



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

**6. Current Owner of Property:** Capital City Housing LHP

**Address:** 670 Inverness ST Oregon WI **Phone No:** 608-712-7888

**7. Contact Person:** Jack Gabrielse

**Email:** jackgabrielse@hotmail.com

**Address:** 670 Inverness ST Oregon WI **Phone No:** 608-712-7888

**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:** \_\_\_\_\_ Jack Gabrielse

Owner's or Authorized Agent's Signature      Print Owner's or Authorized Agent's Name

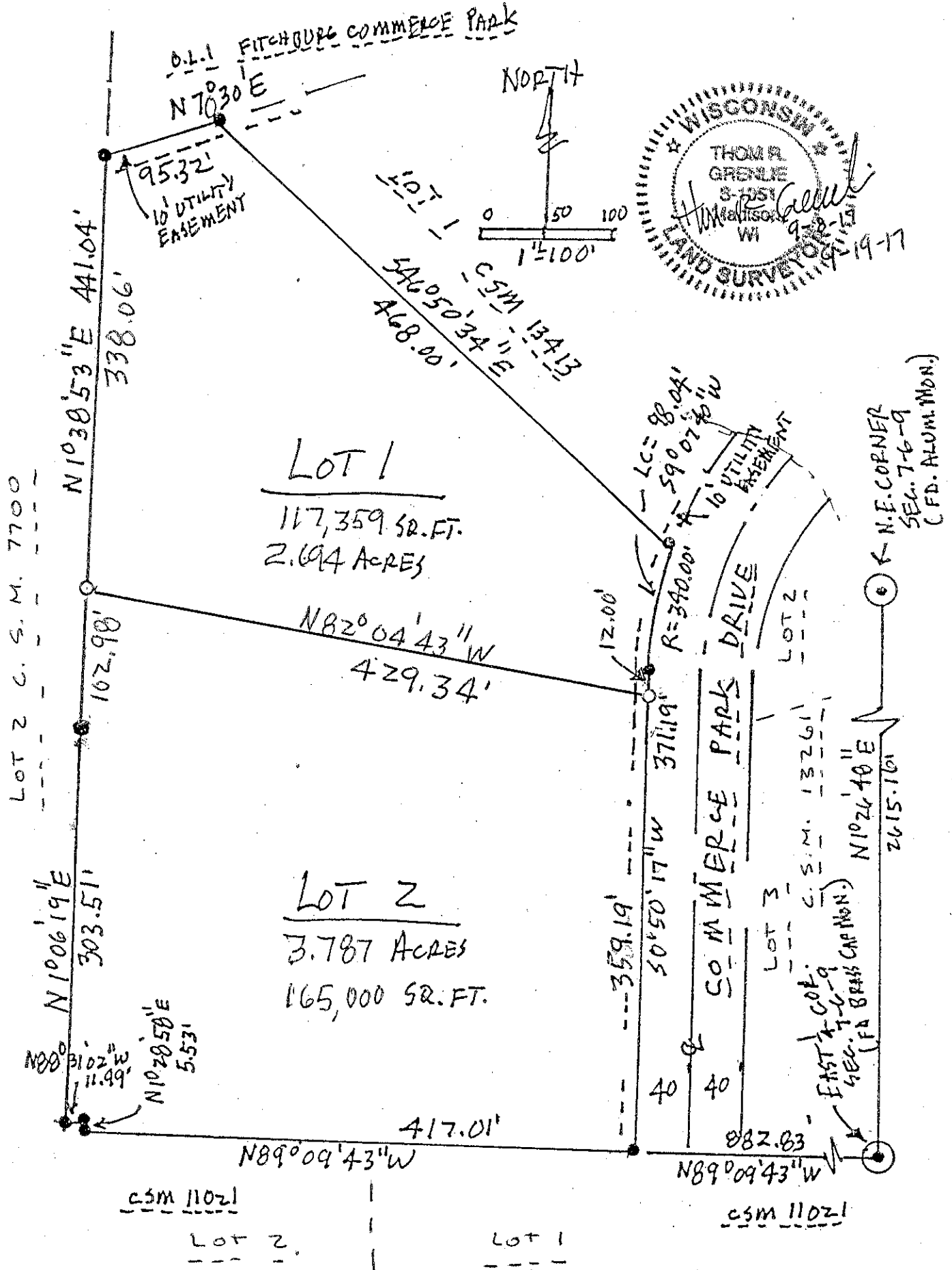
PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only: Date Received:** 9/19/2017

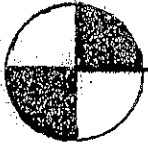
**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$875.00

**Permit Request No.** CS-2171-17

CERTIFIED SURVEY MAP



NOTE: 10 foot utility easements shown are noted on C. S. M. NO. 13413.



**Thom R. Grenlie, LLC Professional Land Surveyor S1051**

3940 Forshaug Rd, Black Earth, WI 53515 (608) 845 6882 [trgrenlie@gmail.com](mailto:trgrenlie@gmail.com)

SURVEYOR'S CERTIFICATE

State of Wisconsin )  
County of Dane )

**CERTIFIED SURVEY MAP**

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

LEGAL DESCRIPTION: LOT 2, CSM NO. 13413,

IN VOL. 87 OF CERTIFIED SURVEY MAPS, ON PAGES 88 & 89, AS LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WI, ALTERNATELY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SEC. 7; THENCE N89°09'43''W 882.83 FEET TO THE POINT OF BEGINNING; THENCE N89°09'43''W 417.01 FEET; THENCE N1°28'58''E 5.53 FEET; THENCE N88°31'02''W 11.99 FEET; THENCE N1°06'19''E 303.51 FEET; THENCE N1°38'53''E 441.04 FEET; THENCE N70°30'E 95.32 FEET; THENCE S46°50'34''E 468.00 FEET; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 340 FEET AND LONG CHORD OF S9°07'40''W 98.04 FEET; THENCE S0°50'17''W 371.19 FEET TO THE POINT OF BEGINNING.

Thom R. Grenlie 9-8-17  
Thom R. Grenlie, Professional Land Surveyor

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN.

Jack L. Gabrielse  
CAPITAL CITY LEASING LLP  
BY: JACK L. GABRIELSE

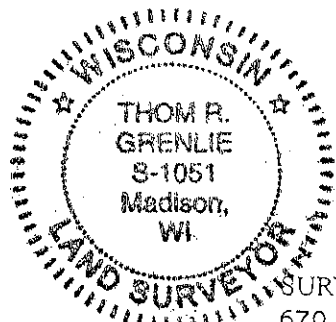
NOTARY PUBLIC: PERSONALLY CAME BEFORE ME ON \_\_\_\_\_, THE ABOVE-NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT.

MY COMM. EXPIRES: 12/13/2019

**JEREMY KUMBIER**  
Notary Public  
State of Wisconsin

Jeremy Kumbier  
NOTARY PUBLIC

CITY OF FITCHBURG: THIS CERTIFIED SURVEY, INCLUDING ANY DEDICATIONS SHOWN THEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WI.



DATE: \_\_\_\_\_  
Patti Anderson

LEGEND

Scale: 1 inch = 100 ft.  
● iron stake found  
○ 1"x24" iron pipe set  
min. wt.=1.13#/in ft.

SURVEYED TG JH  
DRAWN ETE  
APPROVED \_\_\_\_\_  
FIELD BOOK PLAT  
DATE 9-8-17  
TAPE/FILE REVISED 9-19-17

CAPITAL CITY LEASING LLP  
SURVEYED FOR/D JACK GABRIELSE 712-7888  
670 INVERNESS ST, OREGON, WI 53575  
DESCRIPTION-LOCATION: SEE ABOVE

APPROVED FOR RECORDING PER \_\_\_\_\_  
action of \_\_\_\_\_

REGISTER OF DEEDS CERTIFICATE  
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
and recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps of Dane County on Page \_\_\_\_\_

Susan Badtke  
Community Planner  
5520 Lacy Rd  
Fitchburg, WI 53711

10/03/2017

Dear Susan,

Per your letter dated September 28th, 2017, I am responding to the questions pertaining to Capital City Leasing LLP.

#### Planning Staff Review # 1

1. Question 13 - We have added the Clerks Name to the signature block (Patti Anderson).
2. Question 14 - The easements shown on the submitted CSM are existing easements from CSM 13413.

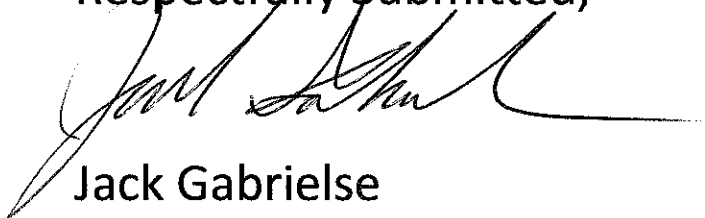
Public Works Review # 1  
Water Main and Sanitary Sewer

1. Capital City Leasing LLP agrees to create an easement with the buyer Noble Knights for the purpose of the sewer and water connections for both lots 1 and 2 on the new CSM. This will take place once a design for both the water and sewer connections are made and agreed upon by both parties.

The timeline for this to be completed is anticipated to be done prior to the October 17th Planning Commission meeting.

Please feel free to contact me if you have any further questions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jack Gabrielse', written over a horizontal line.

Jack Gabrielse

Partner

Capital City Leasing LLP

608-712-7888