



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@city.fitchburg.wi.us) 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: 87

4. No. Of Buildable Lots Proposed: 79

5. Zoning District: SC-NC

6. Current Owner of Property: Fitchburg Lands, LLC

Address: 2920 Marketplace Drive, Suite 202, Fitchburg, WI 53719 **Phone No:** 608-288-3339

7. Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

Address: 2920 Marketplace Drive, Suite 202, Fitchburg, WI 53719 **Phone No:** 608-288-3339

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@city.fitchburg.wi.us

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:  Phil Sveum
 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:** \$11,015

Permit Request No. FP-2360-20

Terravessa First Addition
Final Plat

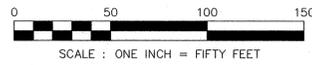
Outlot 42, Terravessa, as recorded in Volume 099A of Plats, on pages 545-554, Document Number 5440387, Dane County Registry, located in the Northwest and Northeast Quarters of the Southeast Quarter and part of the Southwest and Southeast Quarters of the Northeast Quarter of Section 12, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

BSE1921\documents\Description\FP Boundary 1ST ADD.doc

FIRST ADDITION TO TERRAVESSA

OUTLOT 42, TERRAVESSA AS RECORDED IN VOLUME 099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



Curve Table					
No.	Length	Radius	Delta	Chord Direction	Chord L.
C1	119.35	177.50	38°31'30"	N72°17'12.4"E	117.11
C2	336.98	929.00	20°47'00"	N80°17'46.9"E	335.14
C3	56.05	929.00	3°27'26"	N71°37'59.7"E	56.05
C4	50.73	929.00	3°07'43"	N74°55'34.5"E	50.72
C5	45.32	929.00	2°47'43"	N77°53'17.4"E	45.32
C6	46.19	929.00	2°50'56"	N80°42'36.7"E	46.19
C7	46.45	929.00	2°51'54"	N83°34'01.9"E	46.45
C8	46.19	929.00	2°50'56"	N86°25'26.7"E	46.18
C9	46.04	929.00	2°50'22"	N89°16'05.7"E	46.04
C10	172.82	758.50	13°03'17"	N22°55'34.5"W	172.45
C11	25.77	758.50	1°56'49"	N28°28'48.5"W	25.77
C12	24.30	758.50	1°50'09"	N26°35'19.3"W	24.30
C13	78.88	758.50	5°57'29"	N22°41'30.1"W	78.84
C14	43.87	758.50	3°18'49"	N18°03'20.7"W	43.86
C15	37.29	112.00	19°04'37"	N82°00'39.1"E	37.12
C16	13.62	112.00	6°58'12"	N88°03'51.2"E	13.62
C17	23.67	112.00	12°06'24"	N78°31'32.9"E	23.62
C18	29.30	88.00	19°04'37"	N82°00'39.1"E	29.16
C19	201.62	758.50	15°13'47"	N04°13'56.8"W	201.02
C20	89.41	758.50	6°45'15"	N08°28'12.6"W	89.36
C21	24.12	758.50	1°49'20"	N04°10'55.2"W	24.12
C22	88.08	758.50	6°39'12"	N00°03'20.8"E	88.03
C23	206.80	758.50	15°37'16"	N15°35'09.8"E	206.16
C24	37.58	758.50	2°50'21"	N09°11'42.3"E	37.58
C25	51.72	758.50	3°54'24"	N12°34'04.5"E	51.71
C26	24.73	758.50	1°52'04"	N15°27'18.3"E	24.72
C27	92.77	758.50	7°00'27"	N19°53'33.9"E	92.71
C28	193.10	758.50	14°35'11"	N35°29'47.1"E	192.58
C29	64.72	758.50	4°53'21"	N30°38'52.1"E	64.70
C30	69.71	758.50	5°15'56"	N35°43'30.4"E	69.68
C31	24.10	758.50	1°49'13"	N39°16'04.8"E	24.10
C32	34.57	758.50	2°36'41"	N41°29'02.0"E	34.57
C33	104.25	122.50	48°45'35"	N67°10'10.1"E	101.13

Curve Table					
No.	Length	Radius	Delta	Chord Direction	Chord L.
C34	29.80	122.50	13°56'15"	N49°45'30.1"E	29.73
C35	60.28	122.50	28°11'37"	N70°49'26.2"E	59.67
C36	21.61	38.00	32°34'56"	N72°09'34.5"W	21.32
C37	35.26	62.00	32°34'56"	N72°09'34.5"W	34.78
C38	151.06	177.50	48°45'35"	N67°10'10.1"E	146.54
C39	31.71	177.50	10°14'05"	N47°54'25.1"E	31.66
C40	1025.73	813.50	72°14'36"	N06°40'04.8"E	959.12
C41	27.15	813.50	1°54'44"	N41°50'00.7"E	27.15
C42	59.57	813.50	4°11'45"	N38°46'46.2"E	59.56
C43	59.57	813.50	4°11'45"	N34°35'01.1"E	59.56
C44	59.57	813.50	4°11'45"	N30°23'15.9"E	59.56
C45	59.57	813.50	4°11'45"	N26°11'30.8"E	59.56
C46	59.57	813.50	4°11'45"	N21°59'45.7"E	59.56
C47	59.57	813.50	4°11'45"	N17°48'00.5"E	59.56
C48	59.57	813.50	4°11'45"	N13°36'15.4"E	59.56
C49	58.97	813.50	4°09'12"	N09°25'47.0"E	58.96
C50	74.00	813.50	5°12'44"	N04°44'49.3"E	73.98
C51	60.41	813.50	4°15'18"	N00°00'48.3"E	60.40
C52	60.41	813.50	4°15'18"	N04°14'29.7"W	60.40
C53	60.41	813.50	4°15'18"	N08°29'47.8"W	60.40
C54	60.41	813.50	4°15'18"	N12°45'05.9"W	60.40
C55	60.41	813.50	4°15'18"	N17°00'24.0"W	60.40
C56	60.41	813.50	4°15'18"	N21°15'42.1"W	60.40
C57	60.41	813.50	4°15'18"	N25°31'00.1"W	60.40
C58	25.69	813.50	1°48'34"	N28°32'56.1"W	25.69
C59	118.68	927.50	7°19'53"	N66°15'15.3"E	118.60
C60	14.17	122.50	6°37'43"	N88°14'06.1"E	14.16
C61	991.05	786.00	72°14'36"	N06°40'04.8"E	926.70
C62	127.65	150.00	48°45'35"	N67°10'10.1"E	123.84
C63	134.43	758.50	10°09'17"	S33°16'49.9"W	134.25
C64	503.14	813.50	35°26'11"	N25°04'17.0"E	495.16
C65	60.41	813.50	4°15'18"	N12°45'05.9"W	60.40

OWNER'S CERTIFICATE OF DEDICATION

FITCHBURG LANDS, LLC, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Natural Resources Committee

WITNESS the hands and seals of said owner this _____ day of _____, 20__.

FITCHBURG LANDS, LLC

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 20__., the above named Phillip A. Sveum, member of, FITCHBURG LANDS, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission expires: _____

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
County of Dane)ss.

I, Brian J. Doheny, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20__., on any of the lands included in the plat of FIRST ADDITION TO TERRAVESSA.

Date _____ Brian J. Doheny, City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
County of Dane)ss.

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20__., affecting the lands included in the plat of FIRST ADDITION TO TERRAVESSA.

Date _____ Adam Gallagher, County Treasurer

CONSENT OF MORTGAGEE

AnchorBank FSB, 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 AnchorBank FSB, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at Madison, Wisconsin. This _____ day of _____, 20__.

AnchorBank FSB

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 20__.

_____ and _____ 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 _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, Wisconsin

My Commission expires: _____

CERTIFICATE OF CITY CLERK

State of Wisconsin)
County of Dane)ss.

"RESOLVED that this plat known as FIRST ADDITION TO TERRAVESSA, located in the City of Fitchburg was hereby approved by resolution No. _____, file number _____, adopted on this _____ day of _____, 20__., and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 20__., and that said resolution further provided for the acceptance of those lands and rights dedicated by said FIRST ADDITION TO TERRAVESSA for public use".

Date _____ Linda Cory, City Clerk

Lot Area Table			Lot Area Table		
Number	Sq. Ft.	Acres	Number	Sq. Ft.	Acres
158	8576	0.1969	203	4400	0.1010
159	6503	0.1493	204	4400	0.1010
160	5380	0.1235	205	4400	0.1010
161	4466	0.1025	206	4948	0.1136
162	4223	0.0970	207	5626	0.1292
163	4069	0.0934	208	4559	0.1047
164	3503	0.0804	209	3784	0.0869
165	4400	0.1010	210	3520	0.0808
166	4048	0.0929	211	4400	0.1010
167	4400	0.1010	212	3784	0.0869
168	4400	0.1010	213	3503	0.0804
169	3524	0.0809	214	3563	0.0818
170	4762	0.1093	215	4117	0.0945
171	5602	0.1286	216	3580	0.0822
172	5117	0.1175	217	4113	0.0944
173	3784	0.0869	218	4507	0.1035
174	4400	0.1010	219	8374	0.1922
175	4048	0.0929	220	7579	0.1740
176	3784	0.0869	221	7579	0.1740
177	4400	0.1010	222	7579	0.1740
178	3784	0.0869	223	7579	0.1740
179	4400	0.1010	224	7579	0.1740
180	3767	0.0865	225	7579	0.1740
181	4031	0.0925	226	7579	0.1740
182	4400	0.1010	227	8205	0.1884
183	4048	0.0929	228	7661	0.1759
184	4400	0.1010	229	7661	0.1759
185	4048	0.0929	230	7661	0.1759
186	4400	0.1010	231	7661	0.1759
187	4048	0.0929	232	7661	0.1759
188	4400	0.1010	233	7661	0.1759
189	4702	0.1080	234	7269	0.1669
190	4749	0.1090	235	7070	0.1623
191	4400	0.1010	236	6927	0.1590
192	3784	0.0869			
193	4400	0.1010			
194	3784	0.0869			
195	4400	0.1010			
196	3784	0.0869			
197	4400	0.1010			
198	3767	0.0865			
199	4383	0.1006			
200	4400	0.1010			
201	3784	0.0869			
202	4400	0.1010			

Outlot Area Table		
Number	Sq. Ft.	Acres
OUTLOT 43	8487	0.1948
OUTLOT 44	313	0.0072
OUTLOT 45	10458	0.2401
OUTLOT 46	99	0.0023
OUTLOT 47	10015	0.2299
OUTLOT 48	919	0.0211
OUTLOT 49	6892	0.1582
OUTLOT 50	1701	0.0391

Parcel Line Table		
Number	Direction	Length
L1	N43°27'03"W	8.33
L2	S46°32'57"W	8.33
L3	N43°27'03"W	8.33
L4	S46°32'57"W	8.33
L5	N43°27'03"W	8.33
L6	S46°32'57"W	8.33
L7	N43°27'03"W	8.33
L8	S46°32'57"W	8.33

SURVEYED FOR :
FITCHBURG LANDS, LLC
2920 Marketplace Drive, Suite 202
Fitchburg, WI 53719

SURVEYED BY :
Burse
surveying & engineering s.c.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



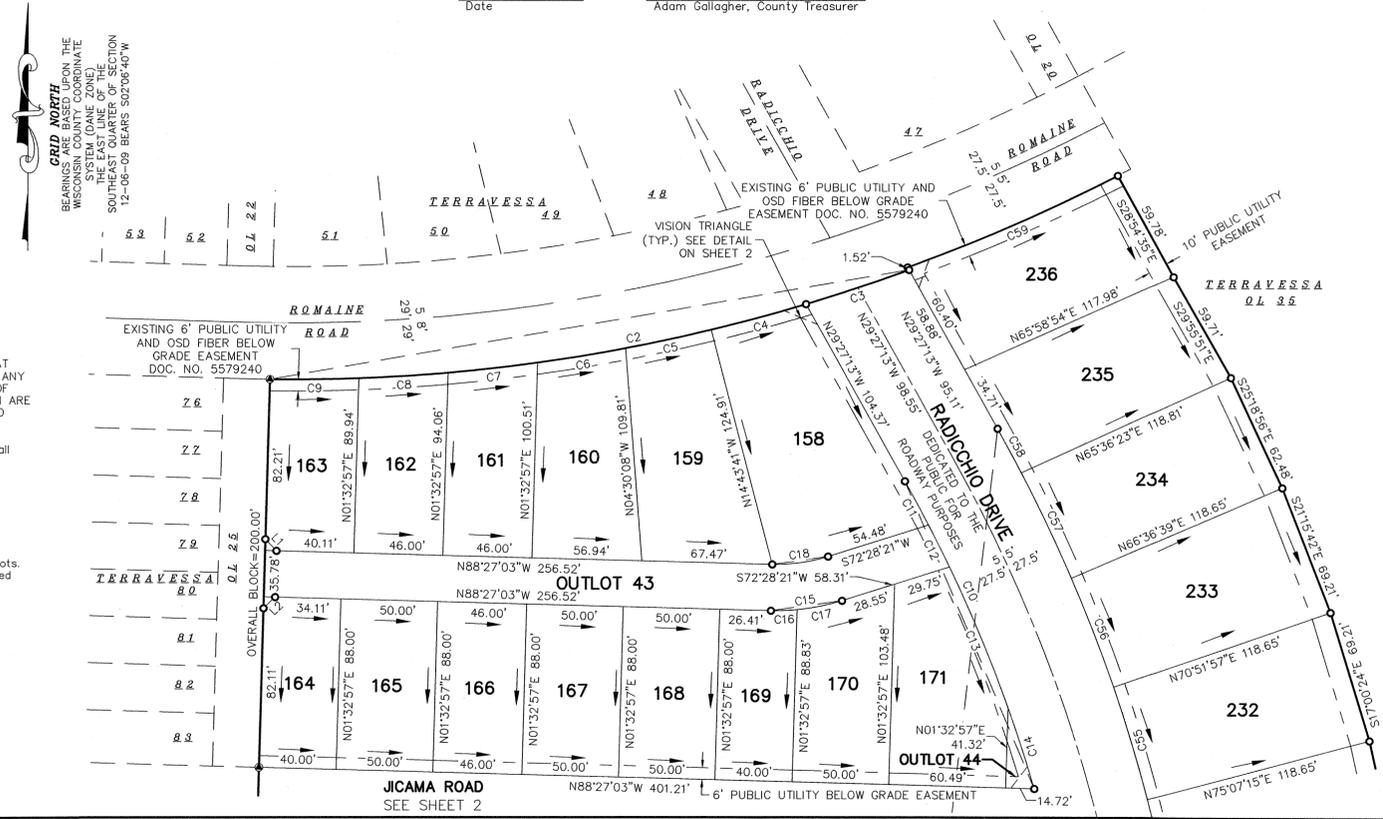
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE 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.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

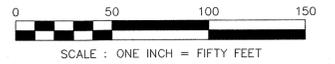


- NOTES:**
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 - Given underground installation for electric and communications, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
 - Outlots 44, 46, 48 and 50 are private, reserved for Open Space.
 - Outlots 43, 45, 47 and 49 are "Private Alleys" and public utility easements.
 - 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 Lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.

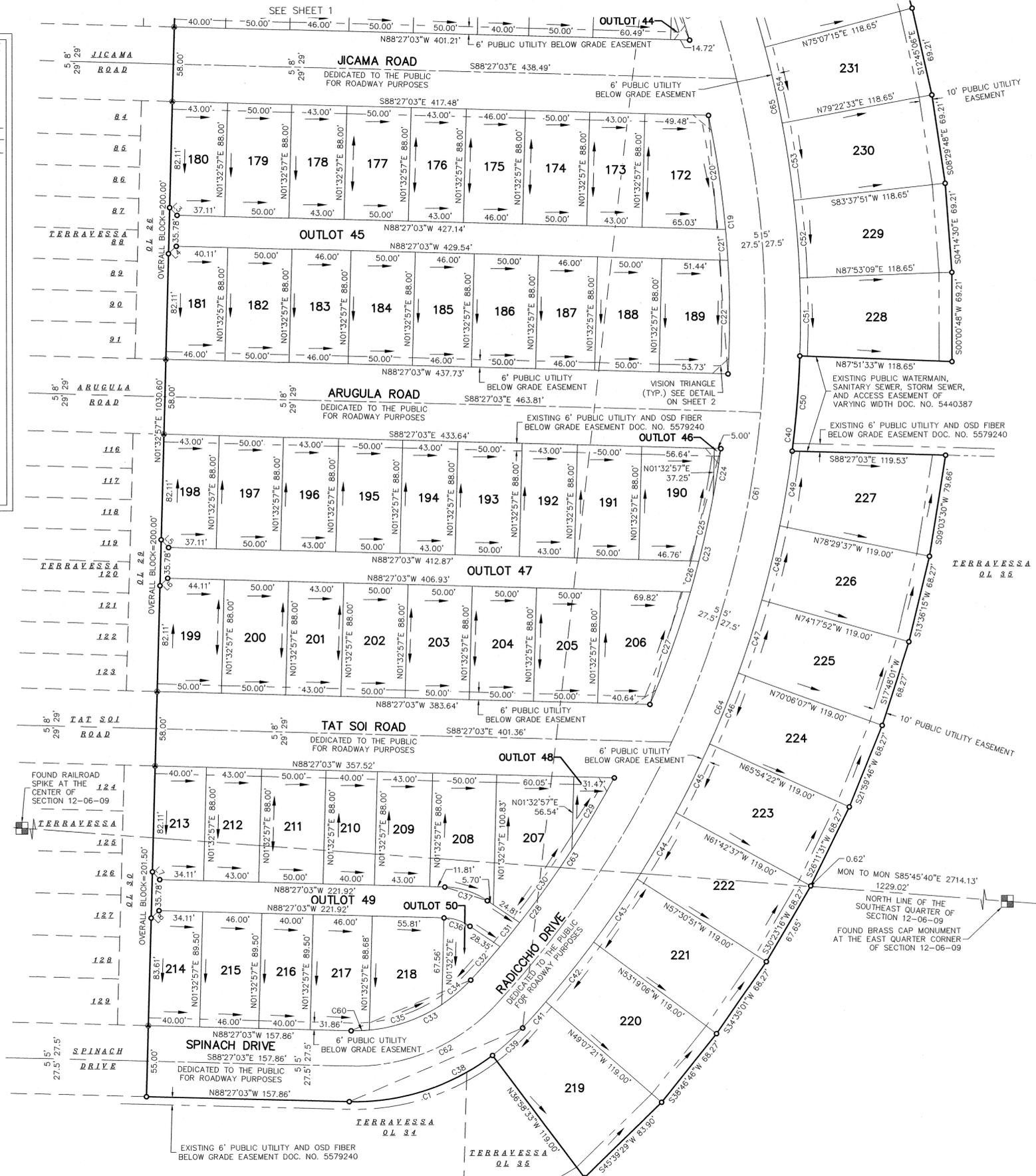
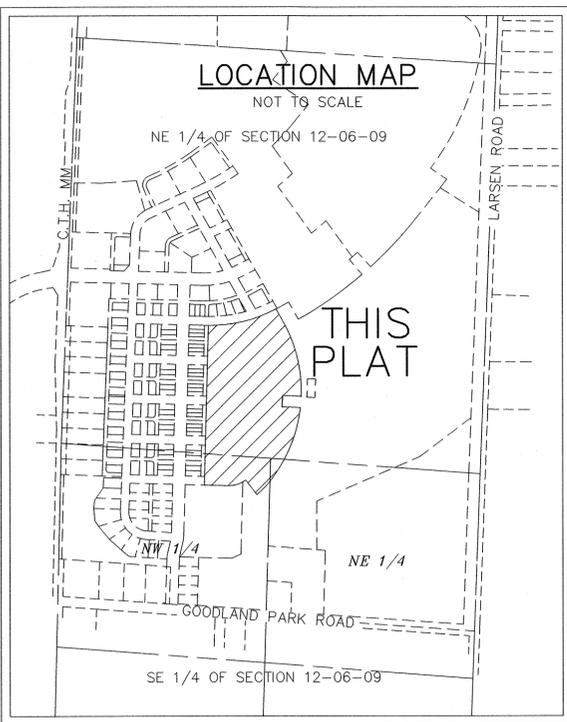
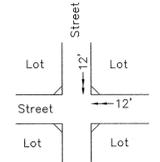
FIRST ADDITION TO TERRAVESSA

OUTLOT 42, TERRAVESSA AS RECORDED IN VOLUME 099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

GRID NORTH BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (NAD 83). THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-06-09 BEARS S02°06'40"W



TYPICAL VISION CORNER DETAIL



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ of Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Fitchburg and under the direction of FITCHBURG LANDS, LLC, owner of said lands, I have surveyed, divided and mapped the plat of FIRST ADDITION TO TERRAVESSA, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is described as follows:

OUTLOT 42, TERRAVESSA AS RECORDED IN VOLUME 099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Dated this 14 day of July, 2020.

Signed: *Michelle L. Burse*
Michelle L. Burse, P.L.S. No. 2020



SURVEYED FOR :
FITCHBURG LANDS, LLC
2920 Marketplace Drive, Suite 202
Fitchburg, WI 53719

SURVEYED BY :
Burse
surveying & engineering llc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com