

R 16.005715 4/22/22

\$910.00 RB



# 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:** R-HA and B-H Highway Business

**6. Current Owner of Property:** Fairway Apartments LLC c/o David Gevers

**Address:** 6515 Grand Teton Plaza, Suite 300 Madison, WI 53719 **Phone No:** 608-831-8181

**7. Contact Person:** Brett Stoffregan

**Email:** bstoffregan@donofrio.cc

**Address:** 7530 Westward Way, Madison, WI 53717 **Phone No:** 608-833-7530

**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:**  Brett Stoffregan  
 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:** April 17, 2022

**Ordinance Section No.** —      **Fee Paid:** \$ 910

**Permit Request No.** CS-2448-22

Receipt No: 16.005715

Apr 22, 2022

FAIRWAYS APARTMENTS LLC

LICENSES & PERMITS

CS-2448-22 910.00

Total: 910.00

CHECK

Check No: 5288 910.00

Payor:

E.J. PLESKO & ASSOCIATES

Total Applied: 910.00

Change Tendered: .00

04/22/2022 07:51AM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

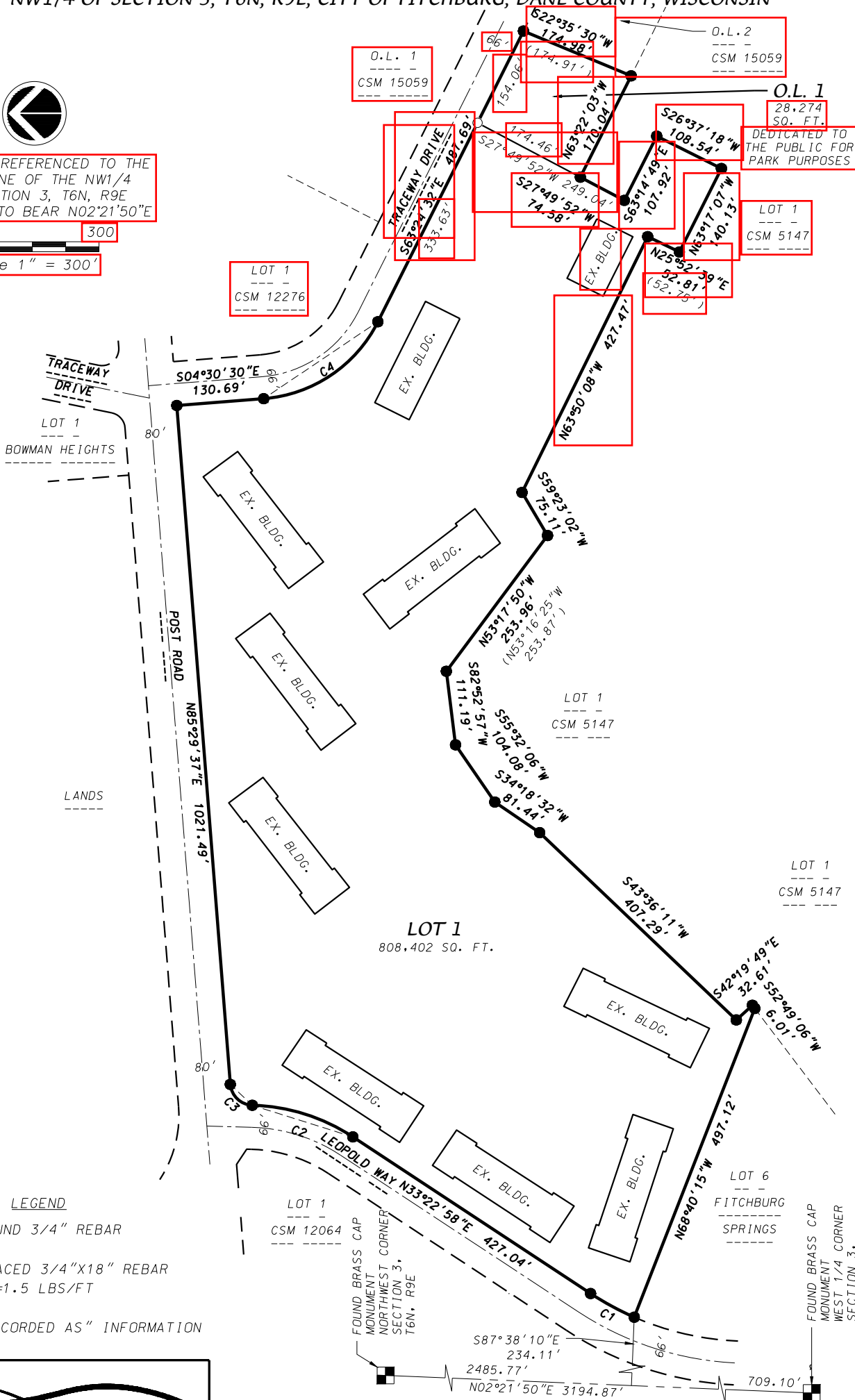
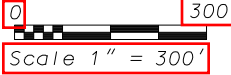
608-270-4200

# CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 12064, LOCATED IN THE SW1/4 OF THE NW1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE WEST LINE OF THE NW1/4 OF SECTION 3, T6N, R9E ASSUMED TO BEAR N02°21'50"E



**LEGEND**

- FOUND 3/4" REBAR
- PLACED 3/4"x18" REBAR WT=1.5 LBS/FT
- ( ) "RECORDED AS" INFORMATION



**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 6, 2022

F.N.: 22-07-103

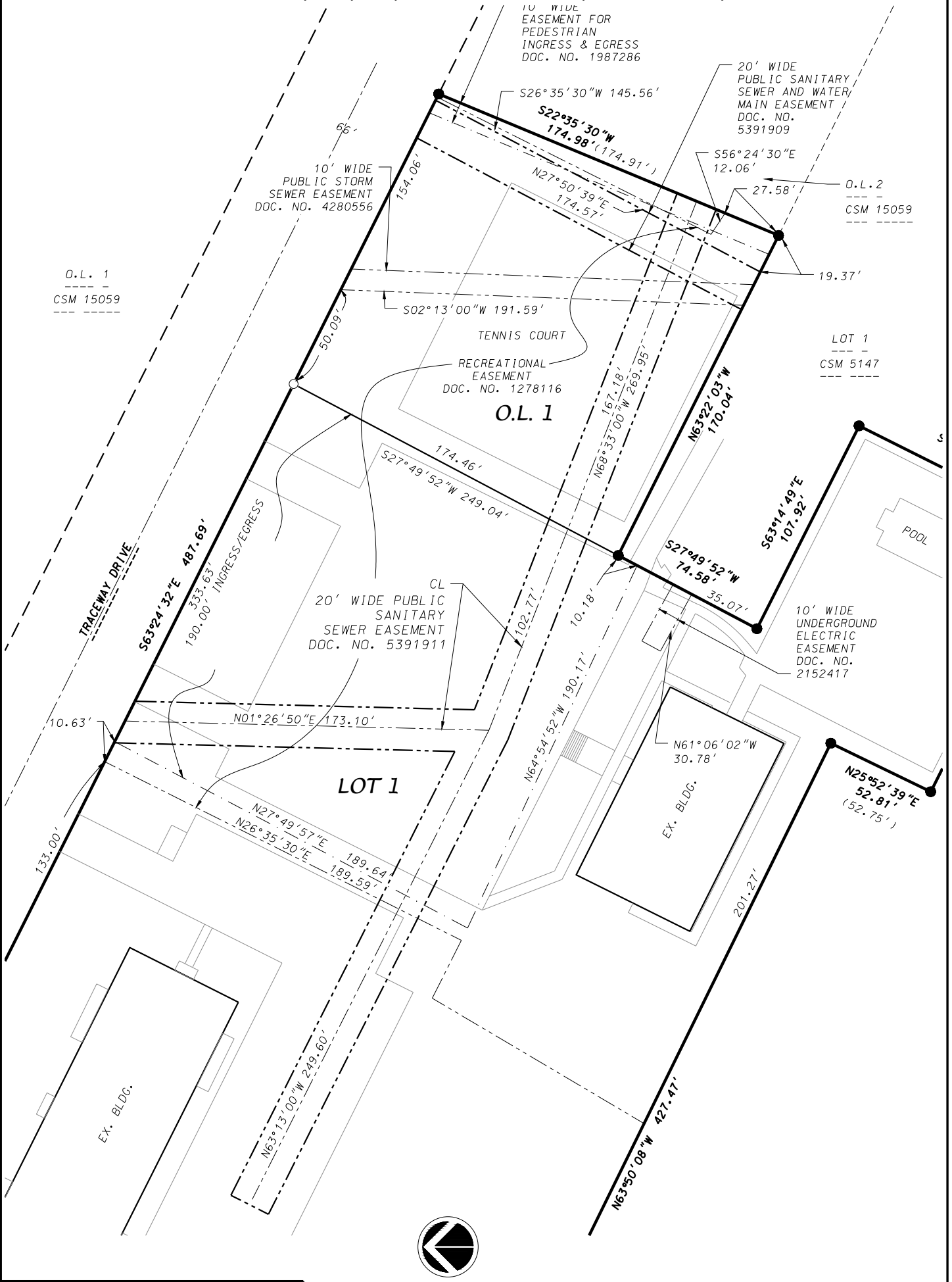
C.S.M. NO. \_\_\_\_\_

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

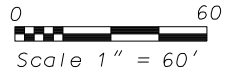
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

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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 correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 2, Certified Survey Map No. 12064, recorded in Volume 74 of Certified Survey Maps on pages 196-203 as Document Number 4280556 in the Dane County Register of Deeds Office, located in the SW1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.  
Containing 836,676 square feet (19.207 acres).

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

\_\_\_\_\_  
Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. This Certified Survey Map is subject to the following recorded instruments:
  - Madison Gas and Electric Right-of-Way Grant - Gas Main recorded as Doc. No. 1362117.
  - Madison Gas and Electric Right-of-Way Grant - Underground Electric recorded as Doc. No. 1362117.
  - Madison Gas and Electric Right-of-Way Grant - Underground Electric recorded as Doc. No. 2412446.
  - Regulatory Agreement recorded as Doc. No. 5764532.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	434.00	74.44	74.54	N28°27'46"E	09°50'24"	IN-N23°32'34"E
C2	288.05	158.10	160.15	N17°27'18"E	31°51'20"	OUT-N01°31'38"E
C3	33.92	45.38	49.71	N43°30'38"E	83°57'59"	
C4	210.00	206.50	215.88	S33°57'31"E	58°54'00"	



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### OWNER'S CERTIFICATE

Fairways Apartments, 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 company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

Fairways Apartments, 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 Fairways Apartments, LLC has caused these presents to be signed by said member(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

FAIRWAYS APARTMENTS, 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:\_\_\_\_\_.

### CONSENT OF CORPORATE MORTGAGEE

Dwight Capital, LLC, a Delaware limited liability company, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, Dwight Capital, LLC, has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed

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

Dwight Capital, LLC

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

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )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.

\_\_\_\_\_.

My commission expires:\_\_\_\_\_.



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## CITY OF FITCHBURG APPROVAL

This Certified Survey, including any dedication shown thereon, has been filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin,

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

\_\_\_\_\_  
Tracy Oldenburg, City of Fitchburg Clerk

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ .M.

and recorded in Volume \_\_\_\_\_ of Certified Survey Maps

on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds



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