



Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- | | |
|---|--|
| <input type="checkbox"/> Preliminary Certified Survey Map | <input checked="" type="checkbox"/> Certified Survey Map |
| <input type="checkbox"/> Subdivision Preliminary Plat* | <input type="checkbox"/> Subdivision Final Plat |

***As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.**

Property Owner Information	Surveyor Information
Name Gary Dvorak - G&N Land Holdings, LLC	Matthew E. Hoglund - Quam Engineering, LLC
Address 1471 Hwy. 51 Stoughton, WI 53589	4604 Siggelkow Rd. McFarland, WI 53558
Phone Number (608) 873-9602	(608) 838-7750
E-Mail Address gary@stoughtongardencenter.com	mhoglund@quamengineering.com

Property/Location Information (accessdane.co.dane.wi.us)			
Township 5 N., Range 10 East	Section 1	¼ NE & SE ¼ ¼ SWNE, SE/NE, NE	Acreage 12.001
Parcel Number(s) 052/0510-011-9801-9			
Current Zoning C-2		Proposed Zoning SAME	
CSM 8144	Lot 1	Subdivision	Block/Lot

1. Is proposed land division associated with a rezone petition?
 Yes No ETZ If Yes, Petition # _____
2. Does the property abut or adjoin a County or State Trunk Highway?
 Yes No If Yes, Highway Name: USH 51 (Per Rita Lybek at WisDOT access control transferred to the Town) _____
3. Will public sewer serve the land division? Yes No
4. Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
 If Yes, describe features : _____

Print Name: Matthew E. Hoglund, Agent for G&N Land Holdings, LLC	Date: 8/6/2018
Signature:	

RECEIVED

AUG - 8 2018

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DANE COUNTY PLANNING & DEVELOPMENT

DANE COUNTY CERTIFIED SURVEY MAP #

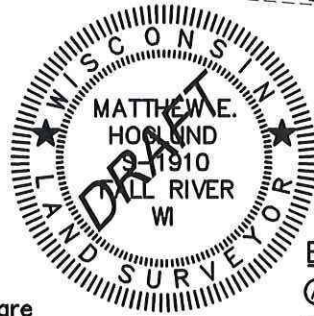
C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Lot 1 of CSM No. 8144, being located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all of Section 1, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin

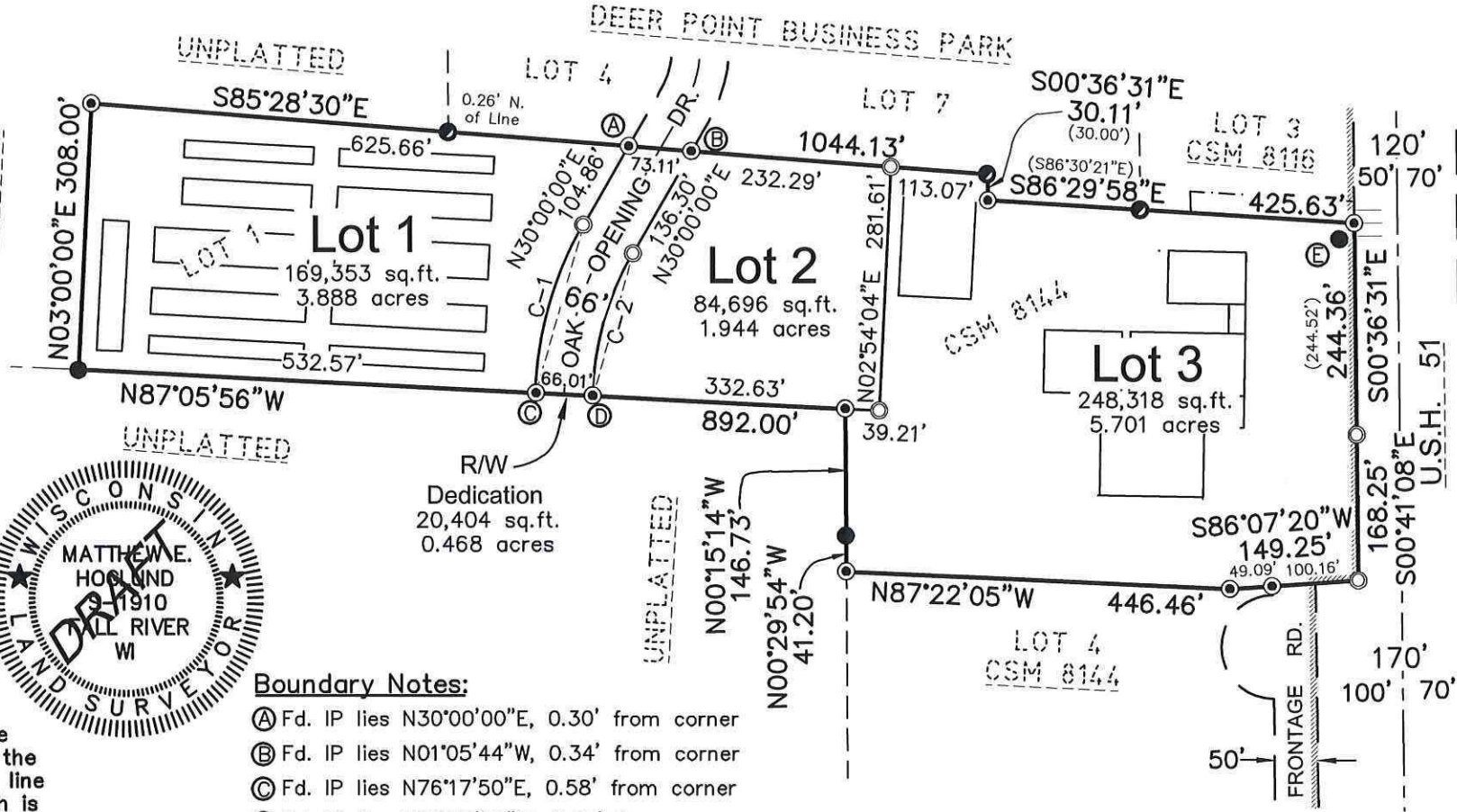
Bearings are referenced to the most Northerly line of Lot 1, which is recorded to bear S85°28'30"E on CSM No. 8144



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C-1	416.00'	28°07'17"	204.18'	S15°56'22"W - 202.13'
C-2	350.00'	28°18'51"	172.96'	S15°50'35"W - 171.21'

Notes:

- See Sheet 2 for the Vicinity Map, buildings, setbacks, access restrictions, easements and other details.
- This Survey was prepared without benefit of a title report for the subject property or the adjoiners and therefore may be subject to easements or agreements of record and/or fact not shown hereon.



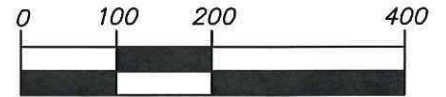
Boundary Notes:

- Ⓐ Fd. IP lies N30°00'00"E, 0.30' from corner
- Ⓑ Fd. IP lies N01°05'44"W, 0.34' from corner
- Ⓒ Fd. IP lies N76°17'50"E, 0.58' from corner
- Ⓓ Fd. IP lies N00°53'09"W, 0.34' from corner
- Ⓔ Also Fd. IR W/DOT cap lies S57°01'20"W, 2.02' from corner

LEGEND

- 2" Iron Pipe Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line
- Lot Lines per this Survey
- - - - - Platted Lot Line
- - - - - R/W Line

GRAPHIC SCALE



(IN FEET)

Owner & Subdivider:
 G&N Land Holdings, LLC
 Gary Dvorak
 1471 Hwy. 51
 Stoughton, WI 53589

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
 608-838-7750 www.quamengineering.com
 Project # DV-01-18 Date: 8/6/18

**DANE COUNTY
CERTIFIED SURVEY MAP #**

C.S.M. No. _____

Doc. No. _____

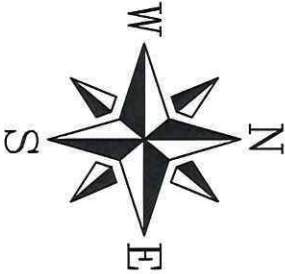
Vol. _____ Page _____

Lot 1 of CSM No. 8144, being located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all of Section 1, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin

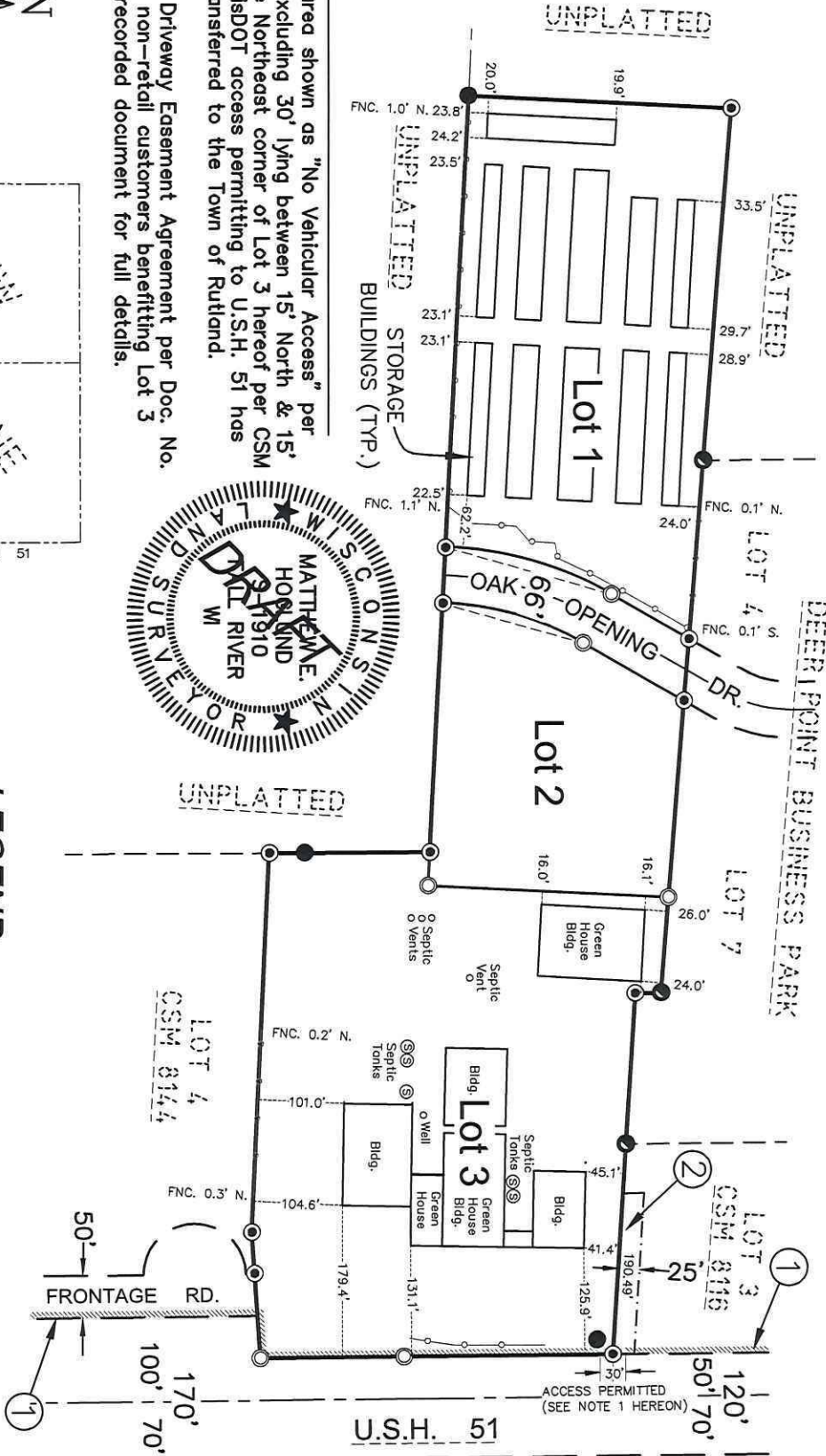
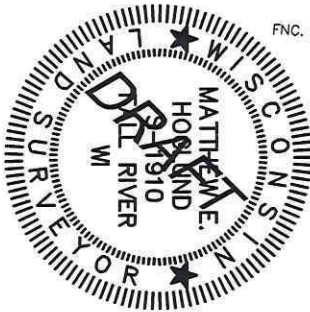
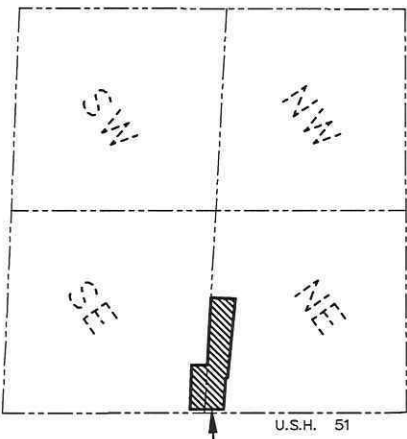
DETAIL SHEET

Notes:

1. Hatched area shown as "No Vehicular Access" per CSM 8144, excluding 30' lying between 15' North & 15' South of the Northeast corner of Lot 3 hereof per CSM 7040. Per WISDOT access permitting to U.S.H. 51 has now been transferred to the Town of Rutland.
2. 25' Joint Driveway Easement Agreement per Doc. No. 2661450 for non-retail customers benefiting Lot 3 hereof. See recorded document for full details.



Bearings are referenced to the most Northernly line of Lot 1, which is recorded to bear S85°28'30"E on CSM No. 8144



LEGEND

- 2" Iron Pipe Found
- 3/4" Rebar Found (Unless Noted)
- 1" Iron Pipe Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57')
- Boundary Line
- Lot Lines per this Survey
- - - Platted Lot Line
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GRAPHIC SCALE



Owner & Subdivider:
G&N Land Holdings, LLC
Gary Dvorck
1471 Hwy. 51
Stoughton, WI 53589

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # DV-01-18 Date: 8/6/18

Sheet 3 of 5
Drawn By: MEH
Project # DV-01-18
Date: 8/6/18

DANE COUNTY
CERTIFIED SURVEY MAP # _____

**Lot 1 of CSM No. 8144, being located in the SW 1/4 of the NE 1/4,
the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all of Section
1, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin**

SURVEYOR'S CERTIFICATE:

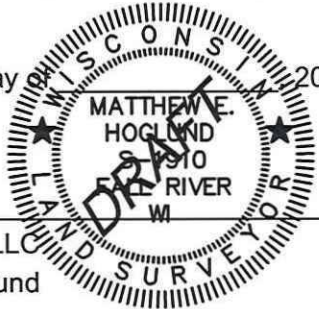
I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being all of Lot One (1) of Certified Survey Map No. 8144, recorded in the office of the Register of Deeds in Volume 43 of Certified Survey Maps on Pages 286 through 290 as Document No. 2745975 of Dane County Records, being located in the Southwest one-quarter of the Northeast one-quarter, Southeast one-quarter of the Northeast one-quarter, and the Northeast one-quarter of the Southeast one-quarter, all of Section 1, Township 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

Said Lot contains 522,771 square feet or 12.001 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 Gary Dvorak of G&N Land Holding, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Town of Rutland and Dane County Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2018.



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

TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the Town of Rutland, G&N Land Holdings, LLC, owner, is hereby approved and dedications accepted by the Village Board.

Date: _____ Approved _____
Mark Porter - Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Rutland.

Date: _____ Signed _____
Dawn George - Town Clerk

CITY OF STOUGHTON EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the Town of Rutland, G&N Land Holdings, LLC, owner, is hereby approved by the City Council.

Date: _____ Approved _____
Tim Swadley - Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Stoughton.

Date: _____ Signed _____
Holly Licht - City Clerk

C.S.M. No. _____

Doc. No. _____

Vol. _____ **Page** _____

Sheet 4 of 5
Drawn By: MEH
Project # DV-01-18
Date: 8/6/18

DANE COUNTY
CERTIFIED SURVEY MAP # _____

**Lot 1 of CSM No. 8144, being located in the SW 1/4 of the NE 1/4,
the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all of Section
1, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin**

CORPORATE OWNERS CERTIFICATE:

G&N Land Holdings, 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. G&N Land Holdings, 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:

Town of Rutland
City of Stoughton
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said G&N Land Holdings, LLC has caused these presents to be signed by _____, Member, and countersigned by _____ Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

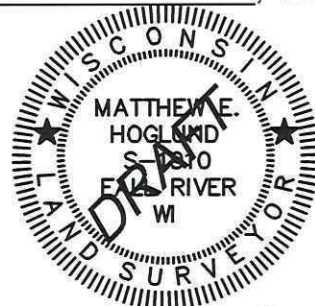
In the presence of: _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20__, _____, Member, and countersigned by _____, 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 _____.



TOWN TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Kim Sime, being the duly appointed, qualified and acting Village Treasurer of the Town of Rutland, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ (date) on any of the land included in this Certified Survey Map.

Date: _____
Kim Sime - Treasurer

DANE COUNTY APPROVAL CERTIFICATE:

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

_____, by _____,
Authorized Representative.

C.S.M. No. _____

Doc. No. _____

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Sheet 5 of 5
Drawn By: MEH
Project # DV-01-18
Date: 8/6/18

DANE COUNTY
CERTIFIED SURVEY MAP # _____

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the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all of Section
1, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin**

CONSENT OF CORPORATE MORTGAGEE:

River Valley Bank, 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 G&H Land Holdings, LLC, owner.

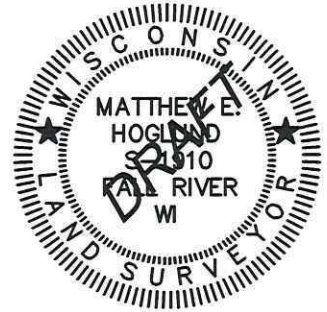
IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of:

_____ (Corporate Seal)

By: _____, Date: _____
President

By: _____, Date: _____
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 _____.

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____(date) affecting the lands included in this Certified Survey Map.

Date: _____
Adam Gallagher - Treasurer

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. _____.

C.S.M. No. _____

Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds

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