

Rec. 16,004478 5/24/2021  
\$910.00 RB



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:** two (2)

**4. No. Of Buildable Lots Proposed:** two (2)

**5. Zoning District:** B-G General Business

**6. Current Owner of Property:** Charden Properties, LLC Representative: Chris Peterson

**Address:** 6220 Nesbitt Road Fitchburg, WI 53719 **Phone No:** (608) 338-5822

**7. Contact Person:** Matthew E. Hoglund, P.L.S. Quam Engineering, LLC

**Email:** mhoglund@quamengineering.com

**Address:** 4604 Siggelkow Road - Suite A McFarland, WI 53558 **Phone No:** (608)838-7750 (692-7220 Cell

**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:**  Matthew E. Hoglund  
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:** 5/18/21

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$910

**Permit Request No.** CS-2388-21

**DRAFT**

**PRELIMINARY DANE COUNTY  
CERTIFIED SURVEY MAP #**

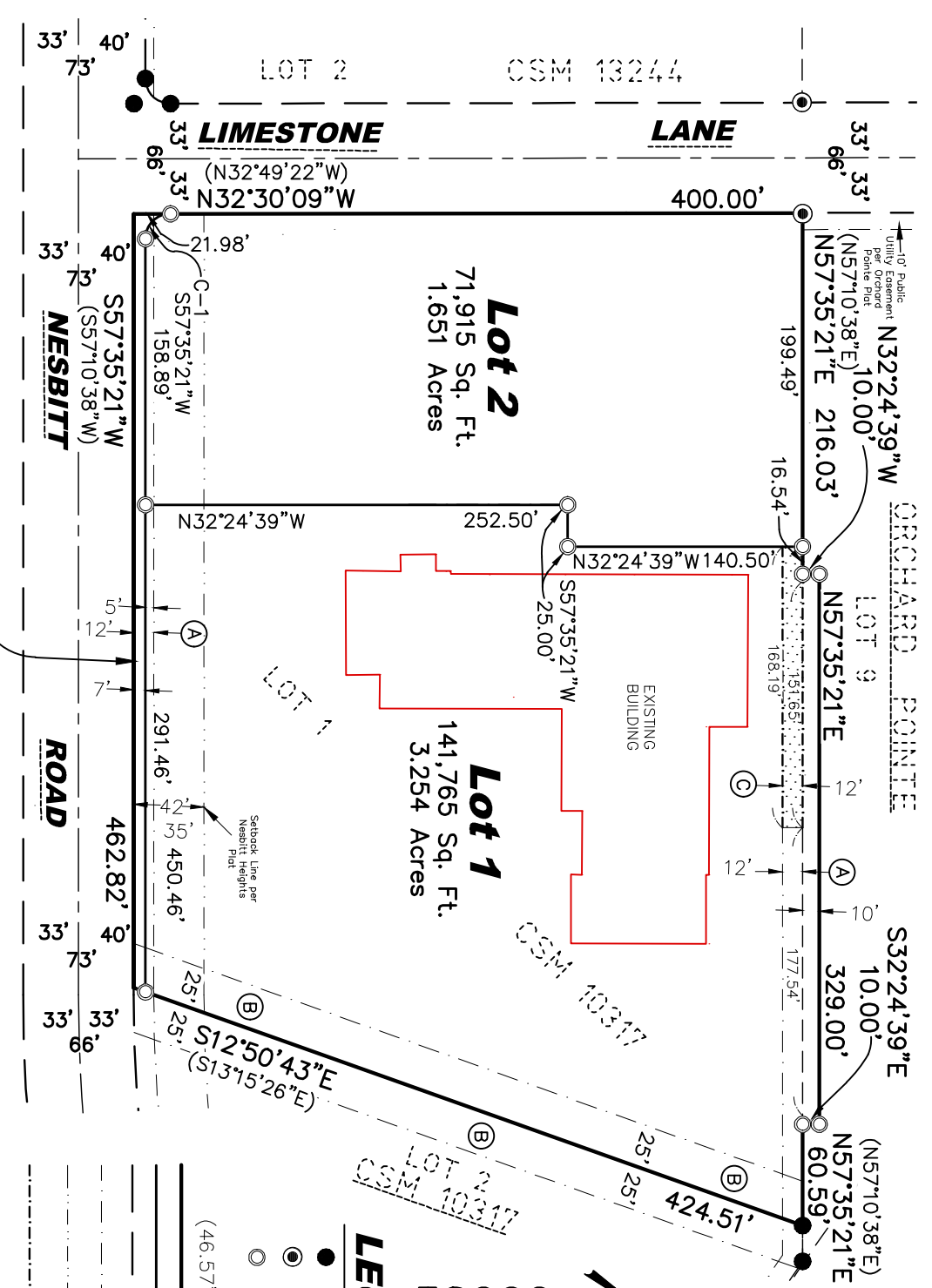
C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

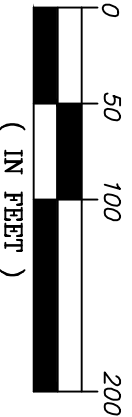
SEE SHEET 2 FOR NOTES.



**CURVE DATA:**  
C-1 Radius=15.00'  
Delta=89°54'30"  
L=23.54'  
CH=N77°27'24"W  
21.20'

**R/W Dedication**  
3,297 Sq. Ft.  
0.075 Acres

**GRAPHIC SCALE**



**EASEMENT NOTES:**

- Ⓐ Existing 12' Wide Utility Easement per Doc. 1949106
- Ⓑ Existing 50' Wide Public Storm & Sanitary Esmt. per Doc. 1949106
- Ⓒ 12' Wide Public Utility Easement dedicated hereon.

Public utility easements shown are granted to those utility entities that provide service to the Lots hereof. For underground electric and communication facilities, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.

**LEGEND**

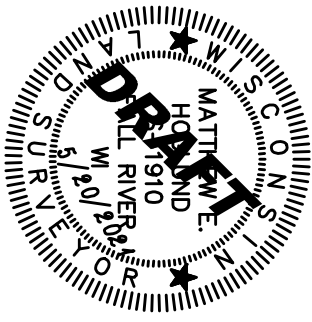
- 3/4" Rebar Found (Unless Noted)
- ⊙ 1-1/4" Rebar Found
- ⊙ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.

**Owner/Subdivider:**  
Chris Peterson  
Charden Properties, LLC  
6220 Nesbitt Road  
Fitchburg, WI 53719

Bearings are referenced to the Northwest line of Lot 1 of CSM 13017, which bears N57°35'21"E on the Dane County Coordinate System

**QUAM ENGINEERING, LLC**

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558  
(608) 838-7750 www.quamengineering.com  
Project # CP-08-18 Date: 3/14/19



**DANE COUNTY  
CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard  
Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4  
of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

**SURVEYOR'S CERTIFICATE:**

I, Matthew E. Hogle, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being a part of Lot 1 of Certified Survey Map No. 10317, recorded as Document No. 3443224 of Dane County Records and a part of Lot 9 of Orchard Pointe, recorded as Document No. 4429294 of Dane County Records, being located in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

**BEGINNING** at the corner common to said Lot 1 and Lot 2 of said Certified Survey Map No. 10317, lying on the Northwesterly right-of-way line of Nesbitt Road; thence, along said Northwesterly right-of-way line, South 57°35'21" West, 462.82 feet to its intersection with the Northeasterly right-of-way line of Limestone Lane; thence, along said Northeasterly right-of-way line, North 32°30'09" West, 400.00 feet to the most Southerly corner of aforesaid Lot 9; thence, along the line common to said Lot 9 and said Lot 1, North 57°35'21" East, 216.03 feet; thence North 32°24'39" West, 10.00 feet; thence North 57°35'21" East, 329.00 feet; thence South 32°24'39" East, 10.00 feet to said common line; thence, along said common line, North 57°35'21" East, 60.59 feet to the most Northerly corner of said Lot 1; thence, along the Easterly line of Lot 1, South 12°50'43" East, 424.51 feet to the **POINT OF BEGINNING**.

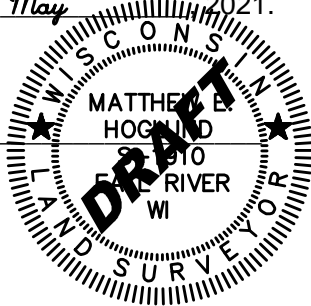
Said parcel contains 213,680 square feet or 4.905 acres, more or less.

**BEING SUBJECT TO** any other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Chris Peterson of Charden Properties LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 24 of the City of Fitchburg Land Division Regulations in surveying, dividing, and mapping the same.

Dated this 20th day of May, 2021.

Quam Engineering, LLC  
By: Matthew E. Hogle  
P.L.S. S-1910



**NOTES:**

1. Lot 2 is undeveloped at this time, except for the gravel driveways and parking areas. Note that future development of Lot 2 must comply with all applicable City of Fitchburg Codes and requirements for the use intended.

C.S.M. No. \_\_\_\_\_

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**DANE COUNTY  
CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard  
Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4  
of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

**CORPORATE OWNERS CERTIFICATE:**

Charden Properties, LLC, a Limited Liability 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 Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Charden Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fitchburg

IN WITNESS WHEREOF, the said Charden Properties, LLC has caused these presents to be signed by Chris Peterson, Managing Member at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_  
Chris Peterson

STATE OF WISCONSIN)  
COUNTY DANE) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, Chris Peterson, Managing Member of the above named Limited Liability Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be Members of said Limited Liability Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



**CITY OF FITCHBURG APPROVAL CERTIFICATE:**

This Certified Survey, 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: \_\_\_\_\_ Signed \_\_\_\_\_  
Tracy Oldenburg - City Clerk

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

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of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

**CONSENT OF CORPORATE MORTGAGEE:**

\_\_\_\_\_, a corporation 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 dedication of the land described on this map, and does hereby consent to the above certificate of Charden Properties, LLC, owner.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier), at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of:

\_\_\_\_\_ (Corporate Seal)

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ President

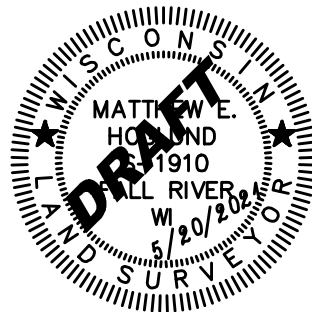
\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ Secretary (Cashier)

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



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

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds