



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: R-L - Low Density Residential

6. Current Owner of Property: Quantum Leap LLC

Address: 3801 Regent St, Madison, WI 53705 **Phone No:** 608-219-1212

7. Contact Person: Tom Ripple

Email: tdripple@hotmail.com

Address: 3801 Regent St, Madison, WI 53705 **Phone No:** 608-219-1212

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:  THOMAS D. RYPPLE
 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.

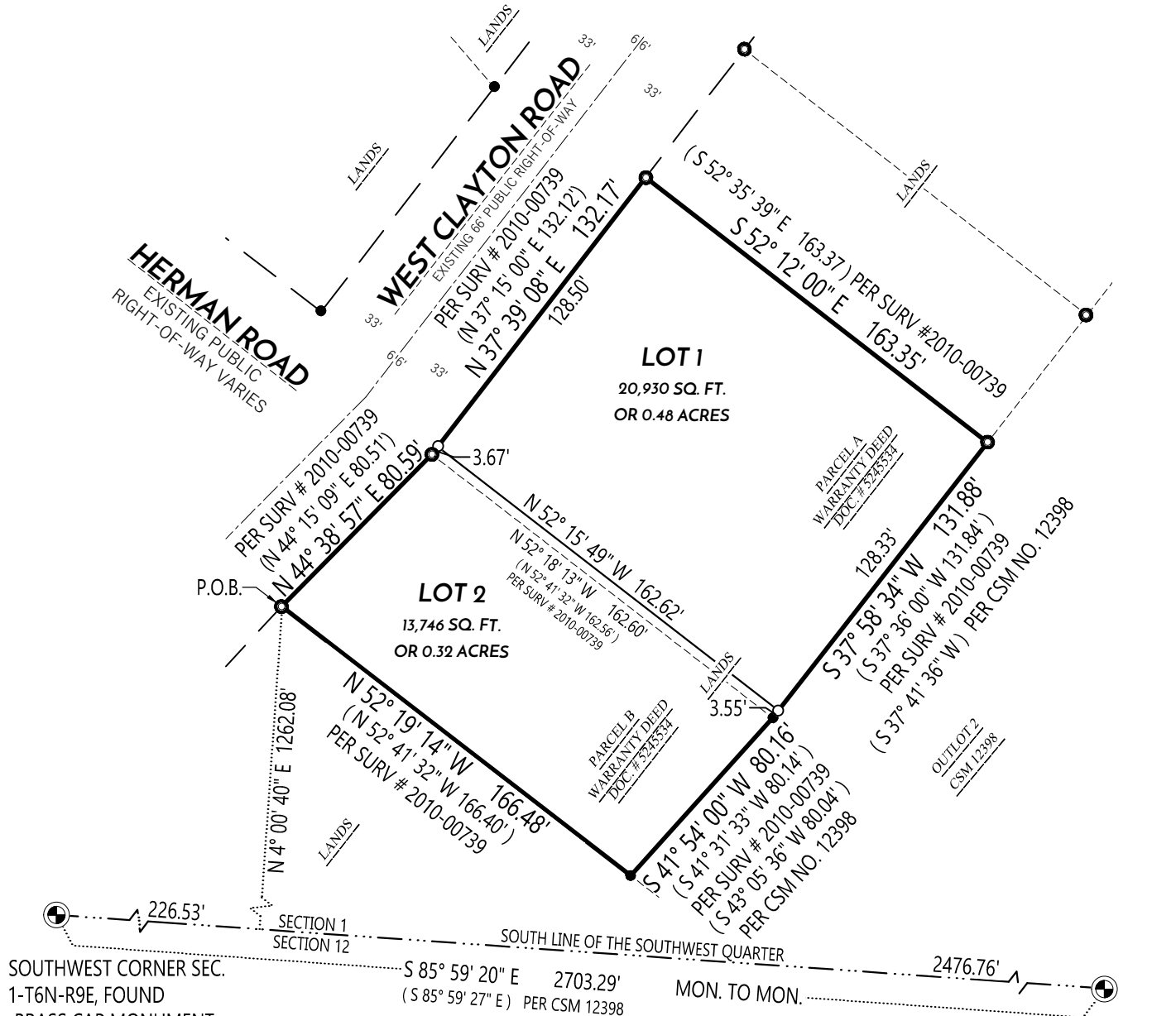
For City Use Only: Date Received: _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



SOUTHWEST CORNER SEC. 1-T6N-R9E, FOUND BRASS CAP MONUMENT
 N: 461516.37 E: 820779.41
 (N: 461516.30 E: 820779.37)
 PER 2016 ADAMS TIE SHEET

S 85° 59' 20" E 2703.29'
 (S 85° 59' 27" E) PER CSM 12398

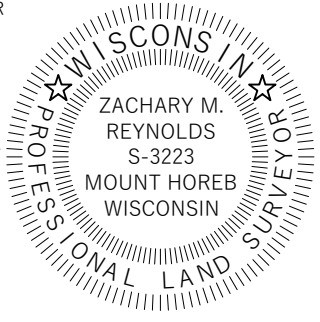
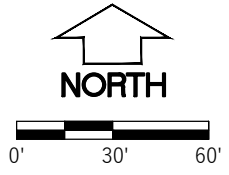
SOUTH 1/4 CORNER SEC. 1-T6N-R9E, FOUND BRASS CAP MONUMENT
 N: 461327.27 E: 823476.07
 (N: 461327.27 E: 823476.05)
 PER 2016 ADAMS TIE SHEET

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND UNLESS NOTED
- 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 4TH, 2024.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T6N, R9E, BEARS S 85° 59' 20" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 OF 4 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY.

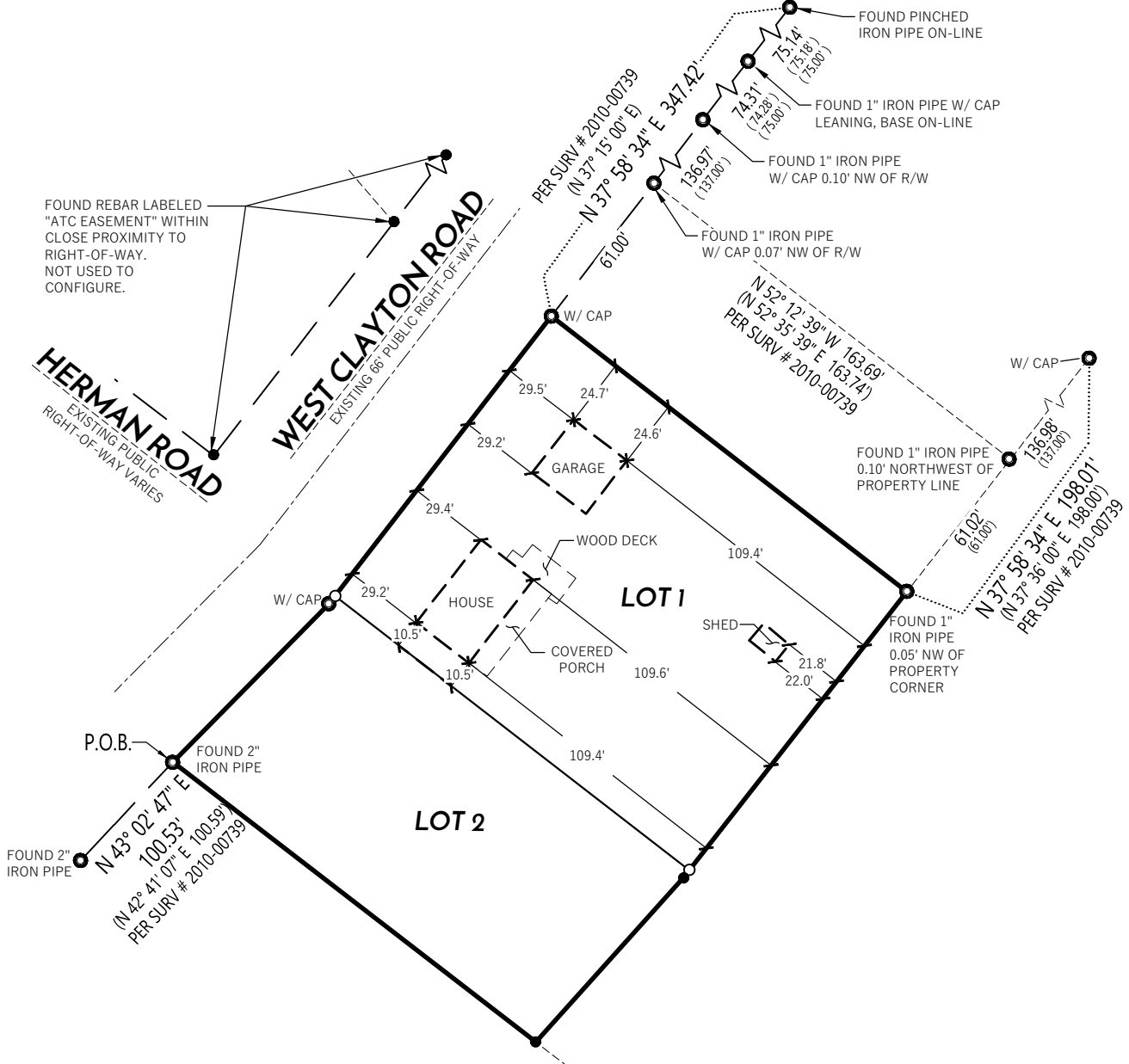


File: W:\2024\241227_Tom Ripple - 4999 W. Clayton Rd. CSM, Fitchburg.dwg \241227_CSM.dwg Layout: CSM 1 OF 4 User: Zach Plotter: May 07, 2024 - 10:15am

<p>WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED BY: TOM RIPPLE 3801 REGENT STREET MADISON, WI 53705</p>	<p>PREPARED FOR: TOM RIPPLE 3801 REGENT STREET MADISON, WI 53705</p>	<p>SURVEYED BY: MAL/DZ DRAWN BY: AMS CHECKED BY: ZMR APPROVED BY: ZMR</p>
<p>PROJECT NO: 241227 SHEET NO: 1 of 4</p>		<p>VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____</p>	

CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



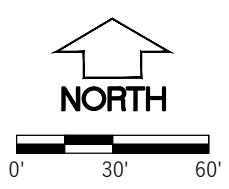
FOUND REBAR LABELED "ATC EASEMENT" WITHIN CLOSE PROXIMITY TO RIGHT-OF-WAY. NOT USED TO CONFIGURE.

HERMAN ROAD
EXISTING PUBLIC RIGHT-OF-WAY VARIES

WEST CLAYTON ROAD
EXISTING 66' PUBLIC RIGHT-OF-WAY

- LEGEND**
- SECTION CORNER
 - FOUND / RECOVERED
 - 3/4" REBAR FOUND UNLESS NOTED
 - 1" IRON PIPE FOUND UNLESS NOTED
 - 3/4" REBAR SET 1.50 LB/FT
 - EXISTING BUILDING
 - CSM BOUNDARY
 - CSM INTERNAL BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - PLATTED LINE
 - EXISTING EASEMENT
 - RECORDED INFORMATION

- NOTES:**
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 4TH, 2024.
 2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, T6N, R6E, BEARS S 89°38' 20" E
 3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 4. ALL EXISTING STRUCTURES TO BE REMOVED.
 5. PER CITY OF FITCHBURG ORDINANCE SEC. 22-58 (4): MINIMUM SIDE YARD SET BACK 10 FEET. MUST MAINTAIN A MINIMUM OF 20 FEET OF BUILDING SEPARATION WITH ADJACENT PARCELS(S).



File: W:\2024\241227_Tom Ripple - 4999 W. Clayton Rd. CSM, Fitchburg.dwg \241227_CSM.dwg Layout: CSM 2 OF 4 User: Zach Plot: May 07, 2024 -- 11:08am

<p>WYSER ENGINEERING</p> <p>PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: TOM RIPPLE 3801 REGENT STREET MADISON, WI 53705</p>	<p>SURVEYED BY: MAL/DZ DRAWN BY: AMS CHECKED BY: ZMR APPROVED BY: ZMR</p>	<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p> <p>PROJECT NO: 241227 SHEET NO: 2 of 4</p>
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CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 1; THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SOUTH 85 DEGREES 59 MINUTES 20 SECONDS EAST, 226.53 FEET; THENCE, NORTH 04 DEGREES 00 MINUTES 40 SECONDS EAST, 1262.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF WEST CLAYTON ROAD, AND THE WEST CORNER OF LANDS DESCRIBED IN WARRANTY DEED DOCUMENT NO. 5245534, ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF WEST CLAYTON ROAD, NORTH 44 DEGREES 38 MINUTES 57 SECONDS EAST, 80.59 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 37 DEGREES 39 MINUTES 08 SECONDS EAST, 132.17 FEET, TO THE NORTHERNMOST CORNER OF AFORESAID LANDS DESCRIBED IN DOCUMENT NO. 5245534; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, SOUTH 52 DEGREES 12 MINUTES 00 SECONDS EAST, 165.35 FEET TO THE EASTERNMOST CORNER OF SAID LANDS; THENCE, ALONG THE SOUTHEASTERLY LINE OF AFORESAID LANDS, SOUTH 37 DEGREES 58 MINUTES 34 SECONDS WEST, 131.88 FEET; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE SOUTH 41 DEGREES 54 MINUTES 00 SECONDS WEST 80.16 FEET TO THE SOUTHERNMOST CORNER OF SAID LANDS; THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, NORTH 52 DEGREES 19 MINUTES 14 SECONDS WEST, 166.48 FEET BACK TO THE POINT OF BEGINNING.

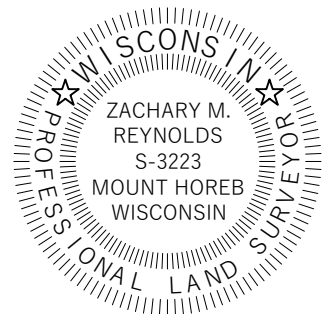
SAID PARCEL CONTAINS 34,676 SQUARE FEET OR 0.80 ACRES

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF QUANTUM LEAP LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
TOM RIPPLE
3801 REGENT STREET
MADISON, WI 53705

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241227
SHEET NO: 3 of 4

VOL. _____ PAGE _____
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C.S.M. NO. _____

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OWNER'S CERTIFICATE

QUANTUM LEAP LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

BY: _____
TOM RIPPLE, MANAGING MEMBER
QUANTUM LEAP LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED, MANAGING MEMBER, QUANTUM LEAP LLC, TOM RIPPLE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

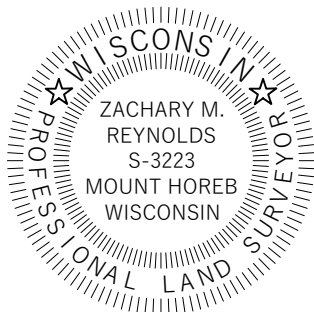
MY COMMISSION EXPIRES

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.

DATED THIS _____ DAY OF _____, 2024.

TRACY OLDENBURG, CITY CLERK,
CITY OF FITCHBURG



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
TOM RIPPLE
3801 REGENT STREET
MADISON, WI 53705

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241227
SHEET NO: 4 of 4

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

Exhibit "A"

Legal Description

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SAID PARCEL CONTAINS 34,676 SQUARE FEET OR 0.80 ACRES