



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: 15

4. No. Of Buildable Lots Proposed: 9

5. Zoning District: Planned Development District - General Implementation Plan

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@donofrio.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: *Daniel Hartung* DANIEL J. HARTUNG
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name
President

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. _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



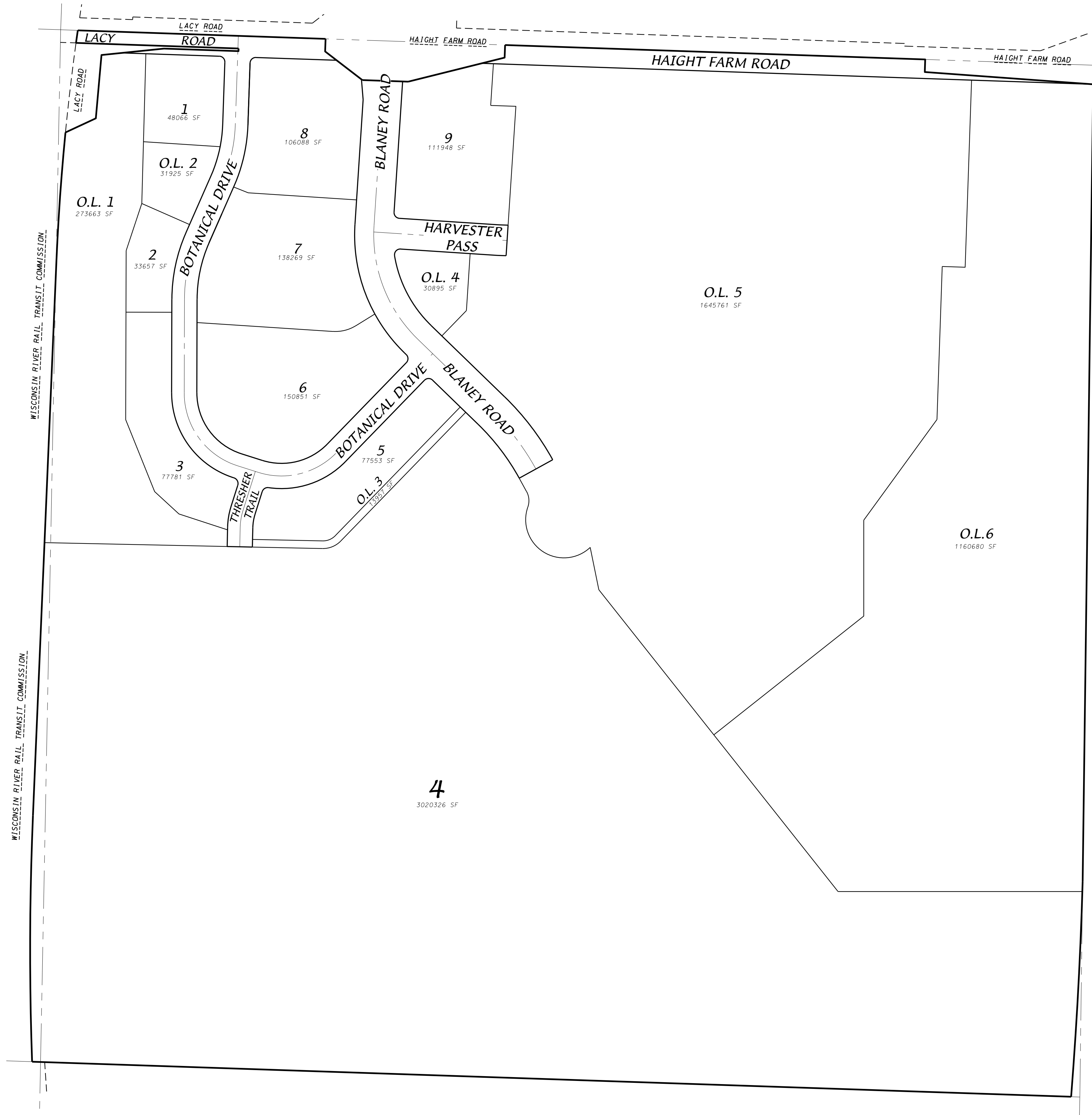
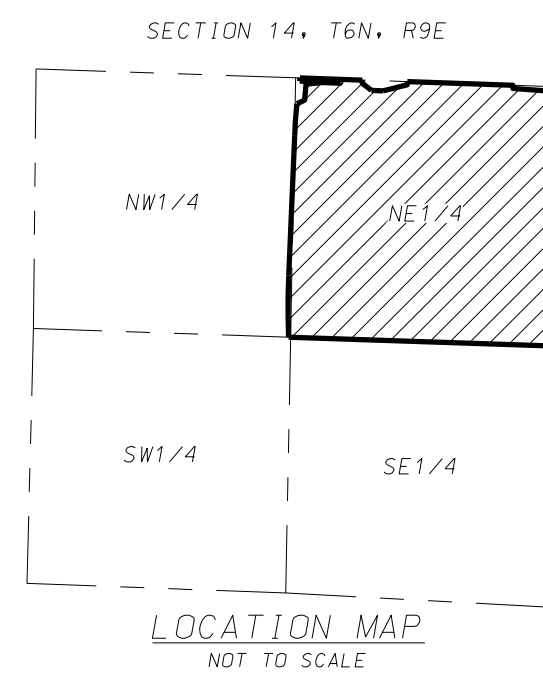
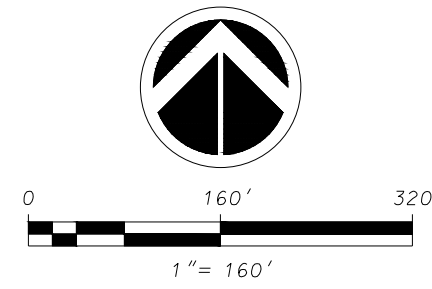
Department of Administration

HARTUNG FIELDS

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 SECTION 14, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NOTES

1. All intersection right-of-way radii are 15', unless noted.
2. Existing Zoning: Rural Development, Exclusive Agriculture
Proposed Zoning:
3. Land Owner/Subdivider:
Hartung Brothers, Inc. 708 Heartland Trail, Suite 2000, Madison, WI
Land Planner:
Vandewalle & Assoc., 120 E. Lakeside Street, WI
Surveyor and Engineer:
D'Onofrio Kottke & Assoc., 7530 Westward Way, Madison, WI
4. Outlet Designations
 - O.L. 1: Dedicated to the Public for Stormwater Management, Open Space, and Pedestrian/Bike Path
 - O.L. 2: Dedicated to the Public for Park purposes
 - O.L. 3: Dedicated to the Public for Bike/Pedestrian Path purposes
 - O.L. 4: Dedicated to the Public for Park purposes
 - O.L. 5: Non-dedicated
 - O.L. 6: Dedicated to the Public for Stormwater Management, Open Space, and Pedestrian/Bike Path



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

FN:21-07-130

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



Department of Administration

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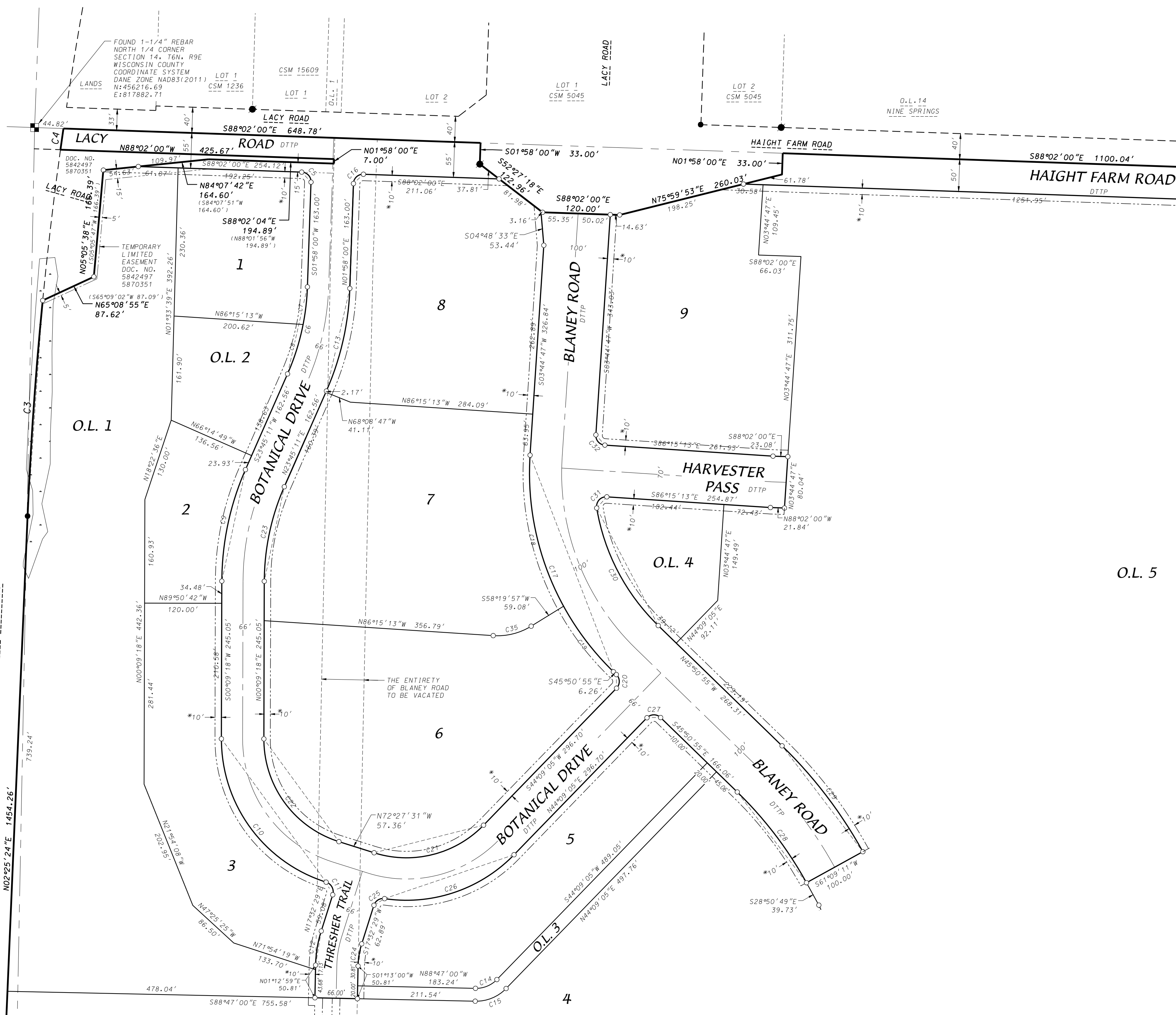
LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 1-1/4" Iron Rebar (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- () Recorded as information
- DTTP Dedicated to the Public
- Wetlands
- * PUBLIC UTILITY EASEMENT
Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. The final grade within Public Utility Easements shall not be altered by more than six (6) inches without consent of the utilities involved.



0 100' 200'
1" = 100'

BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, T6N, R9E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S88°02'00"E



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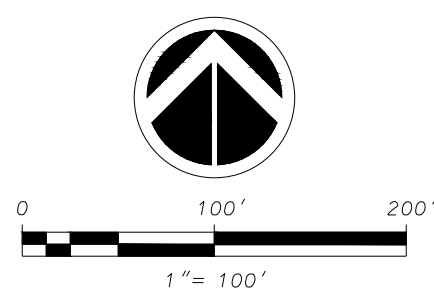
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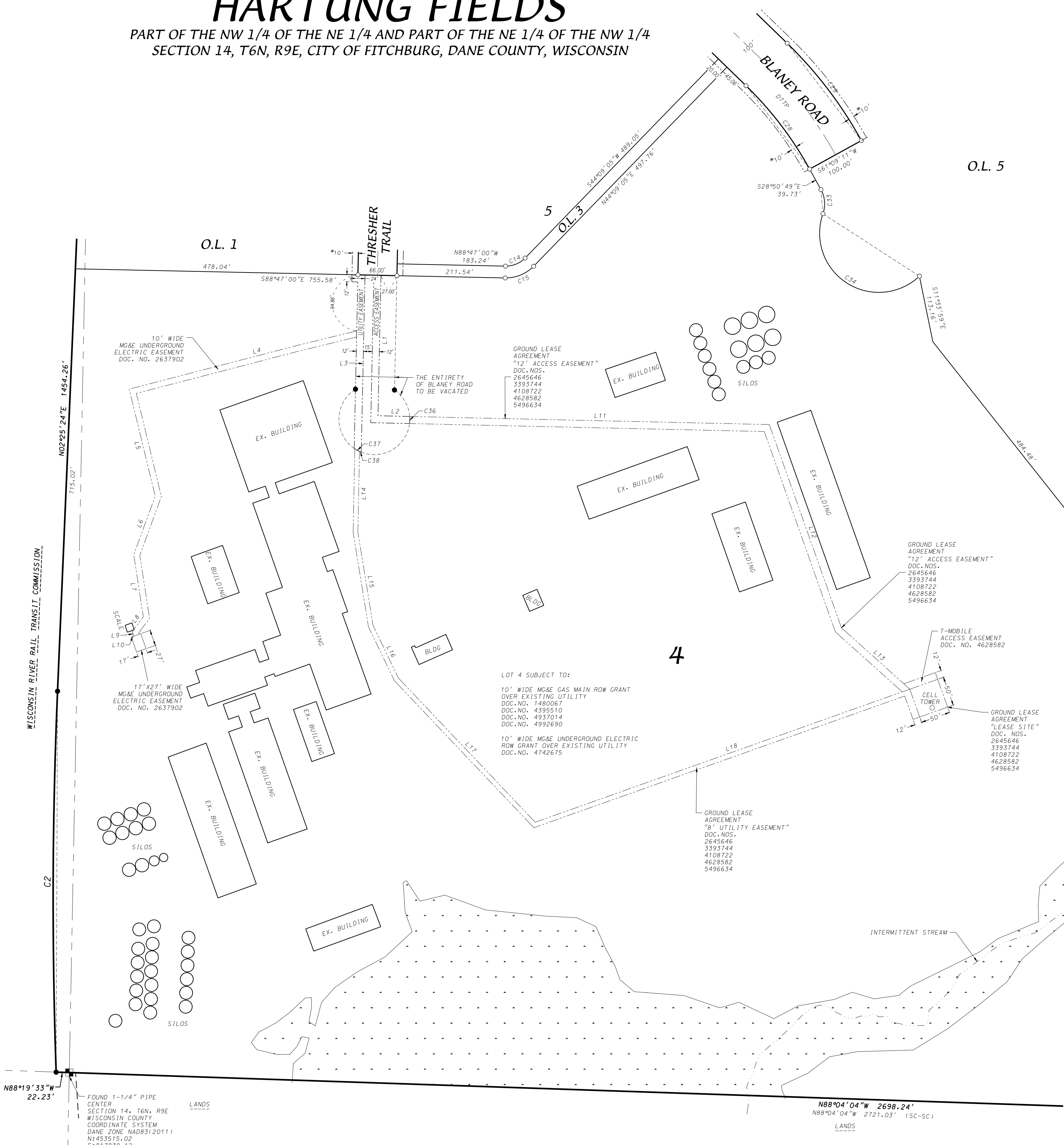
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O.L. 5

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FOUND 1-1/4" PIPE CENTER SECTION 14, T6N, R9E WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE NAD83(2011) N:453515.02 E:817830.12

N88°04'04"W 2698.24'
N88°04'04"W 2721.03' (SC-SC)

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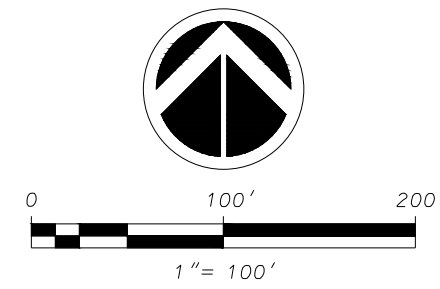
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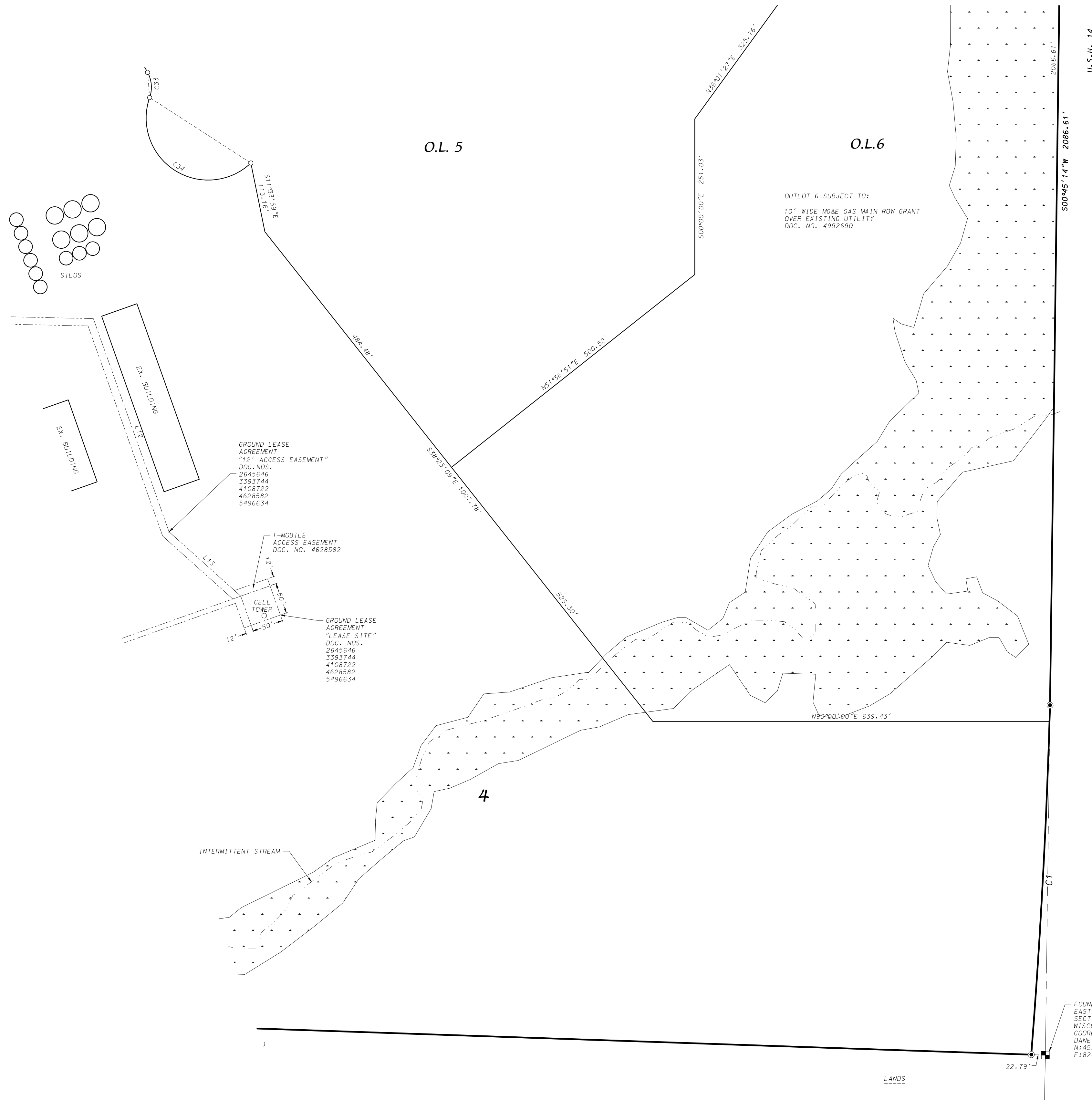
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OUTLOT 6 SUBJECT TO:
10' WIDE MG&E GAS MAIN ROW GRANT
OVER EXISTING UTILITY
DOC. NO. 4992690

GROUND LEASE AGREEMENT
"12" ACCESS EASEMENT"
DOC. NOS.
2645646
3393744
4108722
4628582
5496634

T-MOBILE ACCESS EASEMENT
DOC. NO. 4628582

GROUND LEASE AGREEMENT
"LEASE SITE"
DOC. NOS.
2645646
3393744
4108722
4628582
5496634

FOUND ALUMINIUM MONUMENT
EAST 1/4 CORNER
SECTION 14, T6N, R9E
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE NAD83(2011)
N:453423.27
E:820549.60

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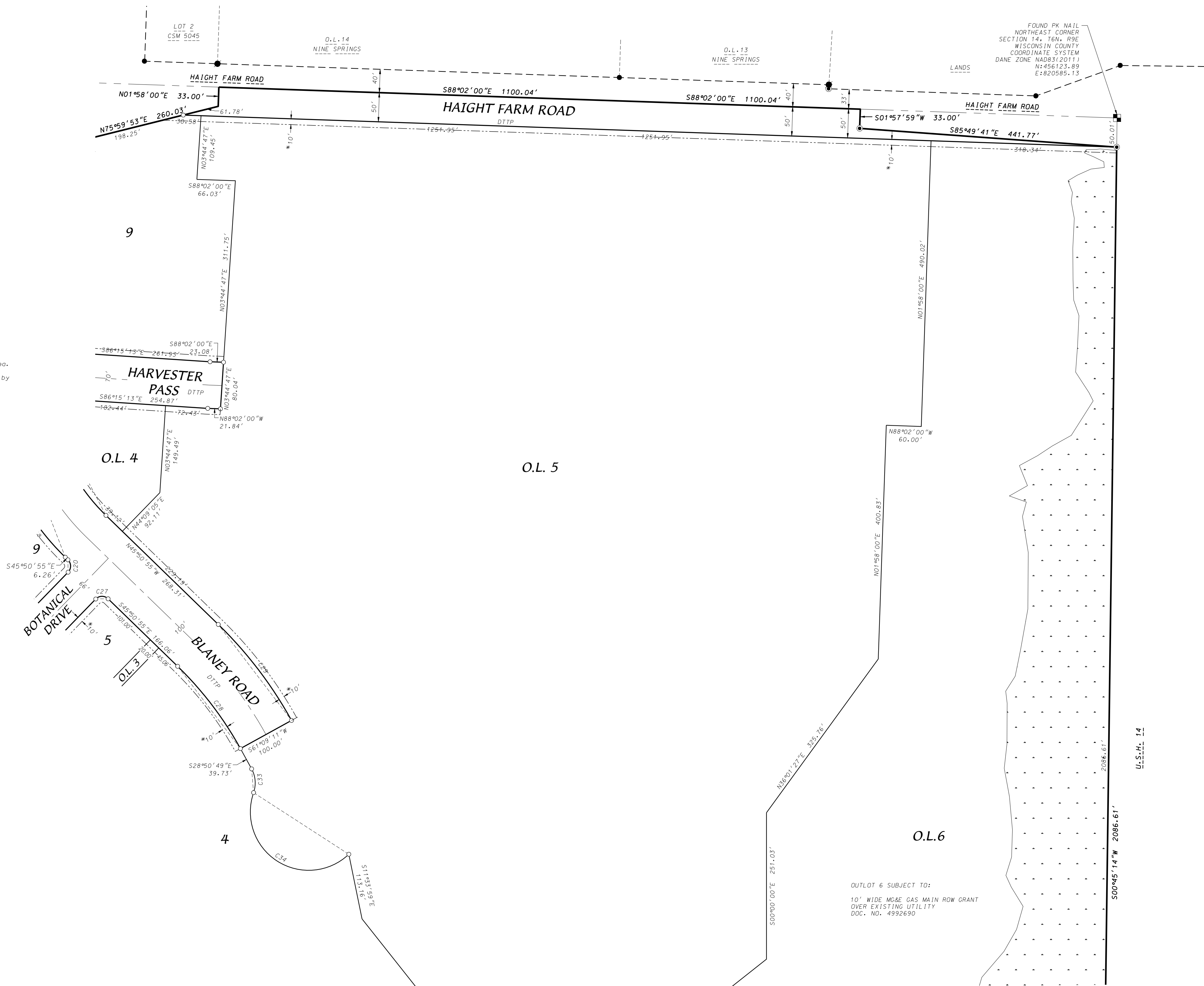


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SURVEYOR'S CERTIFICATE

I, William F. Kottler, Professional Land Surveyor S-2348 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped HARTUNG FIELDS and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed and is a parcel of land located in all 1/4's of the NE1/4, and the NE1/4 of the NW1/4 of Section 14, T6N, R9E, City of Fitchburg, Dane County, Wisconsin described as follows:

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-of-way line along a curve to the right which has a radius of 6,051.42 feet and a chord which bears N07°59'4"E, 33.18 feet to the point of beginning, Containing 167.107 acres.

Dated this _____ day of _____, 2023.

William F. Kottler, Professional Land Surveyor, S-2348

OWNER'S CERTIFICATE

Hartung Brothers, Inc a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hartung Brothers, Inc does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulation Committee

In witness whereof, Hartung Brothers, Inc has caused these presents to be signed this _____ day of _____, 2023.

Hartung Brothers, Inc

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2023, the above named authorized signatory of the above named Hartung Brothers, Inc to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	564.29'	11317.85'	2°51'24"	N3°04'05"E	564.23'	N4°29'47"E	N1°38'23"E
C2	644.40'	8338.75'	4°25'40"	S0°12'35"W	644.24'	S2°25'24"W	S2°00'15"E
C3	335.98'	6051.42'	3°10'52"	S4°00'50"W	335.94'	S5°36'17"W	S2°25'24"W
C4	33.18'	6051.42'	0°18'51"	S7°59'45"W	33.18'	S8°09'10"W	S7°50'19"W
C5	23.56'	15.00'	90°00'00"	N43°02'00"W	21.21'	N1°58'00"E	N88°02'00"W
C6	139.55'	367.00'	21°47'11"	N12°51'36"E	138.71'	N23°45'11"E	N1°58'00"E
C7	58.84'	366.70'	9°11'36"	N6°33'15"E	58.77'	N11°09'03"E	N1°57'28"E
C8	80.71'	366.70'	12°36'40"	N17°27'23"E	80.55'	N23°45'44"E	N11°09'03"E
C9	178.34'	433.00'	23°35'53"	S11°57'14"W	177.08'	S23°45'11"W	S0°09'18"W
C10	295.29'	233.00'	72°36'49"	S36°09'07"E	275.92'	S0°09'18"W	S72°27'31"E
C11	24.63'	15.68'	90°00'00"	N27°27'31"W	22.17'	N17°32'29"E	N72°27'31"W
C12	53.85'	189.00'	16°19'29"	S9°22'44"W	53.67'	S17°32'29"W	S1°13'00"W
C13	164.64'	433.00'	21°47'11"	N12°51'36"E	163.65'	N23°45'11"E	N1°58'00"E
C14	36.97'	45.00'	47°03'55"	S67°41'02"W	35.93'	S44°09'05"W	N88°47'00"W
C15	53.39'	65.00'	47°03'55"	S67°41'02"W	51.91'	S44°09'05"W	N88°47'00"W
C16	23.56'	15.00'	90°00'00"	S46°58'00"W	21.21'	N88°02'00"W	S1°58'00"W
C17	372.21'	430.00'	49°35'42"	S21°03'04"E	360.70'	S3°44'47"W	S45°50'55"E
C18	243.75'	430.00'	32°28'42"	S12°29'34"E	240.50'	S3°44'47"W	S28°43'55"E
C19	128.46'	430.00'	17°07'01"	S37°17'25"E	127.98'	S28°43'55"E	S45°50'55"E
C20	23.56'	15.00'	90°00'00"	N0°50'55"W	21.21'	N44°09'05"E	N45°50'55"W
C21	184.76'	167.00'	63°23'24"	N75°50'47"E	175.48'	S72°27'31"E	N44°09'05"E
C22	211.65'	167.00'	72°36'49"	S36°09'07"E	197.76'	S0°09'18"W	S72°27'31"E
C23	151.15'	367.00'	23°35'53"	S11°57'14"W	150.09'	S23°45'11"W	S0°09'18"W
C24	35.04'	123.00'	16°19'29"	S9°22'44"W	34.93'	S17°32'29"W	S1°13'00"W
C25	21.17'	15.00'	80°52'38"	S57°58'48"W	19.46'	N81°34'53"W	S17°32'29"W
C26	220.68'	233.00'	54°16'02"	N71°17'06"E	212.53'	S81°34'53"E	N44°09'05"E
C27	23.56'	15.00'	90°00'00"	S89°09'05"W	21.21'	N45°50'55"W	S44°09'05"W
C28	178.04'	600.00'	17°00'06"	N37°20'52"W	177.39'	N28°50'49"W	N45°50'55"W
C29	207.72'	700.00'	17°00'06"	N37°20'52"W	206.95'	N28°50'49"W	N45°50'55"W
C30	209.72'	330.00'	36°24'41"	S27°38'35"E	206.20'	S9°26'14"E	S45°50'55"E
C31	27.01'	15.00'	103°11'01"	S42°09'16"W	23.51'	N86°15'13"W	S9°26'14"E
C32	23.56'	15.00'	90°00'00"	S41°15'13"E	21.21'	S3°44'47"W	S86°15'13"E
C33	42.05'	50.00'	48°11'23"	N4°45'08"W	40.82'	N19°20'34"E	N28°50'49"W
C34	266.80'	100.00'	152°51'53"	S57°05'23"E	194.42'	S19°20'34"W	N46°28'41"E
C35	61.81'	100.00'	35°24'50"	N76°02'22"E	60.83'	S86°15'13"E	N58°19'57"E
C36	12.02'	60.00'	11°28'40"	N1°17'32"E	12.00'	N7°01'52"E	N4°26'49"W
C37	13.49'	60.00'	12°52'47"	S61°51'23"E	13.46'	S55°24'59"E	S68°17'46"E
C38	3.28'	60.00'	3°07'41"	S66°43'55"E	3.28'	S65°10'05"E	S68°17'46"E

LINE TABLE			LINE TABLE		
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	S1°13'00"W	237.54'	L10	N70°36'42"E	4.35'
L2	S88°42'41"E	53.71'	L11	N88°42'41"W	608.45'
L3	S1°13'00"W	299.73'	L12	N19°32'50"W	364.77'
L4	S75°26'12"W	296.87'	L13	N48°05'27"W	155.42'
L5	S13°38'00"E	186.41'	L14	N1°07'55"E	136.44'
L6	S20°08'56"W	105.39'	L15	N9°13'27"W	160.01'
L7	S8°46'44"E	106.33'	L16	N25°45'05"W	98.78'
L8	S37°03'49"W	31.37'	L17	N43°29'53"W	336.15'
L9	S19°23'18"E	8.03'	L18	S70°27'11"W	672.55'

CITY OF FITCHBURG TREASURER'S CERTIFICATE

I, Misty Dodge, being the duly elected, qualified, and acting Treasurer of the City of Fitchburg, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2023 on any of the lands included in the plat of HARTUNG FIELDS.

Misty Dodge, Treasurer, City of Fitchburg, Dane County, Wisconsin

CERTIFICATE OF CITY CLERK

Resolved that the plat of HARTUNG FIELDS located in the City of Fitchburg, was hereby approved on this _____ day of _____, 2023 and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 2023 and further provided the acceptance of those lands and rights dedicated by said HARTUNG FIELDS for public use.

Tracy Olenburg, City Clerk, City of Fitchburg, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2023 affecting the land included in HARTUNG FIELDS.

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023 at _____ o'clock _____ M. and recorded in Volume _____ of Plats 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

FN:21-07-130

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.