

R 16,005368 1/24/22  
\$1,230.00 RP



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: Four

4. No. Of Buildable Lots Proposed: One

5. Zoning District: Current: Transitional Agriculture Rezoning to PUD

6. Current Owner of Property: Ochalla Drive, LLC

Address: 2820 Walton Commons Lane, Suite 125, Madison, WI 53718 Phone No: 608-468-6605

7. Contact Person: Michael Thorson

Email: michael.thorson@inventure-capital.com

Address: 2820 Walton Commons Lane, Suite 125, Madison, WI 537 Phone No: 608-468-6605

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:  Michael Thorson  
 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: 1/18/22

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$1,230

Permit Request No. CS-2428-22

## **Ochalla Drive – CSM Boundary**

### **Legal Description**

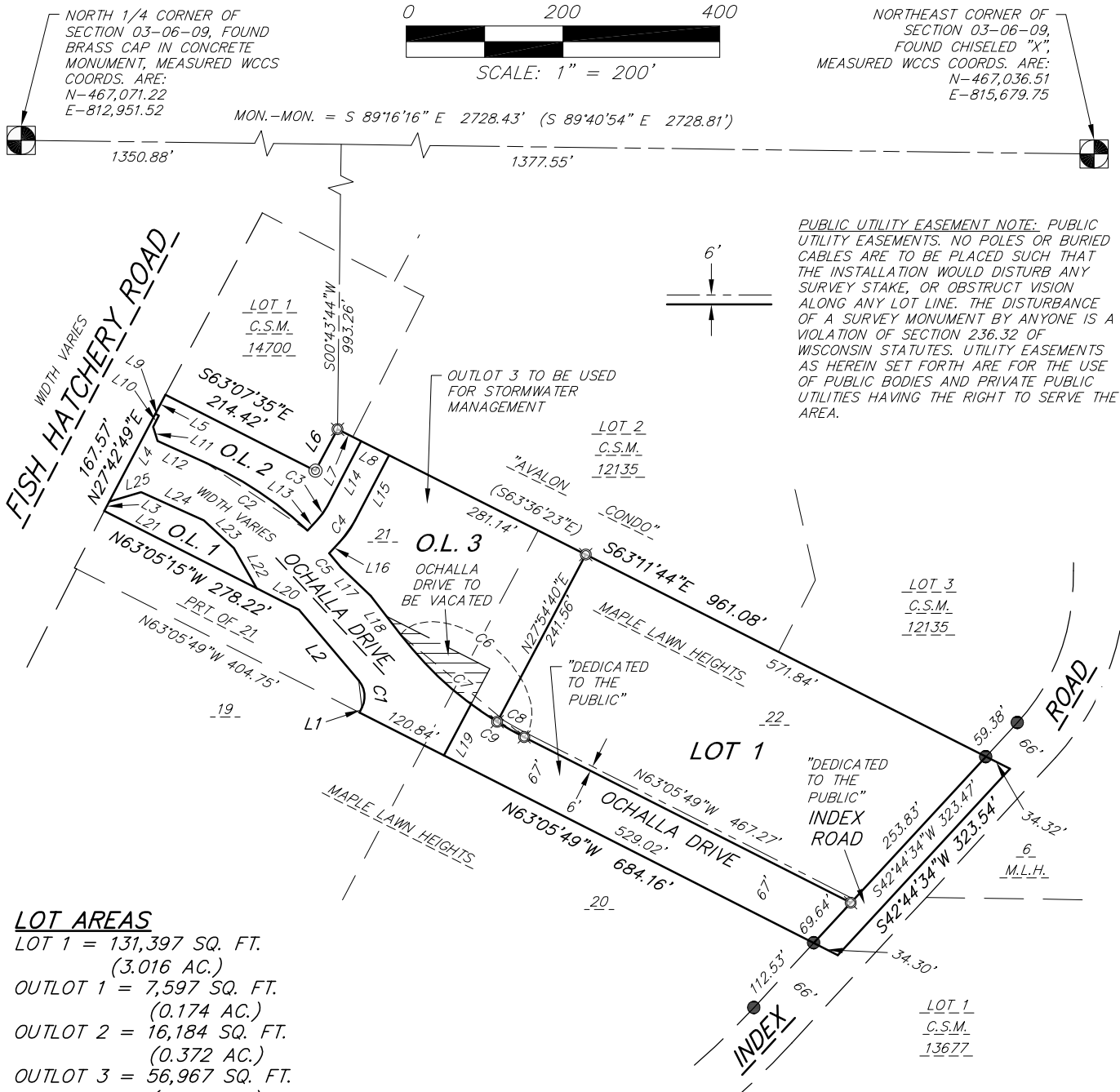
Part of Lots 21 and 22, Maple Lawn Heights as recorded in Volume 5 of Plats, on pages 47 and 47A, as Document Number 378096 and located in the Northwest Quarter, Northeast Quarter and Southeast Quarter of the Northeast Quarter of Section 03, Township 06 North, Range 09 East, City of Fitchburg, Dane County, 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, 1350.88 feet; thence S00°43'44"W, 993.26 feet to the point of beginning of this description; thence S63°11'44"E, 961.08 feet; thence S42°44'34"W, 323.54 feet; thence N63°05'49"W 684.16 feet; thence N27°03'16"E, 6.80 feet to a point of curvature; thence 37.00 feet along the arc of a curve to the left through a central angle of 67°17'56", a radius of 31.50 feet and a chord bearing N06°35'42"W, 34.91 feet; thence N40°14'40"W, 118.36 feet; thence N63°05'15"W, 278.22 feet; thence N27°42'49"E, 167.57 feet; thence S63°07'35"E, 214.42 feet; thence N27°59'38"E, 60.02 feet to the point of beginning.

Said description contains 309,072 square feet or 7.095 acres, more or less.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

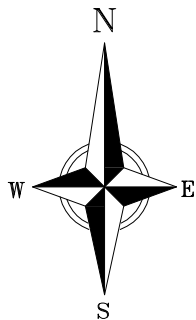
PART OF LOTS 21 AND 22, MAPLE LAWN HEIGHTS AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 47 AND 47A, AS DOC. No. 378096 AND LOCATED IN THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



### LOT AREAS

- LOT 1 = 131,397 SQ. FT. (3.016 AC.)
- OUTLOT 1 = 7,597 SQ. FT. (0.174 AC.)
- OUTLOT 2 = 16,184 SQ. FT. (0.372 AC.)
- OUTLOT 3 = 56,967 SQ. FT. (1.308 AC.)

NOTE: SEE SHEET 2 FOR THE LINE TABLE AND THE CURVE DATA.



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

### SURVEY LEGEND

- ⊙ FOUND 1"  $\phi$  IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 3/4"  $\phi$  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

**vierbicher**  
planners | engineers | advisors



FN: 200124  
DATE: 11/04/2021  
REV:  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
Inventure Capital, LLC  
2820 Walton Commons  
Lane, Suite 125  
Madison, WI 53718

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

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

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

**SHEET**  
**1 OF 4**

Phone: (800) 261-3898

16 Jan 2022 - 8:13a M:\Inventure Capital\200124\_Ochalla Drive\CADD\200124 - CSM.dwg by: mzie

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 21 AND 22, MAPLE LAWN HEIGHTS AS RECORDED IN VOLUME 5 OF PLATS, ON PAGES 47 AND 47A, AS DOC. No. 378096 AND LOCATED IN THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	67°17'56"	31.50'	37.00'	N06°35'42"W	34.91'		
C2	19°52'13"	449.50'	155.89'	S56°17'15"E	155.11'		
C3	16°07'25"	83.00'	23.36'	N35°34'45"E	23.28'		
C4	16°07'43"	123.00'	34.62'	S35°34'45"W	34.51'		
C5	03°00'31"	449.50'	23.60'	S39°44'34"E	23.60'		
C6	25°34'40"	463.50'	206.91'	S50°18'29"E	205.20'		
C7	20°41'04"	463.50'	167.33'	S47°51'41"E	166.42'		
C8	04°53'36"	463.50'	39.59'	S60°39'01"E	39.57'		
C9	09°52'16"	463.50'	79.85'	S58°09'40"E	79.76'		

## LINE TABLE

NUMBER	DIRECTION	LENGTH	(RECORDED AS)
L1	N27°03'16"E	6.80'	
L2	N40°14'40"W	118.36'	
L3	N27°42'49"E	13.72'	
L4	N27°42'49"E	126.35'	
L5	N27°42'49"E	27.50'	
L6	N27°59'38"E	60.02'	
L7	S63°11'44"E	33.78'	
L8	S63°11'44"E	40.00'	
L9	S62°17'11"E	5.00'	
L10	S27°42'49"W	16.00'	
L11	S17°54'27"E	19.11'	
L12	S65°39'02"E	68.07'	
L13	N43°38'34"E	17.25'	
L14	N27°30'57"E	93.12'	
L15	S27°30'57"W	93.62'	
L16	S43°38'34"W	19.03'	
L17	S46°19'30"E	52.49'	
L18	S37°31'09"E	62.18'	
L19	S27°54'43"W	73.88'	
L20	N63°05'15"W	59.95'	
L21	N63°05'15"W	218.27'	
L22	N29°44'41"W	59.32'	
L23	N47°18'55"W	52.14'	
L24	N65°39'02"W	87.74'	
L25	S73°25'06"W	42.32'	

**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 SEPTEMBER 03, 2021.

16 Jan 2022 - 8:15a M:\Inventure Capital\200124\_Ochalla Drive\CADD\200124 - CSM.dwg by: mze

**vierbicher**  
planners | engineers | advisors



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Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
2 OF 4**

Phone: (800) 261-3898

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## OWNER'S CERTIFICATE

\_\_\_\_\_, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Dane County Zoning and Land Regulation Committee and the Town of Westport for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

By: \_\_\_\_\_

State of Wisconsin    )  
                                      )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

## 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 and mapping 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 \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_ Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

By: \_\_\_\_\_

State of Wisconsin    )  
                                      )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_\_, 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: \_\_\_\_\_

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## LEGAL DESCRIPTION

Part of Lots 21 and 22, Maple Lawn Heights as recorded in Volume 5 of Plats, on pages 47 and 47A, as Document Number 378096 and located in the Northwest Quarter, Northeast Quarter and Southeast Quarter of the Northeast Quarter of Section 03, Township 06 North, Range 09 East, 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, 1350.88 feet; thence S00°43'44"W, 993.26 feet to the point of beginning of this description; thence S63°11'44"E, 961.08 feet; thence S42°44'34"W, 323.54 feet; thence N63°05'49"W 684.16 feet; thence N27°03'16"E, 6.80 feet to a point of curvature; thence 37.00 feet along the arc of a curve to the left through a central angle of 67°17'56", a radius of 31.50 feet and a chord bearing N06°35'42"W, 34.91 feet; thence N40°14'40"W, 118.36 feet; thence N63°05'15"W, 278.22 feet; thence N27°42'49"E, 167.57 feet; thence S63°07'35"E, 214.42 feet; thence N27°59'38"E, 60.02 feet to the point of beginning.

Said description contains 309,072 square feet or 7.095 acres, more or less.

## 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: \_\_\_\_\_  
Patti Anderson, City Clerk

## 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: \_\_\_\_\_

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

DRAFT

## 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

**vierbicher**  
planners | engineers | advisors



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FN: 200124  
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**SHEET  
4 OF 4**

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