



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:** 1

**5. Zoning District:** RL & AX

**6. Current Owner of Property:** LACY FAMILY IRREV TRUST

**Address:** 5897 WHALEN RD **Phone No:** 608-235-8900

**7. Contact Person:** MIRANDA GLEBS

**Email:** MLACY02@GMAIL.COM

**Address:** 5897 WHALEN RD **Phone No:** 608-235-8900

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:** June 21, 2022

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$1,530

**Permit Request No.** RZ-2459-22\_CS-2460-22

Receipt No: 18.000453

Jun 23, 2022

LACY FAMILY IRREV TRUST

LICENSES & PERMITS

RZ-2459-22 1,530.00

Total: 1,530.00

CHECK

Check No: 3019 1,530.00

Payor:

IRROVOCABLE LACY FAMILY TRUST 2012

Total Applied: 1,530.00

Change Tendered: .00

06/23/2022 03:01PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200



City of Fitchburg  
 Planning/zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711 (608-270-4200)

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the AX district to the RL district the following described property:

1. **Location of Property / Street Address:** 5897 Whalen Rd

**Legal Description** - (Metes & Bounds, or Lot No. And Plat):

see attached description

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us)

2. **Proposed Use of Property - Explanation of Request:**

separating the existing residential house from the farm land and farm buildings

3. **Proposed Development Schedule:** N/A, no development planned at this time

4. **Future Land Use Plan Classification:** \_\_\_\_\_

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us). Additional information may be requested.

**Type of Residential Development** (If Applicable): RL - SINGLE FAMILY

**Total Dwelling Units Proposed:** 1 **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development** (If Applicable): AX - AGRICULTURAL

**Proposed Hours of Operation:** \_\_\_\_\_ **No. Of Employees:** \_\_\_\_\_

**Floor Area:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** LACY FAMILY IRREV TRUST

**Address:** 5897 WHALEN RD **Phone No:** 608-235-8900

**Contact Person:** MARANDA LACY

**Email:** MLACY02@GMAIL.COM

**Address:** 5897 WHALEN RD **Phone No:** 608-235-8900

**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:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_

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

**Permit Request No.** \_\_\_\_\_

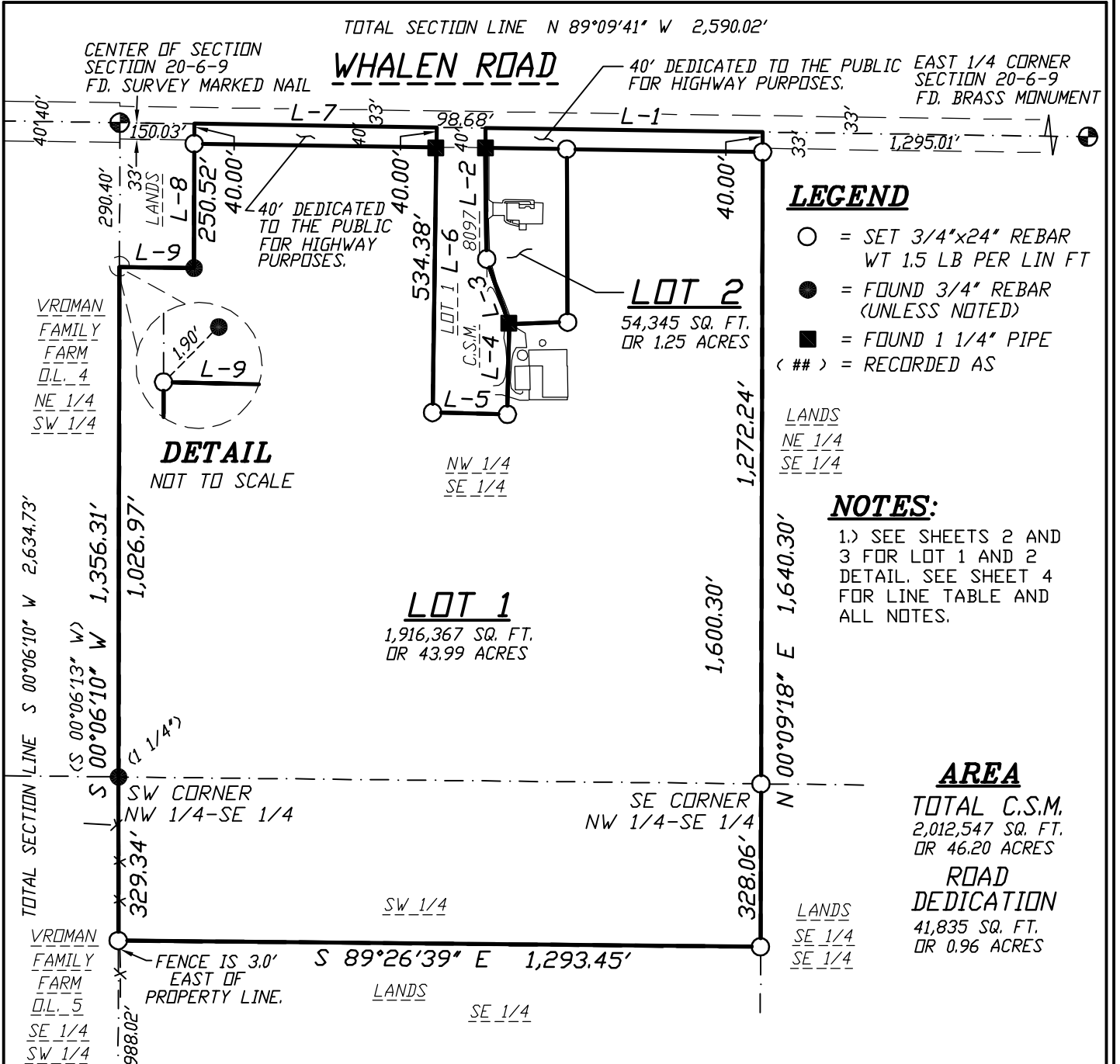


# CERTIFIED SURVEY MAP

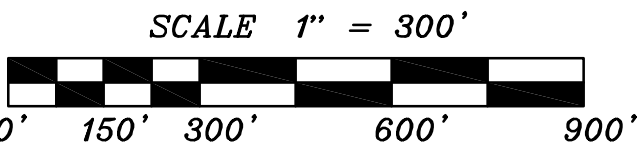
## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 20, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.



**PREPARED FOR:**  
TOM LACY  
5903 WHALEN ROAD  
FITCHBURG, WI 53711



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYORS SEAL**

DATE: 6-8-22

22W-125

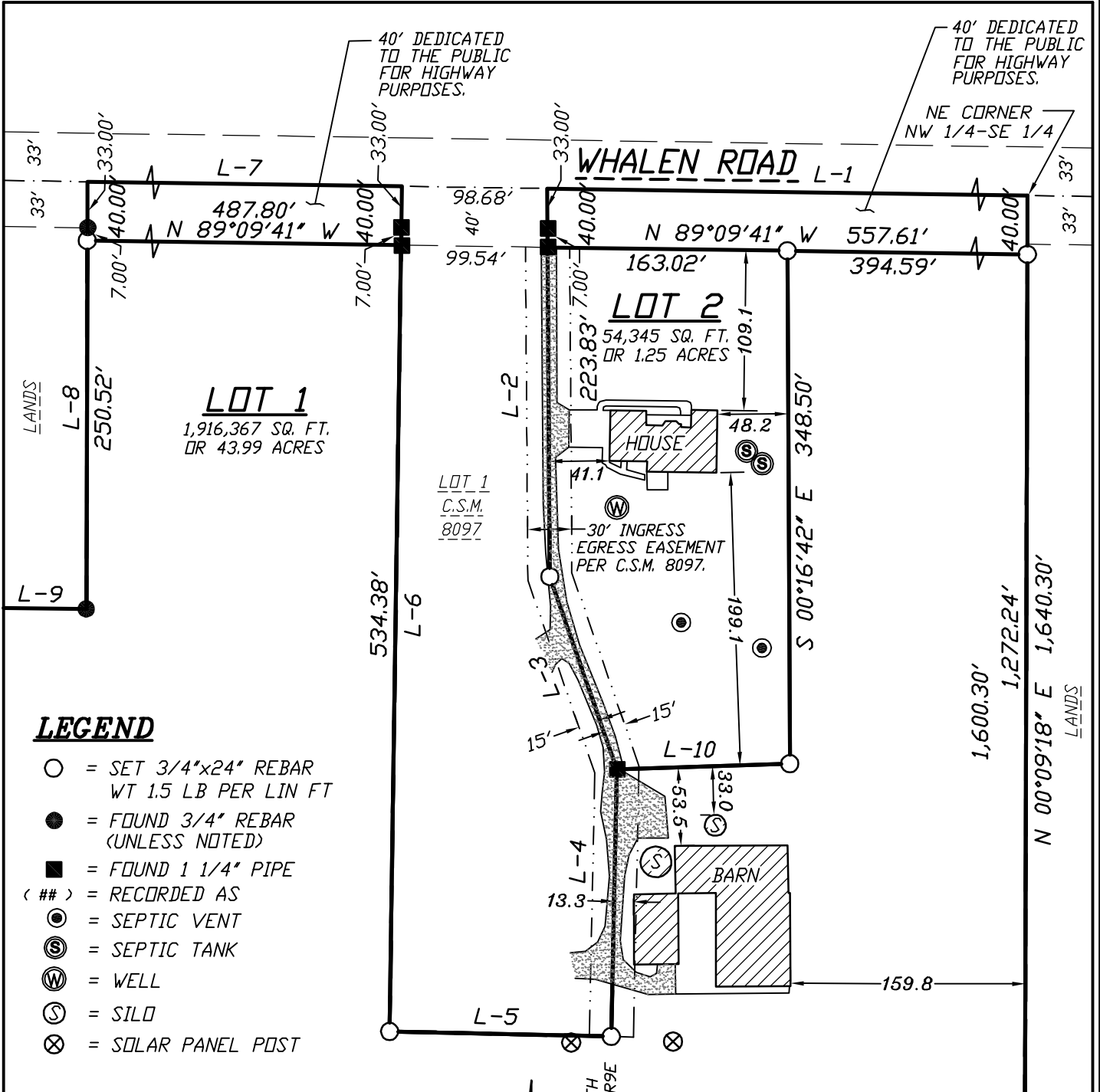


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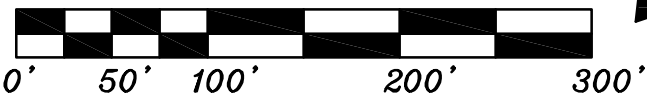
Located in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 20, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.



## LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1 1/4" PIPE
- (##) = RECORDED AS
- ⊙ = SEPTIC VENT
- ⊚ = SEPTIC TANK
- ⊗ = WELL
- ⊙ = SILO
- ⊗ = SOLAR PANEL POST

SCALE 1" = 100'



W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE SE 1/4 OF SECTION 20, T6N, R9E  
LINE TO BEAR = N 89°09'41" W

SURVEYORS SEAL

DATE: 6-8-22

22W-125



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 20, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

## **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, 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 the City of Fitchburg, 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 located in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 20, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 20; thence N 89°09'41" W along the north line of the said Southeast 1/4, 1295.01 feet to Northeast Corner of the said Northwest 1/4 of the Southeast 1/4 and to the point of beginning.

Thence continue N 89°09'41" W along said north line, 557.99 feet to the Northeast Corner of Certified Survey Map No. 8097; thence along said Certified Survey Map No. 8097 for the next 5 courses S 00°23'40" E, 263.83 feet; thence S 19°11'35" E, 138.62 feet; thence S 01°11'34" W, 181.68 feet; thence N 88°40'00" W, 150.72 feet; thence N 00°50'19" E, 574.38 feet to the said north line; thence N 89°09'43" W, 488.31 feet; thence S 00°06'09" W, 290.52 feet; thence N 89°06'49" W, 150.03 feet to the west line of the said Northwest 1/4 of the Southeast 1/4; thence S 00°06'10" W along said west line, 1,026.97 feet to the Southwest Corner of the said Northwest 1/4 of the Southeast 1/4; thence S 00°06'10" W along the west line of the Southwest 1/4 of the Southeast 1/4, 329.34 feet; thence S 89°26'39" E, 1,293.45 feet to the east line of the said Southwest 1/4 of the Southeast 1/4; thence N 00°09'18" E along the said east line, 328.06 feet to the Southeast Corner of the said Northwest 1/4 of the Southeast 1/4; thence N 00°09'18" E along the east line of the Northwest 1/4 of the Southeast 1/4, 1,312.24 feet to the point of beginning. This parcel contains 2,012,547 sq. ft. or 46.20 acres thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

## **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.

## **LINE TABLE:**

L-#	BEARING	DISTANCE
L-1	N 89°09'41" W	557.99'
L-2	(S 05°51'13" E) S 00°23'40" E	263.83'
L-3	(S 19°37'31" E) S 19°11'35" E	(136.55') 138.62'
L-4	(S 00°42'24" W) S 01°11'34" W	(181.72') 181.68'
L-5	(N 89°07'33" W) N 88°40'00" W	150.72'
L-6	(N 00°22'45" E) N 00°50'19" E	574.38'
L-7	N 89°09'43" W	488.31'
L-8	S 00°06'09" W	290.52'
L-9	N 89°06'49" W	150.03'
L-10	S 88°07'33" W	117.64'

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

### **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the City of Fitchburg for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
*Irrevocable Lacy Family Trust 2012, dated June 18, 2012*

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_ 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

### **CITY OF FITCHBURG APPROVAL:**

Resolved that this certified survey map is hereby acknowledged and approved by the City of Fitchburg on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Tracy Oldenburg  
City Clerk

### **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**

## **LOT 2**

A parcel of land located in part of the Northwest 1/4 of the Southeast 1/4 of Section 20, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 20; thence N 89°09'41" W along the north line of said Southeast 1/4, 1,853.00 feet; thence S 00°23'40" E, 40.00 feet to the Northeast Corner of Lot 1 Certified Survey Map No. 8097 and the point of beginning.

Thence along said Lot 1 for the next two courses S 00°23'40" E, 223.82 feet; thence S 19°11'35" E, 138.62 feet; thence N 88°07'33" E, 117.64 feet; thence N 00°16'42" W, 348.50 feet to the south right-of-way of Whalen Road; thence N 89°09'41" W along said south right-of-way, 163.02 feet to the point of beginning. This parcel contains 54,345 sq. ft. or 1.25 acres.



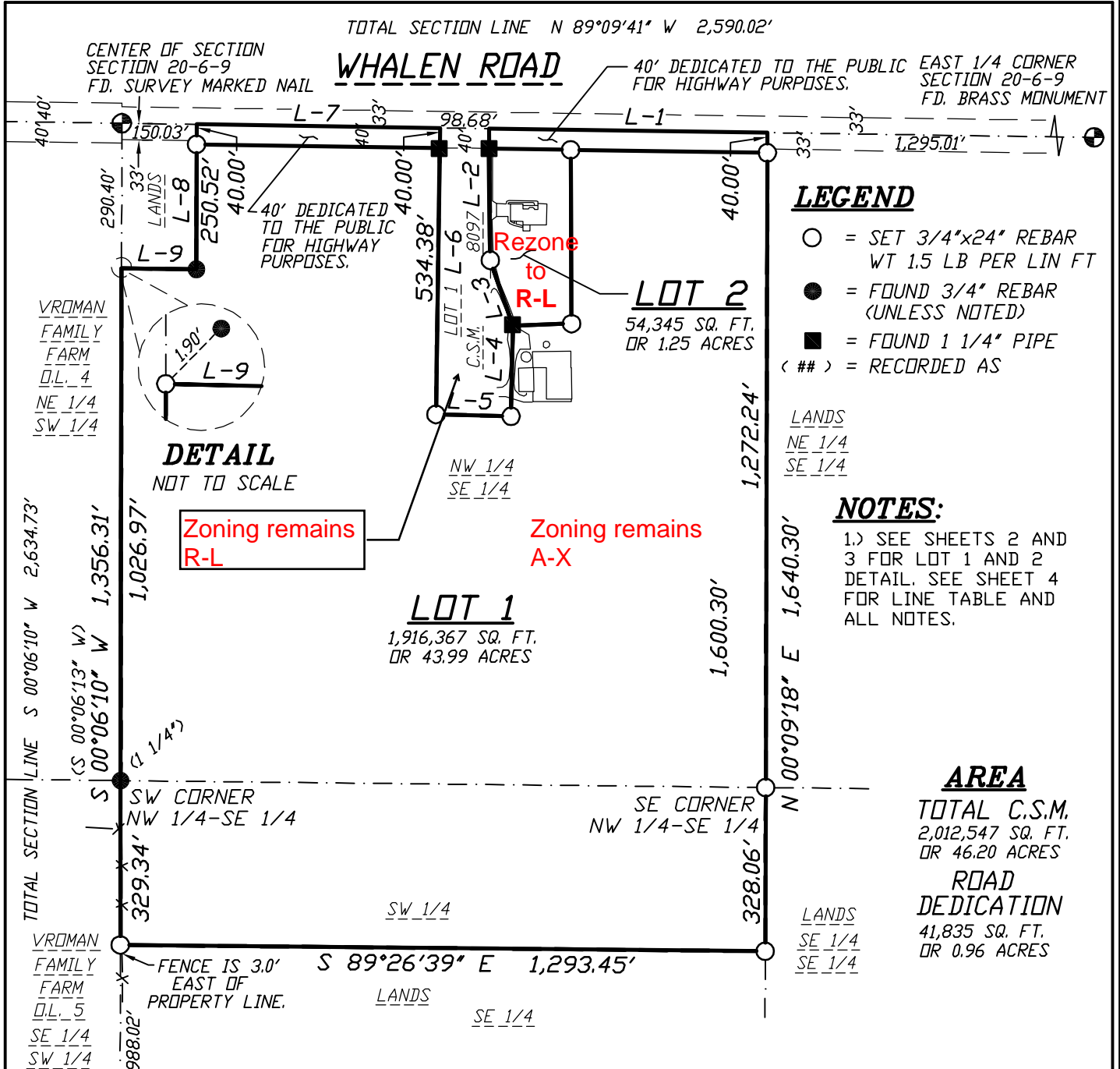
**REZONING**



**CERTIFIED SURVEY MAP**

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**  
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 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 20, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.



**LEGEND**

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1 1/4" PIPE
- ( ## ) = RECORDED AS

LANDS  
NE 1/4  
SE 1/4

**NOTES:**

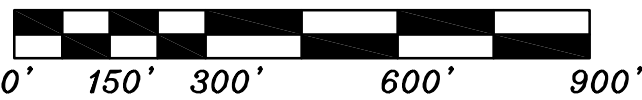
- 1.) SEE SHEETS 2 AND 3 FOR LOT 1 AND 2 DETAIL. SEE SHEET 4 FOR LINE TABLE AND ALL NOTES.

**PREPARED FOR:**

TOM LACY  
5903 WHALEN ROAD  
FITCHBURG, WI 53711

SOUTH 1/4 CORNER SECTION 20-6-9 FD. ALUMINUM MONUMENT

SCALE 1" = 300'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**W.C.S.S. - DANE ZONE**  
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 20, T6N, R9E LINE TO BEAR = N 89°09'41" W

**SURVEYORS SEAL**

DATE: 6-8-22

22W-125