



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

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* 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:** _____

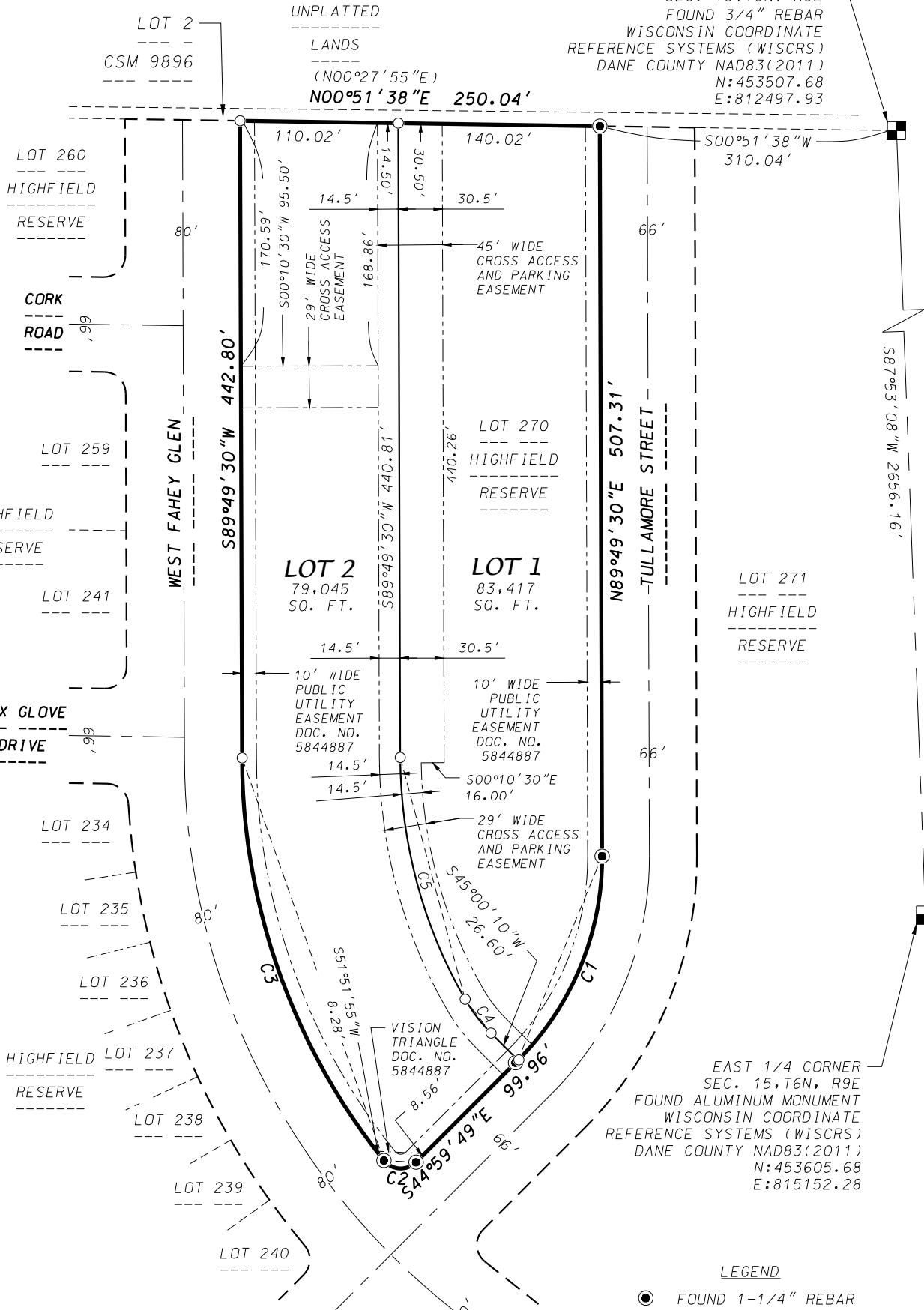
Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

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



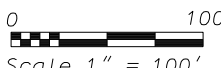
EAST 1/4 CORNER
SEC. 15, T6N, R9E
FOUND ALUMINUM MONUMENT
WISCONSIN COORDINATE
REFERENCE SYSTEMS (WISCRS)
DANE COUNTY NAD83(2011)
N: 453605.68
E: 815152.28

LEGEND

- FOUND 1-1/4" REBAR
- PLACED 3/4" X 18" 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



SHEET 1 OF 4

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: February 5, 2025
F.N.: 23-07-114
C.S.M. NO. _____
DOC. NO. _____
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

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 5th day of February, 2025.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. This Certified Survey map is subject to the following recorded instruments:
 - Declaration of Conditions and Restrictions for Stormwater Management Measures recorded as Doc. No. 5880221.
 - Agreement for Subdivision Improvements in the Plat of Highfield Reserve recorded as Doc. No. 5842604; amended by Doc. No. 5892130 and 6005362
 - Partial Assignment and Assumption of Subdivision Improvements Agreement recorded as Doc. No. 5850247.

CURVE TABLE

CURVE NUMBER	LOT	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"	
	1	200.00	153.36	157.39	S67°37'49"E	45°05'22"	
	2	200.00	0.31	0.31	S45°02'28.5"E	00°05'19"	
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	S70°34'54.5"W REC. AS N70°34'54.5"W	38°29'11"	
C4		112.00	29.54	29.63	S52°34'50"W	15°09'20"	OUT-S60°09'30"W
C5		340.00	174.09	176.05	S74°59'30"W	29°40'00"	



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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 _____, 2025.

Fahey Glen, LLC

David Fahey, Member

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

Personally came before me this _____ day of _____, 2025, 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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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 _____, 2025 at _____ and
recorded in Volume _____ of Certified Survey Maps on Pages _____ as
Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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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.