



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: A-X

6. Current Owner of Property: Mary Ann McKenzie

Address: 4285 Blackstone Court, Middleton, WI 53562 Phone No: 608 444-2973

7. Contact Person: Mary Ann McKenzie

Email: maryann@trmckenzie.com

Address: 4285 Blackstone Court, Middleton, WI 53562 Phone No: 608 444-2973

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: Mary Ann McKenzie Mary Ann McKenzie
 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.

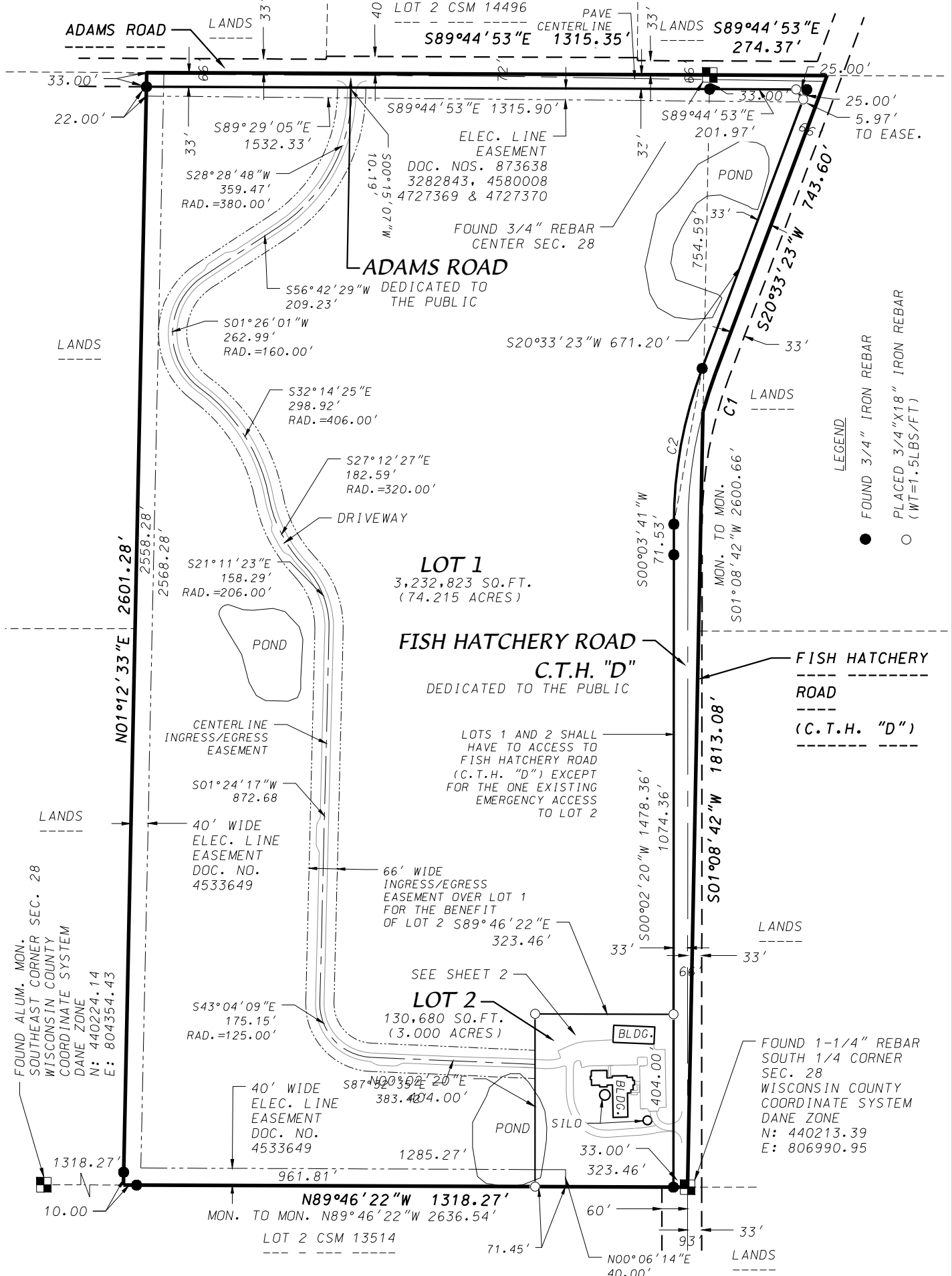
For City Use Only: Date Received: _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

CERTIFIED SURVEY MAP

LOCATED IN THE SE1/4 OF THE SW1/4, NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 SECTION 28, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



FOUND ALUM. MON. SOUTHEAST CORNER SEC. 28 WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE N: 440224.14 E: 804354.43

FOUND 1-1/4" REBAR SOUTH 1/4 CORNER SEC. 28 WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE N: 440213.39 E: 806990.95

WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
 THE SOUTH LINE OF THE SW1/4 OF SECTION 28, T6N, R9E,
 BEARS S86°42'03"W
 0 100
 Scale 1" = 100'



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: April 26, 2021
 F.N.: 21-07-113
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOCATED IN THE SE1/4 OF THE SW1/4, NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 SECTION 28, 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:

A parcel of land located in the SE1/4 of the SW1/4, NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 28, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Beginning at the South 1/4 corner of said Section 28; thence N89°46'22"W, 1318.27 feet along the South line of said SW1/4 to the Southwest corner of said SE1/4 of the SW1/4; thence N01°12'33"E, 2601.28 feet along the West line of said SE1/4 of the SW1/4 and NE1/4 of the SW1/4 to the North line of said SW1/4; thence S89°44'53"E, 1315.35 feet along said North line to the Center of said Section 28; thence S89°44'53"E, 274.37 feet along the North line of said SE1/4 to to a point on the centerline of Fish Hatchery Road (C.T.H. "D"); thence S20°33'23"W, 743.60 feet along said centerline to a point of curve; thence Southwesterly along a curve to the left which has a radius of 1007.60 feet and a chord which bears S17°52'03"W, 94.54 feet to a point on the East line of said SW1/4; thence S01°08'42"W, 1813.07 feet along said East line to the point of beginning.

Containing 3,530,843 square feet (81.057 acres).

Dated this _____ day of _____, 2021.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. This Certified Survey Map is subject to Declaration of Conditions and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 5540221.
2. County Highway "D" subject to control regulations per Doc. No. 1368501.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	1007.60	94.54	94.57	S17°52'03"W	05°22'40"	OUT-S15°10'43"W
2	1040.60	370.25	372.23	S10°18'32"W	20°29'42"	



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: April 26, 2021

F.N.: 21-07-112

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOCATED IN THE SE1/4 OF THE SW1/4, NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 SECTION 28, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Beo Mor Farm, 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.

Beo Mor Farm, 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 Beo Mor Farm, LLC has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2021.

Beo Mor Farm, LLC

Mary Ann McKenzie

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

Personally came before me this _____ day of _____, 2021, the above named person to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____



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CERTIFIED SURVEY MAP

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 _____, 2021 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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