



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: PDD

6. Current Owner of Property: Fitchburg Commercial Properties LLC

Address: 6515 Grand Teton Plaza Madison, WI 53719 Phone No: 608-833-7600

7. Contact Person: Will Kottler

Email: wkottler@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:  Will Kottler  
 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.

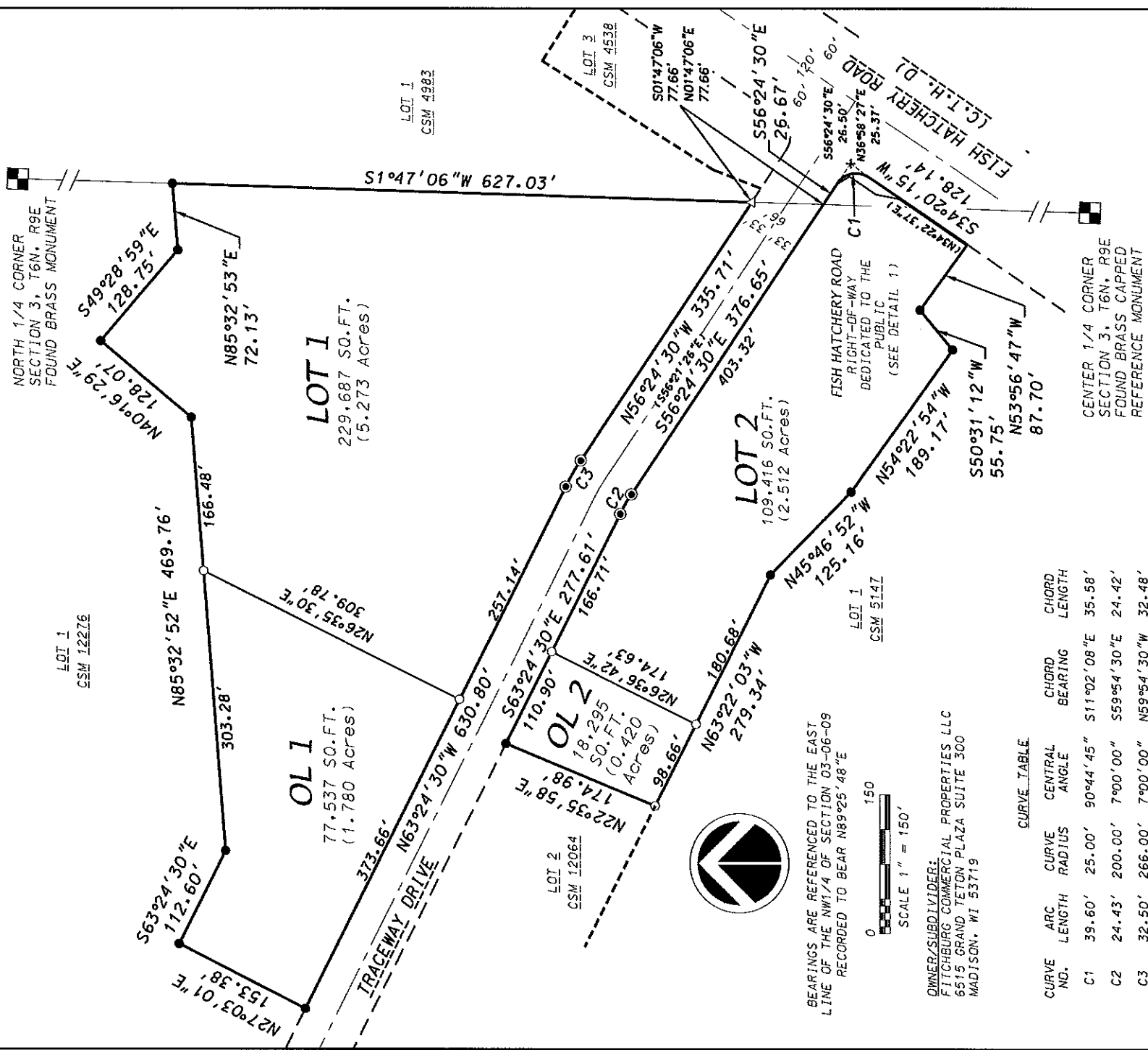
For City Use Only: Date Received: 10-23-18

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$875

Permit Request No. CS-2248-18

# CERTIFIED SURVEY MAP

ALL OF LOT 3, CERTIFIED SURVEY MAP 12064, AND ALL OF LOT 2, CERTIFIED SURVEY MAP 12276, BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW1/4 OF SECTION 03-06-09 RECORDED TO BEAR N89°25'48"E

OWNER/SUBDIVIDER:  
 FITCHBURG COMMERCIAL PROPERTIES LLC  
 6515 GRAND TETON PLAZA SUITE 300  
 MADISON, WI 53719

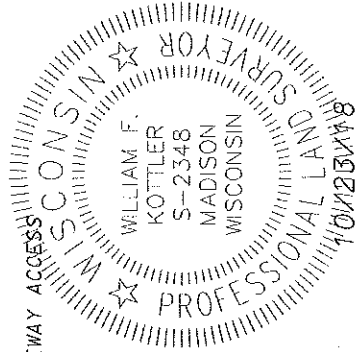
CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.60'	25.00'	90°44'45"	S11°02'08"E	35.58'
C2	24.43'	200.00'	7°00'00"	S59°54'30"E	24.42'
C3	32.50'	266.00'	7°00'00"	N59°54'30"W	32.48'

**GENERAL NOTES**

- NO BUILDINGS EXIST ON THE SURVEYED PARCEL.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS TO FISH HATCHERY ROAD.

- LEGEND**
- PLACED 3/4" X 18" IRON REBAR (WT = 1.5LB/FT)
  - FOUND 1-1/4" IRON REBAR
  - FOUND 3/4" IRON REBAR
  - + CHISELED 'X' FOUND
  - △ PK NAIL FOUND



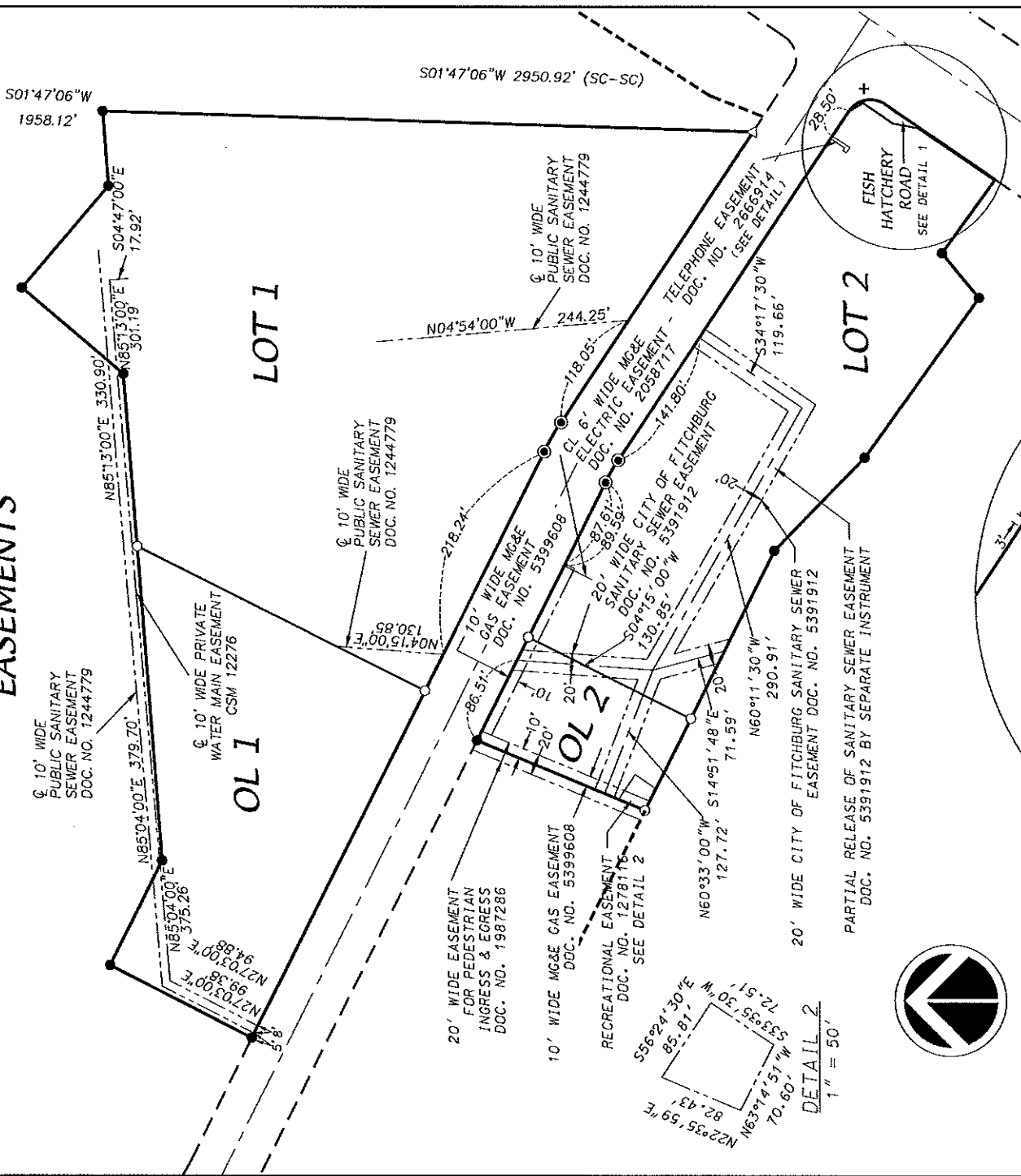
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7550 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

DATE: October 23, 2018  
 F.N.: 18-05-128  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

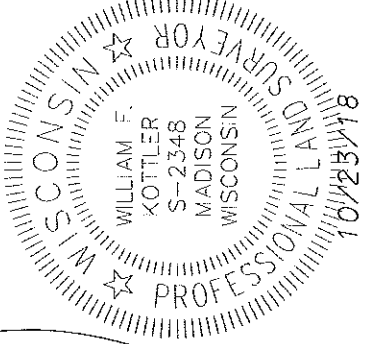
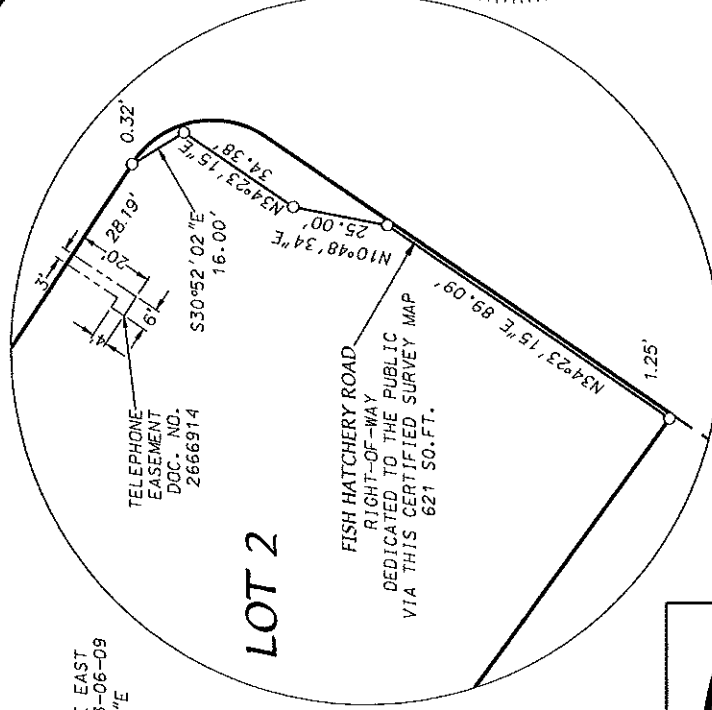
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## EASEMENTS



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DETAIL 1  
 1" = 50'

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BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3,  
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

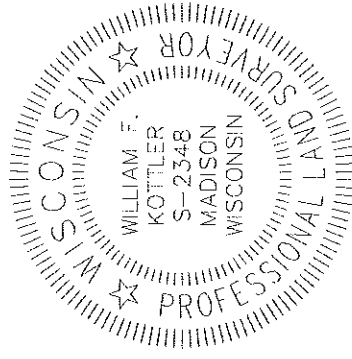
### SURVEYOR'S CERTIFICATE


I, William F. Kottler, Professional Land Surveyor, S-2348, 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 correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

All of Lot 3, Certified Survey Map Number 12064, recorded as Document Number 4280556, Dane County Registry, located in part of the SE1/4 of the NW1/4 and part of the SW1/4 of the NE1/4 of Section 3, and all of Lot 2, Certified Survey Map Number 12276, recorded as Document Number 4364106, Dane County Registry, located in part of the SE1/4 of the NW1/4 of Section 3, all in T6N, R9E, City of Fitchburg, Dane County, Wisconsin,  
Containing 435.556 square feet (10.000 acres).

Dated this 23<sup>rd</sup> day of October, 2018.

William F. Kottler, Professional Land Surveyor, S-2348



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SHEET: 3 of 5

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BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 3,  
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

### OWNER'S CERTIFICATE

Fitchburg Commercial Properties, 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.

Fitchburg Commercial Properties, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said Fitchburg Commercial Properties, LLC has caused these presents to

be signed by said member(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

FITCHBURG COMMERCIAL PROPERTIES, LLC

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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 expires: \_\_\_\_\_.

### CONSENT OF CORPORATE MORTGAGEE

Bank Mutual, a corporation duly organized and existing under and by virtue of the laws 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, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Bank Mutual has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto

affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BANK MUTUAL  
(a Wisconsin Banking Corporation)

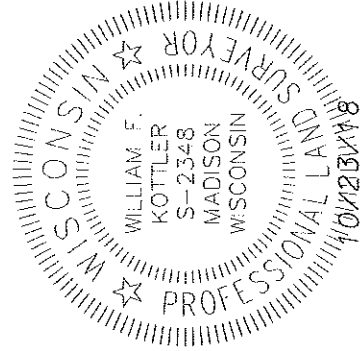
By: \_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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 expires: \_\_\_\_\_.



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### CITY OF FITCHBURG APPROVAL

This Certified Survey, including any dedication shown thereon, has been filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin,


this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

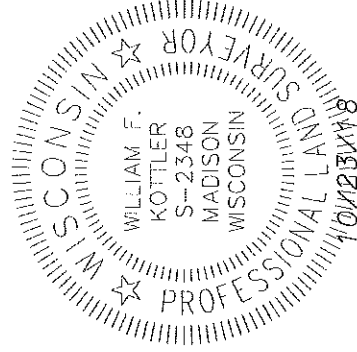
\_\_\_\_\_  
Patti Anderson  
City of Fitchburg Clerk

### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Certified Survey Maps  
on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

  
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