

R 16.00 5992 10/21/22
\$750.00 RB



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-SIP

6. Current Owner of Property: Homeville Fitchburg LLC

Address: N5085 Hemlock Street, Poynette, WI 53955 Phone No: 608-575-8642

7. Contact Person: William Clemens

Email: bcbeinc@yahoo.com

Address: N5085 Hemlock Street, Poynette, WI 53955 Phone No: 608-575-8642

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: *William Clemens* William Clemens

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: October 13, 2022

Ordinance Section No. _____ Fee Paid: 4750.00

Permit Request No. CS-2482-22

Receipt No: 16.005992

Oct 21, 2022

HOMEVILLE FITCHBURG LLC

LICENSES & PERMITS

CS-2482-22 750.00

Total: 750.00

CHECK

Check No: 93307 750.00

Payor:

VIERBICHER

Total Applied: 750.00

Change Tendered: .00

10/21/2022 09:27AM

CITY OF FITCHBURG

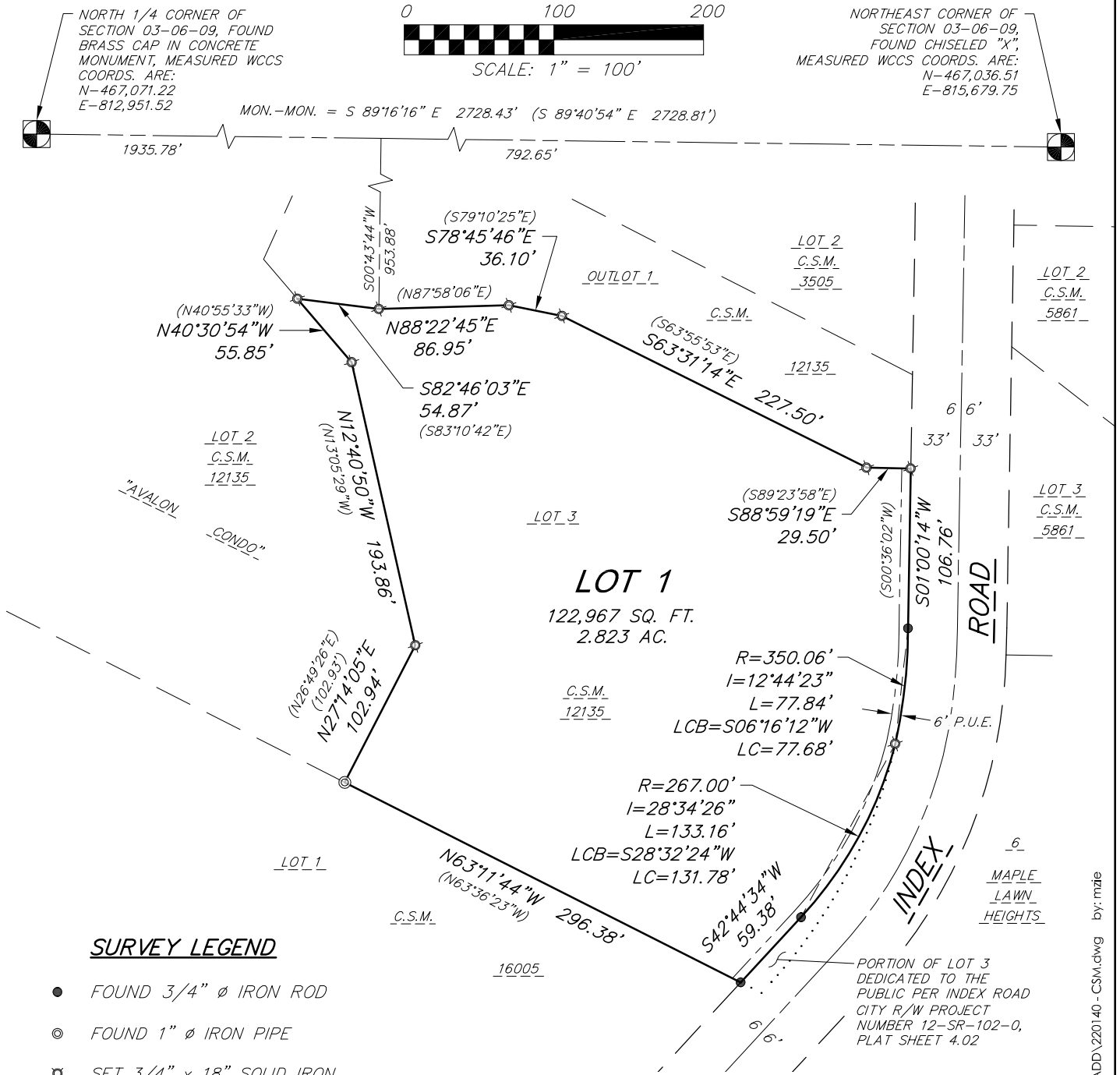
5520 LACY RD

FITCHBURG WI 53711

608-270-4200

CERTIFIED SURVEY MAP No. _____

LOT 3, CERTIFIED SURVEY MAP NUMBER 12135 AS RECORDED IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 11-18, AS DOCUMENT NUMBER 4304437, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



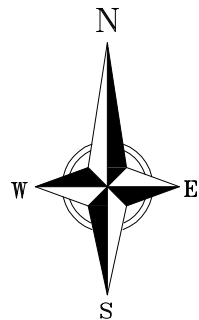
SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEETS 2 AND 3 FOR ADDITIONAL EASEMENTS

PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:
PUBLIC UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

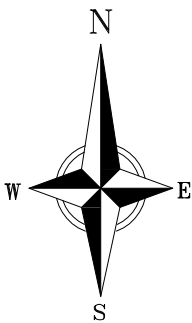
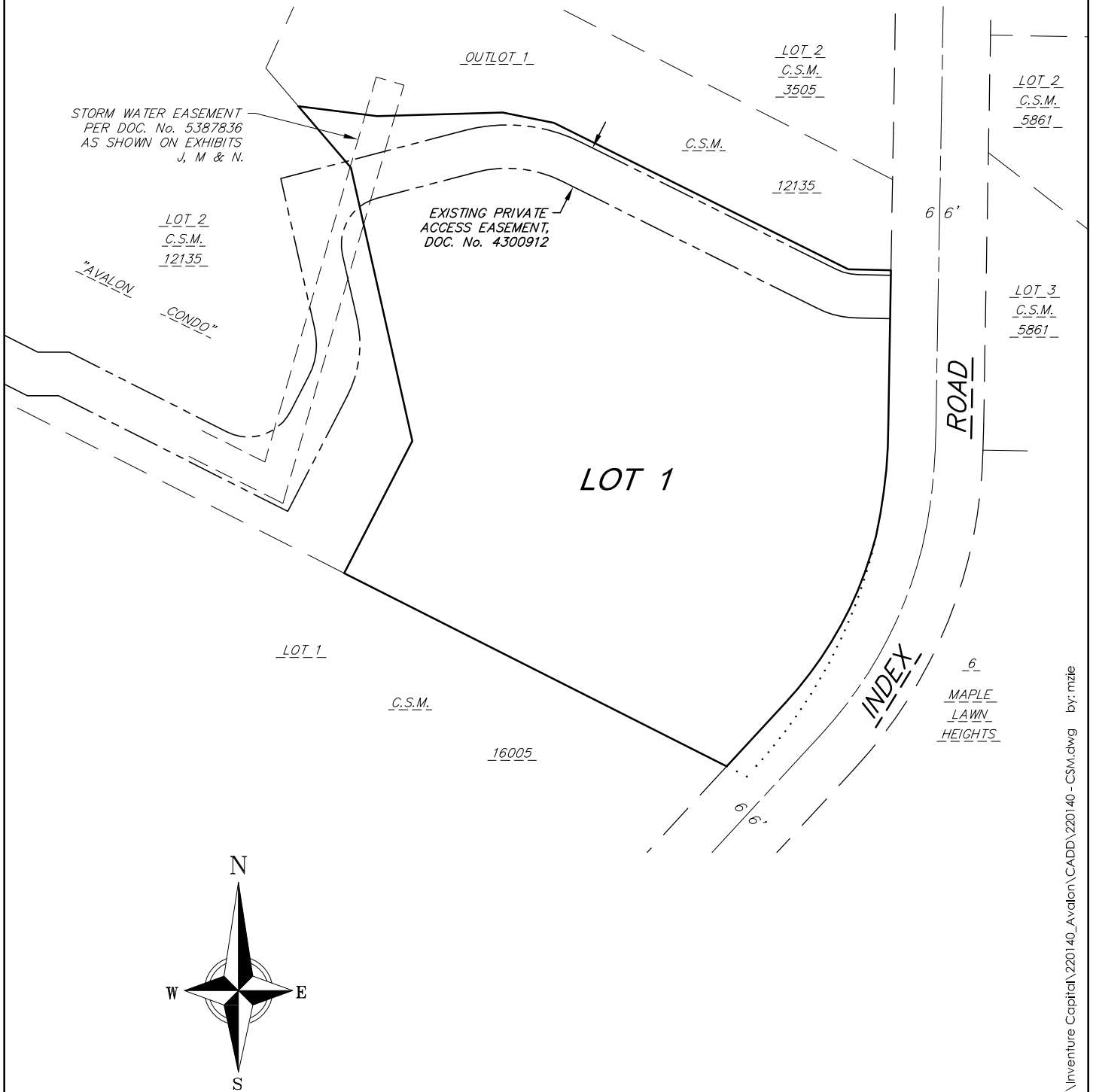
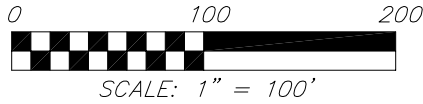


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 3 MEASURED AS BEARING S89°16'16"E



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EASEMENT DETAILS

12 Oct 2022 - 9:41 a M:\Inventory Capital\220140_Avalon\CADD\220140 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 220140
DATE: 10/10/2022
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Inventory Capital, LLC
2820 Walton Commons
Lane, Suite 125
Madison, WI 53718

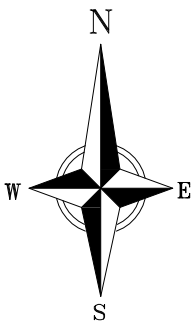
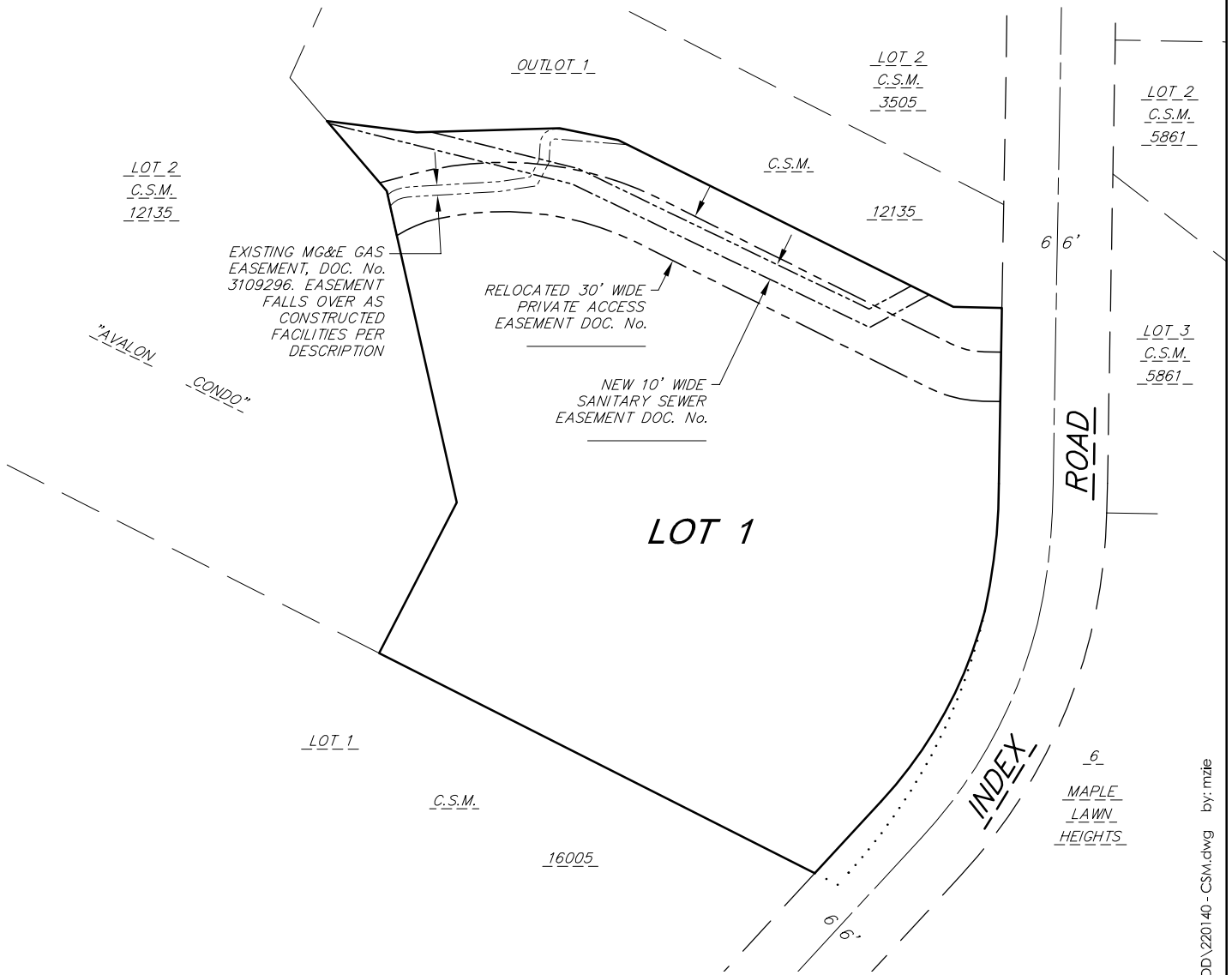
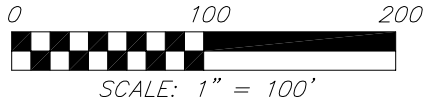
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
2 OF 5**

Phone: (800) 261-3898

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EASEMENT DETAILS

12 Oct 2022 - 9:44a M:\Inventure Capital\220140_Avalon\CADD\220140 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 220140
DATE: 10/10/2022
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Inventure Capital, LLC
2820 Walton Commons
Lane, Suite 125
Madison, WI 53718

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
3 OF 5

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LEGAL DESCRIPTION

Lot 3, Certified Survey Map (C.S.M.) Number 12135 as recorded in Volume 75 of Certified Survey Maps, on pages 11-18, as Document Number 4304437, Dane County Registry and located in the Northeast Quarter of the Northeast Quarter of Section 03, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows,

Commencing at the north quarter corner of said Section 03; thence S89°16'16"E, along the north line of said Section 03, 1935.78 feet; thence S00°43'44"W, 953.88 feet to the point of beginning of this description; thence North 88 degrees 22 minutes 45 seconds East, 86.95 feet; thence South 78 degrees 45 minutes 46 seconds East, 36.10 feet; thence South 63 degrees 31 minutes 14 seconds East, 227.50 feet; thence South 88 degrees 59 minutes 19 seconds East, 29.50 feet to the westerly right-of-way line of Index Road; thence South 01 degree 00 minutes 14 seconds West, along said westerly right-of-way line, 106.76 feet to a point of curvature; thence 77.84 feet along said westerly right-of-way line and the arc of a curve to the right having a radius of 350.06 feet and a chord bearing South 06 degrees 16 minutes 12 seconds West, 77.68 feet to a point of compound curvature; thence 133.16 feet along said westerly right-of-way line and the arc of a curve to the right having a radius of 267.00 feet and a chord bearing South 28 degrees 32 minutes 24 seconds West, 131.78 feet; thence South 42 degrees 44 minutes 34 seconds West, along said westerly right-of-way line, 59.38 feet to the northerly line of Lot 1, C.S.M. Number 16005, recorded as Document Number 5833038; thence North 63 degrees 11 minutes 44 seconds West, along said northerly line of Lot 1, a distance of 296.38 feet; thence North 27 degrees 14 minutes 05 seconds East, 102.94 feet; thence North 12 degrees 40 minutes 50 seconds West, 193.86 feet; thence North 40 degrees 30 minutes 54 seconds West, 55.85 feet; thence South 82 degrees 46 minutes 03 seconds East, 54.87 feet to the point of beginning.

Said description contains 122,967 square feet or 2.823 acres, more or less.

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Date: _____

By: _____
Patti Anderson, City Clerk

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

11 Oct 2022 - 10:13p M:\Inventure Capital\220140_Avalon\CADD\220140 - CSM.dwg by: mzie



Index Road – CSM Boundary

Legal Description

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