



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:** 19

**4. No. Of Buildable Lots Proposed:** 14

**5. Zoning District:** PDD/GIP

**6. Current Owner of Property:** Hartung Brothers, Inc.

**Address:** 2662 Blaney Road **Phone No:** 608-852-8772

**7. Contact Person:** Dan Day, D'Onofrio, Kottke & Associates

**Email:** dday@donforio.cc

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

**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:** *[Signature]* Daniel J HARTUNG  
 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.** \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of the actual field conditions and divisions of the boundary of the preliminary plat and features on those conditions with the City of Fitchburg Subdivision Ordinance.

Dated this 21st day of June, 2022.

*Brett T. Stoffregen*  
BRETT T. STOFFREGEN, PROFESSIONAL LAND SURVEYOR, S-2742

**WISCONSIN LAND SURVEYOR**  
BRETT T. STOFFREGEN  
S-2742  
MADISON, WISCONSIN

**LEGAL DESCRIPTION**

A portion of land and Blaney Road to be vacated by the City of Fitchburg, located in the SW 1/4 of the NE 1/4, the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 14, 16th, R9E, City of Fitchburg, Dane County, Wisconsin, to-wit: Commencing at the North 1/4 corner of said Section 14, thence S88°02'00"E, 44.82 feet along the North line of said NE 1/4 to the point of beginning, thence continuing S88°02'00"E, 646.79 feet thence S01°58'00"W, 33.00 feet thence S52°37'18"E, 122.86 feet thence S88°02'00"E, 120.00 feet thence N05°59'51"E, 280.03 feet thence N01°58'00"E, 33.00 feet to a point on the North line of said NE 1/4, thence S88°02'00"E, 210.00 feet along said North line thence S01°58'00"W, 33.00 feet thence S85°49'41"E, 441.27 feet to a point on the East line of said NE 1/4, also being on the West right-of-way line of U.S.H. 14, thence S00°45'14"W, 208.61 feet along said East line and West right-of-way line to a point of curve, thence along said West right-of-way line along a curve to the right which has a radius of 11,171.85 feet and a chord which bears S53°04'05"W, 564.23 feet to a point on the South line of said NE 1/4, thence N88°04'04"W, 2898.24 feet along said South line to the Center of said Section 14, thence N88°12'31"E, 22.23 feet along the South line of said NE 1/4 to a point of curve on the East right-of-way line of a Wisconsin River Trail Transit Commission right-of-way, thence along said East right-of-way line on a curve to the right which has a radius of 6,186.75 feet and a chord which bears N02°12'55"E, 644.24 feet thence N02°25'24"E, 1454.26 feet along said East right-of-way line to a point of curve, thence Northerly along said East right-of-way line on a curve to the right which has a radius of 6,051.42 feet and a chord which bears N04°00'50"E, 335.94 feet to a point on the Southerly right-of-way line of Lacy Road, thence N63°00'55"E, 87.42 feet along said Southerly right-of-way line, thence N02°05'38"E, 166.39 feet along said Southerly right-of-way line, thence N88°07'42"E, 164.60 feet along said Southerly right-of-way line, thence S88°02'00"E, 184.89 feet along said Southerly right-of-way line, thence N01°58'00"E, 7.00 feet thence N88°02'00"W, 425.67 feet to a point on the East right-of-way line of a Wisconsin River Trail Transit Commission right-of-way, thence Northerly along said East right-of-way line along a curve to the right which has a radius of 6,051.42 feet and a chord which bears N07°59'43", 33.18 feet to the point of beginning, containing 187.107 acres.

- NOTES**
- All Intersection right-of-way radii are 15', unless noted.
  - Existing Zoning: Rural Development, Exclusive Agriculture Proposed Zoning:
  - Land Owner/Subject: Marking Brothers, Inc., 708 Highland Trail, Suite 2000, Madison, WI Land Parcel: Wisconsin's Assoc., 720 E. Lakeside Street, WI Surveyor and Engineer: D'Onofrio Kottke & Assoc., 7530 Westward Way, Madison, WI
  - Outlet Designations:
    - O.L. 1: Dedicated to the Public for Stormwater Management
    - O.L. 2: Dedicated to the Public for Bike/Pedestrian Path purposes
    - O.L. 3: Dedicated to the Public for Park purposes
    - O.L. 4: Dedicated to the Public for Park purposes
    - O.L. 5: Dedicated to the Public for Stormwater Management

**LEGEND**

●	FOUND 1" IRON PIPE
●	FOUND 1-1/4" REBAR
●	FOUND 3/4" REBAR
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
G	GAS MAIN
OHE	OVERHEAD ELECTRIC
U-E	UNDERGROUND ELECTRIC
U-T	UNDERGROUND TELECOMMUNICATION
□	ELECTRIC BOX
□	TELECOMMUNICATION PEDESTAL
□	TELECOMMUNICATION VAULT
○	MANHOLE
○	CATCH BASIN/INLET
○	POWER POLE
○	POWER POLE W/LIGHT
○	LIGHT POLE
○	VALVE
○	HYDRANT
□	CONCRETE
—	FENCE
—	CONCRETE CURB AND GUTTER
—	RAILROAD TRACK
WL	WETLANDS

DATE: 06-21-22 REVISED: 09-08-22 03-14-23 FN: 21-07-130 Sheet Number: <b>1 of 1</b>	SCALE: 1" = 100' (PAGE SIZE: 34x44)  GRID NORTH WISCONSIN COORDINATE REFERENCE SYSTEMS (DANE ZONE) NAD83(2011)	PRELIMINARY PLAT <b>HARTUNG FIELDS</b> CITY OF FITCHBURG, DANE COUNTY, WISCONSIN	 <b>D'ONOFRIO KOTTKE AND ASSOCIATES, INC.</b> 7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089 <b>YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT</b>
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## LEGAL DESCRIPTION

A parcel of land and Blaney Road to be vacated by the City of Fitchburg, located in all 1/4's of the NE1/4, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 14, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Commencing at the North 1/4 corner of said Section 14; thence S88°02'00"E, 44.82 feet along the North line of said NE1/4 to the point of beginning; thence continuing S88°02'00"E, 648.78 feet; thence S01°58'00"W, 33.00 feet; thence S52°27'18"E, 122.96 feet; thence S88°02'00"E, 120.00 feet; thence N75°59'53"E, 260.03 feet; thence N01°58'00"E, 33.00 feet to a point on the North line of said NE1/4; thence S88°02'00"E, 1100.04 feet along said North line; thence S01°57'59"W, 33.00 feet; thence S85°49'41"E, 441.77 feet to a point on the East line of said NE1/4, also being on the West right-of-way line of U.S.H. 14; thence S00°45'14"W, 2086.61 feet along said East line and West right-of-way line to a point of curve; thence along said West right-of-way line along a curve to the right which has a radius of 11,317.85 feet and a chord which bears S03°04'05"W, 564.23 feet to a point on the South line of said NE1/4; thence N88°04'04"W, 2698.24 feet along said South line to the Center of said Section 14; thence N88°19'33"W, 22.23 feet along the South line of said NW1/4 to a point of curve on the East right-of-way line of a Wisconsin River Trail Transit Commission right-of-way; thence Northerly along said East right-of-way line on a curve to the right which has a radius of 8,338.75 feet and a chord which bears N00°12'35"E, 644.24 feet; thence N02°25'24"E, 1454.26 feet along said East right-of-way line to a point of curve; thence Northerly along said East right-of-way line on a curve to the right which has a radius of 6,051.42 feet and a chord which bears N04°00'50"E, 335.94 feet to a point on the Southerly right-of-way line of Lacy Road; thence N65°08'55"E, 87.62 feet along said Southerly right-of-way line; thence N05°05'38"E, 166.39 feet along said Southerly right-of-way line; thence N84°07'42"E, 164.60 feet along said Southerly right-of-way line; thence S88°02'04"E, 194.89 feet along said Southerly right-of-way line; thence N01°58'00"E, 7.00 feet; thence N88°02'00"W, 425.67 feet to a point on the East right-of-way line of a Wisconsin River Trail Transit Commission right-of-way; thence Northerly along said East right-fo-way line along a curve to the right which has a radius of 6,051.42 feet and a chord which bears N07°59'4"E, 33.18 feet to the point of beginning. Containing 167.107 acres.