



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
- INVESTMENT
- Two-Family Residential
- Multi-Family Residential
- Commercial/Industrial

3. No. of Parcels Proposed: 3

4. No. Of Buildable Lots Proposed: 0

5. Zoning District: AX & AS

6. Current Owner of Property: Thomas and Jeanne Caine

Address: 5076 Byrne Road, Fitchburg, WI 53575 Phone No: 608-225-9883

7. Contact Person: Kelly Sweeney / The Stark Company

Email: ksweeney@starkhomes.com

Address: 4509 Cottage Grove Road, Madison, WI 53716 Phone No: 608347-9304

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: *Kelly Sweeney* Kelly Sweeney
 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: \$1,025

Permit Request No. CS-2240-18



**BIRRENKOTT
SURVEYING, INC.**

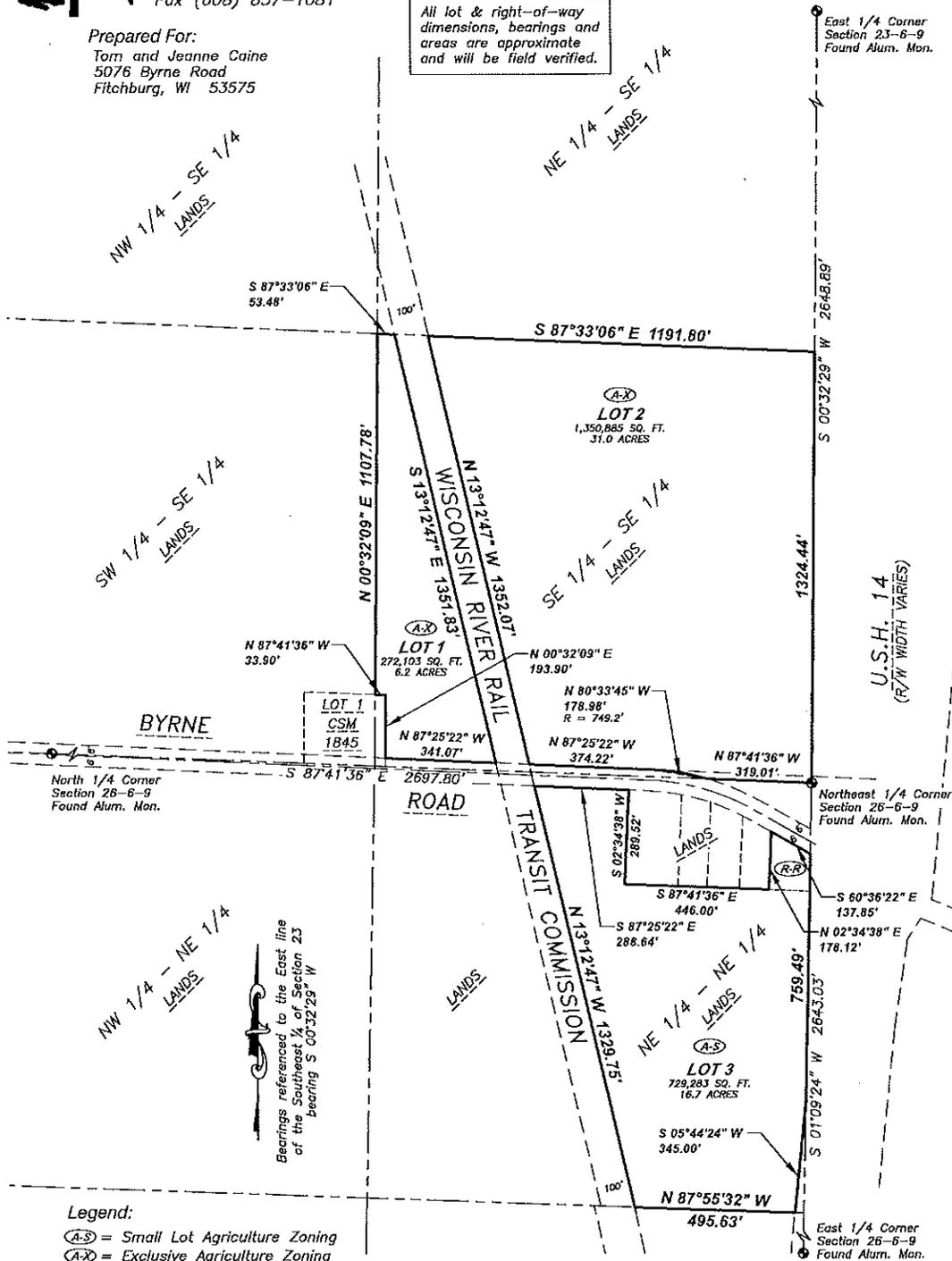
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Prepared For:
Tom and Jeanne Caine
5076 Byrne Road
Fitchburg, WI 53575

PRELIMINARY CERTIFIED SURVEY MAP

Part of the Southeast 1/4 of the Southeast 1/4 of
Section 23 and part of the Northeast 1/4 of the
Northeast 1/4 of Section 26, all located in T8N, R9E,
City of Fitchburg, Dane County, Wisconsin

All lot & right-of-way
dimensions, bearings and
areas are approximate
and will be field verified.



North 1/4 Corner
Section 26-6-9
Found Alum. Man.

East 1/4 Corner
Section 23-6-9
Found Alum. Man.

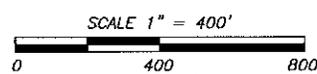
Northeast 1/4 Corner
Section 26-6-9
Found Alum. Man.

East 1/4 Corner
Section 26-6-9
Found Alum. Man.

Bearings referenced to the East line
of the Southeast 1/4 of Section 23
bearing S 00°32'29" W

- Legend:
- (A-S) = Small Lot Agriculture Zoning
 - (A-X) = Exclusive Agriculture Zoning
 - (R-R) = Rural Residential Zoning

SHEET 1 OF X
Office Map No. 180927



CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

LOT 1 DESCRIPTION:

Part of the Southeast ¼ of the Southeast ¼ of Section 23, located in T6N, R9E, City of Fitchburg, Dane County, Wisconsin, more fully described as follows: Commencing at the Northeast ¼ Corner of said Section 26; thence N 87°41'36" W, 1315.00 feet to the East line of Lot 1, Certified Survey Map No. 1845; thence along said East line, N 00°32'09" E, 26.10 feet to the North right-of-way line of Byrne Road and the point of beginning; thence continuing along said East line, N 00°32'09" E, 193.90 feet to the North line of said Lot 1; thence along said North line, N 87°41'36" W, 33.90 feet to the West line of said Southeast ¼ of the Southeast ¼; thence along said West line, N 00°32'09" E, 1107.78 feet to the North line of said Southeast ¼ of the Southeast ¼; thence along said North line, S 87°33'06" E, 53.48 feet to the West right-of-way line of the Wisconsin River Rail Transit Commission rail corridor; thence along said West line, S 13°12'47" E, 1351.83 feet to the said North right-of-way line of Byrne Road; thence N 87°25'22" W, 341.07 feet to the point of beginning; Contains 272,103 square feet, or 6.2 acres.

LOT 2 DESCRIPTION:

Part of the Southeast ¼ of the Southeast ¼ of Section 23, located in T6N, R9E, City of Fitchburg, Dane County, Wisconsin, more fully described as follows: Beginning at the Northeast ¼ Corner of said Section 26; thence N 87°41'36" W, 319.01 feet along the North line of said Northeast ¼ of the Northeast ¼ to a point on the North right-of-way line of Byrne Road; thence along said right-of-way line along a curve to the left having a radius of 749.2 feet and a long chord bearing and distance of N 80°33'45" W, 178.98 feet; thence continuing along said North right-of-way line N 87°25'22" W, 374.22 feet to the East right-of-way line of the Wisconsin River Rail Transit Commission rail corridor; thence along said East right-of-way line, N 13°12'47" W, 1352.07 feet to the North line of said Southeast ¼ of the Southeast ¼; thence along said North line, S 87°33'06" E, 1191.80 feet to a point on the East line of said Southeast ¼ of the Southeast ¼, also being the West right-of-way line of U.S. Highway 14; thence along said East line, S 00°32'29" W, 1324.44 feet to the point of beginning; Contains 1,350,885 square feet, or 31.0 acres.

LOT 3 DESCRIPTION:

Part of the Northeast ¼ of the Northeast ¼ of Section 26, located in T6N, R9E, City of Fitchburg, Dane County, Wisconsin, more fully described as follows: Commencing at the Northeast ¼ Corner of said Section 26; thence along the East line of said Northeast ¼ of the Northeast ¼, also being the West right-of-way line of U.S. Highway 14, S 01°09'24" W, 217.68 feet to the South right-of-way line of Byrne Road and the point of beginning; thence continuing along the said East line, S 01°09'24" W, 759.49 feet to a point on the West right-of-way line of U.S. Highway 14; thence along said West right-of-way, S, 05°44'24" E, 345.00 feet to the South line of said Northeast ¼ of the Northeast ¼; thence N 87°55'32" W, 495.63 feet to the East right-of-way line of the Wisconsin River Rail Transit Commission rail corridor; thence along said East right-of-way line, N 13°12'47" W, 1329.75 feet to the South right-of-way line of Byrne Road; thence along said South right-of-way line, S 87°25'22" E, 288.64 feet; thence S 02°34'38" W, 289.52 feet; thence S 87°41'36" E, 446.00 feet; thence N 02°34'38" E, 178.12 feet to the South right-of-way line of Byrne Road; thence along said South right-of-way line, S 60°36'22" E, 137.85 feet to the point of beginning; Contains 729,283 square feet, or 16.7 acres.

