

Rec. 16.002505 7/23/2020
\$1,070.00 RB



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: Three (3),

4. No. Of Buildable Lots Proposed: Two (2)

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

6. Current Owner of Property: The Limerick-Fitchburg, LLC; c/o Sean O'Brien

Address: 230 Ohio Street, Suite 200 Oshkosh, WI 54902 Phone No: (608) 334-5665

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.

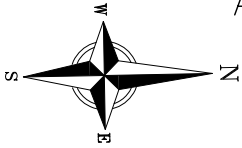
For City Use Only: Date Received: 7/21/20

Ordinance Section No. _____ Fee Paid: \$1,070

Permit Request No. CS-2359-20

CERTIFIED SURVEY MAP No.

OUTLOT 15, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

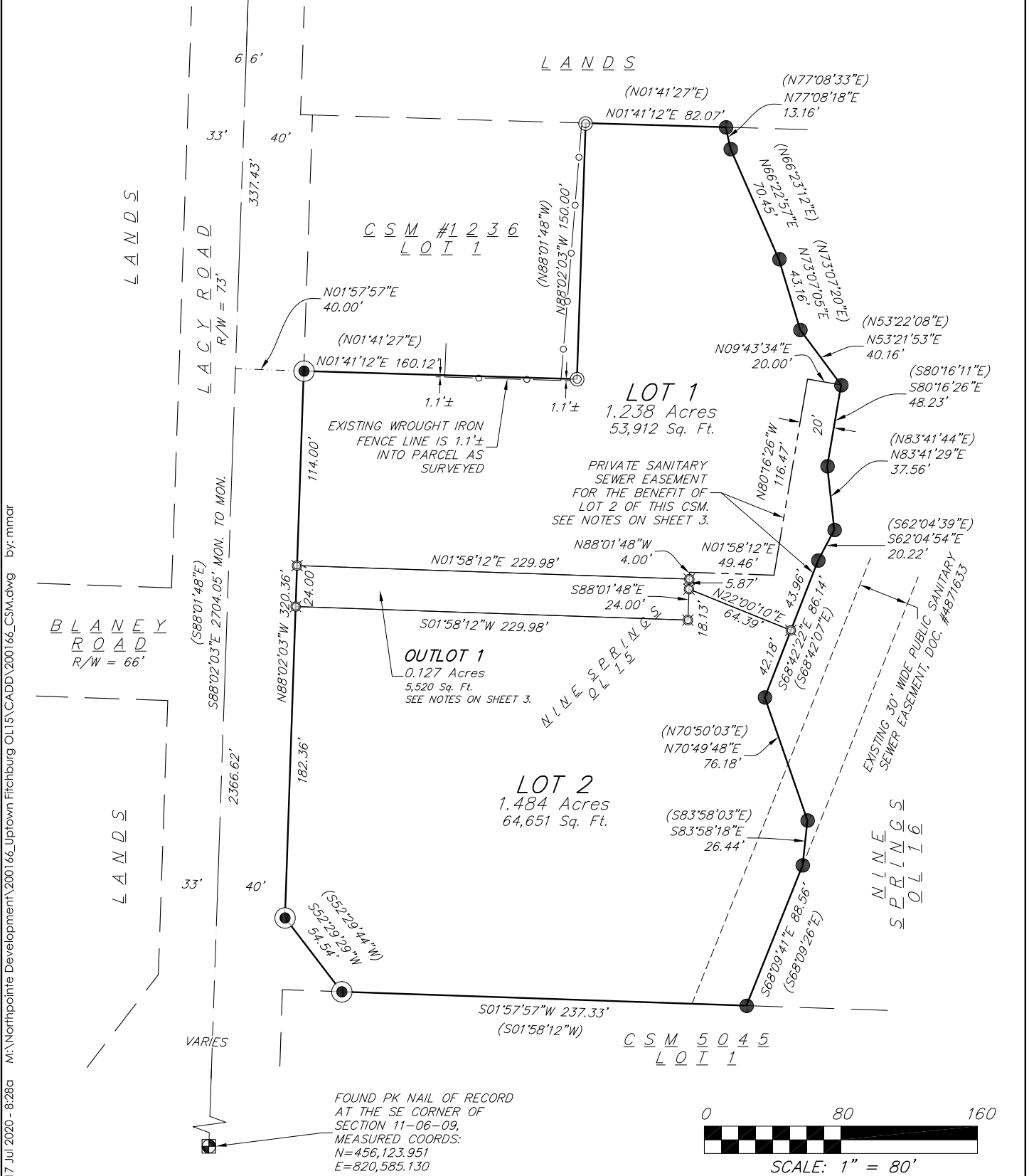


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE $\frac{1}{4}$ OF SECTION 11-06-09 MEASURED AS BEARING S88°02'03"E

FOUND 1- $\frac{1}{4}$ " ϕ SOLID IRON ROD OF RECORD IN WATER BOX AT THE S $\frac{1}{4}$ CORNER OF SECTION 11-06-09, MEASURED COORDS:
N=456,216.714
E=817,882.672

SURVEY LEGEND

- FOUND 1" ϕ IRON PIPE
- FOUND 1- $\frac{1}{4}$ " ϕ IRON ROD
- FOUND $\frac{3}{4}$ " ϕ IRON ROD
- SET $\frac{3}{4}$ " x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS INFORMATION



17 Jul 2020 - 8:28a M:\Northpointe Development\200166_Uptown Fitchburg 0115\CADD\200166_CSM.dwg by: mmar



CERTIFIED SURVEY MAP No. _____

OUTLOT 15, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

Outlot 15, NINE SPRINGS, as recorded in Volume 60-003A of Plats, on Pages 8-16, as Document Number 4871633, Dane County Registry, located in the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 124,083 square feet or 2.849 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of The Limerick-Fitchburg, LLC., Owner, 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 Section 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 S. Marty

Date: July 16th, 2020

Signed: _____
Michael S. Marty, P.L.S. No. S-2452

NOTES PER NINE SPRINGS PLAT:

1. Outlots 2, 14 and 15 shall be subject to access restrictions to Syene Road, Lacy Road or Haight Farm Road placed by the City at the time a new land division is accomplished for the respective Outlot.
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. Outlots 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15 and 17 are created for staging purposes in accord with Section 24-2(j) of the Municipal Code. A land division is required prior to development of the respective Outlot(s).
5. Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.
6. **NOISE NOTE:** "The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table 1. 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."



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: _____
Tracy Oldenburg, City Clerk

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 planners engineers advisors Phone: (800) 261-3898		FN: 200166	SURVEYED FOR:	C.S.M. No. _____	SHEET 2 OF 4
		DATE: 07/17/2020	THE LIMERICK-FITCHBURG, LLC	Doc. No. _____	
		REV:	ATTN: SEAN O'BRIEN	Vol. _____ Page _____	
		Drafted By: MMAR	230 OHIO STREET, #200		
		Checked By: PKNU	OSHKOSH, WI 54902		

