



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: 3

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: SC-NC T4

6. Current Owner of Property: Fitchburg Lands LLC

Address: 2920 Marketplace Dr., Suite 202, Fitchburg, WI 53719 **Phone No:** 608-698-1500


7. Contact Person: Sherry Yu

Email: sherryyu@coldwellhomes.com

Address: 2920 Marketplace Dr., Suite 202, Fitchburg, WI 53719 **Phone No:** 608-698-1500

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:  Sherry Yu
 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 No. _____

ALL OF OUTLOT 66, SECOND ADDITION TO TERRAVESSA, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FORTY FEET

FOUND BRASS CAP AT THE NORTHEAST CORNER OF SECTION 12-06-09



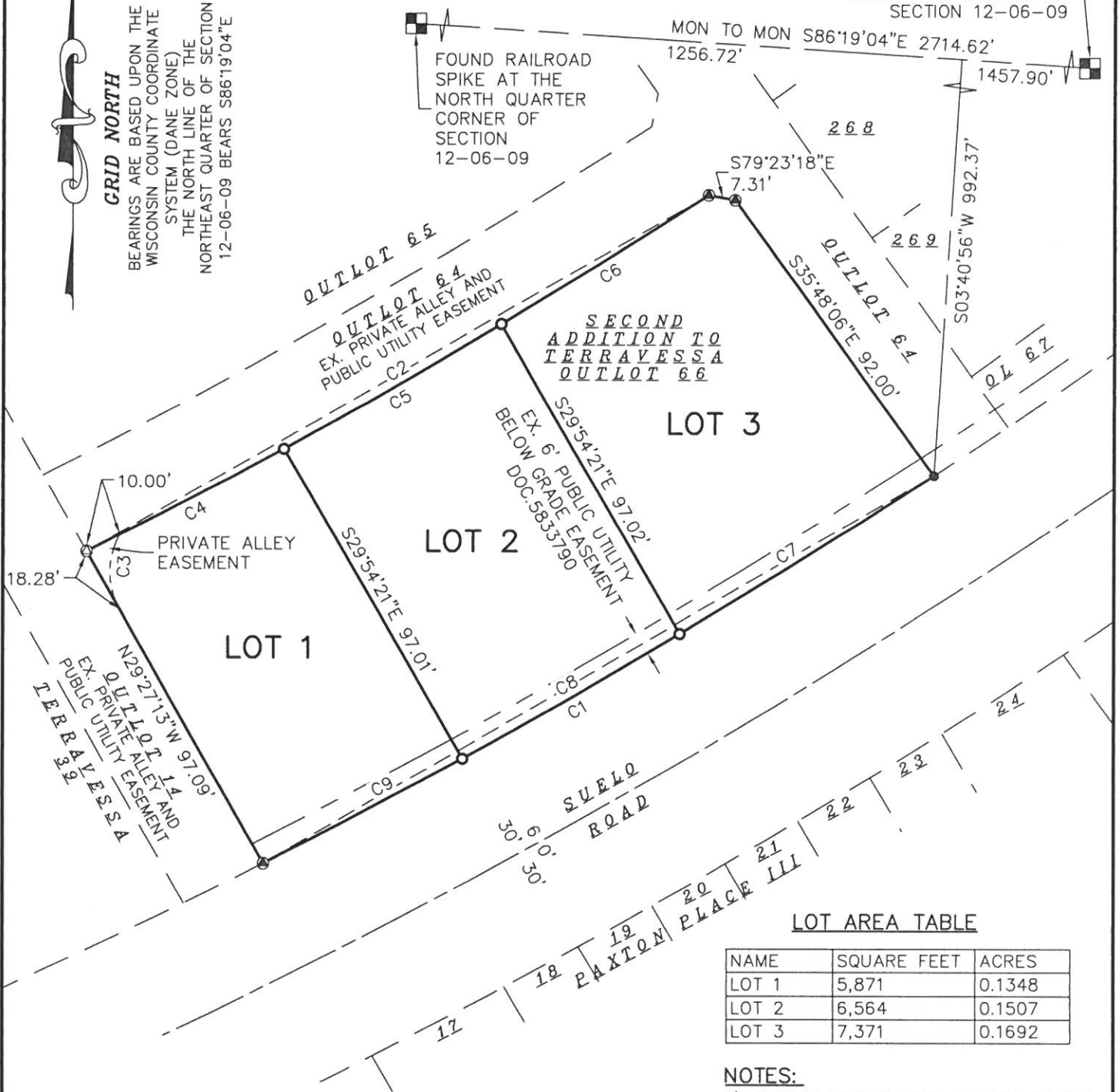
GRID NORTH

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12-06-09 BEARS S86°19'04"E

FOUND RAILROAD SPIKE AT THE NORTH QUARTER CORNER OF SECTION 12-06-09

MON TO MON S86°19'04"E 2714.62'
1256.72'

1457.90'



LOT AREA TABLE

NAME	SQUARE FEET	ACRES
LOT 1	5,871	0.1348
LOT 2	6,564	0.1507
LOT 3	7,371	0.1692

NOTES:

- 1) SEE SHEET 2 FOR CURVE TABLE
- 2) SEE SHEET 2 FOR LEGEND.

SURVEYED FOR :
Caldwell Real Estate Group

SURVEYED BY :

Burse

surveying & engineering Inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: March 21, 2023
Plot View: CSM

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

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ALL OF OUTLOT 66, SECOND ADDITION TO TERRAVESSA, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	209.69'	1869.00'	6°25'42"	S59°42'23"W	209.58'
C2	193.90'	1772.00'	6°16'10"	N59°54'58"E	193.80'
C3	21.39'	21.00'	58°21'25"	N00°14'17"W	20.48'
C4	60.15'	1772.00'	1°56'41"	N62°04'42"E	60.14'
C5	67.67'	1772.00'	2°11'17"	N60°00'43"E	67.67'
C6	66.08'	1772.00'	2°08'12"	N57°50'59"E	66.08'
C7	81.11'	1869.00'	2°29'12"	S57°44'08"W	81.11'
C8	67.67'	1869.00'	2°04'28"	S60°00'58"W	67.67'
C9	60.91'	1869.00'	1°52'02"	S61°59'13"W	60.91'

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ MAG NAIL SET IN BITUMINOUS PAVEMENT
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD, WT. 1.50 lbs./ft.

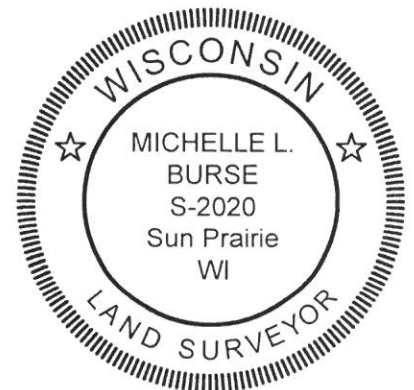
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped ALL OF OUTLOT 66, SECOND ADDITION TO TERRAVESSA, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, under the direction of P&J Family Properties LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 21 day of MARCH, 2023.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: March 21, 2023
Plot View: CSM

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MAP NO. _____

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Outlot 66, Second Addition to Travessa, Dane County Registry, Wisconsin.