

Rec. 1.015175 11/17/17 RB



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: 2

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: R-H

6. Current Owner of Property: Fahey Land LLC

Address: 5376 Irish Lane, Fitchburg, WI 53711 **Phone No:** _____

7. Contact Person: D'Onofrio Kottke & Assoc.

Email: bstoffregan@donofrio.cc

Address: 7530 Westward Way, Madison, WI 53717 **Phone No:** 608-833-7530

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:  Brett Stoffregan

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.

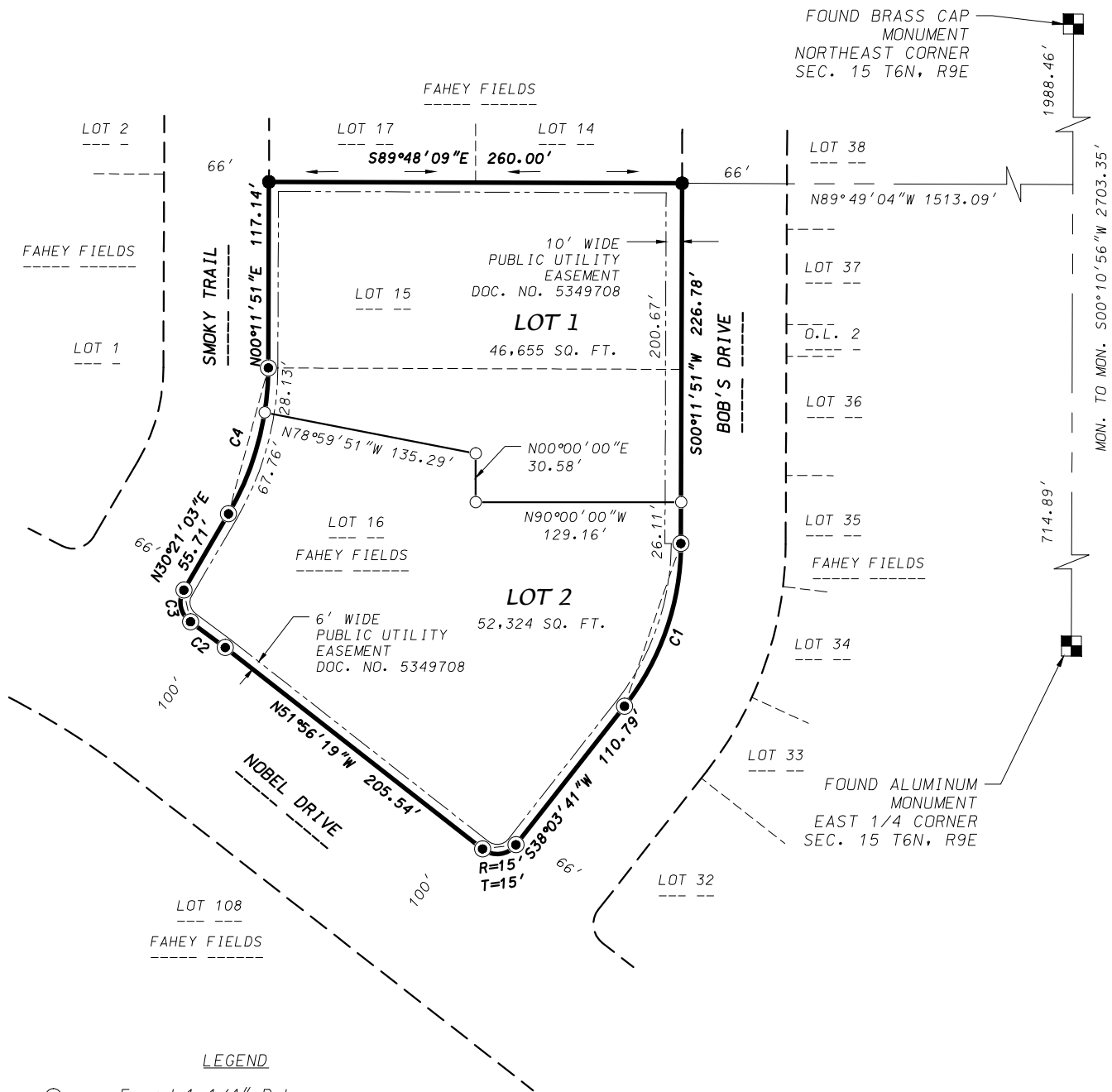
For City Use Only: **Date Received:** 11/17/2017

Ordinance Section No. _____ **Fee Paid:** \$875.⁰⁰

Permit Request No. CS-2180-17

CERTIFIED SURVEY MAP

LOTS 15 AND 16, FAHEY FIELDS, LOCATED IN THE SW1/4 OF THE NE1/4 SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

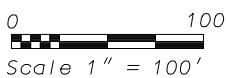


LEGEND

- Found 1-1/4" Rebar
- Found 3/4" Rebar
- Placed 3/4" x 18" Rebar, weighing 1.5 lbs/ft.
- ← Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the City Engineer. (Doc. No. 5349708)



THE EAST LINE OF THE
NE1/4 OF SECTION 16,
T6N, R9E IS ASSUMED TO
BEAR S00°10'56"W



FOUND BRASS CAP
MONUMENT
NORTHEAST CORNER
SEC. 15 T6N, R9E

1988.46'

N89°49'04"W 1513.09'

LOT 38

LOT 37

O.L. 2

LOT 36

LOT 35

FAHEY FIELDS

LOT 34

LOT 33

FOUND ALUMINUM
MONUMENT
EAST 1/4 CORNER
SEC. 15 T6N, R9E

714.89'

MON. TO MON. S00°10'56"W 2703.35'

DATE: November 15, 2013

F.N.: 17-07-122

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

LOTS 15 AND 16, FAHEY FIELDS, LOCATED IN THE SW1/4 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:
 Lots 15 and 16, Fahey Fields, recorded in Volume 60-079A of Plats on pages 429-434 as Document Number 5349708, Dane County Registry, located in the SW1/4 of the NE1/4 Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 98,979 square feet (2.272 acres).

Dated this _____ day of _____, 2017.

 Brett T. Stoffregan, Professional Land Surveyor S-2742

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		167.00	108.36	110.36	S19°07'46"W	037°51'50"	
2		550.00	27.23	27.24	N53°21'26"W	002°50'14"	OUT-N54°46'33"W
3		15.00	20.29	22.29	N12°12'45"W	085°07'36"	
4		183.00	95.20	96.31	N15°16'27"E	030°09'12"	
	2	183.00	67.76	68.15	N19°40'54"E	021°20'18"	
	1	183.00	28.13	28.15	N04°36'18"E	008°48'54"	



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CERTIFIED SURVEY MAP

LOTS 15 AND 16, FAHEY FIELDS, LOCATED IN THE SW1/4 OF THE NE1/4
SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Fahey Land, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Fahey Land, LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said Fahey Land, LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2017.

Fahey Land, LLC

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

Personally came before me this _____ day of _____, 2017, the above named person(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 _____



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CITY OF FITCHBURG CERTIFICATE

This Certified Survey Map, including any dedications and public easements shown hereon, 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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