



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: Not Applicable
5. Zoning District: SC-NC Smart Code - New Community
6. Current Owner of Property: No Oaks Ranch LLC
 Address: P.O. Box 888 Longmont, CO 80502 Phone No: 303-651-7070
7. Contact Person: Jay Holmes or Joe Boberschmidt
 Email: jayholmeslwm@gmail.com / jboberschmidt@forgetairproducts.com
 Address: P.O. Box 888 Longmont, CO 80502 Phone No: 303-591-0702/262-613-2070

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: Jay Holmes Jay Holmes
 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.

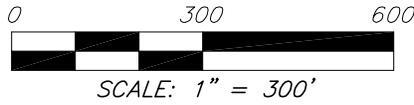
For City Use Only: Date Received: 3/19/19

Ordinance Section No. _____ Fee Paid: Fee waived for city project (PM)

Permit Request No. CS-22-82-19

CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 14222 AS RECORDED IN VOLUME 96 OF CERTIFIED SURVEY MAPS, ON PAGES 223-228, AS DOCUMENT NUMBER 5227552, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

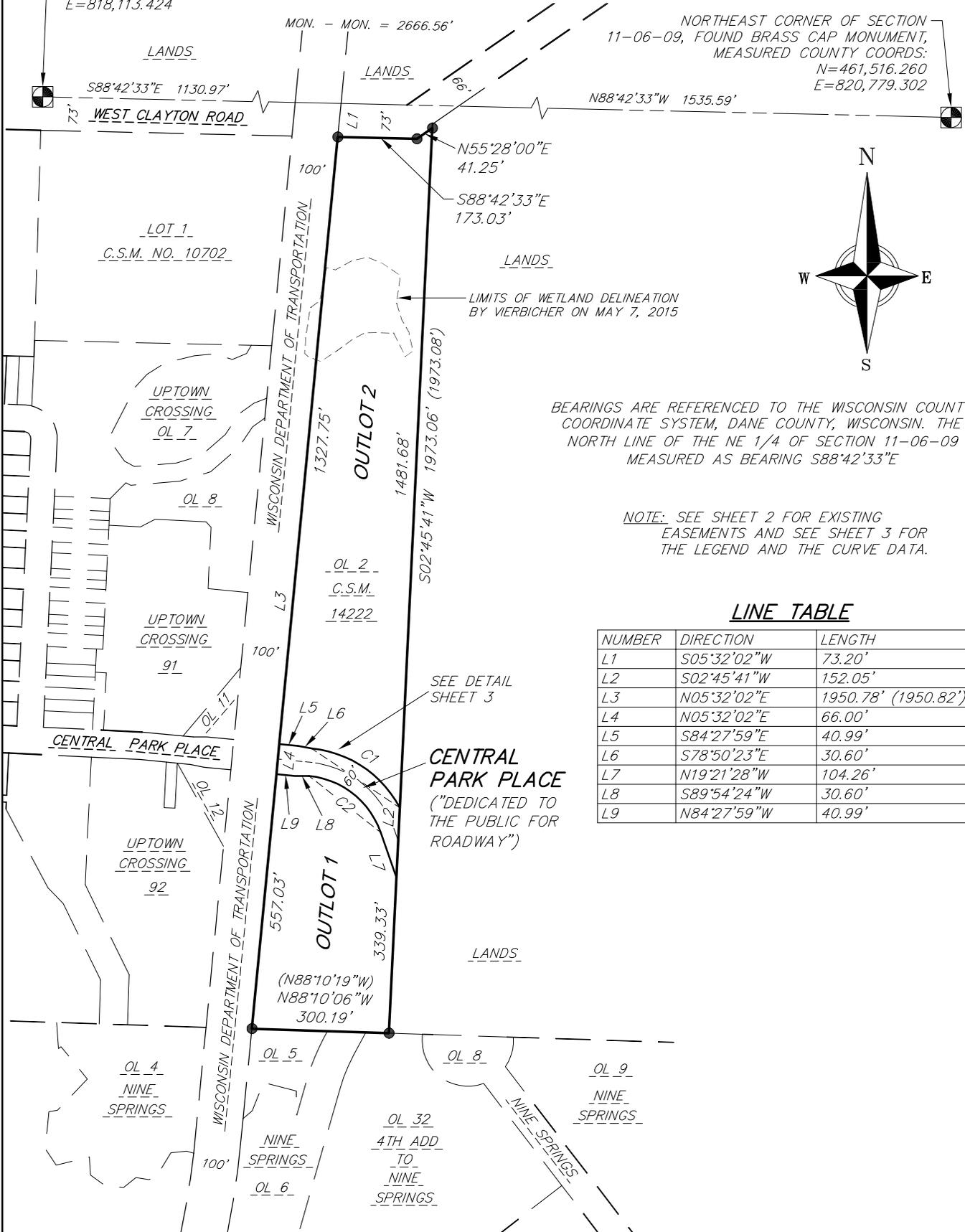


LOT AREAS

OUTLOT 1 = 146,754 SQ. FT.
(3.369 AC.)
OUTLOT 2 = 325,201 SQ. FT.
(7.465 AC.)

NORTH 1/4 CORNER OF SECTION 11-06-09, FOUND ALUMINUM MONUMENT, MEASURED COUNTY COORDS:
N=461,576.336
E=818,113.424

NORTHEAST CORNER OF SECTION 11-06-09, FOUND BRASS CAP MONUMENT, MEASURED COUNTY COORDS:
N=461,516.260
E=820,779.302



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING S88°42'33"E

NOTE: SEE SHEET 2 FOR EXISTING EASEMENTS AND SEE SHEET 3 FOR THE LEGEND AND THE CURVE DATA.

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S05°32'02"W	73.20'
L2	S02°45'41"W	152.05'
L3	N05°32'02"E	1950.78' (1950.82')
L4	N05°32'02"E	66.00'
L5	S84°27'59"E	40.99'
L6	S78°50'23"E	30.60'
L7	N19°21'28"W	104.26'
L8	S89°54'24"W	30.60'
L9	N84°27'59"W	40.99'

vierbicher
planners | engineers | advisors



FN: 180304
DATE: 03/13/2019
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

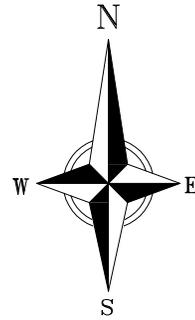
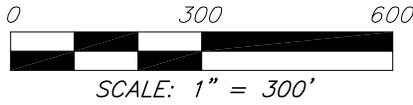
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
1 OF 5**

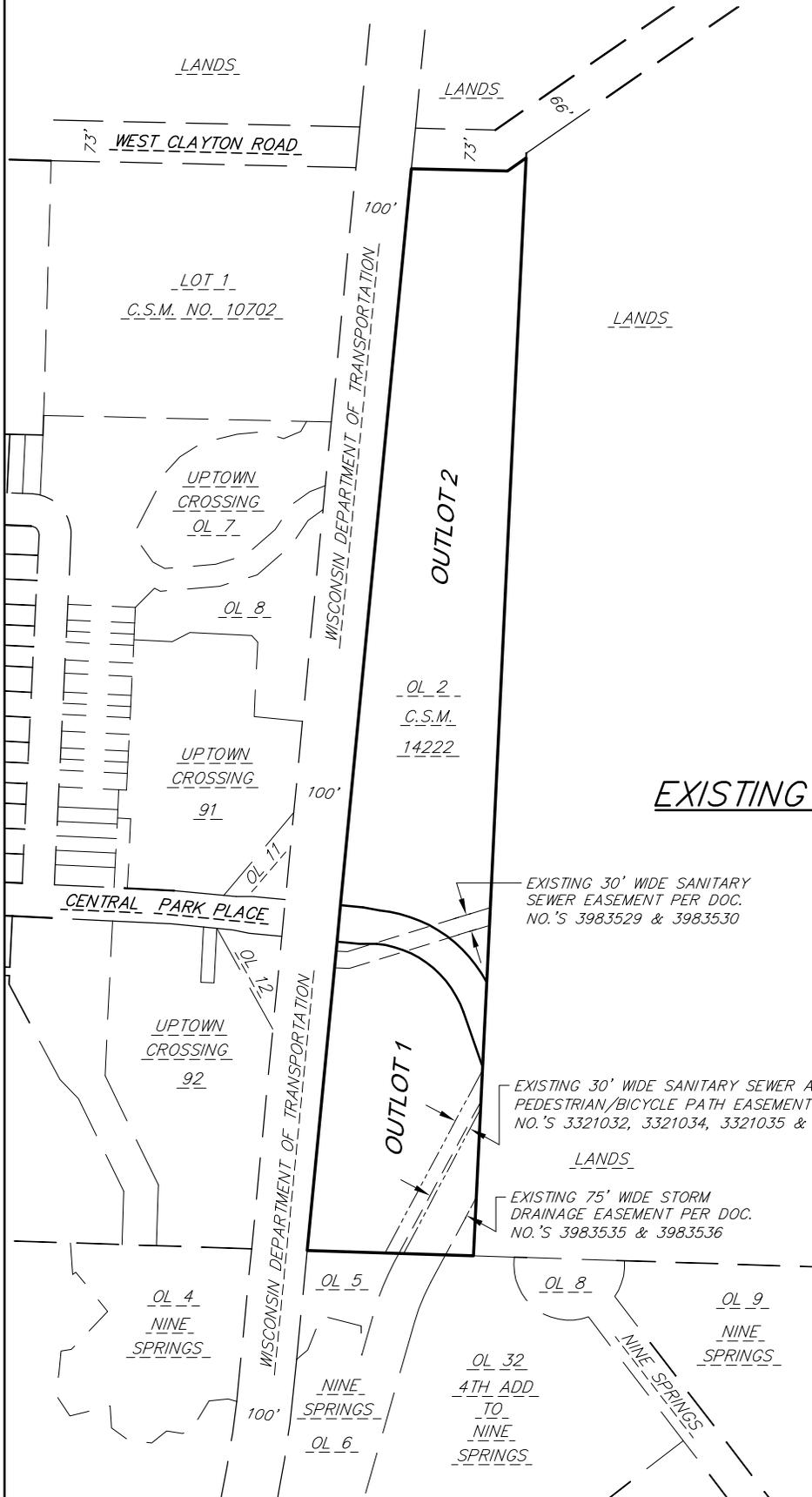
Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING S88°42'33"E



EXISTING EASEMENTS

EXISTING 30' WIDE SANITARY SEWER EASEMENT PER DOC. NO.'S 3983529 & 3983530

EXISTING 30' WIDE SANITARY SEWER AND PEDESTRIAN/BICYCLE PATH EASEMENT PER DOC. NO.'S 3321032, 3321034, 3321035 & 3275942

EXISTING 75' WIDE STORM DRAINAGE EASEMENT PER DOC. NO.'S 3983535 & 3983536

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 180304
DATE: 03/13/2019
REV:
Drafted By: MZIE
Checked By: MMAR

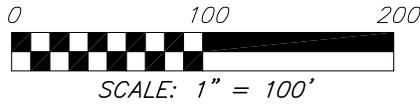
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Fitchburg, WI 53711

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

**SHEET
2 OF 5**

CERTIFIED SURVEY MAP No. _____

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CURVE DATA

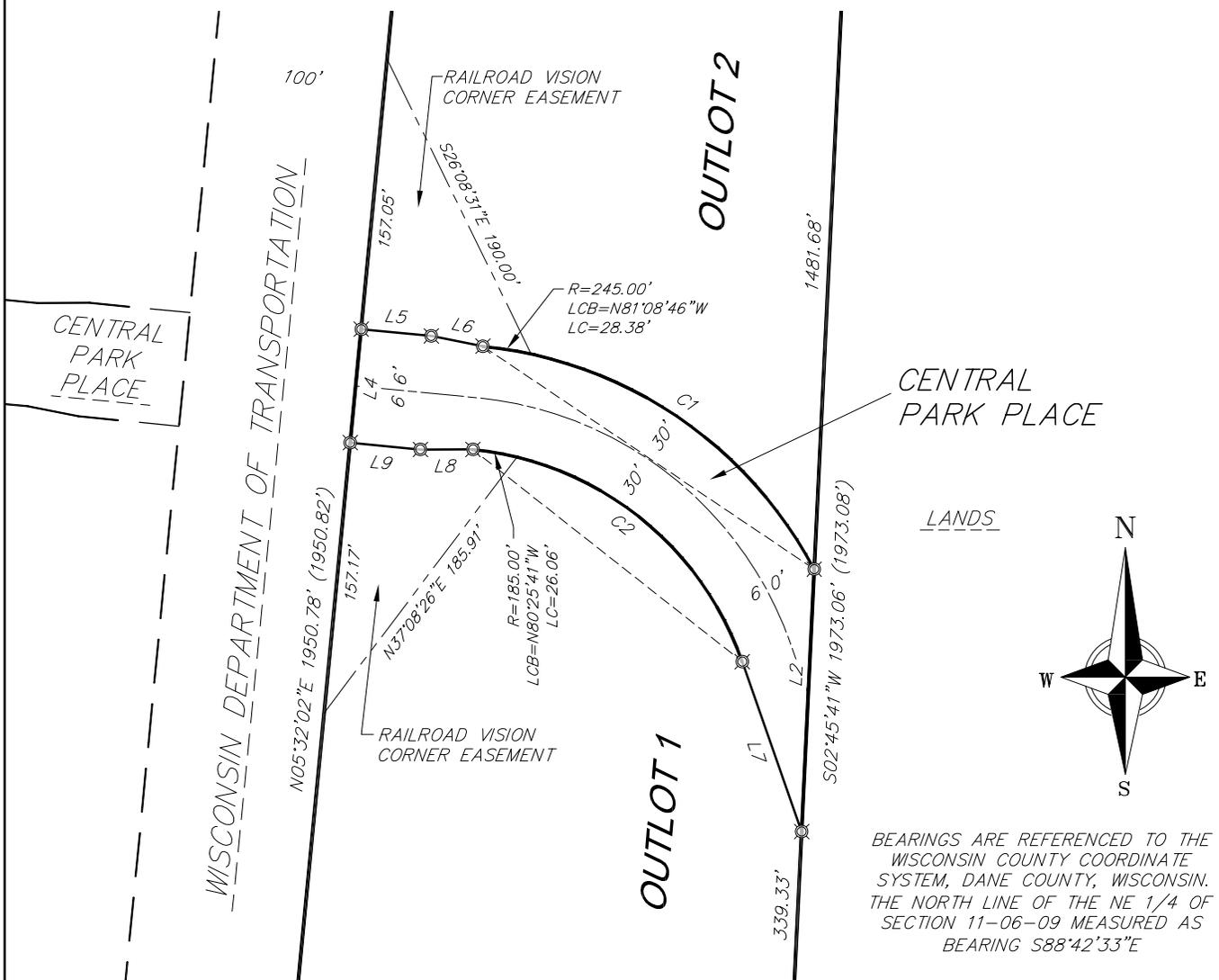
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	56°31'08"	245.00'	241.68'	S56°12'25"E	232.00'	S84°27'59"E	S27°56'51"E
C2	65°06'32"	185.00'	210.23'	N51°54'43"W	199.10'	N19°21'28"W	N84°27'59"W

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S05°32'02"W	73.20'
L2	S02°45'41"W	152.05'
L3	N05°32'02"E	1950.78' (1950.82')
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L6	S78°50'23"E	30.60'
L7	N19°21'28"W	104.26'
L8	S89°54'24"W	30.60'
L9	N84°27'59"W	40.99'

SURVEY LEGEND

- FOUND 3/4" ϕ IRON ROD
 - ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



vierbicher
planners | engineers | advisors



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Fitchburg, WI 53711

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Doc. No. _____
Vol. _____ Page _____

SHEET
3 OF 5

CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF ALL OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 14222 AS RECORDED IN VOLUME 96 OF CERTIFIED SURVEY MAPS, ON PAGES 223-228, AS DOCUMENT NUMBER 5227552, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Being a division of all of Outlot 2, Certified Survey Map Number 14222 as recorded in Volume 96 of Certified Survey Maps, on pages 223-228, as Document Number 5227552, Dane County Registry and located in the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Said description contains 493,108 square feet or 11.320 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

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. _____

Kristi Chlebowski,
Dane County Register of Deeds

18 Mar 2019 - 8:24p M:\Fitchburg_City of\180304 Fitchburg - Central Park Place Extension\CADD\180304_CSM1.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 180304
DATE: 03/13/2019
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

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

**SHEET
5 OF 5**



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

LAND DIVISION APPLICATION

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1. Type of Action Requested:
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 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
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 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 2

4. No. Of Buildable Lots Proposed: Not Applicable

5. Zoning District: SC-NC Smart Code - New Community

6. Current Owner of Property: No Oaks Ranch LLC

Address: P.O. Box 888 Longmont, CO 80502 Phone No: 303-651-7070

7. Contact Person: Jay Holmes OR Joe Boberschmidt

Email: jayholmes/lwm@gmail.com / jboberschmidt@forcairproducts.com

Address: P.O. Box 888 Longmont, CO 80502 Phone No: 303-591-0702/262-613-2070

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: Jay Holmes Jay Holmes
 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.

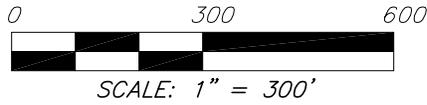
For City Use Only: Date Received: _____

Ordinance Section No. _____ Fee Paid: _____

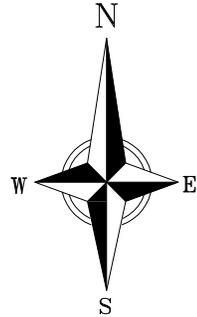
Permit Request No. _____

CERTIFIED SURVEY MAP No. _____

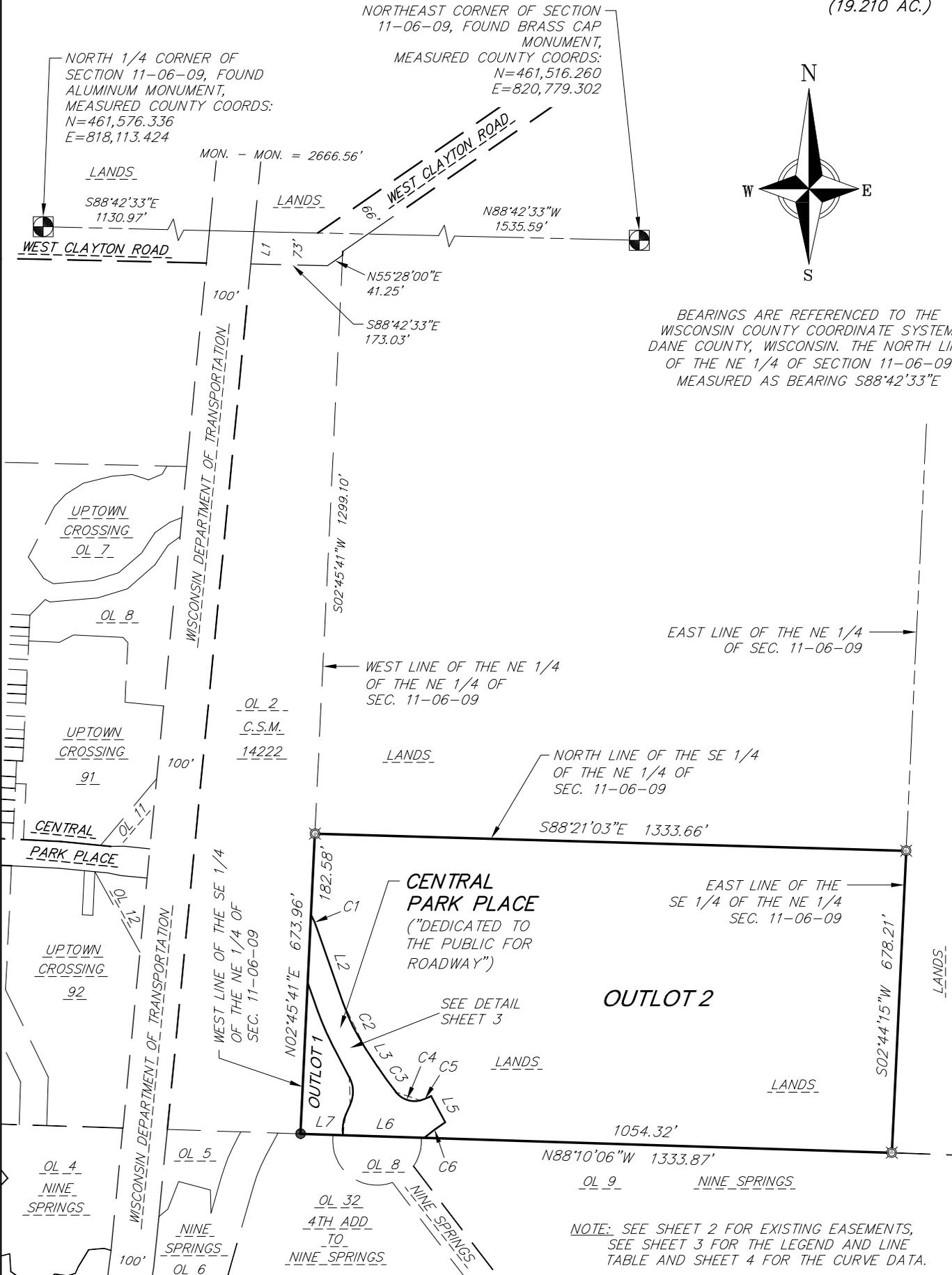
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LOT AREA
 OUTLOT 1 = 23,526 SQ. FT.
 (0.540 AC.)
 OUTLOT 2 = 836,777 SQ. FT.
 (19.210 AC.)



BEARINGS ARE REFERENCED TO THE
 WISCONSIN COUNTY COORDINATE SYSTEM,
 DANE COUNTY, WISCONSIN. THE NORTH LINE
 OF THE NE 1/4 OF SECTION 11-06-09
 MEASURED AS BEARING S88°42'33"E



NOTE: SEE SHEET 2 FOR EXISTING EASEMENTS,
 SEE SHEET 3 FOR THE LEGEND AND LINE
 TABLE AND SHEET 4 FOR THE CURVE DATA.

18 Mar 2019 - 8:25p M:\Fitchburg, City of\180304 Fitchburg - Central Park Place Extension\CADD\180304_CSM2.dwg by: mzie

vierbicher
 planners | engineers | advisors



FN: 180304
 DATE: 03/13/2019
 REV:
 Drafted By: MZIE
 Checked By: MMAR

SURVEYED FOR:
 City of Fitchburg
 5520 Lacy Road
 Fitchburg, WI 53711

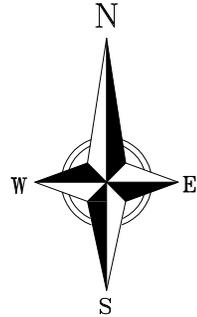
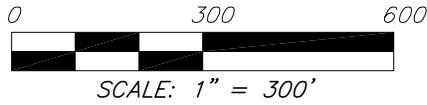
C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

SHEET
1 OF 5

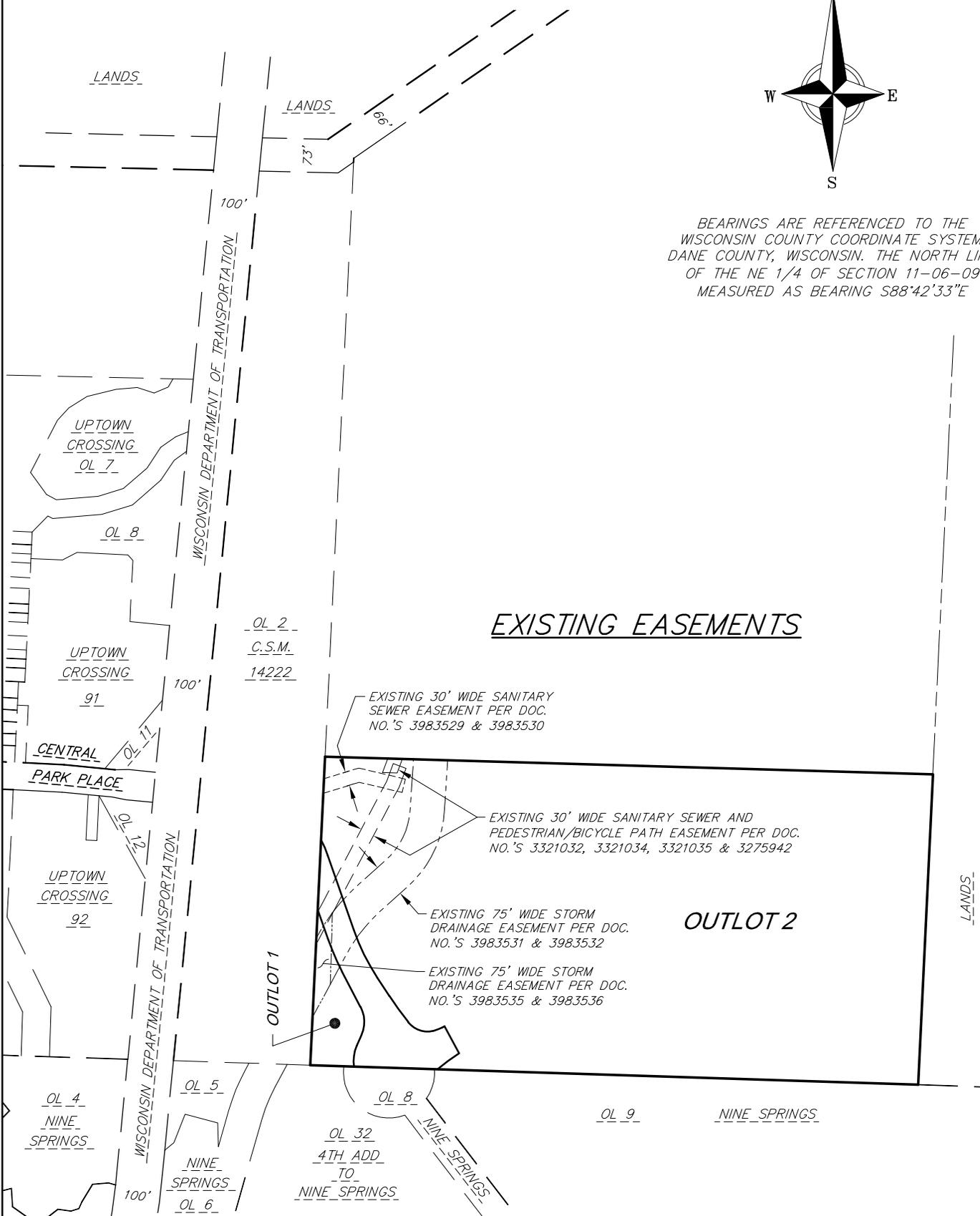
Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN. THE NORTH LINE
OF THE NE 1/4 OF SECTION 11-06-09
MEASURED AS BEARING S88°42'33"E



18 Mar 2019 - 8:26p M:\Fitchburg, City of\180304 Fitchburg - Central Park Place Extension\CADD\180304_CSM2.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 180304
DATE: 03/13/2019
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Drafted By: MZIE
Checked By: MMAR

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Fitchburg, WI 53711

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

**SHEET
2 OF 5**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

No Oaks Ranch LLC, a Colorado limited liability company, duly organized and existing under and by virtue of the laws of the State of Colorado, 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 _____, 2019.

No Oaks Ranch LLC

By: _____

State of Colorado)
)ss.
County of Boulder)

Personally came before me this _____ day of _____, 2019, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Colorado

My Commission expires: _____

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	08°35'24"	245.00'	36.73'	S23°39'09"E	36.70'	S27°56'51"E	S19°21'28"E
C2	13°54'46"	480.00'	116.56'	S26°18'51"E	116.27'	S19°21'28"E	S33°16'14"E
C3	05°29'29"	735.00'	70.44'	S36°00'58"E	70.42'	S33°16'14"E	S38°45'42"E
C4	64°23'11"	55.00'	61.81'	S71°06'27"E	58.61'	S38°54'51"E	N76°41'58"E
C5	15°11'33"	80.00'	21.21'	N69°06'12"E	21.15'	N76°41'59"E	N61°30'26"E
C6	06°53'52"	485.00'	58.39'	S53°17'59"W	58.35'	S56°44'55"W	S49°51'03"W
C7	32°04'00"	83.00'	46.45'	N07°46'05"E	45.85'	N08°15'55"W	N23°48'05"E
C8	51°46'00"	70.00'	63.25'	N02°04'55"W	61.12'	N23°48'05"E	N27°57'55"W
C9	08°17'32"	540.00'	78.15'	N23°30'14"W	78.09'	N27°39'00"W	N19°21'28"W

18 Mar 2019 - 8:26p M:\Fitchburg, City of\180304 Fitchburg - Central Park Place Extension\CADD\180304_CSM2.dwg by: mzie

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Doc. No. _____
Vol. _____ Page _____

**SHEET
4 OF 5**

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the North quarter corner of said Section 11; thence S88°42'33"E, along the North line of said Section 11, 1130.97 feet to the Easterly right-of-way line of lands owned by the Wisconsin Department of Transportation (currently a rail line operated by the Wisconsin and Southern Railroad); thence S05°32'02"W, along said Easterly right-of-way line, 73.20 feet to the Southerly right-of-way line of West Clayton Road, also being the Northerly line of Outlot 2, Dane County Certified Survey Map (C.S.M.) Number 14222, recorded as Document Number 5227552; thence S88°42'33"E, along said Northerly line of Outlot 2, a distance of 173.03 feet; thence N55°28'00"E, along said Northerly line of Outlot 2, a distance of 41.25 feet to the East line of said C.S.M. Number 14222 also being the West line of the Northeast Quarter of the Northeast Quarter of said Section 11; thence S02°45'41"W, along said East line of C.S.M. Number 14222 and said West line of the Northeast Quarter of the Northeast Quarter, 1299.10 feet to the North line of the Southeast Quarter of the Northeast Quarter of said Section 11 and the point of beginning of this description; thence S88°21'03"E, along said North line, 1333.66 feet to the East line of the Southeast Quarter of the Northeast Quarter of said Section 11; thence S02°44'15"W, along said East line, 678.21 feet to the North line of Outlot 9, Plat of Nine Springs, recorded as Document Number 4871633; thence N88°10'06"W, along said North plat line, 1333.87 feet to the Southeast corner of said C.S.M. 14222 also being the West line of the Southeast Quarter of the Northeast Quarter of said Section 11; thence N02°45'41"E, along said Easterly line of C.S.M. Number 14222, a distance of 673.96 feet to the point of beginning.

Said description contains 901,603 square feet or 20.698 acres.

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

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.

By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

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. _____.

Kristi Chlebowski,
Dane County Register of Deeds

vierbicher
planners | engineers | advisors



FN: 180304
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4. No. Of Buildable Lots Proposed: Not Applicable

5. Zoning District: SC-NC Smart Code - New Community

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

Address: 120 East Lakeside Street, Madison, WI 53715

Phone No: 608-294-4086

7. Contact Person: Chris Armstrong

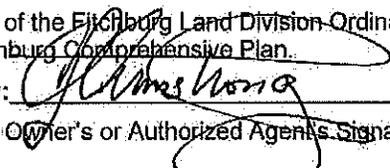
Email: chris@avanteproperties.com

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Respectfully Submitted By: 

Chris Armstrong

Owner's or Authorized Agent's Signature

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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: 3/19/19

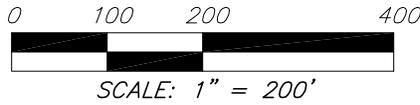
Ordinance Section No. _____ Fee Paid: Fee waived for

Permit Request No. CS-2284-19 city project PM.

CERTIFIED SURVEY MAP No. _____

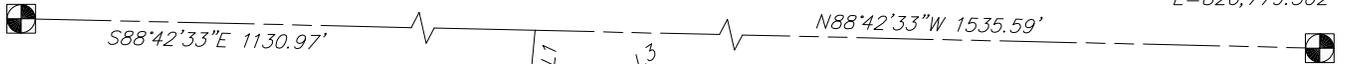
ALL OF OUTLOT 32, FOURTH ADDITION TO NINE SPRINGS AND ALL OF OUTLOT 8 AND ALL OF OUTLOT 9, NINE SPRINGS AND LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11, THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 11 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 12, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER OF SECTION 11-06-09, FOUND ALUMINUM MONUMENT, MEASURED COUNTY COORDS:
N=461,576.336
E=818,113.424

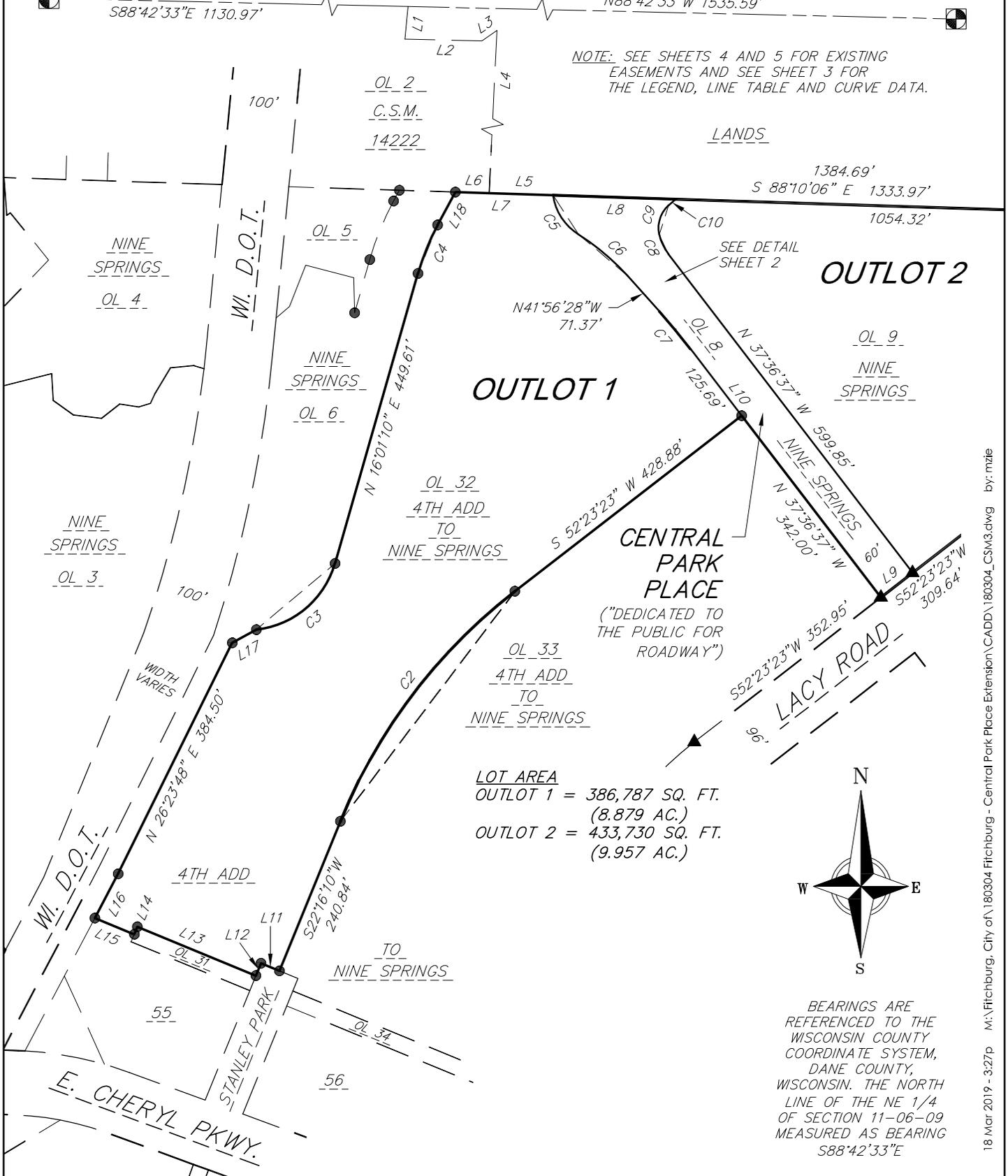


NORTHEAST CORNER OF SECTION 11-06-09, FOUND BRASS CAP MONUMENT, MEASURED COUNTY COORDS:
N=461,516.260
E=820,779.302

MON. - MON. = 2666.56'



NOTE: SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND SEE SHEET 3 FOR THE LEGEND, LINE TABLE AND CURVE DATA.



LOT AREA
OUTLOT 1 = 386,787 SQ. FT. (8.879 AC.)
OUTLOT 2 = 433,730 SQ. FT. (9.957 AC.)



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING S88°42'33"E

18 Mar 2019 - 8:27p M:\Fitchburg, City of\180304 Fitchburg - Central Park Place Extension\CADD\180304_CSM3.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 180304
DATE: 03/13/2019
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

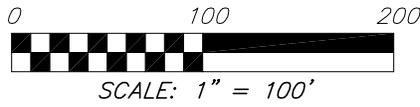
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Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 7

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

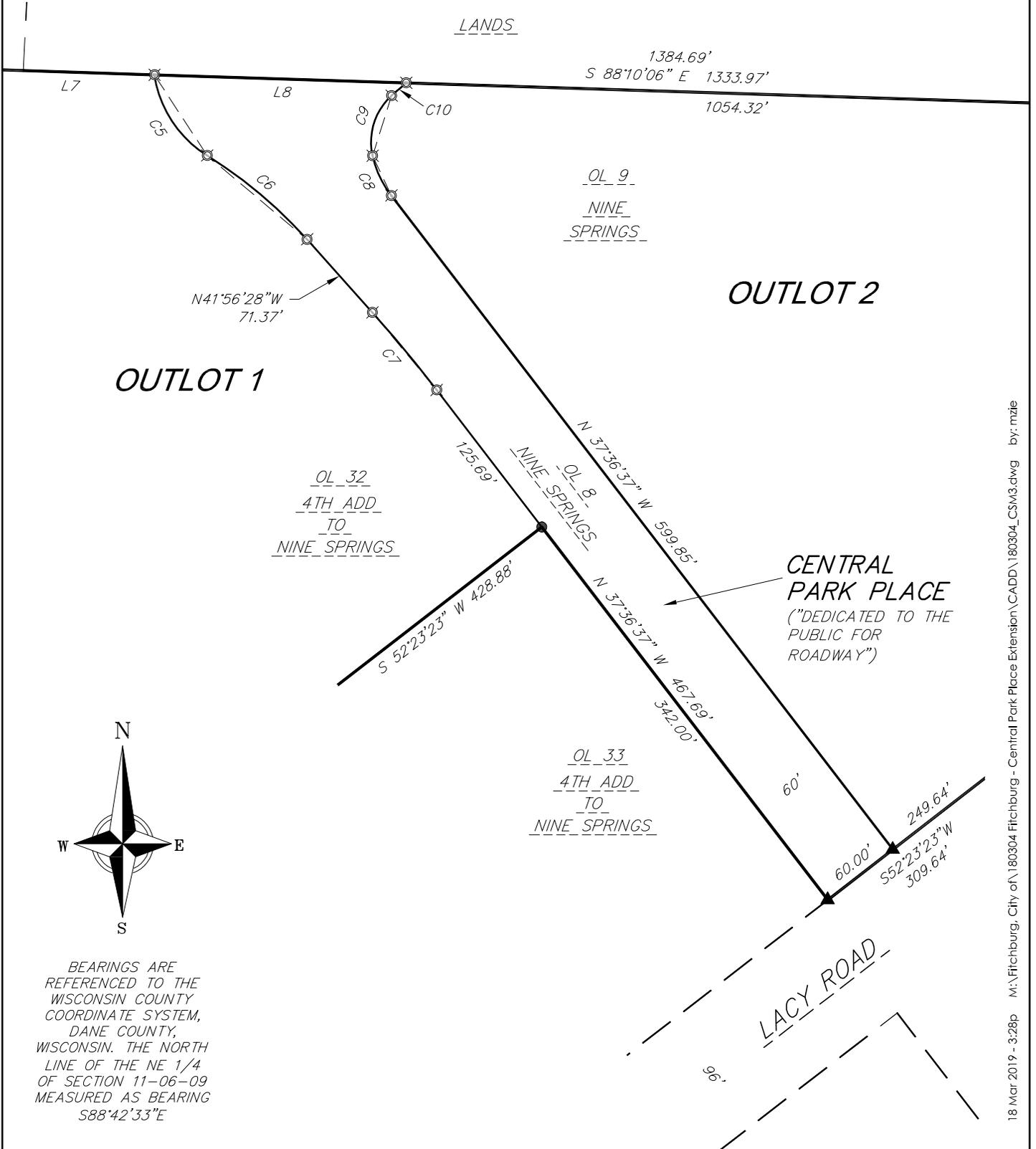
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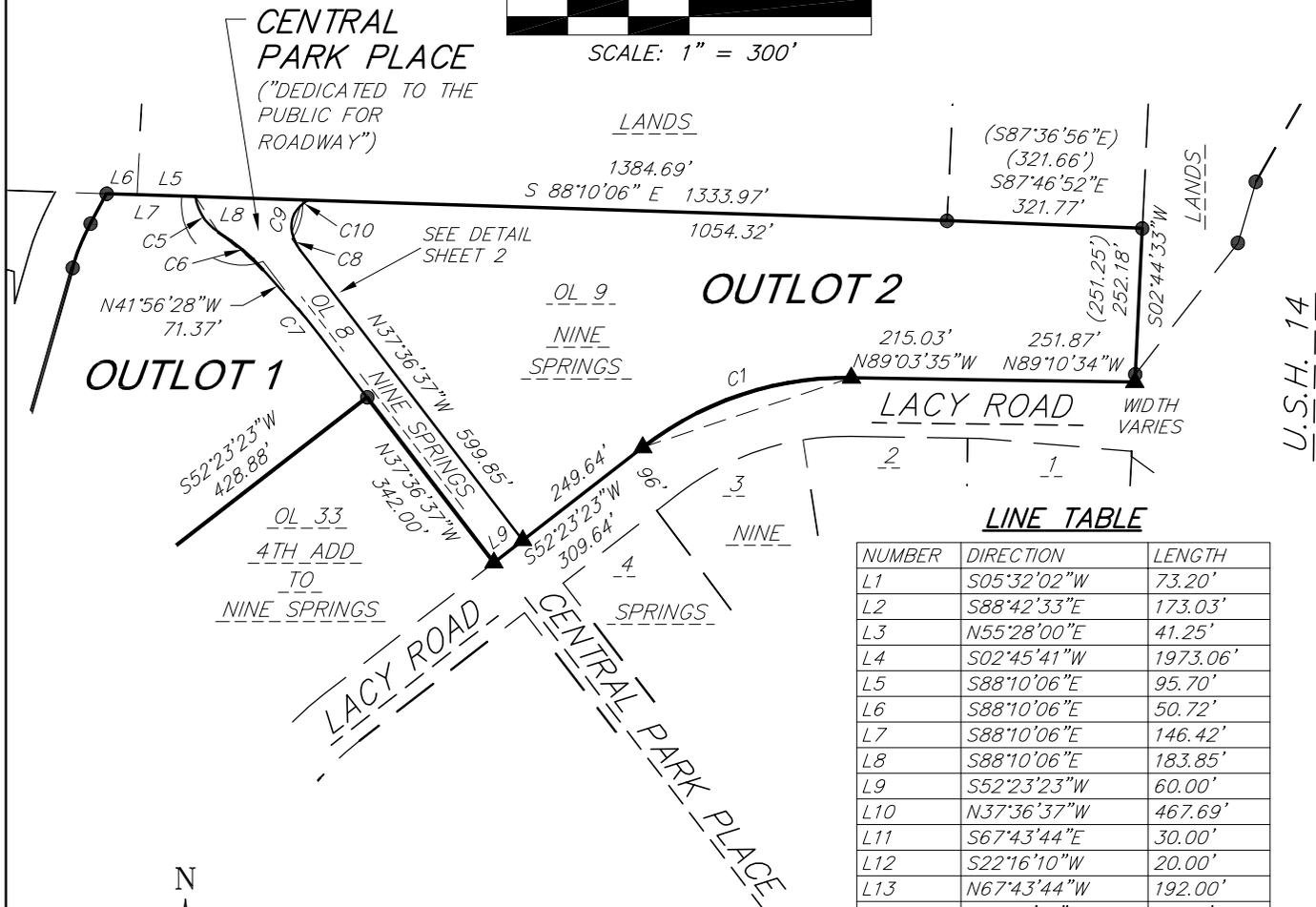
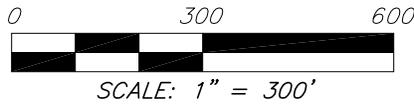
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 7

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LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S05°32'02"W	73.20'
L2	S88°42'33"E	173.03'
L3	N55°28'00"E	41.25'
L4	S02°45'41"W	1973.06'
L5	S88°10'06"E	95.70'
L6	S88°10'06"E	50.72'
L7	S88°10'06"E	146.42'
L8	S88°10'06"E	183.85'
L9	S52°23'23"W	60.00'
L10	N37°36'37"W	467.69'
L11	S67°43'44"E	30.00'
L12	S22°16'10"W	20.00'
L13	N67°43'44"W	192.00'
L14	S22°16'10"W	12.00'
L15	N67°43'44"W	63.85'
L16	N27°49'58"E	74.55'
L17	N61°41'23"E	41.15'
L18	N28°24'40"E	55.61'

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
 - ▲ FOUND P.K. NAIL
 - ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

LOT AREA

OUTLOT 1 = 386,787 SQ. FT. (8.879 AC.)
 OUTLOT 2 = 433,730 SQ. FT. (9.957 AC.)

CURVE DATA

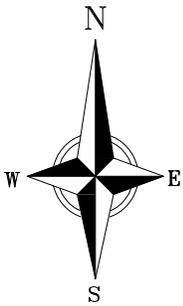
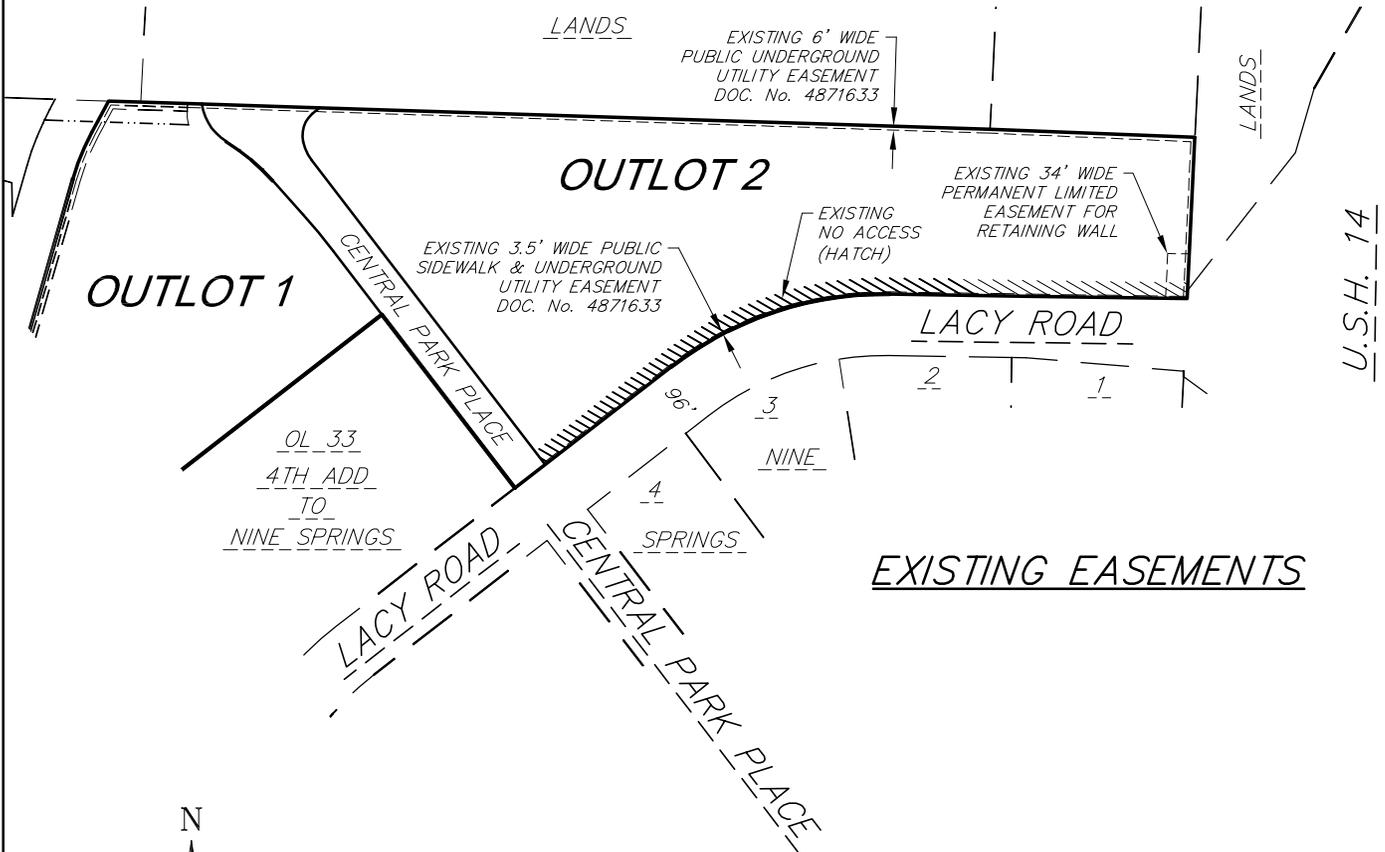
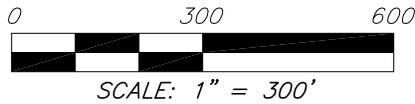
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	38°33'03"	548.00'	368.71'	S71°39'54"W	361.80'	N89°03'35"W	S52°23'23"W
C2	30°07'12"	830.00'	436.33'	S37°19'46"W	431.32'	S52°23'23"W	S22°16'10"W
C3	68°05'51"	137.50'	163.42'	N50°04'12"E	153.97'	N84°07'07"E	N16°01'10"E
C4	12°23'30"	362.50'	78.40'	N22°12'55"E	78.25'	N16°01'10"E	N28°24'40"E
C5	49°59'29"	83.00'	72.42'	N33°15'39"W	70.14'	S08°15'55"E	S58°15'24"E
C6	16°18'56"	335.00'	95.39'	N50°05'56"W	95.07'	S58°15'24"E	S41°56'28"E
C7	04°19'51"	970.00'	73.32'	N39°46'33"W	73.30'	S41°56'28"E	S37°36'37"E
C8	24°36'17"	75.00'	32.21'	S25°18'29"E	31.96'	N37°36'37"W	N13°00'20"W
C9	61°15'03"	45.00'	48.11'	S17°35'37"W	45.85'	N13°01'55"W	N48°13'08"E
C10	01°40'16"	485.00'	14.14'	S49°00'56"W	14.14'	N48°10'48"E	N49°51'03"E

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE NORTH LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING S88°42'33"E



CERTIFIED SURVEY MAP No. _____

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18 Mar 2019 - 3:29p M:\Fitchburg, City of\180304 Fitchburg - Central Park Place Extension\CADD\180304_CSM3.dwg by: mzie

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Doc. No. _____
Vol. _____ Page _____

**SHEET
5 OF 7**

Phone: (800) 261-3898

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LEGAL DESCRIPTION

All of Outlot 32, Fourth Addition to Nine Springs, as recorded in Volume 60-070B of Plats, on Pages 376-377, as Document Number 5303444, Dane County Registry and all of Outlot 8 and Outlot 9, Nine Springs, as recorded in Volume 60-003A of Plats, on pages 8-16, as Document Number 4871633, Dane County Registry and located in the Northwest Quarter of the Southeast Quarter of Section 11, the Southwest Quarter and the Southeast Quarter of the Northeast Quarter of Section 11 and the Southwest Quarter of the Northwest Quarter of Section 12, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Said description contains 870,291 square feet or 19.979 acres.

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

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

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. _____.

Kristi Chlebowski,
Dane County Register of Deeds

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planners | engineers | advisors



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