THE CITY OF Fitchburg	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:

- [x] 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
- [x] Multi-Family Residential
- [ ] Commercial/Industrial

3. No. of Parcels Proposed: 1

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: R-H

6. Current Owner of Property: Tralee, LLC; Contact: Chris Armstrong

Address: 120 E. Lakeside Street, Madison, WI 53715 **Phone No:** 608-294-4080

7. Contact Person: Michael S. Marty, P.L.S.; Vierbicher Associates, Inc.

Email: mmar@vierbicher.com

Address: 999 Fourier Drive, Suite 201, Madison, WI 53717 **Phone No:** 608-821-3955

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 currentlyadopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Michael Marty — Michael S. Marty, P.L.S.

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.

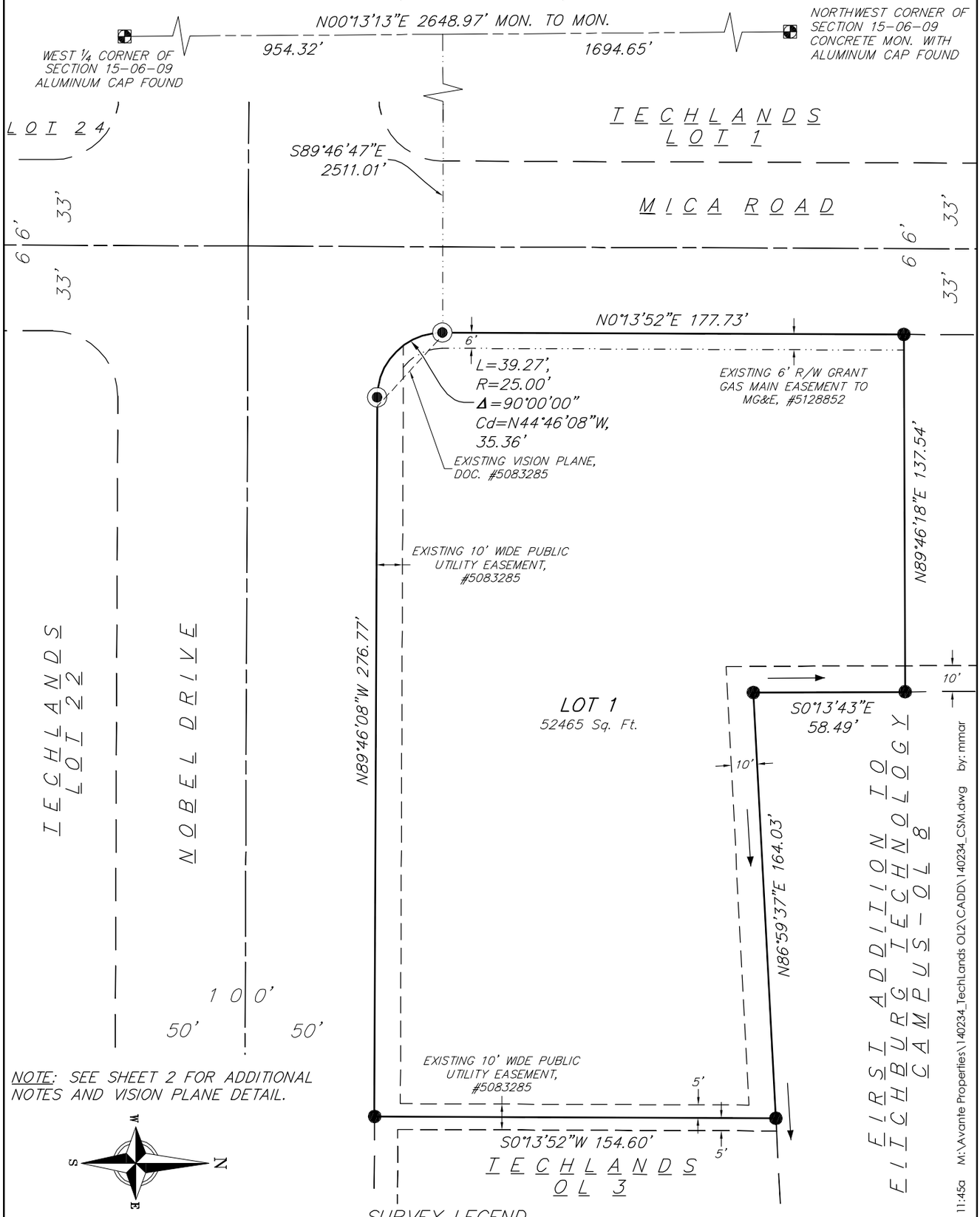
For City Use Only: **Date Received:** _____

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

Permit Request No. _____

CERTIFIED SURVEY MAP No._____

OUTLOT 2, TECHLANDS, AS RECORDED IN VOLUME 60–028A OF PLATS, ON PAGES 144–145, AS DOCUMENT NUMBER 5083285, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼–NW ¼ AND THE SW ¼–NE ¼ ALL IN SECTION 15, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



NOTE: SEE SHEET 2 FOR ADDITIONAL NOTES AND VISION PLANE DETAIL.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE ¼ OF SECTION 22–07–08 MEASURED AS BEARING S89°36'17"W

SURVEY LEGEND

- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- DRAINAGE ARROW, SEE NOTES

GRAPHIC SCALE FEET
0 25 50 100

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vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 140234 DATE: 11/16/2015 REV: Drafted By: MMAR Checked By: MZIE	SURVEYED FOR: Tralee, LLC 120 E. Lakeside Street Madison, WI 53715	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 1 OF 4

CERTIFIED SURVEY MAP No._____

OUTLOT 2, TECHLANDS, AS RECORDED IN VOLUME 60–028A OF PLATS, ON PAGES 144–145, AS DOCUMENT NUMBER 5083285, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼–NW ¼ AND THE SW ¼–NE ¼ ALL IN SECTION 15, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NOTES

1. The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, agent, or subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.
2. Utility easements, no poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along the lot line. The disturbance of a survey monument by anyone is a violation of section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
3. Subject to Development Agreement between Fitchburg Technology Campus, LLC and the City of Fitchburg, Wisconsin, recorded as Doc. #3957446.
4. Vision planes are required at all street intersections. Vision plane is bounded by two 45 foot legs along the curb intersecting at the intersection corner. Vision plane areas shall have no plantings or obstructions over two (2) feet in height
5. Drainage Arrows: Arrows indicate the direction of surface drainage at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Lots with two arrows typically change direction 30 feet from the front property line.
6. Subject to Notice regarding Development Agreement recorded as Document No. 3957446.
7. Subject to Development Agreement recorded as Document No. 4767948.
8. Subject to Right–of–Way Grant Gas Main easement to Madison Gas and Electric Company recorded as Document No. 5128852.

SURVEYOR'S CERTIFICATE

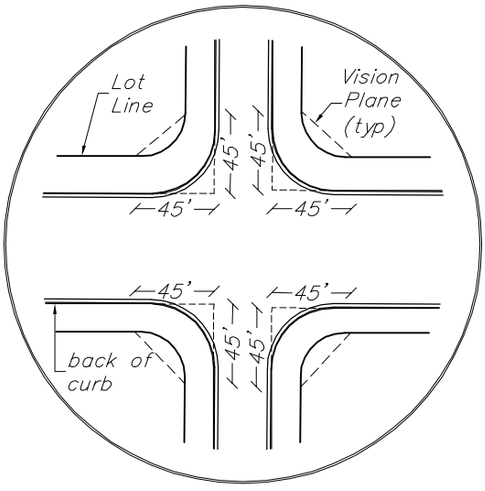
I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of Tralee, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Outlot 1, TechLands, as recorded in Volume 60–028A of Plats, on Pages 144–145, as Document Number 5083285, Dane County Registry, located in the SE ¼–NW ¼ and the SW ¼–NE ¼, all in Section 15, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin. Said description contains 52,465 square feet or 1.20 acres more or less.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this _____ day of _____, 201__.

Signed: _____
Vierbicher Associates, Inc.
Michael S. Marty, P.L.S. No. 2452

TYPICAL VISION PLANE DETAIL
(See Notes)



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vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 140234 DATE: 11/16/2015 REV: Drafted By: MMAR Checked By: MZIE	SURVEYED FOR: Tralee, LLC 120 E. Lakeside Street Madison, WI 53715	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 2 OF 4

CERTIFIED SURVEY MAP No._____

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OWNER'S CERTIFICATE

Tralee, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Fitchburg for approval. Witness the hand and seal of said owner this _____ day of _____, 20_____.

Tralee, LLC

By: _____, LLC, its Manager

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20_____, the above named _____, Manager, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

_____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE CERTIFICATE

Park Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above–described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above Owner's Certificates.

IN WITNESS WHEREOF, the said Park Bank has caused these presents to be signed by Michael J. Lawrence, its Vice President, at Madison, Wisconsin, on this _____ day of __ _____, 20__.

Signed: _____
Michael J. Lawrence, Vice President

State of Wisconsin)
) SS
County of Dane)

Personally came before me this _____ day of _____, 20__, Michael J. Lawrence, Vice President of the above named banking association, and acknowledged that they executed the foregoing instrument as such officer of the deed of said banking association.

Notary Public: _____

My commission expires/is permanent: _____

16 Nov 2015 - 11:45a M:\Avante Properties\140234_TechLands OL2\CADD\140234_CSM.dwg by: mmar

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CITY OF FITCHBURG APPROVAL CERTIFICATE

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

Dated this _____ day of _____, 20_____.

_____
Linda J. Cory, City Clerk, City of Fitchburg

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____, at _____ o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Dane County Register of Deeds

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120 E. Lakeside Street
Madison, WI 53715

C.S.M. No._____
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