



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: 1

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: RL-1 to PD-GIP

6. Current Owner of Property: 2851 Ski Lane LLC c/o Matt Meier

Address: 345 W Washington Ave. #301, Madison, WI 53703

Phone No: 608-268-8106

7. Contact Person: Jessica Vaughn, JSD Professional Services, Inc.

Email: jessica.vaughn@jsdinc.com

Address: 161 Horizon Drive, Suite 101, Verona, WI 53593

Phone No: 608-848-5060

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: *Matthew D. Meier*

Matthew D. Meier

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: _____

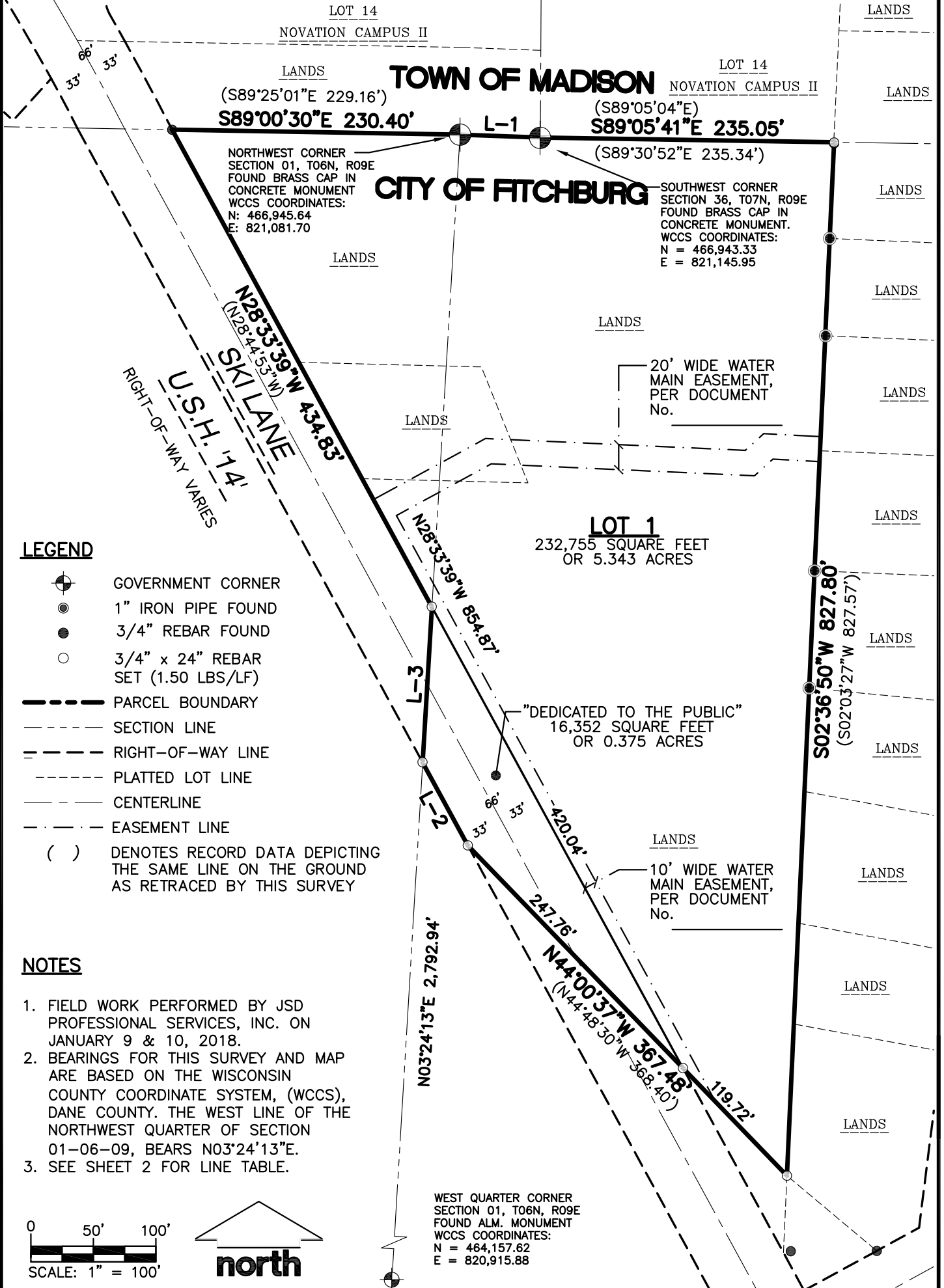
Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

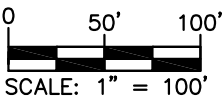


LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CENTERLINE
- EASEMENT LINE
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 9 & 10, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 01-06-09, BEARS N03°24'13"E.
3. SEE SHEET 2 FOR LINE TABLE.



File: I:\2017\178230\DWG\178230_P-CSM-Fitchburg.dwg Layout: Sheet 1 User: jk Plotted: May 14, 2018 - 1:03pm

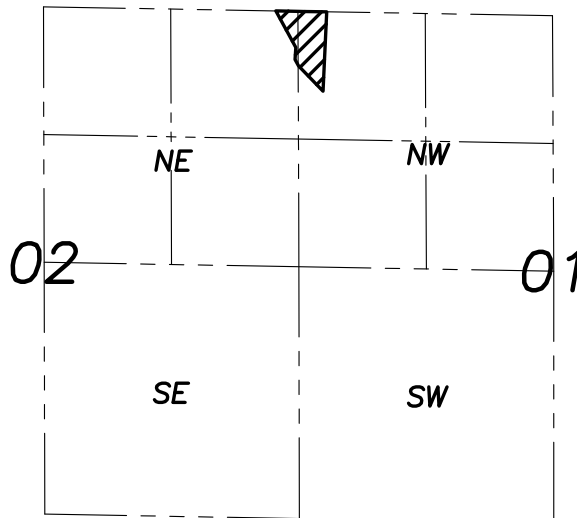
<p>PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)648-5060</p>	<p>PREPARED FOR: THE ALEXANDER COMPANY 345 WEST WASHINGTON AVENUE, SUITE 301 MADISON, WI 53703</p>	<p>PROJECT NO: 17-8230 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 4</p>	<p>SURVEYED BY: CJO DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB</p>
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

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CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LINE TABLE			
LINE	BEARING	DISTANCE	
L-1	S87°56'27"E	64.29'	(S88°03'E 64.36')
L-2	N28°33'39"W	75.47'	(N28°54'30"W 75.80')
L-3	N03°24'13"E	124.67'	(N02°59'37"E 125.18')



north
 LOCATION SKETCH
 SECTION 01 & 02, T06N, R09E,

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2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 01-06-09, BEARS N03°24'13"E.

PREPARED BY:

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)648-5060

PREPARED FOR:

THE ALEXANDER
 COMPANY
 345 WEST WASHINGTON
 AVENUE, SUITE 301
 MADISON, WI 53703

PROJECT NO: 17-8230

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 2 OF 4

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CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 01, AFORESAID; THENCE SOUTH 87 DEGREES 56 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 01, AFORESAID, 64.29 FEET TO THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST; THENCE SOUTH 89 DEGREES 05 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 01, AFORESAID, 235.05 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 50 SECONDS WEST, 827.80 FEET TO THE CENTERLINE OF OLD U.S. HIGHWAY 14; THENCE NORTH 44 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE CENTERLINE AND EXTENSION THEREOF, 367.48 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SKI LANE (OLD U.S. HIGHWAY 14); THENCE NORTH 28 DEGREES 33 MINUTES 39 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 75.47 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 13 SECONDS EAST, 124.67 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SKI LANE (OLD U.S. HIGHWAY 14); THENCE NORTH 28 DEGREES 33 MINUTES 39 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 434.83 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 02, AFORESAID; THENCE SOUTH 89 DEGREES 00 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE, 230.40 FEET TO THE POINT OF BEGINNING.

LOT 1 CONTAINS 232,755 SQUARE FEET OR 5.343 ACRES AND DEDICATED LANDS CONTAINS 16,352 SQUARE FEET OR 0.375 ACRES FOR A TOTAL OF 249,107 SQUARE FEET OR 5.718 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THE ALEXANDER COMPANY, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

2851 SKI LANE, 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID 2851 SKI LANE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2018.

2851 SKI LANE

BY: _____

***** ***** , MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED 2851 SKI LANE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)648-5060

PREPARED FOR:

THE ALEXANDER
COMPANY
345 WEST WASHINGTON
AVENUE, SUITE 301
MADISON, WI 53703

PROJECT NO: 17-8230

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FIELDBOOK/PG: -

SHEET NO: 3 OF 4

SURVEYED BY: CJO

DRAWN BY: JK

CHECKED BY: TJB

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CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF 2851 SKI LANE, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS ___ DAY OF _____, 2018.

**** *. ***** , VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF FITCHBURG PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF FITCHBURG PLAN COMMISSION ACTION OF _____, 2018.

**** *. **** ,
SECRETARY,
CITY OF FITCHBURG PLAN COMMISSION

DATE

CITY OF FITCHBURG BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON THIS ___ DAY OF _____, 2018.

PATTI ANDERSON, CLERK
CITY OF FITCHBURG

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ___ AT _____ O'CLOCK ___ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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