



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:** 2

**4. No. Of Buildable Lots Proposed:** 2

**5. Zoning District:** PDD-SIP

**6. Current Owner of Property:** Fahey Glen, LLC

**Address:** 5376 Irish Lane, Fitchburg, WI 53711 **Phone No:** (608) 658-0174

**7. Contact Person:** D'Onofrio Kottke & Assoc. - Dan Day

**Email:** dday@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:**  David Fahey, Member

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.** \_\_\_\_\_

## Memorandum

Date: July 18, 2023

To: Deanna Schmidt

From: Daniel N. Day, P.E. *DND*









cc: David Fahey

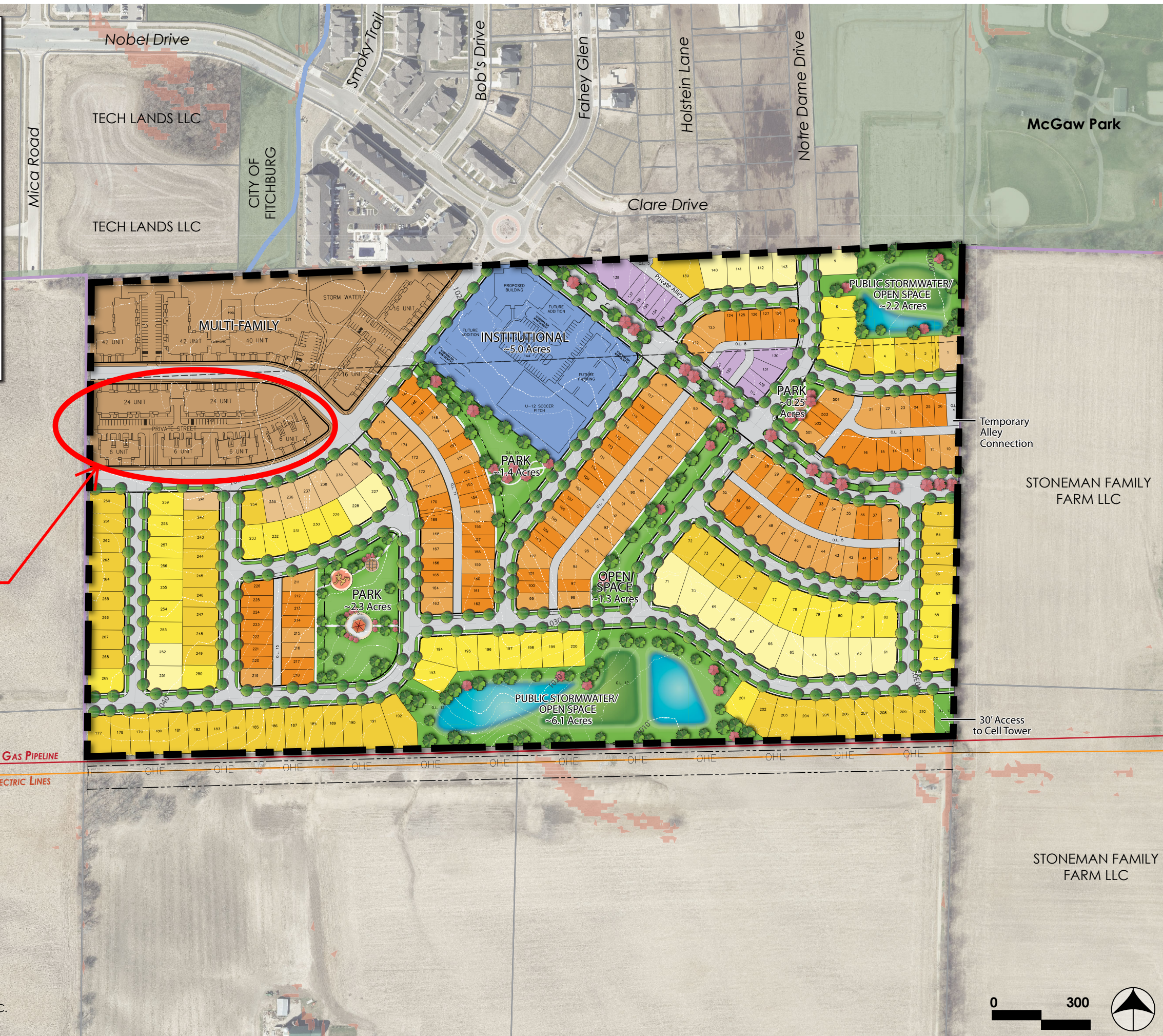
Re: Highfield Reserve SIP Amendment  
Lot 270 Certified Survey Map

Attached please find our request on behalf of Fahey Glen, LLC for a minor amendment of Lot 270 to allow for the division of this lot by Certified Survey Map submitted under separate cover. The proposed lots within the CSM will meet the approval standard from the adopted PD.

Parcel	0609-154-3100-2	5380 W Fahey Glen	Lot 270
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U:\User\2307114\Surveying\Submittals\Minor Amendment Submittal 2023.07.18\HR Lot 270 Minor Amendment.docx

Legend		
<b>Proposed Single Family</b>		
 Alley Accessed (37')	69	13.9%
 Alley Accessed (45')	67	13.5%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.4%
 Street Accessed (69')	20	4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
<b>Proposed Attached Single Family</b>		
 Twin Homes (Alley)	12	2.4%
<b>Subtotal</b>	<b>12</b>	<b>2.4%</b>
<b>Proposed Multi-Family</b>		
 Multi-Family	228	45.9%
<b>Subtotal</b>	<b>228</b>	<b>45.9%</b>
<b>Total Units</b>	<b>497</b>	<b>100%</b>



BOWMAN FARMS INC

**Lot 270 Minor Amendment  
allowing division of lot via  
Certified Survey Map**

BOWMAN FARMS INC

NATURAL GAS PIPELINE  
STATE ELECTRIC LINES

Temporary  
Alley  
Connection

STONEMAN FAMILY  
FARM LLC

STONEMAN FAMILY  
FARM LLC

30' Access  
to Cell Tower

# HIGHFIELD RESERVE

FITCHBURG, WISCONSIN

REVISED : 3.20.23

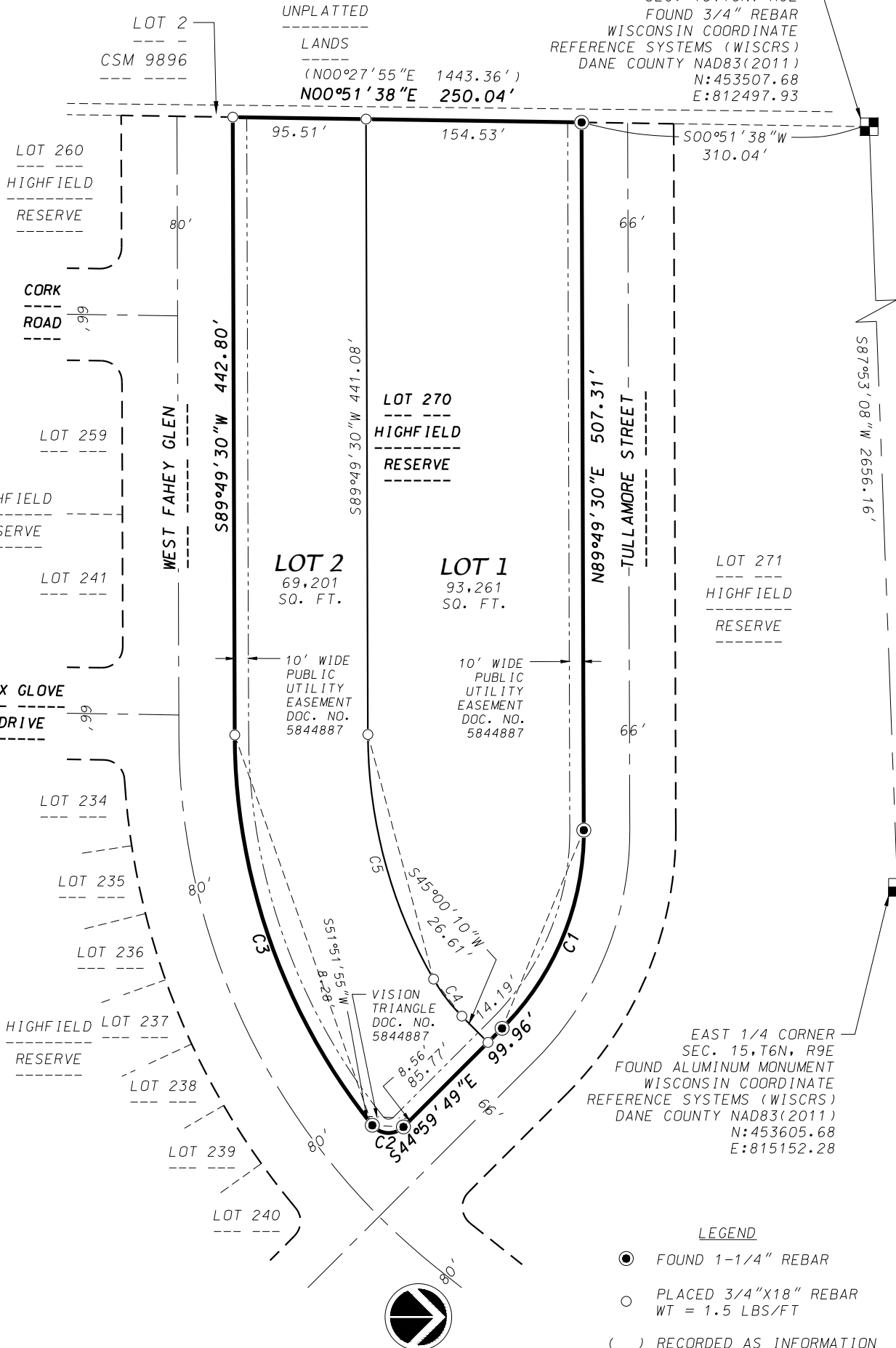
SCALE : 1"= 300'

**ADOPTED  
CONCEPT  
PLAN**

# CERTIFIED SURVEY MAP

LOT 270, HIGHFIELD RESERVE, LOCATED IN THE NW1/4 OF THE SE1/4 SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CENTER  
SEC. 15, T6N, R9E  
FOUND 3/4" REBAR  
WISCONSIN COORDINATE  
REFERENCE SYSTEMS (WISCRS)  
DANE COUNTY NAD83(2011)  
N: 453507.68  
E: 812497.93



EAST 1/4 CORNER  
SEC. 15, T6N, R9E  
FOUND ALUMINUM MONUMENT  
WISCONSIN COORDINATE  
REFERENCE SYSTEMS (WISCRS)  
DANE COUNTY NAD83(2011)  
N: 453605.68  
E: 815152.28

- LEGEND**
- FOUND 1-1/4" REBAR
  - PLACED 3/4"x18" REBAR  
WT = 1.5 LBS/FT
  - ( ) RECORDED AS INFORMATION

GRID NORTH  
WISCONSIN COORDINATE  
REFERENCE SYSTEMS  
DANE COUNTY NAD83(2011)  
THE NORTH LINE OF THE SE1/4  
OF SECTION 15, T6N, R9E  
BEARS S87°53'08"W  
0 100  
Scale 1" = 100'  
SHEET 1 OF 4

DATE: July 12, 2023  
F.N.: 23-07-114  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# CERTIFIED SURVEY MAP

**LOT 270, HIGHFIELD RESERVE, LOCATED IN THE NW1/4 OF THE SE1/4 SECTION 15, 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:

Lots 270, Highfield Reserve, recorded in Volume 61-068B of Plats on pages 419-424 as Document Number 5844887 in the Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 162,462 square feet (3.730 acres).

Dated this 12th day of July, 2023.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. This Certified Survey map is subject to the following recorded instruments:  
 -Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5869796  
 -Agreement recorded as Doc. No. 5877174

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	200.00	153.65	157.70	S67°35'10"E	45°10'41"	
C2	15.00	22.35	25.22	S03°10'15"W	96°20'08"	IN-S51°20'19"W
C3	450.00	296.62	302.27	N70°34'54.5"W	38°29'11"	
C4	126.50	33.36	33.46	S52°34'50"W	15°09'20"	OUT-S60°09'30"W
C5	354.50	181.51	183.55	S74°59'30"W	29°40'00"	



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**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

DATE: July 12, 2023

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

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

# CERTIFIED SURVEY MAP

LOT 270, HIGHFIELD RESERVE, LOCATED IN THE NW1/4 OF THE SE1/4  
SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

Fahey Glen, 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.

Fahey Glen, 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 Fahey Glen, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Fahey Glen, LLC

\_\_\_\_\_  
David Fahey, Member

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named person 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: \_\_\_\_\_



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7530 Westward Way, Madison, WI 53717  
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VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

LOT 270, HIGHFIELD RESERVE, LOCATED IN THE NW1/4 OF THE SE1/4  
SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## 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 \_\_\_\_\_, 2023 at \_\_\_\_\_ and  
recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as  
Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



**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: July 12, 2023

F.N.: 23-07-114

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

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

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

LEGAL DESCRIPTION

Lot 270, Highfield Reserve, recorded in Volume 61-068B of Plats on pages 419-424 as Document Number 5844887 in the Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

## Dan Day

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**From:** David and Sara <faheyfields1@gmail.com>  
**Sent:** Friday, July 14, 2023 12:30 PM  
**To:** Dan Day; Deanna Schmidt  
**Subject:** RE: Fahey Lot 270

Thanks both of you

Let me know if you have questions

David

Sent from [Mail](#) for Windows

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**From:** [Dan Day](#)  
**Sent:** Friday, July 14, 2023 12:21 PM  
**To:** [David and Sara](#); [Deanna Schmidt](#)  
**Subject:** Re: Fahey Lot 270

Sure. I will do on Monday.

Dan

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**From:** David and Sara <faheyfields1@gmail.com>  
**Sent:** Friday, July 14, 2023 12:14:34 PM  
**To:** Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>; Dan Day <dday@donofrio.cc>  
**Subject:** RE: Fahey Lot 270

Dan

Talked to Deanna this morning

We need to submit a Rezone App for the 2 lots

Can you fill out online and reference the CSM just filed

Deanna will help fill in the details

I paid the fee for both the CSM and Rezone

Goal is to get both on the Aug meeting

Thanks  
David

Sent from [Mail](#) for Windows

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**From:** [Deanna Schmidt](#)  
**Sent:** Thursday, July 13, 2023 7:48 PM

To: [Fahey](#); [Dan Day](#)  
Cc: [Tracy Foss](#); [Zack Jones](#)  
Subject: Re: Fahey Lot 270

Hi David;  
What is the graphic below showing?

If there are no changes other than the creation of the two lots, you may bring forward a minor PDD amendment with the CSM for Plan Commission review. The CSM needs to go to Council but not the minor PDD amendment. The minor PDD amendment must be approved and the CSM approved and recorded prior to building permits including an early start permit.

You will only need an early start for footings and foundations if you want to start work while the building permit is under review. I don't think that it would be necessary. With e-Plan, building permit review moves fairly quickly.

I'm cc'ing Tracy for any comments/corrections.

Talk to you soon.  
d

**Deanna Schmidt, AICP**  
City Planner & Zoning Administrator

City of Fitchburg

5520 Lacy Road

Fitchburg, WI 53711

[deanna.schmidt@fitchburgwi.gov](mailto:deanna.schmidt@fitchburgwi.gov)

608-270-4255



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**From:** Fahey <[faheyfields1@gmail.com](mailto:faheyfields1@gmail.com)>  
**Sent:** Thursday, July 13, 2023 1:13 PM  
**To:** Deanna Schmidt <[Deanna.Schmidt@fitchburgwi.gov](mailto:Deanna.Schmidt@fitchburgwi.gov)>; Dan Day <[dday@donofrio.cc](mailto:dday@donofrio.cc)>  
**Subject:** Fahey Lot 270

**EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.**

Deanna

Hope your summer is going good.

We are scheduled to be on the August plan meeting to split lot 270 into 2 lots, LDIV-23-7  
I will get the check dropped off tomorrow

We want to move forward with building 4 this fall

Once we have created 2 lots do I need an early start permit?  
Any other approvals required? beside building permits

Building 4 will be on lot one of the split  
Tullamore Street is fully improved

Thanks  
David

