



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. No. Of Buildable Lots Proposed:** \_\_\_\_\_

**5. Zoning District:** \_\_\_\_\_

**6. Current Owner of Property:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**7. Contact Person:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**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:** Jonathan de Fiebre \_\_\_\_\_  
 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:** June 21, 2022

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$750.00

**Permit Request No.** CS-2455-22

Receipt No: 18.000455

Jun 24, 2022

JON DE FIEBRE

LICENSES & PERMITS

CS-2456-22 750.00

Total: 750.00

CHECK

Check No: 1031 750.00

Payor:

LACY RIDGE TOWNHOMES LLC

Total Applied: 750.00

Change Tendered: .00

06/24/2022 09:29AM

CITY OF FITCHBURG

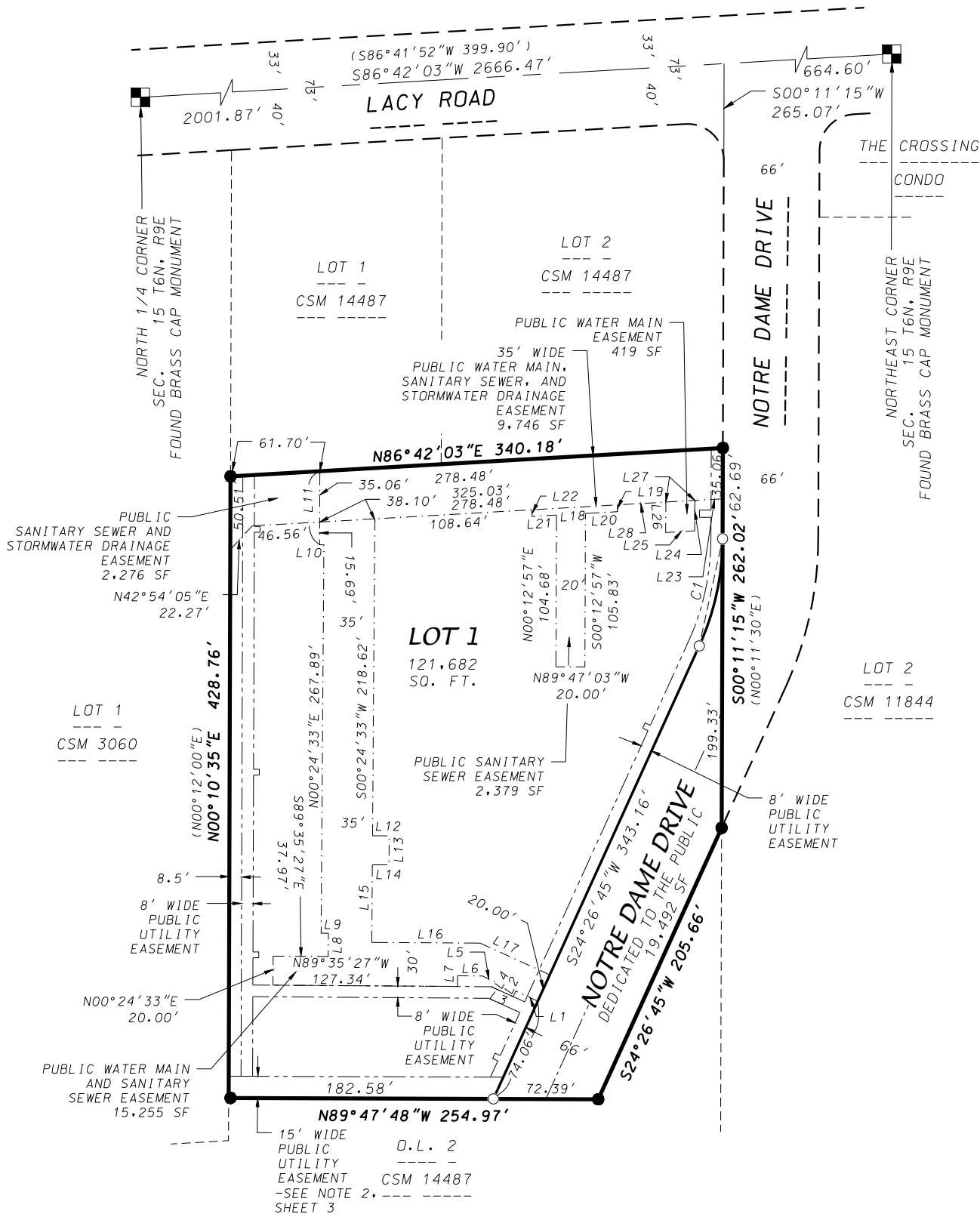
5520 LACY RD

FITCHBURG WI 53711

608-270-4200

# CERTIFIED SURVEY MAP

OUTLOT 1, CERTIFIED SURVEY MAP NO. 14487, LOCATED IN THE NE1/4 OF THE NE1/4 SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



CURVE TABLE

LEGEND

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	180.00	75.65	76.21	S12°19'00"W	24°15'30"

- FOUND 3/4" IRON REBAR
- PLACED 3/4"X18" IRON REBAR (WT=1.5LBS/FT)
- ( ) RECORDED AS INFORMATION



THE NORTH LINE OF THE NE1/4 OF SECTION 15, T6N, R9E IS ASSUMED TO BEAR S86°42'03"W



Scale 1" = 100'  
SHEET 1 OF 5

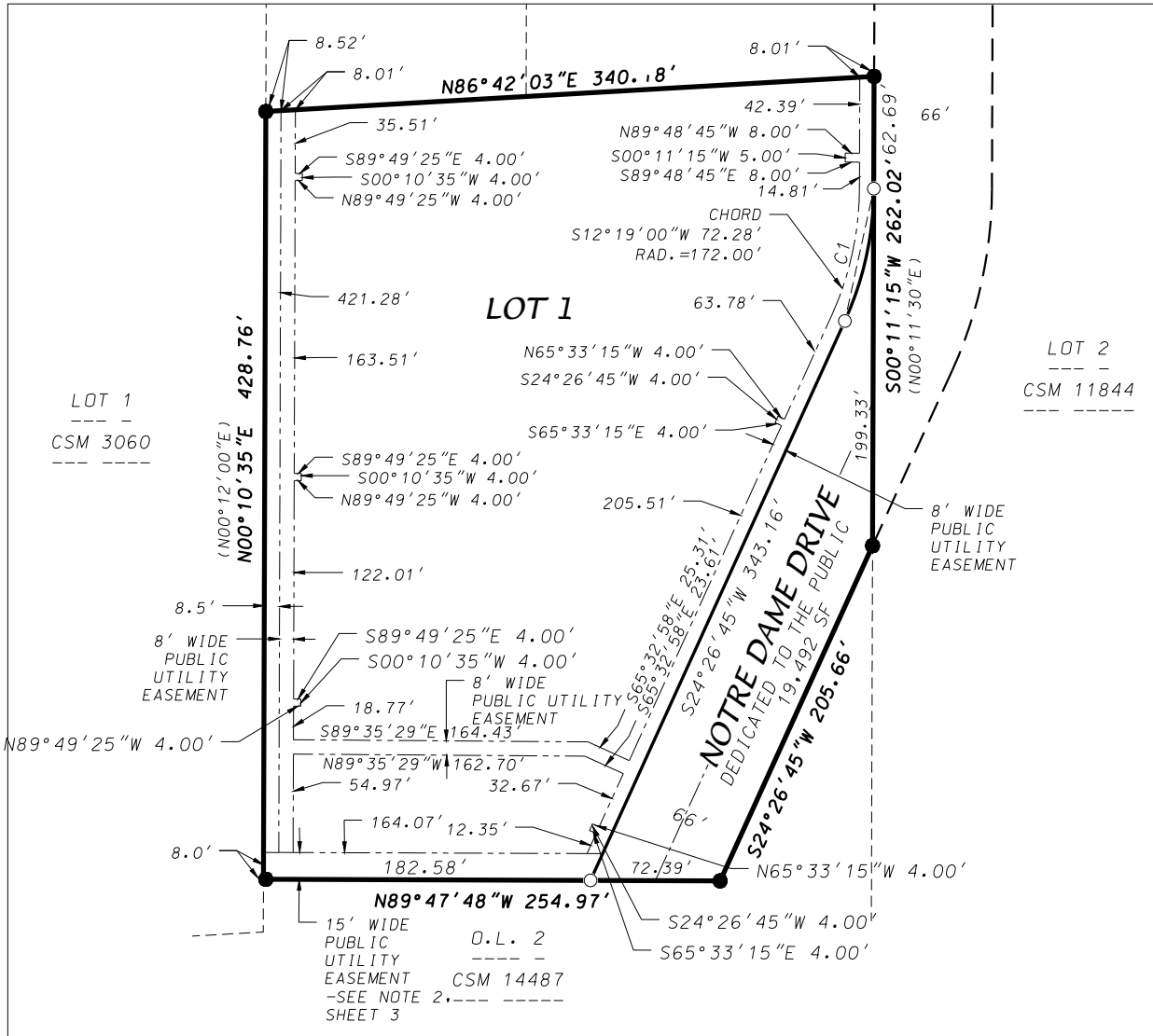
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: June 17, 2022  
F.N.: 17-07-127  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

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PUBLIC UTILITY EASEMENT DETAIL



THE NORTH LINE OF THE  
NE1/4 OF SECTION 15,  
T6N, R9E IS ASSUMED TO  
BEAR  
S86°42'03"W



Scale 1" = 100'  
SHEET 2 OF 5

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# CERTIFIED SURVEY MAP

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## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, 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 correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Outlot 1, Certified Survey Map No. 14487, recorded in Volume 99 of Certified Survey Maps on pages 315-320 as Document Number 5318043, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 141,174 square feet (3.241 acres).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Brett T. Stoffregan, Professional Land Surveyor S-2742

## NOTES

1. Public Utility Easements are for the benefit of Public Bodies and Private Public Utilities having the right to serve the area. The final grade shall not be altered by more than six (6) inches without written consent of the utilities.
2. No utilities may be placed in the 15' wide public utility easement along the South property line of Lot 1 until Quarry Hill Drive is constructed on Outlot 2, of Certified Survey Map No. 14487.

## PUBLIC WATER AND SANITARY SEWER EASEMENT LINE TABLE

L1	-	N65°32'58"W	16.64'
L2	-	S26°34'33"W	4.20'
L3	-	N65°32'58"W	16.29'
L4	-	N26°35'33"E	4.20'
L5	-	N65°32'58"W	9.02'
L6	-	N89°35'27"W	17.09'
L7	-	S00°24'33"W	7.35'
L8	-	N00°24'33"E	16.07'
L9	-	N89°35'27"W	5.00'
L10	-	S89°20'01"W	2.96'
L11	-	N00°11'51"E	50.75'
L12	-	S89°35'27"E	11.50'
L13	-	S00°24'33"W	20.00'
L14	-	N89°35'27"W	11.50'
L15	-	S00°24'33"W	53.50'
L16	-	S89°35'27"E	74.78'
L17	-	S65°32'58"E	52.70'
L18	-	N86°42'03"E	59.11'
L19	-	S00°12'57"W	4.72'
L20	-	S86°46'54"W	22.17'
L21	-	S86°53'56"W	16.90'
L22	-	N00°12'57"E	4.55'
L23	-	S86°42'03"W	19.25'
L24	-	S00°23'41"W	21.00'
L25	-	S86°42'03"W	20.00'
L26	-	N00°23'41"E	21.00'
L27	-	N86°42'03"E	20.00'
L28	-	S86°42'03"W	33.37'



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## OWNER'S CERTIFICATE

Lacy Ridge Townhomes, 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 limited liability company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

Lacy Ridge Townhomes, 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 Lacy Ridge Townhomes, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Lacy Ridge Townhomes, LLC

\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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: \_\_\_\_\_

## MORTGAGEE CERTIFICATE

Mound City Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, Mound City Bank has caused these presents to be signed by its corporate officer(s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mound City Bank

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

State of Wisconsin)  
County of Dane )S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



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## CITY OF FITCHBURG CERTIFICATE

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

By: Tracy Oldenburg, City Clerk

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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