



Application ID#: 10058

Process Date: 10/10/17

OFFICE USE ONLY

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:

☒ Certified Survey Map☐ Subdivision Preliminary Plat*☐ 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	KEVIN J. SWITCHER	ROSS MICHAELS	NOTBOHM MICHAELS SURVEYING INC.
Address	4709 ENCHANTED VALLEY ROAD MIDDLETON, WI 53562	6314 ODANA ROAD, SUITE 13	MADISON, WI 53719
Phone Number	H-608-798-2722 C-608-212-5335	608-277-0503	
E-Mail Address	kevinswitcher@charter.net	ross@notbohmichaels.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Middleton (T7N, R8E)	Section 6	1/4 NW 1/4 SW Acreage 9.215
Parcel Number(s)	0708-062-9180-1		
Current Zoning	A-1	Proposed Zoning	A-1
CSM	4459	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: _____
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:	KEVIN J. SWITCHER	Date:	10-10-2017
Signature:			

RECEIVED

OCT 10 2017

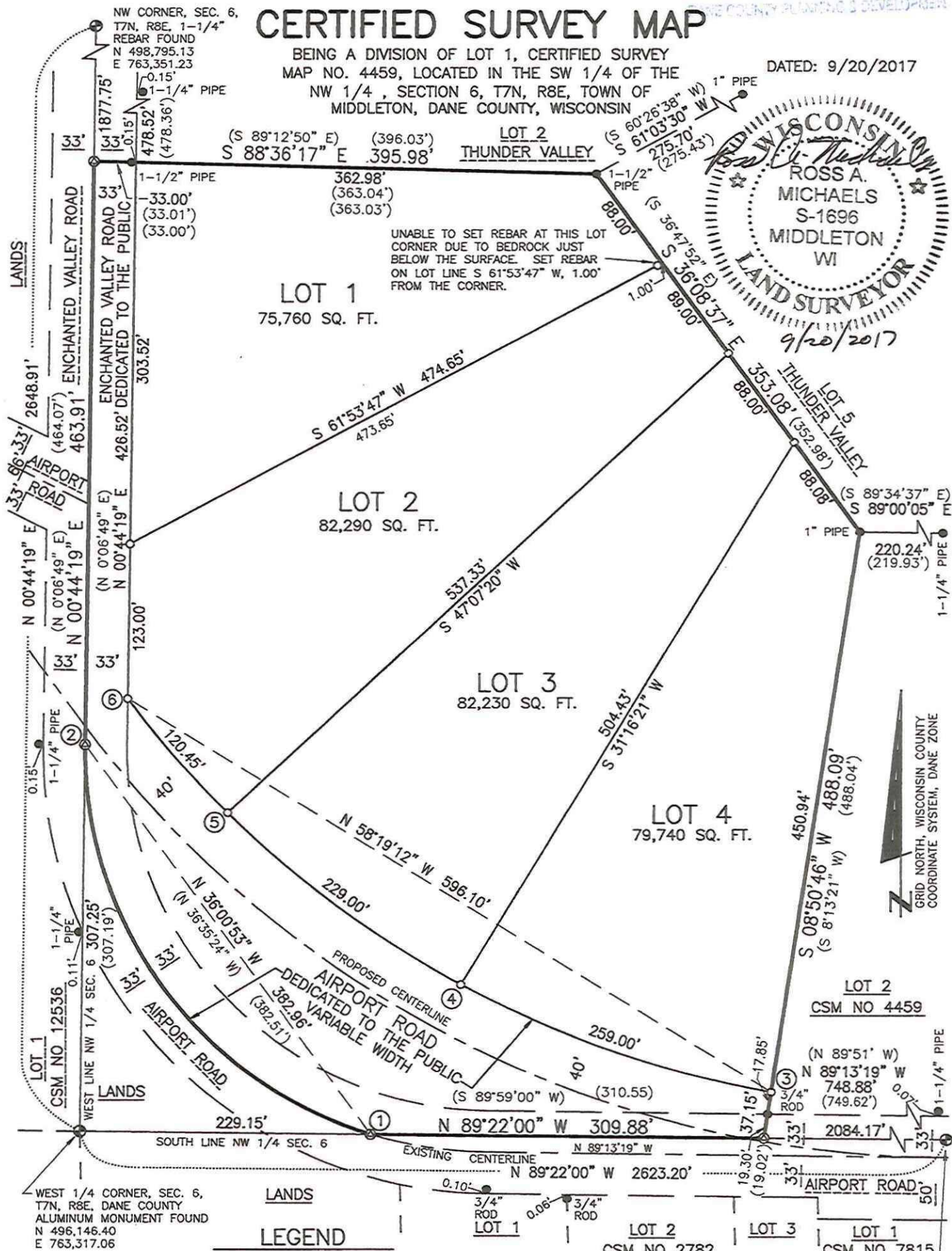
#10058

DANE COUNTY PLANNING & DEVELOPMENT

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, CERTIFIED SURVEY
MAP NO. 4459, LOCATED IN THE SW 1/4 OF THE
NW 1/4, SECTION 6, T7N, R8E, TOWN OF
MIDDLETON, DANE COUNTY, WISCONSIN

DATED: 9/20/2017



CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, CERTIFIED SURVEY MAP NO. 4459, LOCATED IN THE SW 1/4
OF THE NW 1/4, SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Ross A. Michaels, Wisconsin Professional Land Surveyor, do hereby certify: That in full compliance with Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Middleton, and under the direction of Kevin J. Snitchler and Catherine M. Snitchler, owners of said land, I have surveyed, divided and mapped the lands described on this certified survey map; that this map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, containing 9.215 acres of land and is more fully described as follows:

Lot One (1) of Certified Survey Map No. 4459, recorded in Volume 19 of Certified Survey Maps of Dane County, pages 154 and 155 in the Office of the Dane County Register of Deeds as Document No. 1848600. Subject to Airport Road and Enchanted Valley Road.

Dated this 20th day of September, 2017
Ross A. Michaels

Ross A. Michaels, Wisconsin Professional Land Surveyor No. 1696

CURVE TABLE

CURVE		RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
FROM	TO					
1	2	320.00'	410.54' (409.98')	73°30'24"	N 36°00'53" W (N 36°35'24" W)	382.96' (382.51')
3	6	810.00'	610.44'	43°10'48"	N 58°19'12" W	596.10'
3	4	810.00'	260.12'	18°23'58"	N 70°42'37" W	259.00'
4	5	810.00'	229.77'	16°15'10"	N 53°23'03" W	229.00'
5	6	810.00'	120.56'	08°31'40"	N 40°59'38" W	120.45'
7	8	35.00'	45.81'	75°00'00"	S 51°45'41" E	42.61'
9	10	35.00'	22.60'	37°00'00"	S 04°14'19" W	22.21'
11	12	35.00'	38.61'	63°12'22"	S 08°51'52" E	36.68'
12	13	783.00'	358.91'	26°15'46"	S 53°35'56" E	355.77'

TANGENT BEARINGS

CURVE POINT	BEARING
1	N 72°46'05" W
3	N 79°54'36" W
6	N 36°43'48" W
12	S 40°28'03" E
13	S 66°43'49" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°15'41" E	26.00'
L2	S 14°15'41" E	100.00'
L3	S 22°44'19" W	97.84'
L4	N 47°07'20" E	27.02'
L5	N 31°16'21" E	27.03'
L6	S 42°42'39" E	60.28'
L7	S 46°56'10" W	57.44'
L8	N 00°44'19" E	83.51'



DATED: 9/20/2017

SURVEYED FOR OWNERS:

Kevin J. Snitchler &
Catherine M. Snitchler
4704 Enchanted Valley Road
Middleton, WI 53562

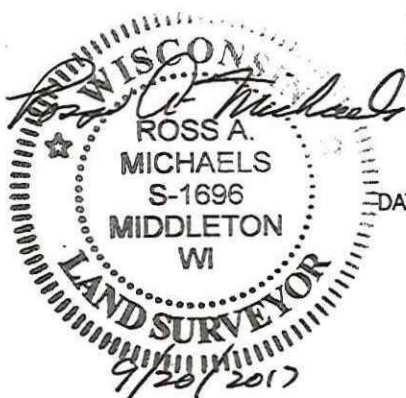
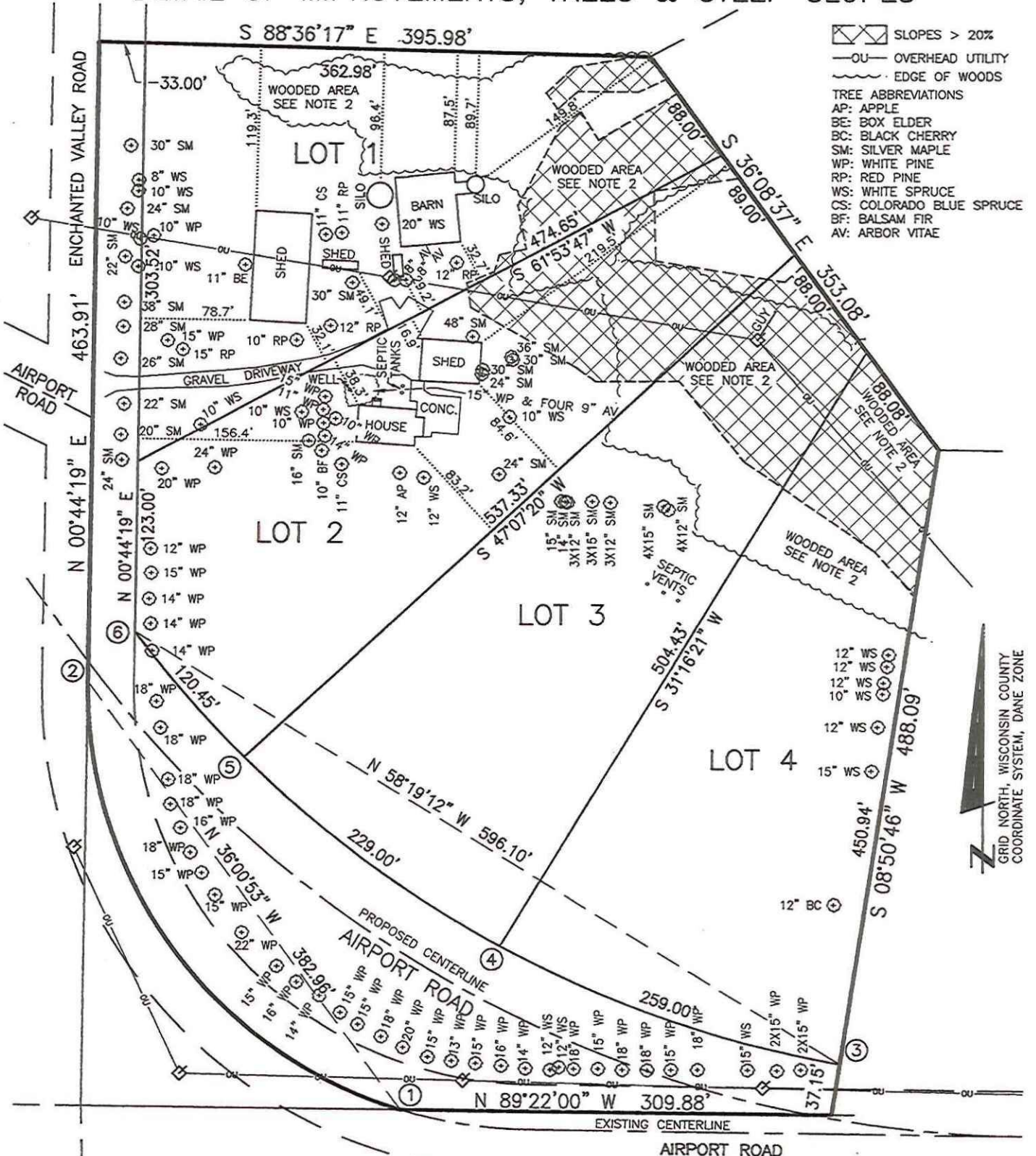


OFFICE MAP NO. 1117-S
SHEET 2 OF 7

CERTIFIED SURVEY MAP

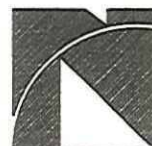
BEING A DIVISION OF LOT 1, CERTIFIED SURVEY MAP NO. 4459, LOCATED IN THE SW 1/4
OF THE NW 1/4, SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

DETAIL OF IMPROVEMENTS, TREES & STEEP SLOPES



DATED: 9/20/2017

0 100' 200'
SCALE: 1"=100'



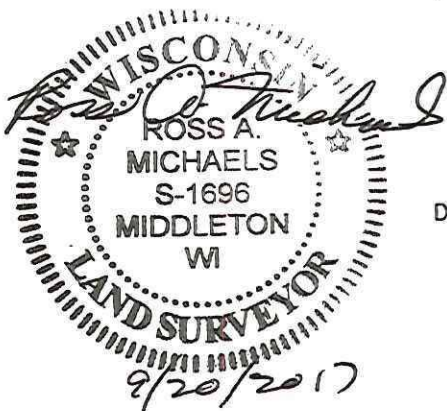
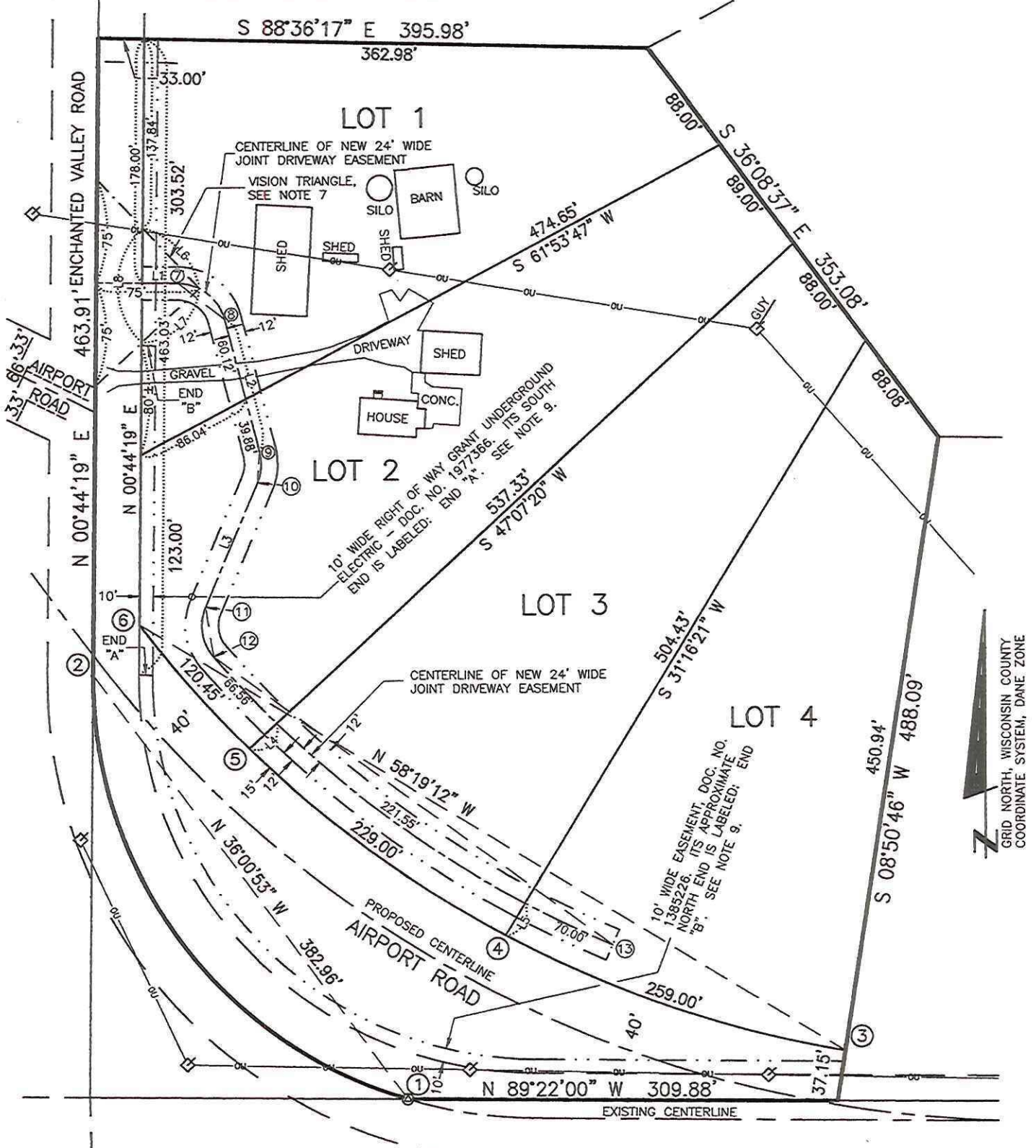
**Notbohm Michaels
Surveying, Inc.**
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 1117-S
SHEET 3 OF 7

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, CERTIFIED SURVEY MAP NO. 4459, LOCATED IN THE SW 1/4 OF THE NW 1/4, SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

DETAIL OF EASEMENTS & VISION TRIANGLE



DATED: 9/20/2017

0 100' 200'
SCALE: 1"=100'

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OFFICE MAP NO. 1117-S
SHEET 4 OF 7

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, CERTIFIED SURVEY MAP NO. 4459, LOCATED IN THE SW 1/4
OF THE NW 1/4, SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

NOTES:

1. North direction is referenced to the Wisconsin County Coordinate System, Dane Zone, NAD83 (2011), as referenced to the South line of the Northwest 1/4 of Section 6, T7N, R8E, using coordinates shown on a Town of Middleton Remonumentation Map by Chris Adams filed as Map No. 2017-00648 in the Dane County Surveyor's Office. The coordinates listed on this survey for the three U.S. Public Land Survey monuments are as published by that survey.
2. The wooded area shown on sheet 3 contains approximately 167 trees with trunks 8 inches in diameter or greater. Of those, approximately: 75 are box elders; 50 are silver maples; 12 are red pines; 10 are mulberries; 5 are black cherries; 5 are white spruce; 3 are red oaks; 3 are bur oaks; 2 are hackberries; and 2 are American elms.
3. The location of area of slopes greater than 20% were scaled from the Dane County on line "DCi Map". Slopes at or above 20% are not to be disturbed.
4. Refer to building site information contained in the Dane County Soil Survey.
5. The land within this certified survey map is all zoned A-1.
6. Further Land Divisions by Certified Survey may be restricted for a period of up to five years under the provision of Section 315-23 of the Town of Middleton Land Division and Subdivision Ordinance.
7. Vision triangle note: No structure, berm or vegetation of any kind, which exceeds a height of 2.5 feet above average elevation of the roadways and/or driveway within the vision triangle, except for the necessary highway and safety signs or approved public utility lines, shall be permitted within the vision triangle. No plant material which obscures safe vision of the approaches to the intersection shall be permitted. Grasses and similar are considered acceptable.
8. The overhead utility running through this certified survey map appears to be an electric line. The title report for this property does not indicate that a recorded easement is associated with this utility line.
9. Document No. 698908, a warranty deed, discloses existing "easements to Wisconsin Telephone Company". The title report ordered for this certified survey did not find recorded copies of easements to Wisconsin Telephone Company. Document No. 698908 does not indicate the location of the easements. Document No. 1385226 creates a 10 foot wide telephone easement. The location of its northerly end is not precisely defined in that document. That document shows an existing 10 foot wide telephone easement to the north of it. The 10 foot wide easement to the north of the easement described in Document No. 1385226 may be the easement referred to in Document No. 698908, in which case it may cover a portion of the same land as the easement described in Document No. 1977366.
10. Document No. 1889083 established a well agreement and utility easements. The owner of the property surveyed indicates that the water line was never installed from the well to the adjoining property and that the well has never been shared. The electric line has been installed. Its location was not specified in the document.



DATED: 9/20/2017



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OFFICE MAP NO. 1117-S
SHEET 5 OF 7

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, CERTIFIED SURVEY MAP NO. 4459, LOCATED IN THE SW 1/4
OF THE NW 1/4, SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owners, we hereby certify that we 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 to be submitted to the following for approval: the Dane County Zoning and Land Regulation Committee by S.75.17(1)(a), Dane County Ordinances; the Town of Middleton by S.315-23(C)(1), Town of Middleton Ordinances; and the Village of Cross Plains by S.83.09 of the Village of Cross Plains Land Division and Subdivision Ordinance.

Kevin J. Snitchler

Catherine M. Snitchler

State of Wisconsin)

Dane County)ss.

Personally came before me this _____ day of _____, _____, the
above named owner(s) to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My commission expires _____

CONSENT OF MORTGAGEE

_____, Inc., a corporation organized and existing under and by virtue of the laws
of the State of _____, mortgagee of the above described lands, does hereby
consent to the above owners' certificate and to the surveying, dividing, mapping and
dedicating of the lands described on this certified survey map. In witness whereof,
said _____, Inc. has caused these presents to be signed by its corporate
officers listed below at _____, _____, and its corporate seal to
hereunto affixed this _____ day of _____, _____.

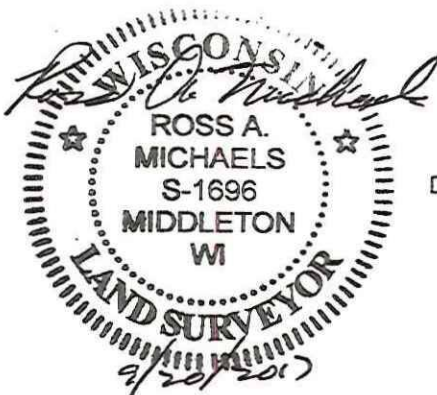
State of _____)

County of _____)ss.

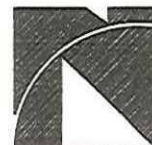
Personally came before me this _____ day of _____, _____, the
above named officer(s) to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, _____ County, _____

My commission expires _____



DATED: 9/20/2017



**Notbohm Michaels
Surveying, Inc.**
6314 Odana Road
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OFFICE MAP NO. 1117-S
SHEET 6 OF 7

CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 1, CERTIFIED SURVEY MAP NO. 4459, LOCATED IN THE SW 1/4
OF THE NW 1/4 , SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

TOWN OF MIDDLETON CERTIFICATE

This certified survey map is hereby approved for recording, including the acceptance of
lands and rights dedicated as shown hereon, by the action of the Town Board of the
Town of Middleton.

Approved on _____, _____

David D. Shaw, Town Clerk

Date

VILLAGE OF CROSS PLAINS APPROVAL

Approved for recording per Village of Cross Plains Board action of

_____, _____

Caitlin Stene, Village Administrator/Clerk Date

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action
of _____, 20____.

_____, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____

at _____ o'clock _____.M., and recorded in Volume _____ of Certified

Survey Maps of Dane County, Wisconsin on Pages _____.

Kristi Chlebowski, Register of Deeds



DATED: 9/20/2017



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OFFICE MAP NO. 1117-S
SHEET 7 OF 7