



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 Parcel, (Consolidation of 3 existing platted lots)

4. No. Of Buildable Lots Proposed: One

5. Zoning District: R-HA; Former R-4 Residential

6. Current Owner of Property: Frank M. Gribble

Address: 218 Van Deusen Street, Madison, WI 53715 **Phone No:** Contact Surveyor

7. Contact Person: Michael S. Marty, P.L.S.

Email: mmar@vierbicher.com

Address: Vierbicher, 999 Fourier Drive, Suite 201, Madison, WI 53717 **Phone No:** (608) 821-3955

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: Michael S. Marty Michael S. Marty, P.L.S.
 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. _____

LEGAL DESCRIPTION

All of Lots 269, 270, and 271, SEVENTH ADDITION TO SEMINOLE FOREST, as recorded in Volume 56-8B of Plats, on page 20, as Document Number 1963346, Dane County Registry and located in the Northwest Quarter of the Northeast Quarter of Section 08, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin. Containing 51,419 square feet or 1.18 acres more or less.

CERTIFIED SURVEY MAP No.

LOTS 269, 270 & 271, SEVENTH ADDITION TO SEMINOLE FOREST, AS RECORDED IN VOLUME 56-8B OF PLATS, ON PAGE 20, AS DOCUMENT NUMBER 1963346, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE NORTH LINE OF NE 1/4 OF SECTION 8 MEASURED AS BEARING N89°05'03"E

(N88°41'06"E 2619.47')
(N89°05'03"E 2619.34')

GRAPHIC SCALE FEET



SCALE: 1" = 50'

NORTH 1/4 CORNER OF SEC. 8-06-09 BRASS CAP OF RECORD FD. MEASURED COORDS.: N=461234.843 E=802128.000

NE 1/4 CORNER OF SEC. 8-06-09 BRASS CAP OF RECORD FD. MEASURED COORDS.: N=461276.713 E=804747.001

372.42'

2246.92'

SEMINOLE CENTRE CONDOMINIUM PLAT

POB

EXISTING 12' UTILITY EASEMENT PER PLAT, DOC. #1963346

EXISTING 10' UTILITY EASEMENT PER PLAT, DOC. #1963346

(N68°52'09"W) N68°29'27"W 26.81'

(N52°42'43"E) N54°59'37"E 140.05'

SEMINOLE CENTRE PUBLICLY DEDICATED STREET ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER

20' WATER MAIN AND DRY UTILITY EASEMENT

EASEMENT

LOI 273

LOI 272

LOT 1

1.18 Acres
51419 Sq. Ft.

SEVENTH ADDITION OF SEMINOLE FOREST

EXISTING UTILITY EASEMENT PER PLAT, DOC. # 1963346 AND 6' R/W GRANT UNDERGROUND ELECTRIC TO MG&E, DOC. #2468729

SURVEY LEGEND

- SECTION CORNER MONUMENT
- FOUND 1- 1/4" Ø IRON ROD
- FOUND 2" IRON PIPE
- FOUND 3/4" Ø IRON ROD
- SET 3/4" Ø x 24" SOLID IRON ROD WT. 1.50 lbs./lin.ft. MIN.
- () RECORDED AS INFORMATION

NOTES:

1. See sheets 2 for Curve Table and Additional Notes.
2. See sheet 3 for Easements.
3. Utility easement sidelines are to be prolonged or shortened to terminate on property line.

23 May 2017 - 12:39p M:\Madison Property Mgmt\160203_Seminole Centre Ct, Fitchburg\CADD\160203_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 160203
DATE: 05/23/2017
REV:
Drafted By: DGUL
Checked By: MMAR

SURVEYED FOR:
Madison Property Management, LLC
1202 Regent Street
Madison, WI 53715

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 3

CERTIFIED SURVEY MAP No. _____

LOTS 269, 270 & 271, SEVENTH ADDITION TO SEMINOLE FOREST, AS RECORDED IN VOLUME 56-8B OF PLATS, ON PAGE 20, AS DOCUMENT NUMBER 1963346, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor No. S-2452, do hereby certify to the best of my knowledge and belief, and under the direction of Frank M. Gribble, owner, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries and the subdivision of the land surveyed 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 State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: _____

Signed: _____
Michael S. Marty, P.L.S. No. S-2452

LEGAL DESCRIPTION

Lots 269, 270 & 271, Seventh Addition to Seminole Forest, as recorded in Volume 56-8B of Plats, on page 20, as Document Number 1963346, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 8, Township 06 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin

Containing 51,419 square feet or 1.18 acres, more or less.

NOTES:

1. This CSM is subject to Amended and Restated Declaration of Covenants, Restrictions and Conditions for the Plats of Seminole Forest, recorded as Document No. 2512483.
2. This CSM is subject to any and all agreements and easements of record and those that may have not been recorded.
3. Before any digging, boring, construction, etc. is done on or near the lands in this subdivision, Digger's Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
4. The Water Main Easements (Document No. 1963346 & 2074025) and Underground Electrical Easements (Document No. 2468729 & 2123463) located on Lots 269 and 270 of Seventh Addition of Seminole Forest have been released by an instrument recorded as Document No. _____, and therefore have not been shown.

23 May 2017 - 12:36p M:\Madison Property Mgmt\160203_Seminole Centre Ct, Fitchburg\CADD\160203_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 160203
DATE: 05/23/2017
REV:
Drafted By: DGUL
Checked By: MMAR

SURVEYED FOR:
Madison Property
Management, LLC
1202 Regent Street
Madison, WI 53715

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
2 OF 3**

CERTIFIED SURVEY MAP No. _____

LOTS 269, 270 & 271, SEVENTH ADDITION TO SEMINOLE FOREST, AS RECORDED IN VOLUME 56-8B OF PLATS, ON PAGE 20, AS DOCUMENT NUMBER 1963346, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

FITCHBURG CITY COUNCIL CERTIFICATE

This Certified Survey Map, including any dedications shown hereon, has been duly filed with, accepted, and approved for recording by the City of Fitchburg, Dane County, Wisconsin on this _____ day of _____, 2017.

Signed this _____ day of _____, 2017.

Patti Anderson, City Clerk, Fitchburg

OWNER'S CERTIFICATE OF DEDICATION

Frank M. Gribble, as owner, does hereby certify that he consents to the land described on this Certified Survey to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. Frank M. Gribble does further certify that this Certified Survey Map is required to be submitted to the following for approval:

- City of Fitchburg, City Council

IN WITNESS WHEREOF, the said Frank M. Gribble, owner, has caused these presents to be signed on this _____ day of _____, 2017.

Frank M. Gribble, Owner

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this ___ day of _____, 2017, Frank M. Gribble, owner, to me known to be the person who executed the foregoing instrument, and to me known to be such, acknowledged that he executed the foregoing instrument.

Notary Public, Dane County, Wisconsin
My Commission Expires _____

CONSENT OF MORTGAGEE

_____, a banking association 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 dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 2017.

By: _____

State of Wisconsin)
)ss.
County of _____)

Personally came before me this _____ day of _____, 2017, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.


Notary Public, State of Wisconsin
My Commission expires: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017. at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds

23 May 2017 - 12:37p M:\Madison Property Mgmt\160203_Seminole Centre Ct, Fitchburg\CADD\160203_CSM.dwg by: mmar

vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530		FN: 160203 DATE: 05/22/2017	SURVEYED FOR: Madison Property Management, LLC 1202 Regent Street Madison, WI 53715	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 3
		REV: Drafted By: DGUL Checked By: MMAR			