



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: 4

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: Current: A-T Proposed: R-LM, B-G and A-S

6. Current Owner of Property: Joseph and Karen Rueden

Address: 5329 LACY ROAD Phone No: 212-4198

7. Contact Person: RON KLAAS

Email: RKLAAS@DONOFRIO.CC

Address: 7530 WESTWARD WAY 53717 Phone No: 833-7530

8. Submission of legal description in electronic format (MS Word or plain text) by email to: 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: 

Owner's or Authorized Agent's Signature

RONALD R. KLAAS

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: _____

Ordinance Section No. _____ Fee Paid: _____

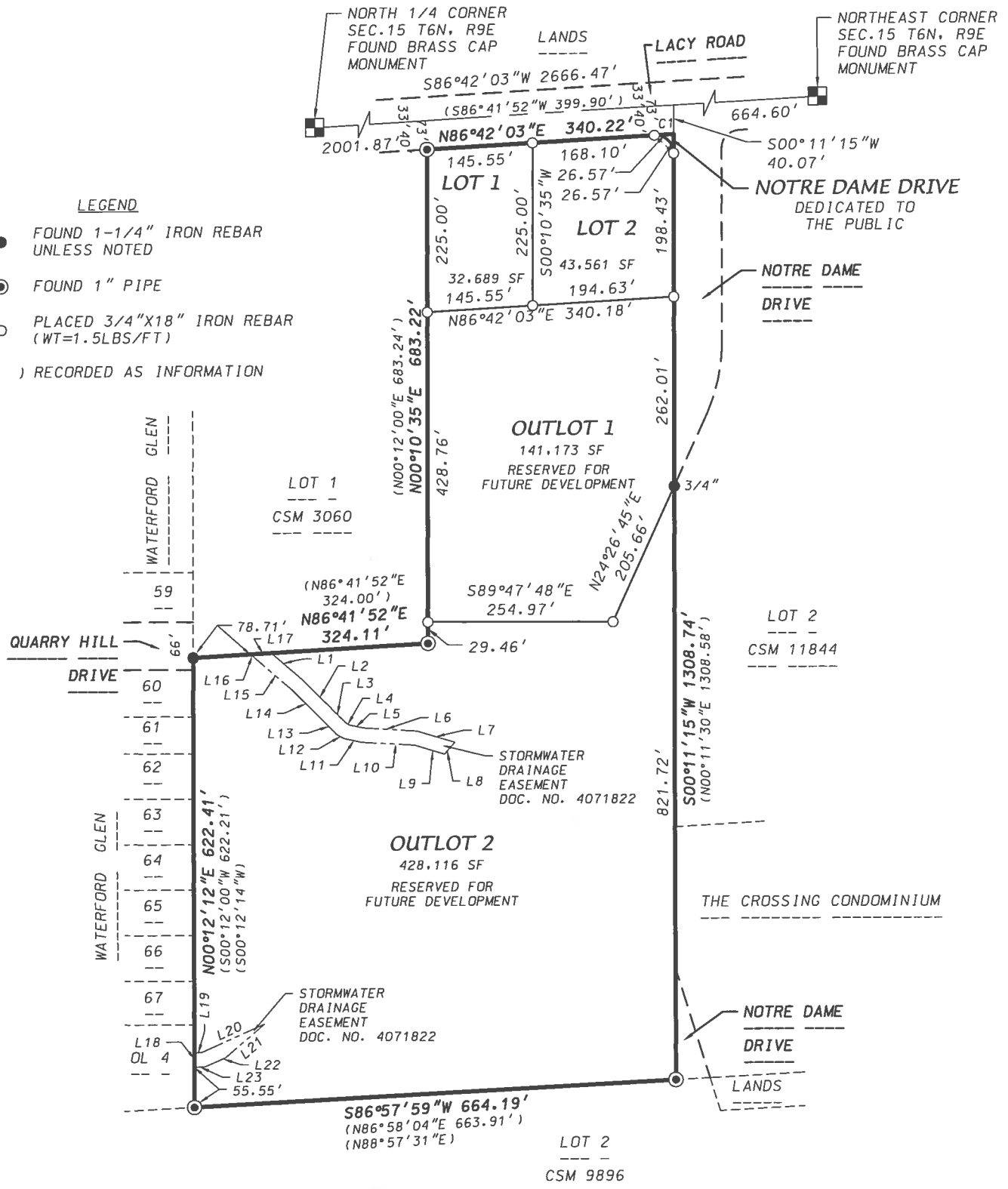
Permit Request No. _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 3060, LOCATED IN THE NE1/4 OF THE NE1/4 SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LEGEND

- FOUND 1-1/4" IRON REBAR UNLESS NOTED
- ⊙ FOUND 1" PIPE
- PLACED 3/4"X18" IRON REBAR (WT=1.5LBS/FT)
- () RECORDED AS INFORMATION

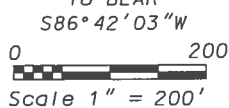


CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	36.41	40.79	S46°33'21"E	93°29'12"



THE NORTH LINE OF THE NE1/4 OF SECTION 15, T6N, R9E IS ASSUMED TO BEAR



DATE: February 13, 2017
 F.N.: 16-07-126
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

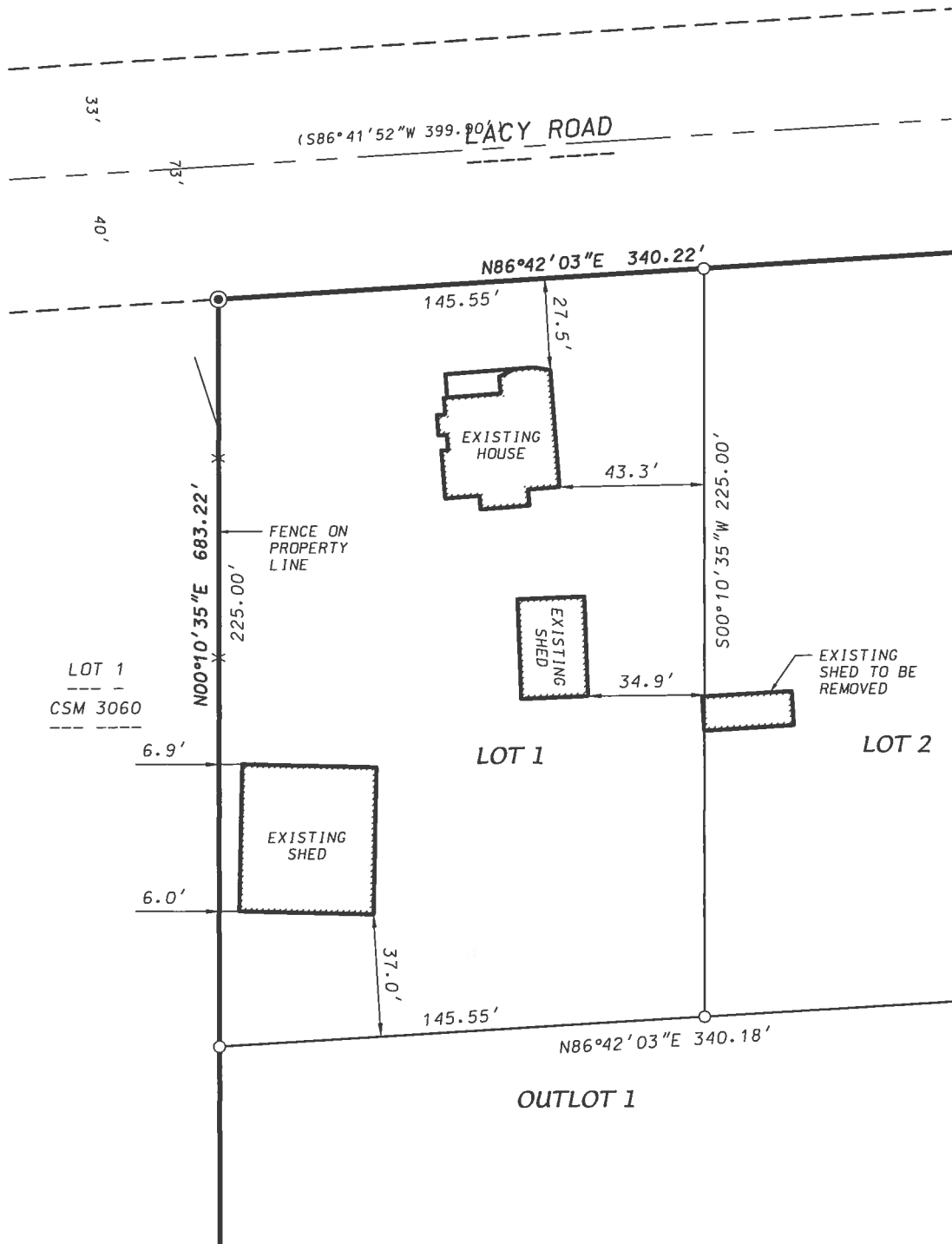
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 3060, LOCATED IN THE NE1/4 OF THE NE1/4 SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



THE NORTH LINE OF THE
NE1/4 OF SECTION 15,
T6N, R9E IS ASSUMED
TO BEAR

$S86^{\circ}42'03''W$

0 50

Scale 1" = 50'

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SHEET 2 OF 5

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 3060, LOCATED IN THE NE1/4 OF THE NE1/4 SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 2, Certified Survey Map No. 3060, recorded in Volume 12 of Certified Survey Maps on pages 59-61 as Document Number 1603724, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 645,694 square feet (14.823 acres).

Dated this _____ day of _____, 2017.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Outlots 1 and 2 are private and reserved for future development.
2. Refer to building site information contained in the Dane County Soil Survey.
3. The lots of this Certified Survey Map are subject to the following recorded instruments:
 - Perpetual Joint Well Agreement recorded as Doc. No. 1627688.
 - Private Sewage System Rehabilitation Agreement recorded as Doc. No. 1859659.
 - Temporary Construction Easement Agreement recorded as Doc. No. 4071825.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
1	S48°53'57"E	56.78'
2	S45°01'12"E	56.37'
3	S43°51'03"E	27.62'
4	S59°45'37"E	6.20'
5	S77°28'36"E	19.41'
6	S86°35'29"E	74.20'
7	S72°54'57"E	54.57'
8	S40°44'33"W	21.84'
9	N72°54'57"W	43.41'
10	N86°35'29"W	73.40'
11	N77°28'36"W	24.12'
12	N59°45'37"W	12.12'
13	N43°51'03"W	30.21'
14	N45°01'12"W	55.49'
15	N48°50'57"W	70.12'
16	N51°05'31"W	6.60'
17	N86°41'52"E	29.00'
18	N00°12'12"E	20.01'
19	N88°12'57"E	9.61'
20	N65°53'28"E	95.90'
21	S49°30'19"W	70.90'
22	S65°53'28"W	31.83'
23	S88°12'57"W	14.25'


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OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided mapped and dedicated as represented on this map. We also certify that this map is required by s.236.34, Wisconsin State Statutes and by Chapter 15, City of Fitchburg Land Division Ordinance, to be submitted to the City of Fitchburg approval.

IN WITNESS WHEREOF, said owners have caused these presents to be signed this _____ day of _____, 2017.

Joseph P. Rueden

Karen W. Rueden

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2017, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____


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CITY OF FITCHBURG CERTIFICATE

This Certified Survey Map, including any dedications and public easements shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.


By: Patti Anderson, City Clerk

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017 at _____ and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds


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