



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:** One

**4. No. Of Buildable Lots Proposed:** One

**5. Zoning District:** PDD

**6. Current Owner of Property:** Joe and Karen Rueden

**Address:** 5329 Lacy Road, Fitchburg, WI 53711 **Phone No:** 608-212-4198

**7. Contact Person:** Jon de Feibre

**Email:** jon@sjacquisions.com

**Address:** PO Box 46073, Madison, WI 53744 **Phone No:** 608-417-9962

**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:**  Brett Stoffregen D'Onofrio Kottke & Assoc.  
 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.

---

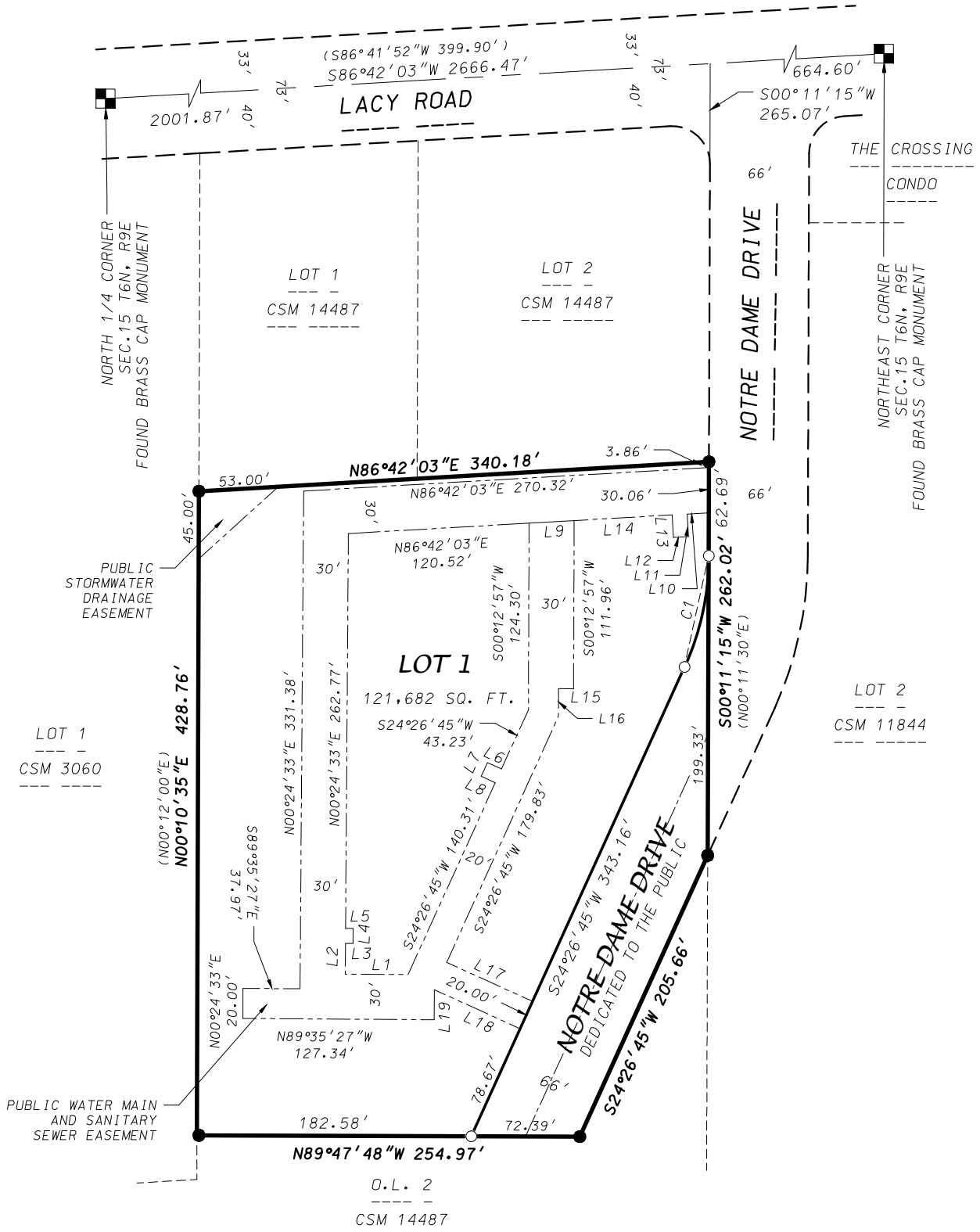
**For City Use Only:**      **Date Received:** \_\_\_\_\_

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

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

# 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

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"

LEGEND

- 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 4

**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: January 19, 2018

F.N.: 17-07-127

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# 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

## 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 \_\_\_\_\_, 2018.

Brett T. Stoffregan, Professional Land Surveyor S-2742

## PUBLIC WATER AND SANITARY SEWER EASEMENT LINE TABLE

L1 - N89°35'27"W 41.86'  
L2 - N00°24'33"E 20.50'  
L3 - S89°35'27"E 5.00'  
L4 - N00°24'33"E 10.00'  
L5 - N89°35'27"W 5.00'  
L6 - N65°33'15"W 10.28'  
L7 - S24°26'45"W 10.00'  
L8 - S65°33'15"E 10.28'  
L9 - S86°42'03"W 30.06'  
L10 - S86°42'03"W 14.38'  
L11 - S03°17'57"E 15.00'  
L12 - S86°42'03"W 10.00'  
L13 - N03°17'57"W 15.00'  
L14 - S86°42'03"W 65.41'  
L15 - N89°47'03"W 10.00'  
L16 - S00°12'57"W 18.47'  
L17 - S65°33'15"E 62.77'  
L18 - N65°33'15"W 62.72'  
L19 - S00°24'33"W 20.01'



**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: January 19, 2018

F.N.: 17-07-127

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# 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

OWNER'S CERTIFICATE

SJ Acquisitions, LLC, a Wisconsin limited liability corporation 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.

SJ Acquisitions, 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 SJ Acquisitions, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

SJ Acquisitions, LLC

\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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: \_\_\_\_\_



**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: January 19, 2018  
F.N.: 17-07-127  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# 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

## 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: Patti Anderson, City Clerk

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



**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: January 19, 2018

F.N.: 17-07-127

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_