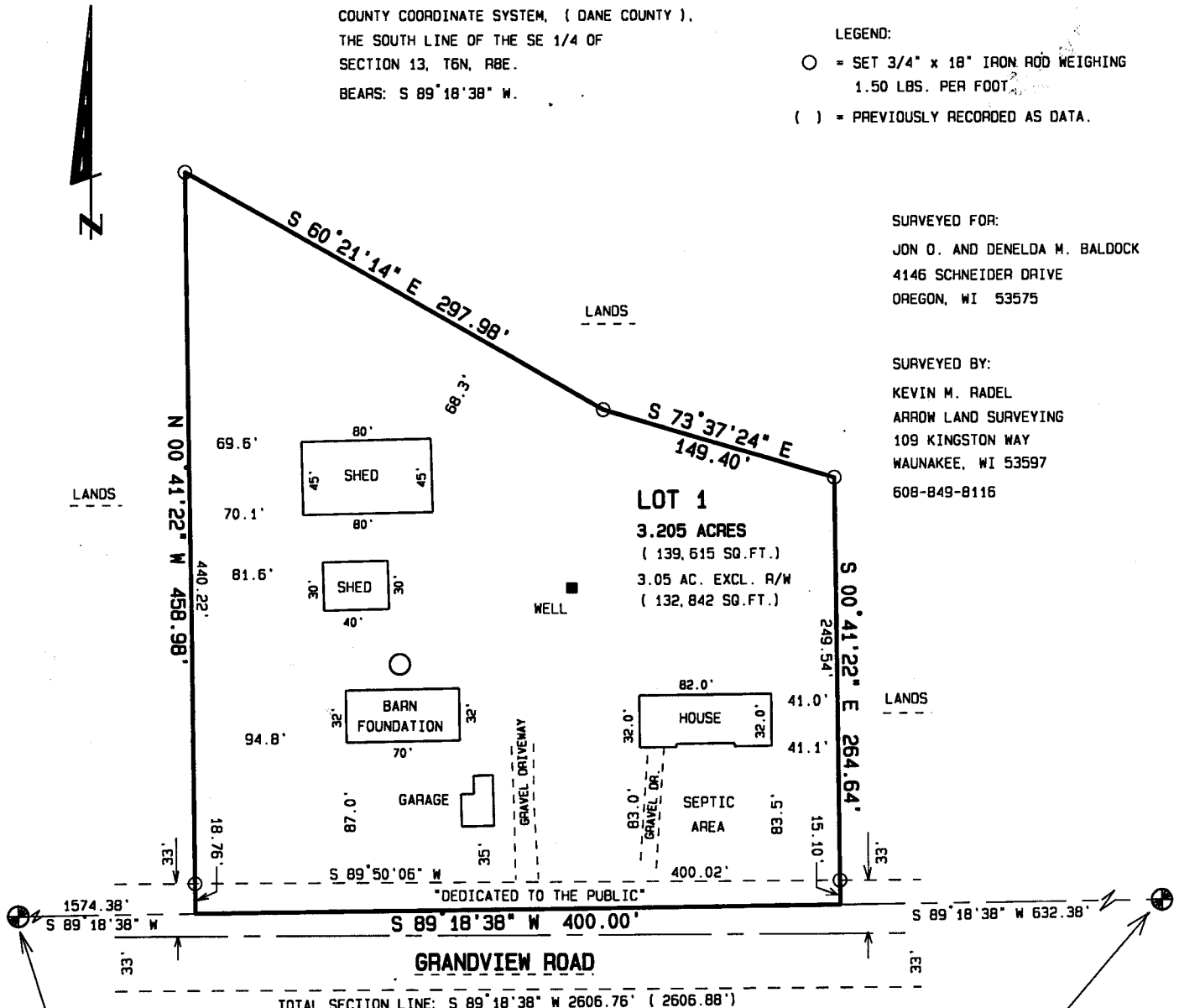


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY), THE SOUTH LINE OF THE SE 1/4 OF SECTION 13, T6N, R8E.
BEARS: S 89°18'38" W.

LEGEND:
○ = SET 3/4" x 18" IRON ROD WEIGHING 1.50 LBS. PER FOOT.
() = PREVIOUSLY RECORDED AS DATA.

SURVEYED FOR:
JON O. AND DENELDA M. BALDOCK
4146 SCHNEIDER DRIVE
OREGON, WI 53575

SURVEYED BY:
KEVIN M. RADEL
ARROW LAND SURVEYING
109 KINGSTON WAY
WAUNAKEE, WI 53597
608-849-8116



SOUTH 1/4 CORNER SECTION 13-6-8
FOUND ALUMINUM MONUMENT
WITNESS TIES VERIFIED

SE CORNER SECTION 13-6-8
FOUND ALUMINUM MONUMENT
N. 450, 811.51
E. 794, 286.65
WITNESS TIES VERIFIED



Kevin M. Radel
6-03-2020

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

20R-24
MAP: 20R-24-CSM

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Registered Land Surveyor, hereby certify that this map is a correct representation of all exterior boundaries of the land surveyed and the division of the land. I also certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes. I also certify that this certified survey map is required by 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval, and under the direction of the owners listed hereon, I have surveyed, divided and mapped:


Part of the SE ¼ of the SE ¼ of Section 13, T6N, R8E, in the Town of Verona, Dane County, Wisconsin, being further described as follows:

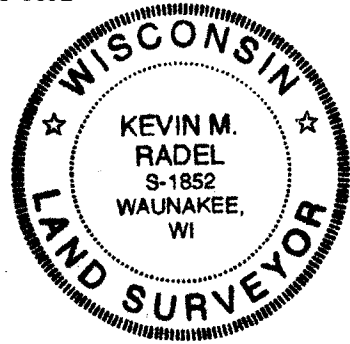
Commencing at the southeast corner of said Section 13; thence S89°18'38"W 632.38 feet along the south line of the SE ¼ of said Section 13 to the point of beginning.

Thence continue S89°18'38"W 400.00 feet along said south line; thence N00°41'22"W 458.98 feet; thence S60°21'14"E 297.98 feet; thence S73°37'24"E 149.40 feet; thence S00°41'22"E 264.64 feet to the point of beginning.

Contains 3.205 acres (139,615 sq.ft.) and is subject to town road right of way.

Date JUNE 3, 2020


Kevin M. Radel
Registered Land Surveyor S-1852



TOWN OF VERONA BOARD APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map, which has been duly filed for the approval of the Town of Verona Board, be and the same is hereby approved and the dedications, if any designated hereon, are hereby acknowledged and accepted by the Town of Verona.

I hereby certify that the above is a true and correct copy of the resolution adopted by the Town of Verona on this _____ day of _____, 2020.

John Wright, Town Clerk
Town of Verona

NOTES:

This survey is subject to easements and agreements both recorded and unrecorded, if any.

Wetlands if present have not been delineated.

“ Refer to building site information contained in the Dane county Soil Survey.”

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE:

As owners, we hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this certified survey map is required by the Township of Verona and 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Jon O. Baldock

Denelda M. Baldock

STATE OF WISCONSIN)
County of Dane)

Personally came before me this _____ day of _____, 2020, Jon O. Baldock and Denelda M. Baldock to me well known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary public Wisconsin

My commission expires _____

MORTGAGE CERTIFICATE:

Compeer Financial, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this certified survey map, does hereby consent to the owner's certificate on page 3 and to the surveying, mapping and dedication of the lands described hereon.

In witness whereof, Compeer Financial has caused these presents to be signed by its corporation officer listed below, and its corporate seal to be hereunto affixed on this _____ day of _____, 2020.

Compeer Financial

(name) (print also) (title)

State of _____)
County of _____) SS.

Personally came before me this _____ day of _____, 2020, the above named person to me known to be the person who executed the foregoing instrument and acknowledge the same.

My commission expires _____

Notary Public, _____
Name State



CERTIFIED SURVEY MAP

CITY OF VERONA COMMON COUNCIL APPROVAL CERTIFICATE

Resolved that this certified survey map located in the Town of Verona was hereby approved by resolution adopted on this _____ day of _____, 2020 and that said resolution further provided for the acceptance of those lands and rights dedicated by said certified survey map for public use.

On this _____ day of _____, 2020

Ellen Clark, City Clerk
City of Verona, Dane County, Wisconsin

CITY OF FITCHBURG:

This certified survey map, including and dedications shown hereon, has been duly filed with and approved by the common council of the City of Fitchburg, Dane County, Wisconsin on this _____ day of _____, 2020.

Tracy Oldenburg
City of Fitchburg, City Clerk

DANE COUNTY

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____.

Authorized County Representative _____

Print Name

Received for recording this _____ day of _____, 2020 at _____ o'clock _____ M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____.

Kristi Chlebowski
Dane County Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



Handwritten signature and date:
K. M. Radel
6-3-2020