



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: RH-3

6. Current Owner of Property: Bruce Holoubek

Address: 6636 Purcell Rd, Belleville WI 53508 **Phone No:** 715-661-0364

7. Contact Person: Chris Adams

Email: chris@williamsonsurveying.com

Address: 104A W Main St, Waunakee WI 53597 **Phone No:** 608-255-5705

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: _____

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:** 3/19/19

Ordinance Section No. _____ **Fee Paid:** \$910.00

Permit Request No. CS-2281-19

Recpt # 12.1970 ya
 3/21/19



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Dear Plan Commission,

March 18, 2019

Bruce Holoubek owns 2 existing lots in the Town of Verona. His current home is located on 1 site and the other is vacant. Last year around this time we completed a rezone and lot line adjustment for Bruce to modify the lot lines in a way that gave him maximum privacy for his house. He has since been trying to sell the vacant lot. Though they have had many potential buyers, all that were seriously interested wanted the lot to be configured differently. Bruce is now being proactive and rezoning both parcels to be within the same zoning, and modifying the lot again to configure the vacant lot more similar to the feedback he has gotten from previous potential buyers. Bruce is concerned that after the rezone/CSM is complete, he may get an offer where they still want the lot lines adjusted. Therefore, Bruce is requested that if the lot lines need modifying in the future, without needing a rezone, that the City would waive their Extra Territorial Review after this approval.

Bruce's ultimate goal is to sell off this vacant lot, so if a potential buyer ends up wanting more acres than the lot is currently configured, he will sell that to them.



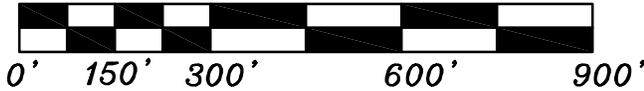
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being Lots 1 and 2, Certified Survey Map No. 14756, Vol. 103 of Certified Survey Maps, Pg. 48-50, as Doc. No. 5399198

SCALE 1" = 300'



PREPARED FOR:

BRUCE HOLOUBEK
6636 PURCELL ROAD
BELLEVILLE, WI 53508

LOT 1

INCL. R/W
350,868 SQ. FT.
OR 8.05 ACRES

EXCL. R/W
348,303 SQ. FT.
OR 8.00 ACRES

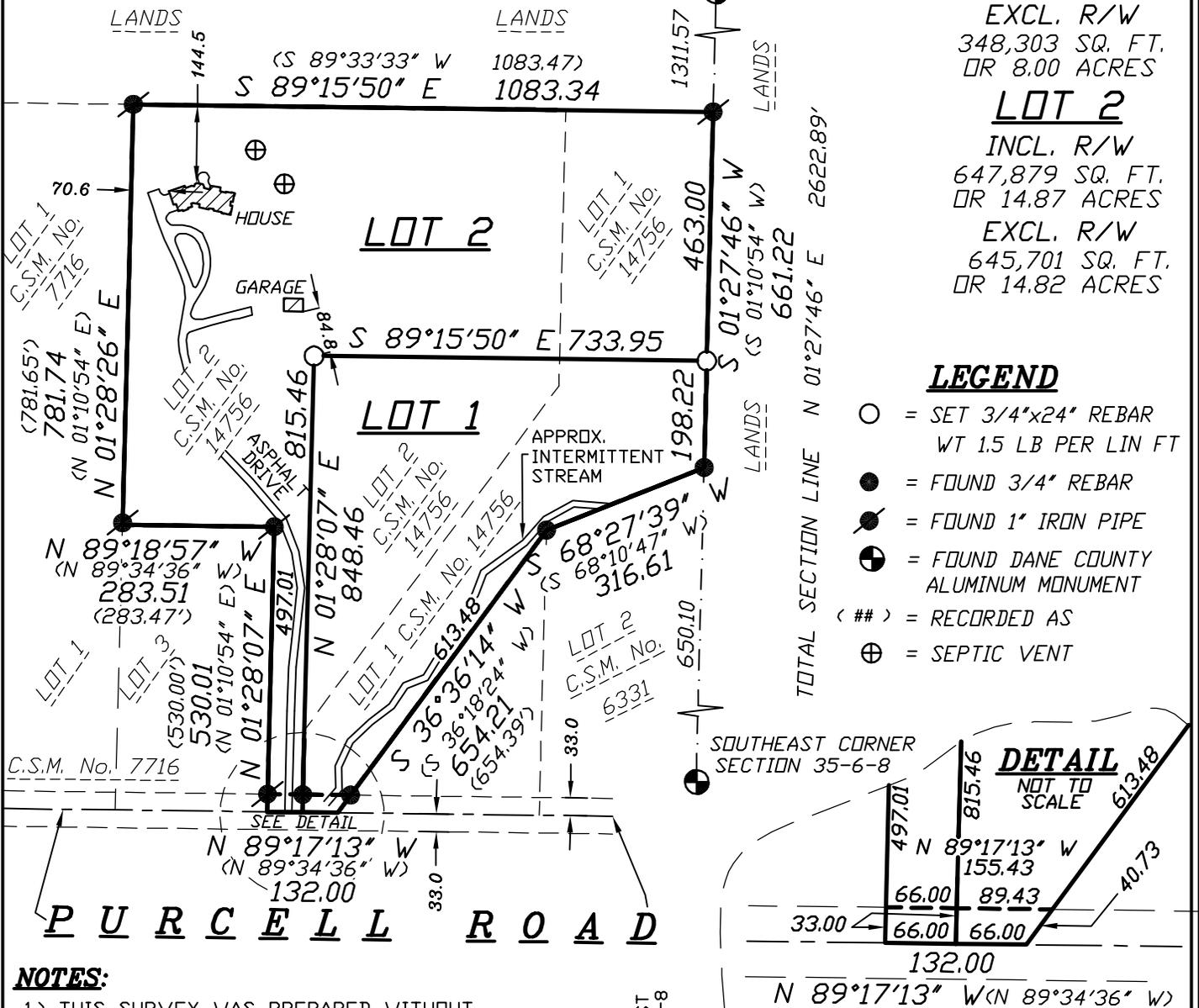
LOT 2

INCL. R/W
647,879 SQ. FT.
OR 14.87 ACRES

EXCL. R/W
645,701 SQ. FT.
OR 14.82 ACRES

LEGEND

- = SET 3/4"x24" REBAR
WT 15 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊕ = FOUND DANE COUNTY ALUMINUM MONUMENT
- < ## > = RECORDED AS
- ⊕ = SEPTIC VENT



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL TIES FOR THE EAST 1/4 AND SOUTHEAST CORNER OF SECTION 35 HAVE BEEN FOUND AND ARE INTACT.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 35-6-8 LINE TO BEAR N 01°27'46" E

SURVEYORS SEAL



CERTIFIED SURVEY MAP

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NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being Lots 1 and 2, Certified Survey Map No. 14756, Vol. 103 of Certified Survey Maps, Pg. 48-50, as Doc. No. 5399198

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SE 1/4 of Section 35, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Lots 1 and 2, Certified Survey Map No. 14756, recorded in the Dane County Register of Deeds Office in Vol. 103 of Certified Survey Maps, Page 48 through 50, as Document No. 5399198.

Total Area: 998,747 sq. ft. or 22.93 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Bruce Holoubek

Coreyne Woodman-Holoubek

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above names Bruce Holoubek and Coreyne Woodman-Holoubek to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this _____ day of _____, 20____.

Tammy Dresser
Town Clerk

CITY OF FITHBURG APPROVAL

Resolved that this certified survey map in the Town of Verona is hereby acknowledged and approved by the City of Fitchburg on this _____ day of _____, 20____.

Patrick Marsh
City Administrator

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL