



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: Two for the purposes of transferring land between adjacent land owners

4. No. Of Buildable Lots Proposed: 1 buildable Lot.

5. Zoning District: SC-NC; SmartCode - New Community

6. Current Owner of Property: Green-Tech Land Company, LLC

Address: 120 E. Lakeside Street, Madison, WI 53715 **Phone No:** (608) 294-4086

7. Contact Person: Michael S. Marty, P.L.S.

Email: mmar@vierbicher.com

Address: Vierbicher, 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 currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Michael S. 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. _____

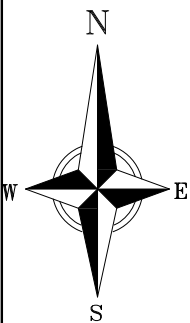
DESCRIPTION

All of Outlot 1, Certified Survey Map Number 15006, as recorded in Volume 106 of Certified Survey Maps, on Pages 25-31, as Document Number 5461176, Dane County Registry, located in the NE_{1/4}-SE_{1/4}, the NW_{1/4}-SE_{1/4}, and the SE_{1/4}-SE_{1/4} of Section 11, also located in the NW_{1/4}-SW_{1/4} of Section 12, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

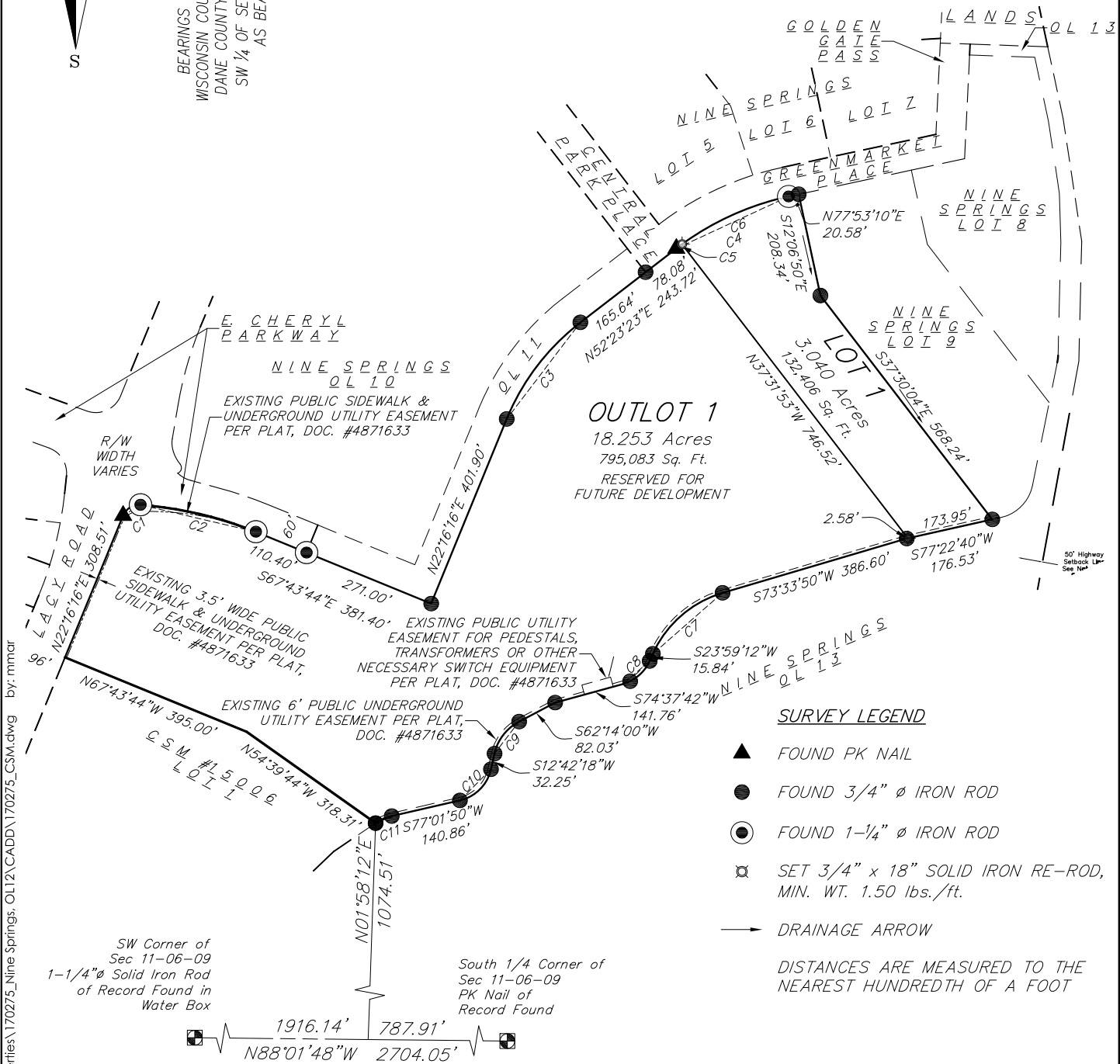
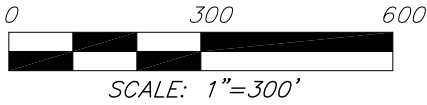
Containing 927,489 square feet or 21.292 acres more or less.

CERTIFIED SURVEY MAP No.

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15006, AS RECORDED IN VOLUME 106 OF CERTIFIED SURVEY MAPS, ON PAGES 25-31, AS DOCUMENT NUMBER 5461176, DANE COUNTY REGISTRY, LOCATED IN THE NE $\frac{1}{4}$ -SE $\frac{1}{4}$, THE NW $\frac{1}{4}$ -SE $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 11, ALSO LOCATED IN THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 12, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE SW $\frac{1}{4}$ OF SEC 34-07-09 MEASURED AS BEARING S00°05'33"W



SURVEY LEGEND

- ▲ FOUND PK NAIL
- FOUND 3/4" ϕ IRON ROD
- ⊙ FOUND 1-1/4" ϕ IRON ROD
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ➔ DRAINAGE ARROW

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT

22-Jan-2019 - 10:51 a M:\Avante Properties\170275_NineSprings.OLI12\CADD\170275_CSM.dwg by: mmr



CERTIFIED SURVEY MAP No.

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15006, AS RECORDED IN VOLUME 106 OF CERTIFIED SURVEY MAPS, ON PAGES 25-31, AS DOCUMENT NUMBER 5461176, DANE COUNTY REGISTRY, LOCATED IN THE NE¹/₄-SE¹/₄, THE NW¹/₄-SE¹/₄, AND THE SE¹/₄-SE¹/₄ OF SECTION 11, ALSO LOCATED IN THE NW¹/₄-SW¹/₄ OF SECTION 12, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NOTES

1. The 20'x60' Public Utility Easement over Outlot 12 is for pedestals, transformers, or other necessary switch equipment.
2. Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of the Lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.
3. Upon future development of Outlot 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, and 17 additional parkland dedication may be required. The ultimate location, size and configuration of said dedicated parkland shall be determined during the formal land division process and shall be subject to final approval by the City of Fitchburg.
4. Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.
5. NOISE NOTE: "The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."

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 Green-Tech Land Company, LLC, owners 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 follows: All of Outlot 1, Certified Survey Map Number 15006, as recorded in Volume 106 of Certified Survey Maps, on Pages 25-31, as Document Number 5461176, Dane County Registry, located in the NE¹/₄-SE¹/₄, the NW¹/₄-SE¹/₄, and the SE¹/₄-SE¹/₄ of Section 11, also located in the NW¹/₄-SW¹/₄ of Section 12, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 927,489 square feet or 21.292 acres more or less.

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

Dated this 22nd day of January, 2019.

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

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.

Date: _____



By: _____
Patti Anderson, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2018, at o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Dane County Register of Deeds

22-Jan-2019 - 10:51 a M:\Avante Properties\170275_Nine Springs.OLI2\CADD\170275_CSM.dwg by: mmor

 planners engineers advisors Phone: (800) 261-3898		FN: 170275	SURVEYED FOR:	C.S.M. No. _____	SHEET 2 OF 4
		DATE: 01/22/2019	Green-Tech Land Company, LLC	Doc. No. _____	
		REV:	120 E. Lakeside St.	Vol. _____ Page _____	
		Drafted By: MMAR	Madison, WI 53715		
		Checked By: PKNU			

CERTIFIED SURVEY MAP No. _____

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15006, AS RECORDED IN VOLUME 106 OF CERTIFIED SURVEY MAPS, ON PAGES 25-31, AS DOCUMENT NUMBER 5461176, DANE COUNTY REGISTRY, LOCATED IN THE NE¹/₄-SE¹/₄, THE NW¹/₄-SE¹/₄, AND THE SE¹/₄-SE¹/₄ OF SECTION 11, ALSO LOCATED IN THE NW¹/₄-SW¹/₄ OF SECTION 12, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Green-Tech Land Company, 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 we caused land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon; and do further certify that this Certified Survey Map is required by S.236.34 Wisconsin Statutes, to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, Green-Tech Land Company, LLC, has caused these presents to be signed by Scott Kelly, its Manager, at Madison, Wisconsin, on this _____ day of _____, 201__.

Green-Tech Land Company, LLC

By: _____
 Scott Kelly, Manager
 Green-Tech Land Company, LLC

State of Wisconsin)
) ss
 County of Dane)

Personally came before me this _____ day of _____, 201__, the above-named Scott Kelly, its Manager, to me known to be the person who executed the foregoing instrument and acknowledged the same.

 Notary Public, State of Wisconsin My Commission Expires: _____

CONSENT OF MORTGAGEE

Monona 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 Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Monona Bank, has caused these presents to be signed by Mark Kraemer, Senior Vice President, at Monona, Wisconsin, on this _____ day of _____, 201__.

Monona Bank

By: _____
 Mark Kraemer, Senior Vice President
 Monona Bank

State of Wisconsin)
) ss.
 County of Dane)

Personally came before me this _____ day of _____, 201__, Mark Kraemer, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Senior Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

 Notary Public, State of Wisconsin
 My Commission expires: _____

22-Jan-2019 - 10:52a M:\Avante Properties\170275_Nine Springs_OL12\CADD\170275_CSM.dwg by: mmor

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CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	43.98'	35.00'	71°59'40"	N58°16'06"E	41.14'
C2	239.38'	770.00'	17°48'46"	S76°49'42"E	238.42'
C3	247.06'	470.00'	30°07'07"	N37°19'49"E	244.23'
C4	251.42'	565.00'	25°29'48"	N65°08'17"E	249.36'
C5	14.39'	565.00'	1°27'32"	N53°07'09"E	14.39'
C6	237.04'	565.00'	24°02'16"	N65°52'03"E	235.30'
C7	192.09'	222.00'	49°34'37"	S48°46'31"W	186.16'
C8	73.36'	83.00'	50°38'31"	S49°18'28"W	71.00'
C9	83.85'	97.00'	49°31'42"	S37°28'09"W	81.26'
C10	93.18'	83.00'	64°19'32"	S44°52'04"W	88.37'
C11	35.72'	97.00'	21°05'47"	S66°28'56"W	35.51'

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vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 170275
DATE: 01/22/2019
REV:
Drafted By: MMAR
Checked By: PKNU

SURVEYED FOR:
Green-Tech Land
Company, LLC
120 E. Lakeside St.
Madison, WI 53715

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
4 OF 4**