

**Village of Shorewood Hills
RESOLUTION R-2025-02**

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP (attached)
DIVIDING PARCELS 0709-163-2165-1 AND 0709-163-2180-1 (2816 COLUMBIA ROAD,
VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN)**

WHEREAS Rieber Family LLC has submitted a Certified Survey Map (CSM) for a proposed land division located at 2816 Columbia Road within the Village of Shorewood Hills, specifically for tax parcels 0709-163-2165-1 and 0709-163-2180-1 described as:

All of Lots 1, 2, 4, 5 and 24, Block 5, College Hills Replat and 1st Addition as recorded in Volume 6 of Plats on Pages 22-23, as document number 477292, Dane County Registration location in the Northwest Quarter of the Southwest Quarter of Section 16, Township 07 North, Range 09 East, Village of Shorewood Hills, Dane County, Wisconsin

WHEREAS the proposed map will reconfigure the two parcels into four parcels; and

WHEREAS the Plan Commission of the Village of Shorewood Hills reviewed the proposed CSM at the January 14, 2025, meeting and recommended approval;

NOW, THEREFORE, BE IT RESOLVED that the attached Certified Survey Map is hereby approved by the Village Board of the Village of Shorewood Hills.

Adopted this 21st day of January 2025.



John Imes-Village President



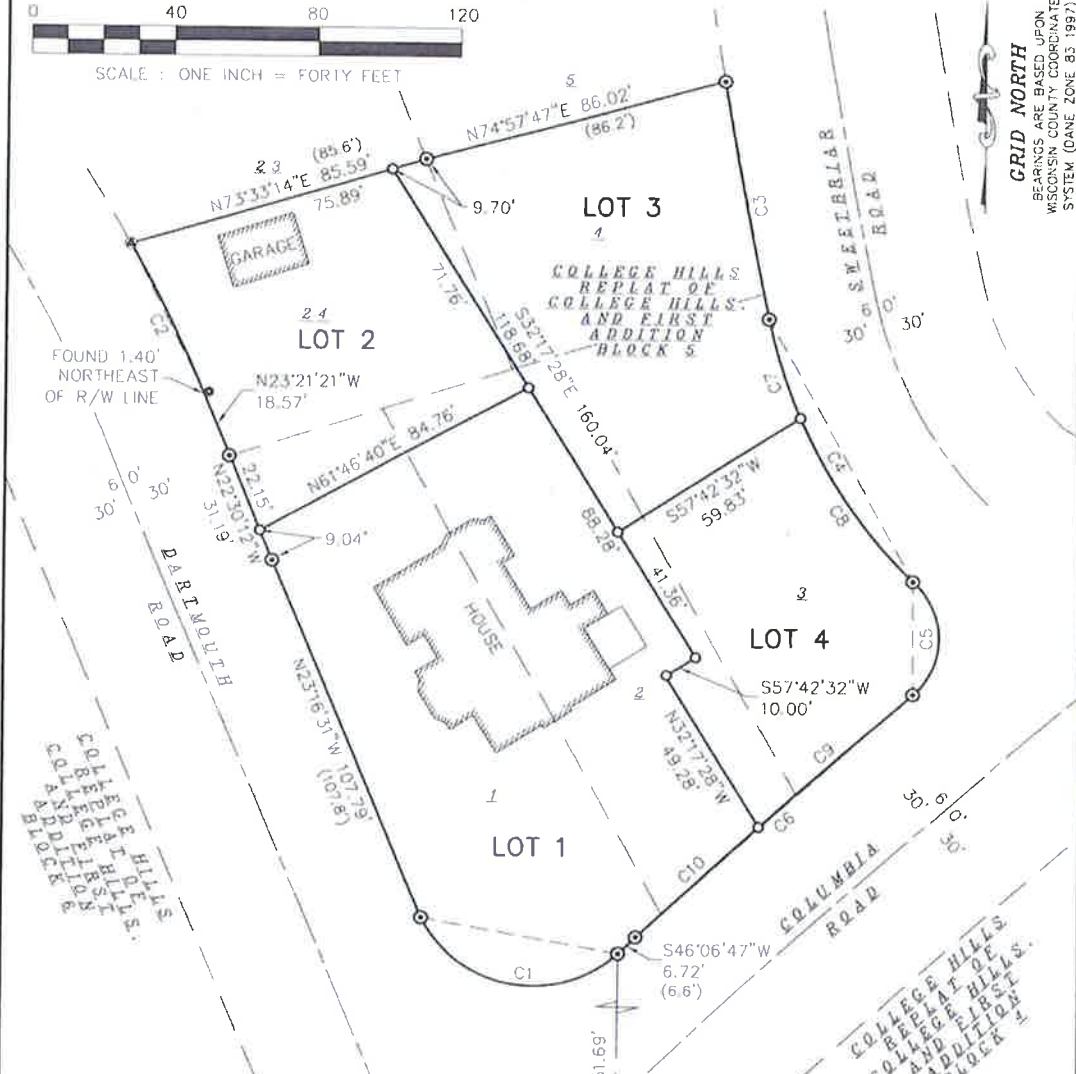
Julie Fitzgerald-Village Clerk

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1, 2, 3, 4 AND 24, BLOCK 5, COLLEGE HILLS REPLAT AND 1ST ADDITION, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGES 22-23, AS DOCUMENT NUMBER 477292, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN



GRID NORTH
BEARINGS ARE BASED UPON
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE 83 1987)



SURVEYED FOR :
Rieber Family LLC

SURVEYED BY :

Burse

surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bseinc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: December 17, 2024

Plot View: CSM1

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FOUND ALUMINUM
CAP MONUMENT AT
THE SOUTHWEST
CORNER OF
SECTION 16-07-09

FOUND BRASS CAP
MONUMENT AT THE SOUTH
QUARTER CORNER OF
SECTION 16-07-09

NOTES

1. SEE SHEET 2 FOR CURVE TABLE.
2. SEE SHEET 2 FOR BUILDING DETAILS.
3. SEE SHEET 3 FOR LEGEND.

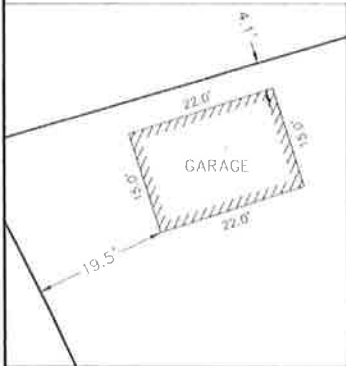
LOT AREAS

- 1 = 13,361 SQ. FT. OR 0.3067 AC.
- 2 = 6,230 SQ. FT. OR 0.1430 AC.
- 3 = 8,000 SQ. FT. OR 0.1837 AC.
- 4 = 5,522 SQ. FT. OR 0.1268 AC.



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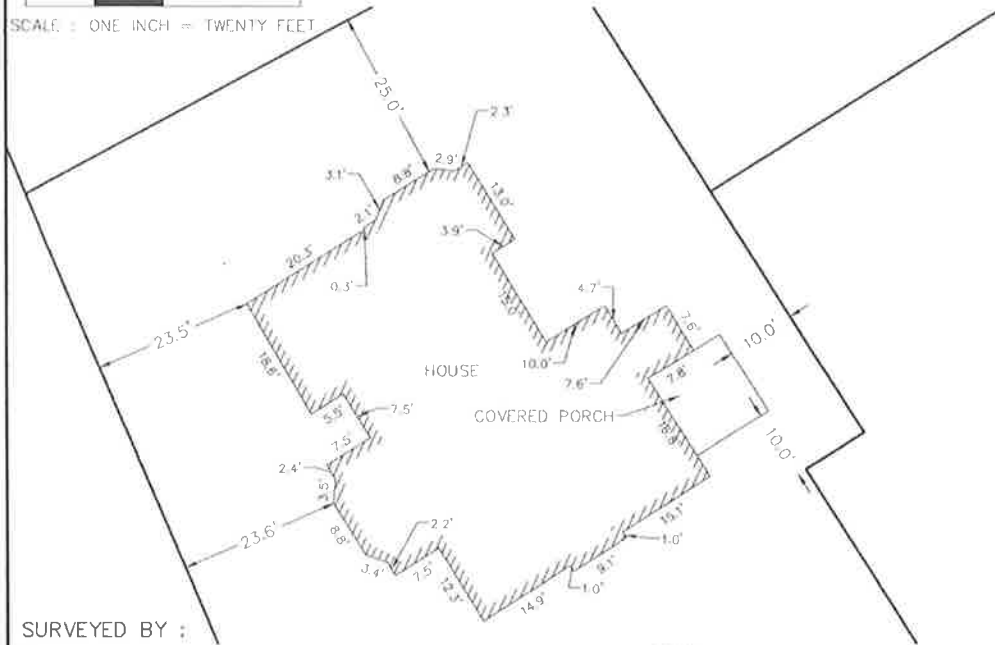


BUILDING DETAILS



SCALE : ONE INCH = TWENTY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	64.31'	34.80'	105°52'37"	N79°53'50"W	55.54'
C2	46.58'	397.00'	6°43'21"	N26°15'17"W	46.55'
C3	67.19'	1702.10'	2°15'43"	S10°55'35"E	67.19'
C4	84.35'	141.90'	34°03'25"	S29°05'39"E	83.11'
C5	36.09'	21.00'	98°28'04"	S00°23'30"E	31.81'
C6	102.28'	2750.40'	2°07'51"	S48°25'56"W	102.28'
C7	28.90'	141.90'	11°40'09"	S17°54'01"E	28.85'
C8	55.45'	141.90'	22°23'16"	S34°55'44"E	55.09'
C9	56.22'	2750.40'	1°10'16"	S48°54'43"W	56.22'
C10	46.06'	2750.40'	0°57'34"	S47°50'48"W	46.06'



SURVEYED BY :

Burse

surveying & engineering s

2801 International Lane, Suite 101
 Madison, WI 53704 608 250 9263
 Fax: 608 250 9366
 email: mburse@bse-inc.net
 www.bursesurveyeng.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: December 17, 2024

Plot View: CSM2

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CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1, 2, 3, 4 AND 24, BLOCK 5, COLLEGE HILLS REPLAT AND 1ST ADDITION, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGES 22-23, AS DOCUMENT NUMBER 477292, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN

LEGEND

- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊙ 1" IRON PIPE FOUND PINCHED
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped All of Lots 1, 2, 3, 4 and 24, Block 5, College Hills Replat and 1st Addition, as recorded in Volume 6 of Plats, on pages 22-23, as Document Number 477292, Dane County Registry, located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 07 North, Range 09 East, Village of Shorewood Hills, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest corner of said Section 16; thence South 89 degrees 35 minutes 34 seconds East along the south line of said Southwest Quarter, 1111.95 feet; thence North 00 degrees 24 minutes 26 seconds East, 1651.69 feet to the Point of Beginning, also to the north right of way of Columbia Road, also to a point of non-tangential curvature; thence 64.31 feet along the arc of a curve to the right, also along said north right of way, having a radius of 34.80 feet, through a central angle of 105 degrees 52 minutes 37 seconds and a chord bearing North 79 degrees 55 minutes 50 seconds West, 55.54 feet to the east right of way of Dartmouth Road; thence North 23 degrees 16 minutes 31 seconds West along said east right of way, 107.79 feet; thence North 22 degrees 30 minutes 12 seconds West along said east right of way, 31.19 feet; thence North 23 degrees 21 minutes 21 seconds West along said east right of way, 18.57 feet to a point of curvature; thence 46.58 feet along the arc of a curve to the left, also along said east right of way, having a radius of 397.00 feet, through a central angle of 06 degrees 43 minutes 21 seconds and a chord bearing North 26 degrees 15 minutes 17 seconds West, 46.55 feet to the west corner of said Lot 24; thence North 73 degrees 33 minutes 14 seconds East along the north line of said Lot 24, 85.59 feet to the northeast corner of said Lot 24, also to the northwest corner of said Lot 4; thence North 74 degrees 57 minutes 47 seconds East along the north line of said Lot 4, 86.02 feet to the northeast corner of said Lot 4, also to the west right of way of Sweetbriar Road, also to a point of non-tangential curvature; thence 67.19 feet along the arc of a curve to the left, also along said west right of way, having a radius of 1702.10 feet, through a central angle of 02 degrees 15 minutes 43 seconds and a chord bearing South 10 degrees 55 minutes 35 seconds East, 67.19 feet to a point of compound curvature; thence 84.35 feet along the arc of a curve to the left, also along said west right of way, having a radius of 141.90 feet, through a central angle of 34 degrees 03 minutes 25 seconds and a chord bearing South 29 degrees 05 minutes 39 seconds East, 83.11 feet to a point of reverse curvature; thence 36.09 feet along the arc of a curve to the right, also along said west right of way, having a radius of 21.00 feet, through a central angle of 98 degrees 28 minutes 04 seconds and a chord bearing South 00 degrees 23 minutes 30 seconds East, 31.81 feet to the aforementioned north right of way, also to a point of reverse curvature; thence 102.28 feet along the arc of a curve to the left, also along said north right of way, having a radius of 2750.40 feet, through a central angle of 02 degrees 07 minutes 51 seconds and a chord bearing South 48 degrees 25 minutes 56 seconds West, 102.28 feet; thence South 46 degrees 06 minutes 47 seconds West along said north right of way, 6.72 feet to the Point of Beginning, under the direction of Rieber Family LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Village of Shorewood Hills in surveying, dividing, and mapping the same.

Dated this 17 day of DECEMBER, 2024

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY:
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MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: December 17, 2024
Plot View: CSM3

\\BSE2973\dwg\Survey\BSE2973CSMv2020.dwg

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OWNER'S CERTIFICATE

Rieber Family LLC, as owner, does hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. We also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

Village of Shorewood Hills

WITNESS the hand and seal of said owners, this ___ day of _____, 202__.

Rieber Family LLC
State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ___ day of _____, 202__, the above named Rieber Family LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____
My commission expires/is permanent: _____

VILLAGE BOARD OF TRUSTEES RESOLUTION

Resolved that this certified survey map located in the Village of Shorewood Hills was hereby approved by the Board of Trustees by Resolution Number _____; and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the Village of Shorewood Hills for public use.

Dated this _____ day of _____, 202__.

Board Member, Village of Shorewood Hills

VILLAGE CLERK'S CERTIFICATE

As the duly appointed/elected Village Clerk of Shorewood Hills, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in Certified Survey Map.

Dated _____
Village Clerk

SURVEYED BY :
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MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: December 17, 2024
Plot View: CSM4

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CONSENT OF MORTGAGEE

Settler's best Credit Union, a banking association duly organized and existing under and by virtue 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 Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said Settler's best Credit Union, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of 20____.

Authorized Representative

State of Wisconsin)
County of Dane)ss.

Personally came before me this ____ day of _____, 20____, its _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

surveying & engineering s

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DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: December 17, 2024
Plot View: CSM5

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Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20____ at

_____ o'clock ____M as

Document No. _____

in _____

Register of Deeds