



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: Two

4. No. Of Buildable Lots Proposed: Two

5. Zoning District: PDD-GIP. Planned Development District - General Implementation Plan

6. Current Owner of Property: Randy P. Koth

Address: 2546 & 2556 South Fish Hatchery Road **Phone No:** (608) 516-7708

7. Contact Person: David N. Gullickson, P.L.S.

Email: dgul@vierbicher.com

Address: Vierbicher, 999 Fourier Drive, Suite 201, Madison, WI 53717 **Phone No:** (608) 821-3966

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: _____ David N. Gullickson, 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:** 3/19/19

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

Permit Request No. CS-2279-19

*R# 12.1972 GA
3/21/19*

DESCRIPTION

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Beginning at an aluminum monument at the East 1/4 Corner of said Section 16, thence S00°44'22"W, along the East line of the Southeast ¼ of said Section 16, 454.96 feet; thence N89°25'17"W, 477.15 feet to the East right-of-way line of Fish Hatchery Road; thence N02°23'59"E, along said East right-of-way line 280.08; thence continuing along said East right-of-way line S89°12'47"E, 13.49 feet; thence continuing along said East right-of-way line N02°03'07"E, 174.75 feet to the North line of the Southeast ¼ of said Section 16; thence S89°25'20"E along the said North line 451.55 feet to the point of beginning.

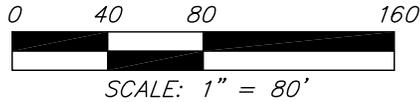
Said parcel containing 211,821 square feet or 4.86 acres more or less.

CERTIFIED SURVEY MAP No. _____

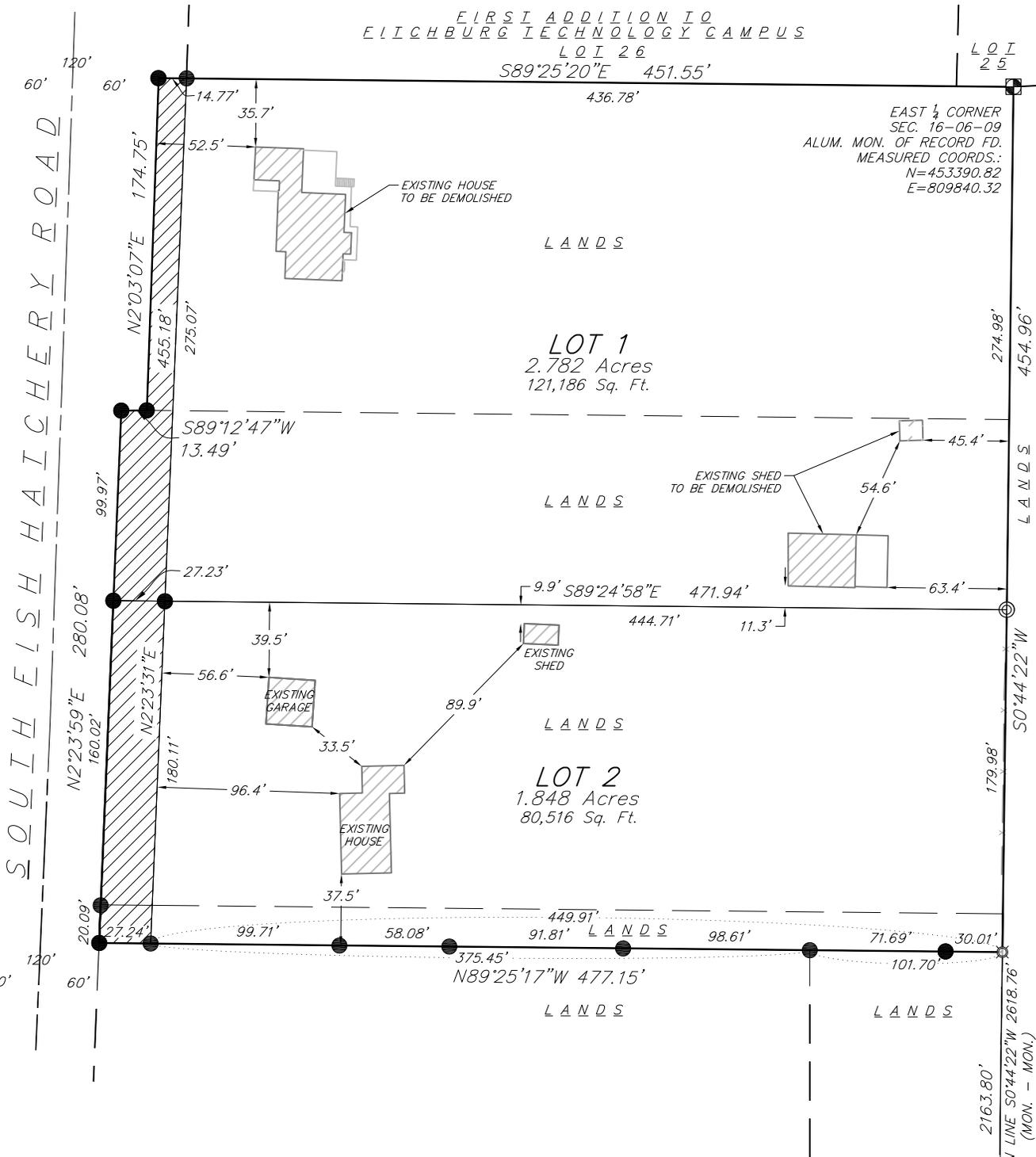
ALL THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE EAST LINE OF THE SE 1/4 OF SECTION 16-06-09 MEASURED AS BEARING S 00°44'22" W



FIRST ADDITION TO
FITCHBURG TECHNOLOGY CAMPUS
L O I 2 6
S89°25'20"E 451.55'



EAST 1/4 CORNER
SEC. 16-06-09
ALUM. MON. OF RECORD FD.
MEASURED COORDS.:
N=453390.82
E=809840.32

LOT 1
2.782 Acres
121,186 Sq. Ft.

LOT 2
1.848 Acres
80,516 Sq. Ft.

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" IRON PIPE
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

HATCHED AREA DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES

SE 1/4 CORNER
SEC. 16-06-09
RR SPIKE OF RECORD FD.
MEASURED COORDS.:
N=450772.21
E=809806.53

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: 180065
DATE: 03/19/2019
REV:
Drafted By: DGUL
Checked By: MMAR

SURVEYED FOR:
Randy Koth
2546 South Fish
Hatchery Road
Fitchburg, WI 53711

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

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CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF THE NE ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor No. 2870, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of Randy P. Koth, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as follows:

All that part of the Northeast ¼ of the Southeast ¼ of Section 16, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Beginning at an aluminum monument at the East ¼ Corner of said Section 16, thence S00°44'22"W, along the East line of the Southeast ¼ of said Section 16, 454.96 feet; thence N89°25'17"W, 477.15 feet to the East right-of-way line of Fish Hatchery Road; thence N02°23'59"E, along said East right-of-way line 280.08; thence continuing along said East right-of-way line S89°12'47"E, 13.49 feet; thence continuing along said East right-of-way line N02°03'07"E, 174.75 feet to the North line of the Southeast ¼ of said Section 16; thence S89°25'20"E along the said North line 451.55 feet to the point of beginning.

Said parcel containing 211,821 square feet or 4.86 acres more or less.

Vierbicher Associates, Inc.
By: David N. Gullickson, P.L.S. No. 2870

Dated this 19th day of March, 2019.

Signed: _____
Vierbicher Associates, Inc.
David N. Gullickson, P.L.S. No. 2870

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Date: _____

By: _____
Patti Anderson, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019, at o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Dane County Register of Deeds

M:\JT Klein\180065_2546 & 2556 S. Fish Hatchery Rd. Fitchburg\CADD\180065_CSM.dwg by: dgul 19 Mar 2019 - 10:12a

vierbicher
planners | engineers | advisors



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