



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:** One

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

**5. Zoning District:** Current Zoning: PDD-SIP (Proposed Rezoning to B-P - Professional Business)

**6. Current Owner of Property:** Homeville Fitchburg LLC

**Address:** N5085 Hemlock Street, Poynette, WI 53955 **Phone No:** (608)575-8642

**7. Contact Person:** Brad McClain - UW Credit Union

**Email:** bmcclain@uwcu.org

**Address:** 3500 University Avenue, Madison, WI 53705 **Phone No:** (608)231-9000

**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:**  William Clemens

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:** 10/24/2017

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$725.00

**Permit Request No.** CS-2177-17

*Recpt # 1. 14907  
 10-24-17*



**KEE Architecture, Inc.**  
621 Williamson Street  
Madison, Wisconsin 53703  
(608)255-9202

October 24, 2017

To: City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, Wisconsin 53711

RE: **Land Division Application**  
**Homeville Fitchburg LLC and UW Credit Union Site**  
Fish Hatchery Road  
Fitchburg, Wisconsin

Dear Planning/Zoning Department:

We are submitting the attached Land Division Application on behalf of Homeville Fitchburg LLC, the current owner of a  $\pm 1.4$ -acre site located adjacent to 2875 Fish Hatchery Road. (See attachments for full legal description.)

The current owner is working with UW Credit Union of Madison to develop the site for commercial office use. As discussed with the city of Fitchburg planning staff, they are requesting that two parcels be combined into one zoning lot, per the attached draft CSM. The proposed change is consistent with the currently adopted City of Fitchburg Comprehensive Plan.

(As separate concurrent application is being made for rezoning of the property from PDD-SIP to B-P (Professional Business)).

**PROPOSED USE:**

UW Credit Union proposes to develop the parcel for use as a commercial office building. The development will feature a two-story building with a full basement, totaling approximately 18,800 gross square feet. The first floor ( $\pm 6,650$  sf) will be a fully functioning UW Credit Union branch, with four drive-through lanes. The second floor ( $\pm 5,055$  sf) will be leased to a tenant for office use, and could be used for additional Credit Union office in the future. The lower (basement) level will serve as a temporary UW Credit Union disaster recovery site, which will be used when other facilities are forced to move to temporary quarters due to loss of service or other shutdown.

**PROJECT TEAM:**

The team for this project includes the following:

Current Owner:

Homeville Fitchburg LLC  
N5085 Hemlock Street  
Poynette, Wisconsin 53955

City of Fitchburg Planning/Zoning Department  
RE: Land Division – Homeville Fitchburg and UW Credit Union Site  
Fitchburg, Wisconsin  
October 24, 2017  
Page 2 of 3

Attn: William Clemens  
(608)575-8642

Proposed Owner & Tenant:

UW Credit Union  
3500 University Avenue  
Madison, Wisconsin 53705  
Attn: Brad McClain, CFO  
(608)236-9000

Architect:

KEE Architecture, Inc.  
621 Williamson Street  
Madison, Wisconsin 53703  
Attn: David Ewanowski AIA  
(608)255-9202

Surveyor:

Chaput Land Surveys  
234 W. Florida Street, Suite 306  
Milwaukee, Wisconsin 53204  
Attn: Donald C. Chaput, P.L.S.  
(414)292-1311

Traffic Engineer:

KL Engineering, Inc.  
5400 King James Way, Suite 200  
Madison, Wisconsin 53719  
Attn: Mike Scarmon, PE | PTOE  
(608)663-1218

Site/Civil Engineer:

Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, Wisconsin 53558  
Attn: Ryan D. Quam PE  
(608)838-7750

Contractor:

J.H Findorff & Son  
300 South Bedford Street  
Madison, Wisconsin 53703  
Attn: Aaron Zutz, Project Manager  
(608)257-5321

City of Fitchburg Planning/Zoning Department  
RE: Land Division – Homeville Fitchburg and UW Credit Union Site  
Fitchburg, Wisconsin  
October 24, 2017  
Page 3 of 3

**PROJECT SCHEDULE:**

It is anticipated that construction for the UW Credit Union project will begin in March 2018, with occupancy in late fall 2018 or early 2019.

Please review the attached application and other supporting documents, and contact us if you have any questions.

Sincerely,  
KEE Architecture, Inc.

A handwritten signature in black ink, appearing to read "D. Ewanowski", with a long horizontal flourish extending to the right.

David J. Ewanowski AIA

Enclosures:

- Land Division Application (1 page)
- Certified Survey Map (3 pages) – (*ten copies*)
- Application Fee (\$725.00 – Check # 9043)



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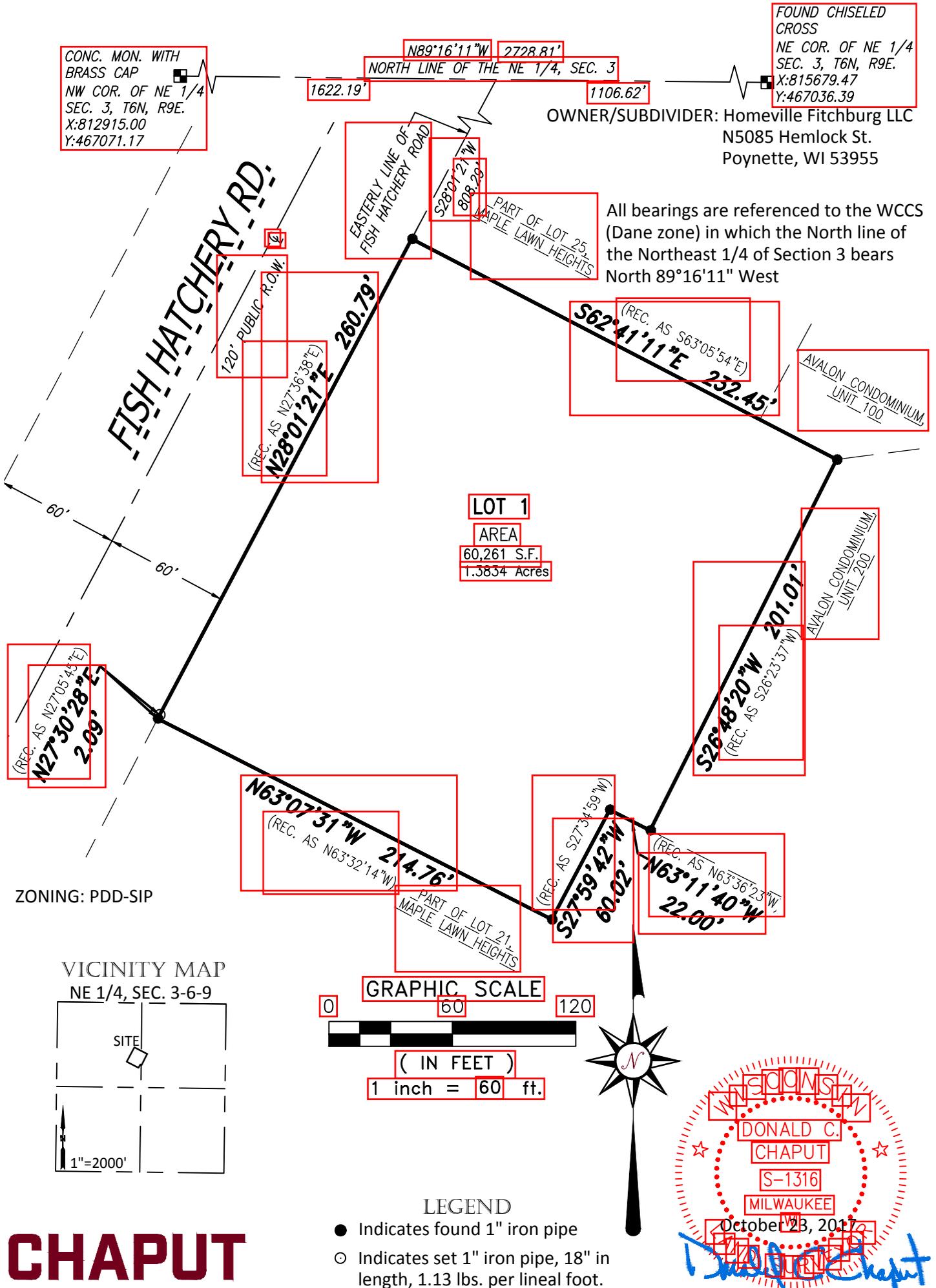
**For City Use Only:**      **Date Received:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

# CERTIFIED SURVEY MAP

All of Lots 1 and 2 of Certified Survey Map No. 14462, recorded as Document No. 5310625 in Volume 99, Page 203 of Dane County Certified Survey Maps; formerly Lot 1 of Certified Survey Map 12135 and part of Lot 21, Maple Lawn Heights, located in the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 2709-dmb  
SHEET 1 OF 3

# CERTIFIED SURVEY MAP

All of Lots 1 and 2 of Certified Survey Map No. 14462, recorded as Document No. 5310625 in Volume 99, Page 203 of Dane County Certified Survey Maps; formerly Lot 1 of Certified Survey Map 12135 and part of Lot 21, Maple Lawn Heights, located in the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
                                  :SS  
DANE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped all of Lots 1 and 2 of Certified Survey Map No. 14462, recorded as Document No. 5310625 in Volume 99, Page 203 of Dane County Certified Survey Maps; formerly Lot 1 of Certified Survey Map 12135 and part of Lot 21, Maple Lawn Heights, located in the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, which is bound and described as follows:

COMMENCING at the Northeast corner of said Northeast 1/4 Section; thence North 89°16'11" West along the North line of said 1/4 Section, 1,106.62 feet to a point on the Easterly line of Fish Hatchery Road ; thence South 28°01'21" West along said Easterly line 808.29 feet to the point of beginning of lands hereinafter described; thence South 62°41'11" East along the South line of Lot 25 of Maple Lawn Heights and the South line of the Avalon Condominium, Unit 100 a distance of 232.45 feet to a point on the West line of the Avalon Condominium, Unit 200; thence South 26°48'20" West along said West line 201.01 feet to a point on the North line of Lot 21 of Maple Lawn Heights; thence North 63°11'40" West along said North line 22.00 feet to a point; thence South 27°59'42" West along said North line 60.02 feet to a point; thence North 63°07'31" West along said North line 214.76 feet to a point on the Easterly line of Fish Hatchery Road; thence North 27°30'28" East along said Easterly line 2.09 feet to a point; thence North 28°01'21" East along said Easterly line 260.79 feet to the point of beginning.

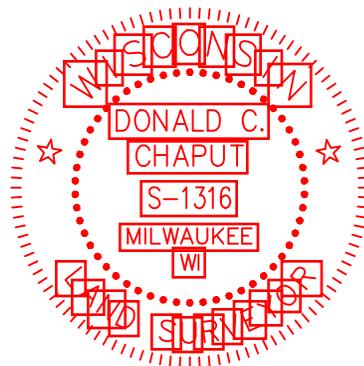
Said lands contain 60,261 square feet, or 1.3834 acres

THAT I have made the survey, land division and map by the direction of Homeville Fitchburg LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statute and Chapter 24-6 of the City of Fitchburg Code in surveying, dividing and mapping the same.

October 23, 2017  
DATE



  
DONALD C. CHAPUT  
PROFESSIONAL LAND SURVEYOR S-1316

# CERTIFIED SURVEY MAP

All of Lots 1 and 2 of Certified Survey Map No. 14462, recorded as Document No. 5310625 in Volume 99, Page 203 of Dane County Certified Survey Maps; formerly Lot 1 of Certified Survey Map 12135 and part of Lot 21, Maple Lawn Heights, located in the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

## OWNER'S CERTIFICATE

As Owner, Homeville Fitchburg LLC, hereby certifies that it has caused the lands described on this Certified Survey map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Maps is required to be submitted to the City of Fitchburg Council for approval.

STATE OF WISCONSIN} :SS  
DANE COUNTY}

\_\_\_\_\_  
(PRINT NAME, POSITION)  
HOMEVILLE FITCHBURG LLC

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2017, \_\_\_\_\_, \_\_\_\_\_ of the Homeville Fitchburg LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public State of Wisconsin  
My commission expires, \_\_\_\_\_  
My commission is permanent.

## CITY OF FITCHBURG APPROVAL CERTIFICATE

This Certified Survey Map, including any dedications shown hereon, has been duly filed with, accepted and approved for recorded by the City of Fitchburg, Dane County, Wisconsin

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PATTI ANDERSON, CITY CLERK

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_M. and recorded in Volume \_\_\_\_\_, of Certified Survey Maps of Dane County on Pages \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

