



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: _____

4. No. Of Buildable Lots Proposed: _____

5. Zoning District: _____

6. Current Owner of Property: _____

Address: _____ **Phone No:** _____

7. Contact Person: _____

Email: _____

Address: _____ **Phone No:** _____

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: _____

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.

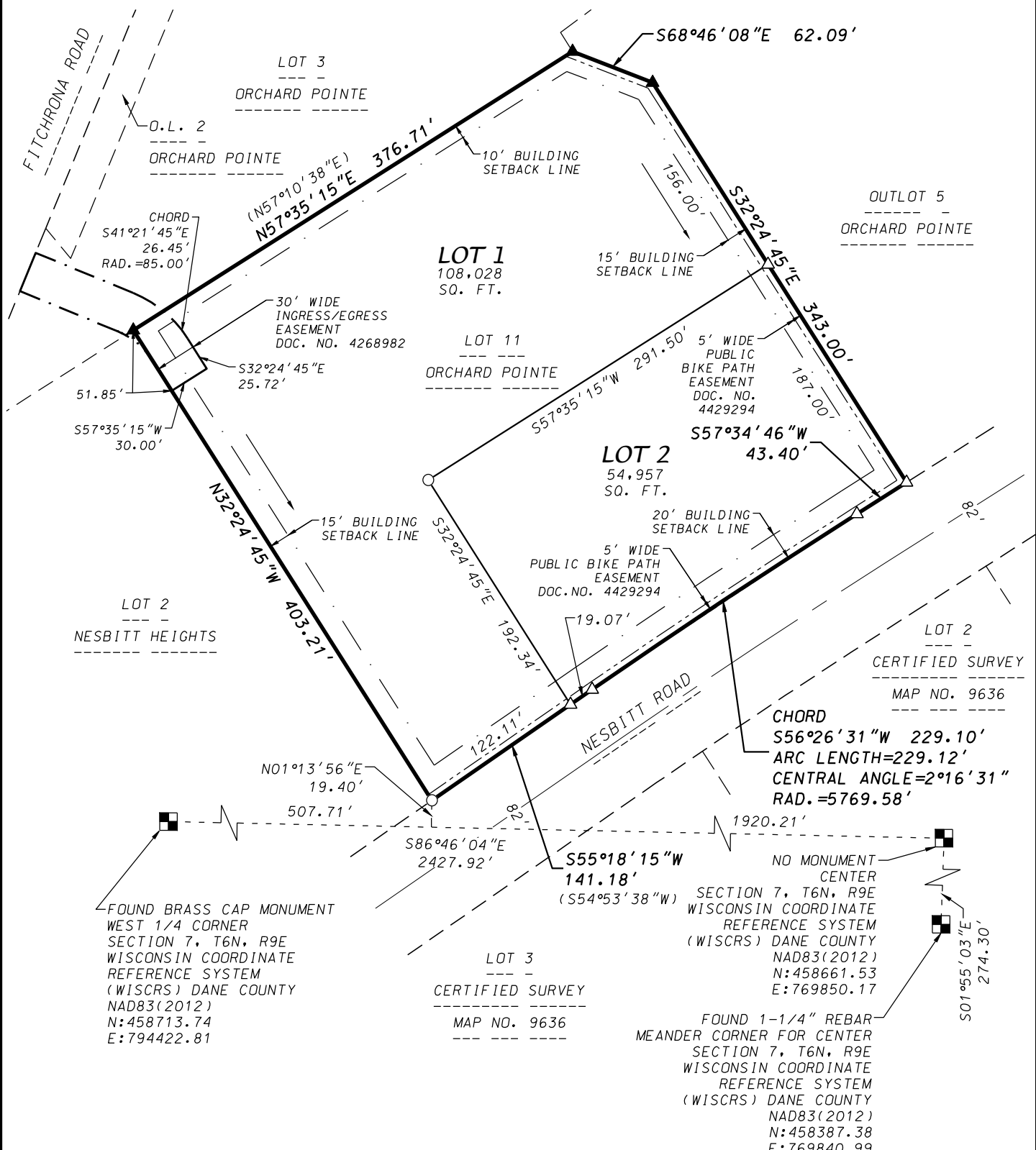
For City Use Only: **Date Received:** _____

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

Permit Request No. _____

CERTIFIED SURVEY MAP

LOT 11, ORCHARD POINTE,
 LOCATED IN THE SW1/4 OF THE NW1/4
 SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

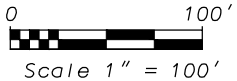


LEGEND

- ▲ FOUND PK NAIL
- PLACED 3/4"X18" REBAR
WT=1.5 LBS/FT
- △ PLACED PK NAIL
- () RECORDED AS INFORMATION
- ← DRAINAGE ARROW
(DOC. NO. 4429294)



GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM
 DANE COUNTY NAD83 (2011)
 THE SOUTH LINE OF THE NW1/4
 OF SECTION 7, T6N, R9E
 BEARS S86°46'04"E



SHEET 1 OF 5

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: November 12, 2025
 F.N.: 25-03-101
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 11, ORCHARD POINTE,
LOCATED IN THE SW1/4 OF THE NW1/4
SECTION 7, 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:

Lot 11, Orchard Pointe, recorded in Volume 59-052A of Plats on pages 253-258 as Document Number 4429294 in the Dane County Register of Deeds Office, located in the SW1/4 of the NW1/4 of Section 7, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 162,985 square feet (3.742 acres).

Dated this _____ day of _____, 2026.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Notes from Orchard Pointe Plat (Doc. No. 4429294)

-In accord with the approved Comprehensive Development Plan approved by R-31-06, total trip generation (pm peak, or daily total, whichever is more restrictive) for each respective land owner area shall not exceed the level used in the strand and associates analysis and letter of 3/6/06. trip exchange may occur between ownership areas.

-Final grade established by the subdivider on utility easements shall not be altered by more than 6 inches by the subdivider, his agent or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.

-Utility easements: no poles or buried cables are to be placed on any lot line or property corner.

-The disturbance of a survey stake by anyone is in violation of section 236.32 of the wisconsin statutes.

-This property is subject to any and all easements and agreements both recorded and unrecorded.

-Zoning setbacks are shown per the zoning classification in effect at the time of the recording of this plat. any changes in zoning classification or any changes in setbacks standards would apply at the time of site development.

-Where building setback lines and easement are running concurrently, the more restrictive will govern how close the building can be placed to the property line.



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VOL. _____ SHEET _____

SHEET 2 OF 5

CERTIFIED SURVEY MAP

LOT 11, ORCHARD POINTE,
LOCATED IN THE SW1/4 OF THE NW1/4
SECTION 7, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Orchard Pointe Development Company, 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 map to be surveyed, divided, mapped, and dedicated as represented on this map.

Orchard Pointe Development Company, Inc., 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 Orchard Pointe Development Company, Inc. has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2026.


Orchard Pointe Development Company, Inc.

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

Personally came before me this _____ day of _____, 2026, 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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CONSENT OF MORTGAGEE

Central States, Southeast and Southwest Areas Pension Fund, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Central States, Southeast and Southwest Areas Pension Fund has caused these presents to be signed this _____ day of _____, 2026.


Central States, Southeast and Southwest Areas Pension Fund

STATE OF _____)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 2026, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____.

My commission expires: _____



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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 _____, 2026 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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