



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 Parcels, (2 Outlots)

**4. No. Of Buildable Lots Proposed:** None

**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](mailto: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.

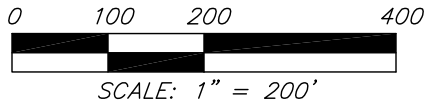
**For City Use Only:** **Date Received:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

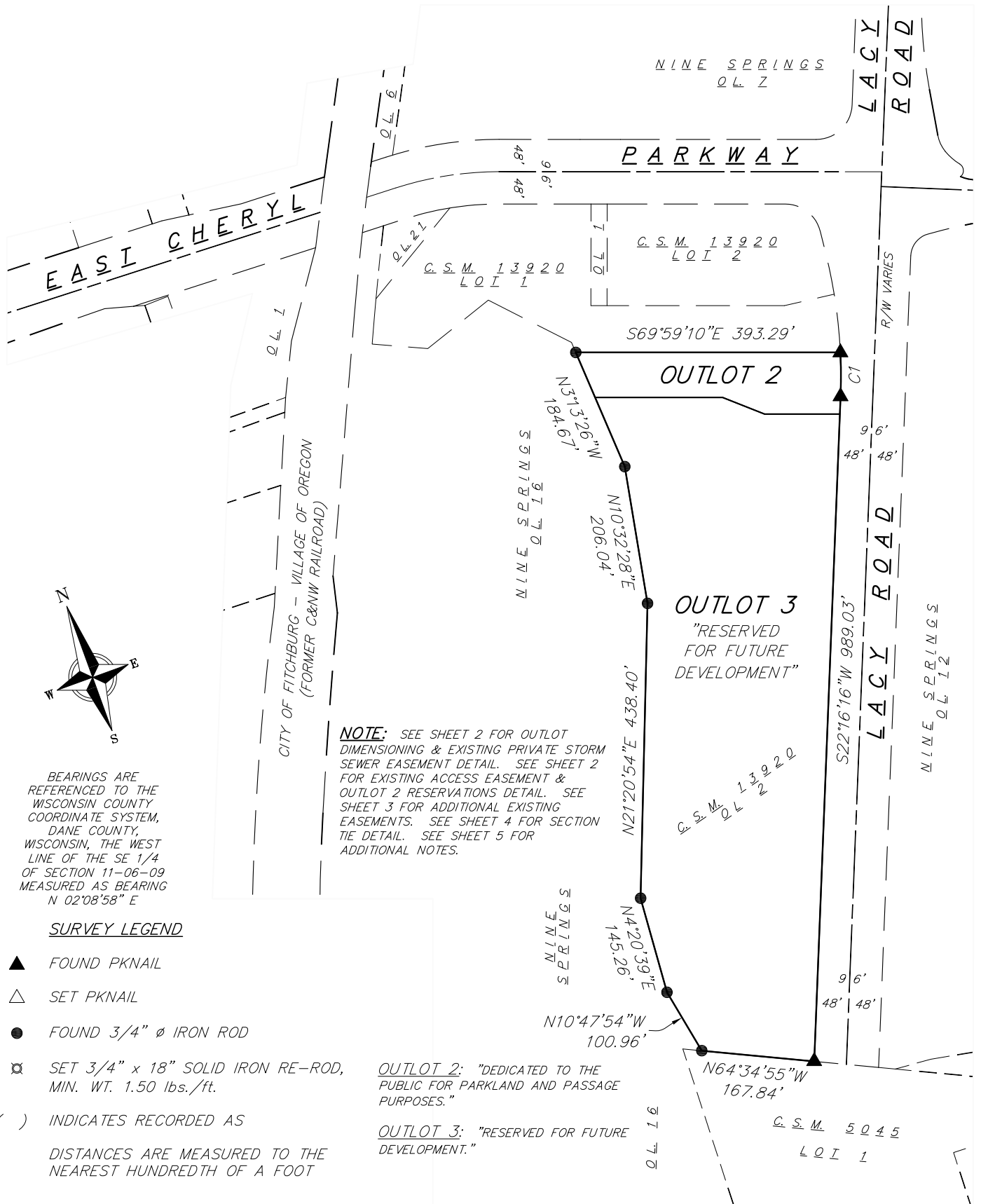
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 13920, AS RECORDED IN VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 282-287, AS DOCUMENT NUMBER 5134490, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



**LOT AREA TABLE:**

- OUTLOT 2 = 28,964 SQ. FT.
- OUTLOT 3 = 262,913 SQ. FT.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE SE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N 02°08'58" E

**SURVEY LEGEND**

- ▲ FOUND PKNAIL
  - △ SET PKNAIL
  - FOUND 3/4" Ø 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

**OUTLOT 2:** "DEDICATED TO THE PUBLIC FOR PARKLAND AND PASSAGE PURPOSES."

**OUTLOT 3:** "RESERVED FOR FUTURE DEVELOPMENT."

12 Jan 2017 - 9:08a M:\Avante Properties\140233\_Tivoli\CADD\140233\_CSM2.dwg by: mmcar

**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: 140233  
DATE: 01/12/2017  
REV:  
Drafted By: MMAR  
Checked By: PKNU

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

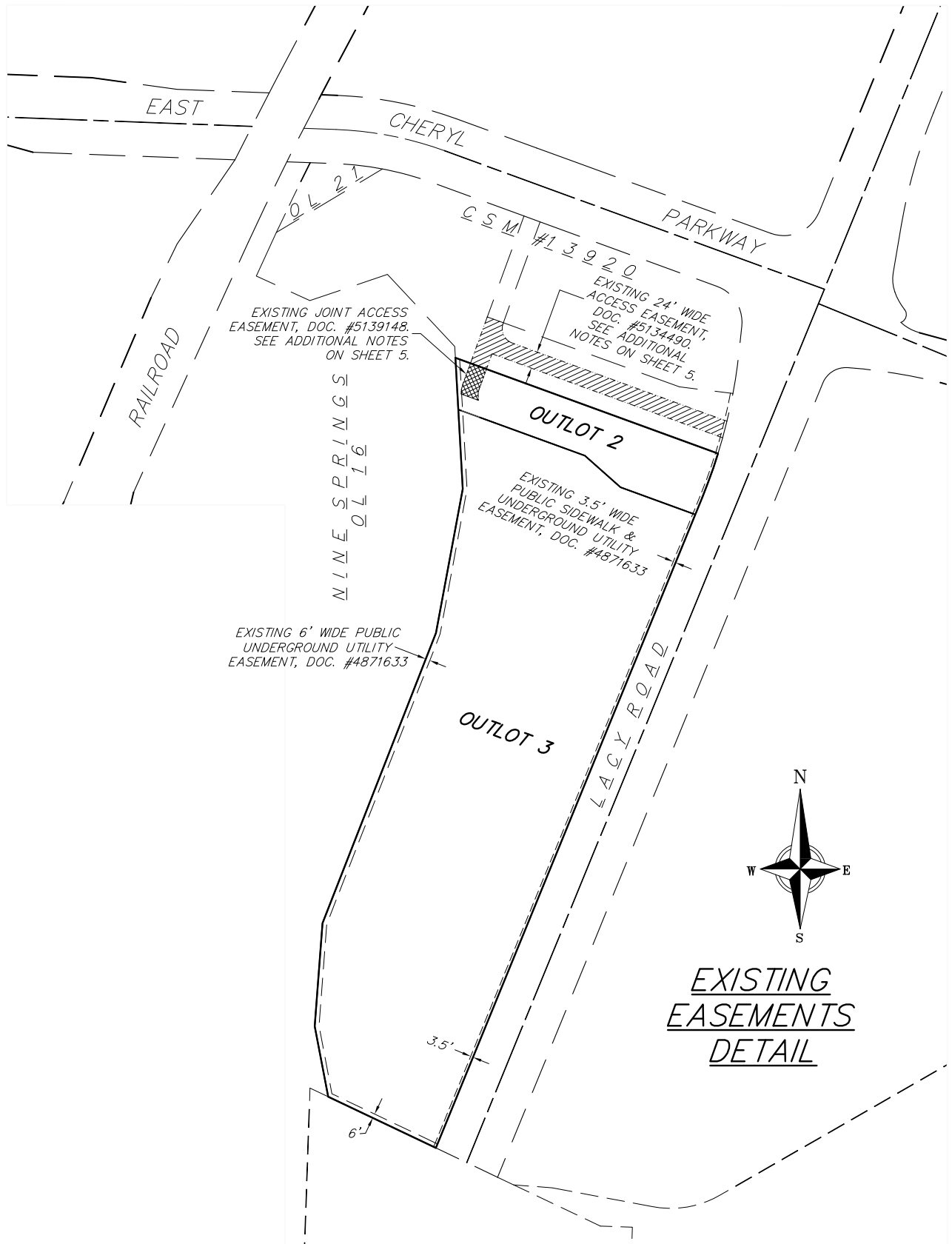
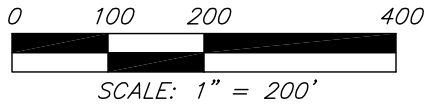
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 7**



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 13920, AS RECORDED IN VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 282-287, AS DOCUMENT NUMBER 5134490, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



12 Jan 2017 - 9:08a M:\Avante Properties\140233\_Tivoli\CADD\140233\_CSM2.dwg by: mmr

**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: 140233  
DATE: 01/12/2017  
REV:  
Drafted By: MMAR  
Checked By: PKNV

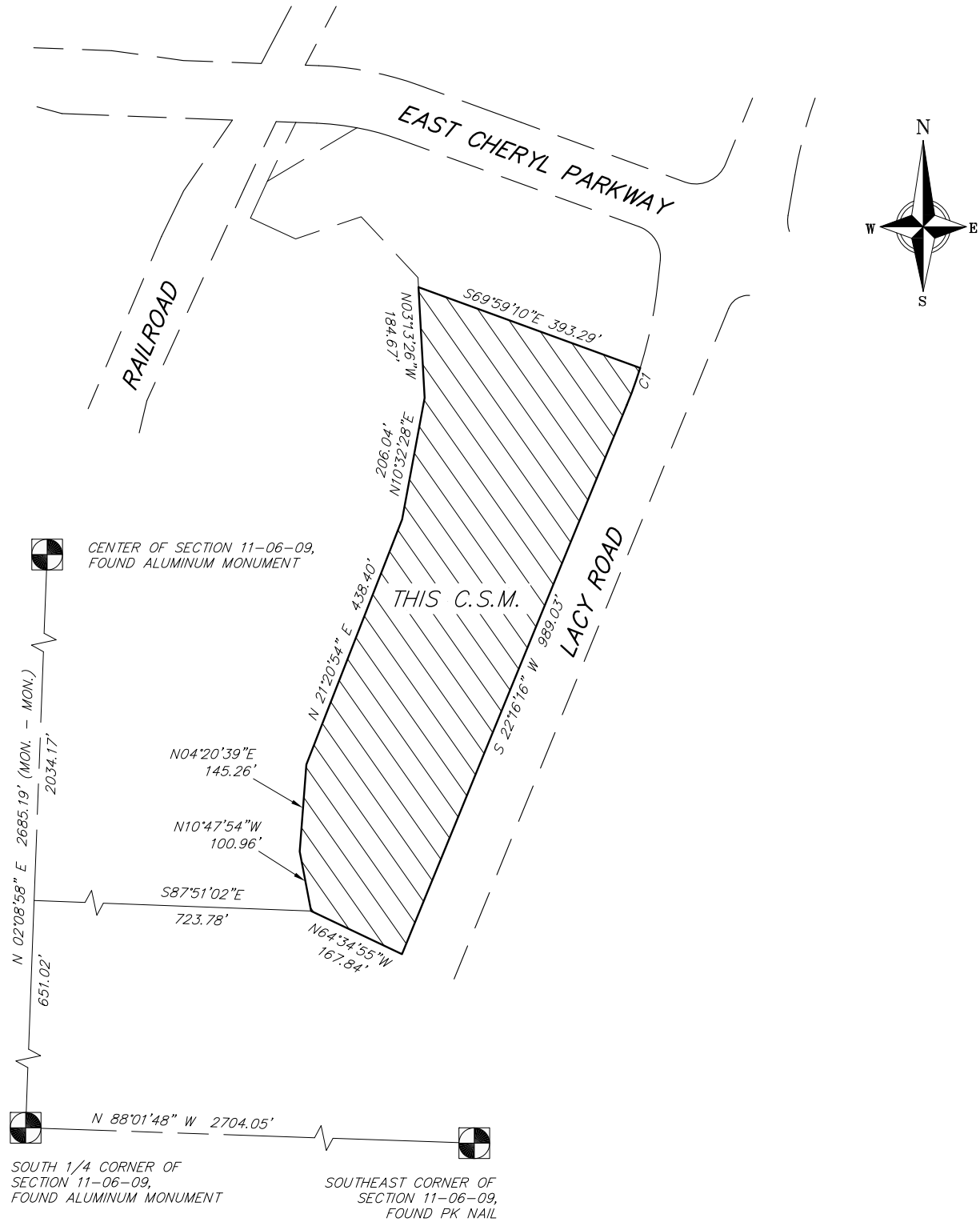
SURVEYED FOR:  
Green-Tech Land  
Company, LLC  
120 E. Lakeside St.  
Madison, WI 53715

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
3 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 13920, AS RECORDED IN VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 282-287, AS DOCUMENT NUMBER 5134490, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 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 WEST LINE OF THE SE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N 02°08'58\"/>

## SECTION TIE DETAIL (NOT TO SCALE)

12 Jan 2017 - 9:09a M:\Avante Properties\140233\_Tivoli\CADD\140233\_CS.M2.dwg by: mmcar

**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: 140233  
DATE: 01/12/2017  
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 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 13920, AS RECORDED IN VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 282–287, AS DOCUMENT NUMBER 5134490, DANE COUNTY REGISTRY, LOCATED IN THE NW ¼ OF THE SE ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

**NOTES (from Second Addition to Nine Springs Plat, Doc. #4871633):**

1. 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 (now C.S.M.).
2. "\*"–All developable lots within the plat are hereby obligated to design and construct stormwater management facilities that infiltrate, evapotranspirate, or reuse a minimum of 90 percent of predevelopment stay-on volume on a lot-by-lot basis unless a regional facility is designed and constructed to fulfill this requirement. Stormwater management facilities shall be in place and functioning properly prior to requesting building occupancy inspection.
3. Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.

**ADDITIONAL NOTES:**

1. A new land division of Outlot 3 shall be required prior to development of said Outlot.
2. The Private Stormwater Management and Storm Sewer Easement Agreement as recorded in Document Number 5139148, and referenced in Affidavit of Correction recorded as Document Number 5142003 has been released in its entirety by Easement Release recorded as Document Number \_\_\_\_\_. Therefore this easement has not been shown.
3. Part of Outlot 2 of this Certified Survey Map is subject to an existing 24' Wide Access Easement recorded as Document Number \_\_\_\_\_, as shown on sheet 2. This easement is for the benefit of all all Outlots within this Certified Survey Map, and also for the benefit of Lot 1 & Lot 2 of Certified Survey Map Number 13920, as recorded in Volume 92 of Certified Survey Maps, on Pages 282–287, as Document Number 5134490.
4. Part of Outlot 2 of this Certified Survey Map is subject to an existing Private Storm Sewer Easement recorded as Document Number \_\_\_\_\_, as shown on sheet 2. This easement is for the benefit of all Lots and Outlots within Certified Survey Map Number 13920, as recorded in Volume 92 of Certified Survey Maps, on Pages 282–287, as Document Number 5134490.
5. The existing 24' wide access easement shown on CSM #13920, recorded as Document Number 5134490 is for the benefit of all Outlots within this Certified Survey Map and for Lot 2 of said CSM #13920.
6. Upon future development of Outlot 3 of this C.S.M. 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.

**WISDOT NOISE NOTE (from Nine Springs Plat, Doc. #4871633)**

**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."

CURVE NUMBER	TANGENT BEARING	
	BACK	AHEAD
C1	S17°16'48"W	

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	65.33'	750.00'	004°59'28"	S19°46'32"W	65.31'
C2	4.11'	48.00'	004°54'17"	N00°46'18"W	4.11'
C3	25.68'	60.00'	024°31'19"	N57°43'31"W	25.48'
C4	30.82'	72.00'	024°31'19"	N57°43'31"W	30.58'

**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: 140233  
DATE: 01/12/2017  
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  
5 OF 7**



# **CERTIFIED SURVEY MAP No.** \_\_\_\_\_

*OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 13920, AS RECORDED IN VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 282-287, AS DOCUMENT NUMBER 5134490, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.*

**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, 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 2, Certified Survey Map Number 13920, as recorded in Volume 92 of Certified Survey Maps, on Pages 282-287, as Document Number 5134490, Dane County Registry, located in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.*

*Containing 291,877 square feet or 6.70 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*

**CITY OF FITCHBURG APPROVAL**

*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.*

*Date: \_\_\_\_\_*

*By: \_\_\_\_\_  
Patti Anderson, City Clerk*

**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*

12 Jan 2017 - 9:09a M:\Avante Properties\140233\_Tivoli\CADD\140233\_CSM2.dwg by: mmcar

**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: 140233  
DATE: 01/12/2017  
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  
7 OF 7**

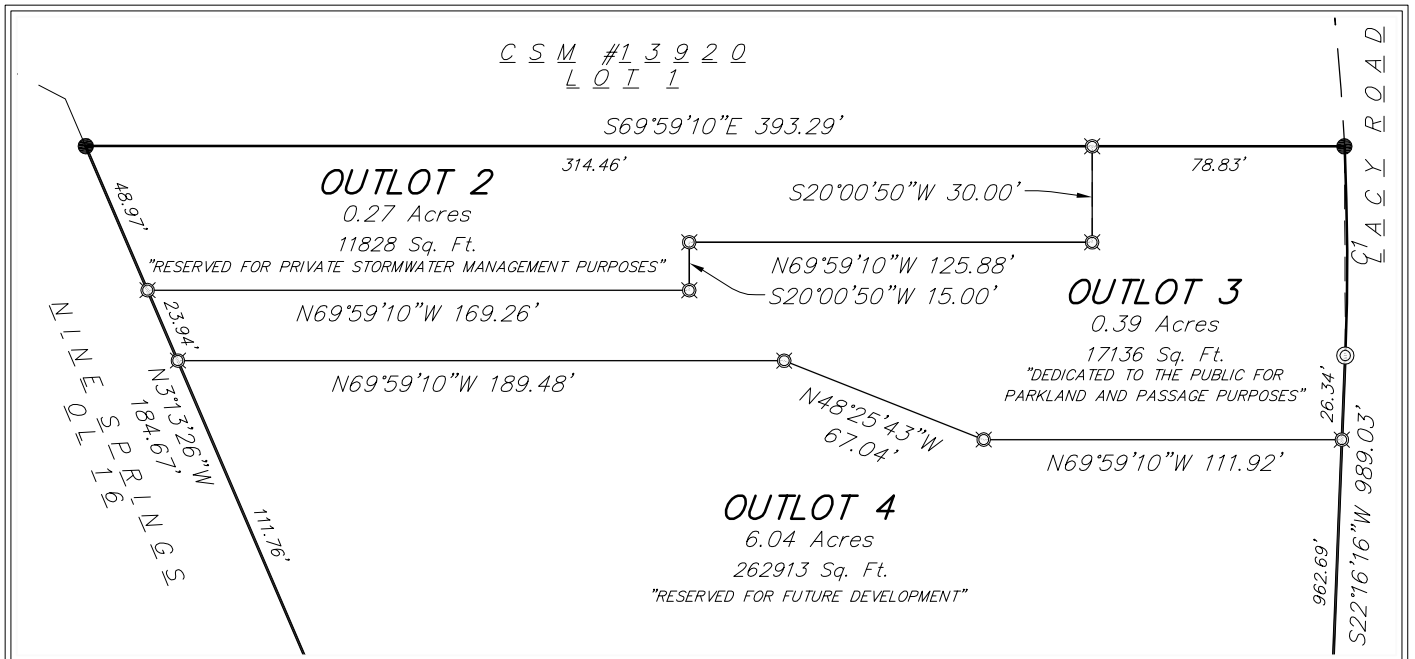
**Exhibit from previously approved CS-2123-16.**

**CERTIFIED SURVEY MAP No.** \_\_\_\_\_

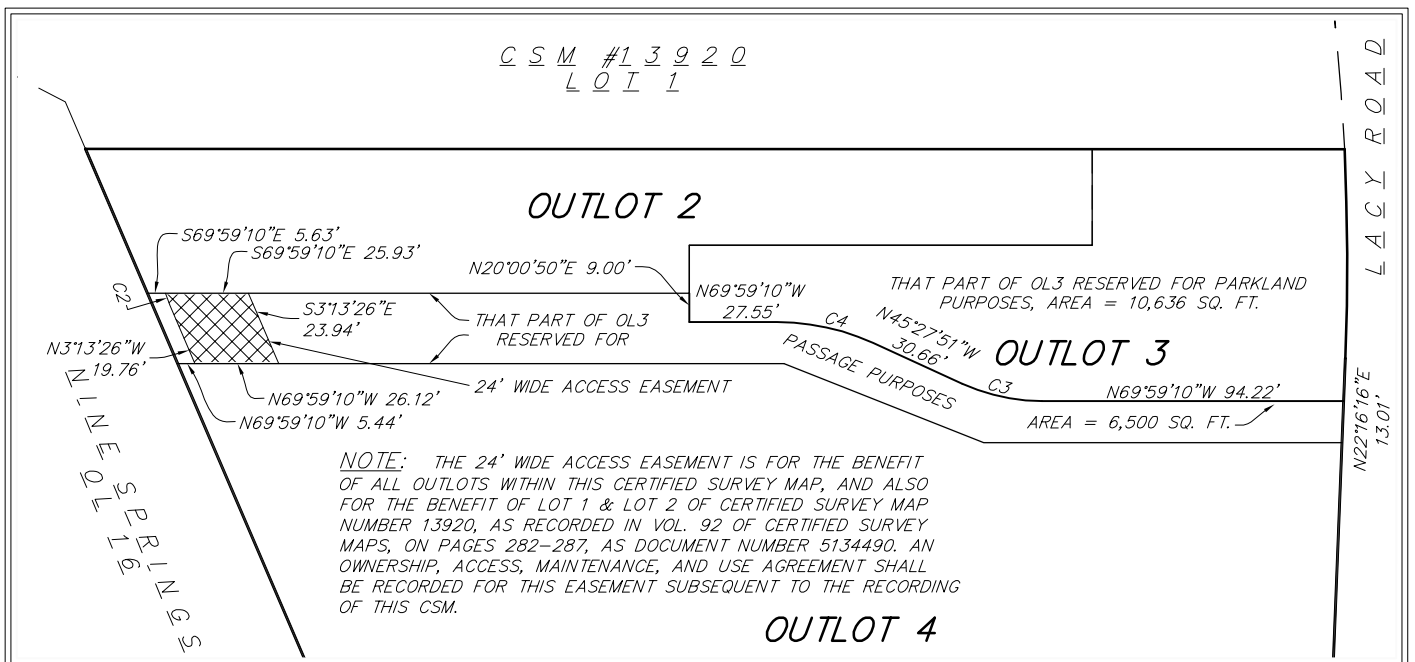
OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 13920, AS RECORDED IN VOLUME 92 OF CERTIFIED SURVEY MAPS, ON PAGES 282-287, AS DOCUMENT NUMBER 5134490, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



**OUTLOT DIMENSIONING DETAIL**



**NEW EASEMENTS & OUTLOT 3 RESERVATIONS DETAIL**



**vierbicher**  
planners | engineers | advisors



FN: 140233  
DATE: 07/19/2016  
REV: 08/11/2016  
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  
2 OF 7**

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