



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

LAND DIVISION APPLICATION

*Receipt #1-13227
 1-25-17*

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: 109

4. No. Of Buildable Lots Proposed: 92

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

6. Current Owner of Property: Fitchburg Land Partners, LLC

Address: 2453 Atwood Avenue, Suite 203, Madison, WI Phone No: 608-513-5076

7. Contact Person: Don Drake

Email: dondrake2013@gmail.com

Address: Same Phone No: Same

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: *Don Drake* Don Drake
 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.

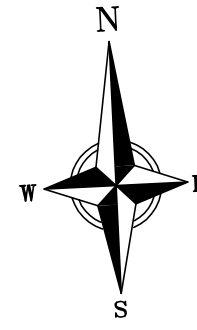
For City Use Only: Date Received: 1/25/17

Ordinance Section No. _____ Fee Paid: \$13,095.00

Permit Request No. FP-2137-17

UPTOWN CROSSING

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



GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N02°47'09"E

LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1 1/4" Ø REBAR
- FOUND 3/4" Ø REBAR
- FOUND 1" Ø IRON PIPE
- SET 1 1/4" Ø SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT
- //// NO VEHICULAR ACCESS

NOTES:

- 1) THE EXISTING WETLANDS DEPICTED HEREON WERE DELINEATED BY VERBICHER ON MAY 7, 2015 AND CONCURRED UPON BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ON AUGUST 24, 2015.
- 2) EXCEPT FOR LIGHT POLES, NO ABOVE GROUND PEDESTALS, TRANSFORMERS OR OTHER SWITCH EQUIPMENT SHALL BE ALLOWED WITHIN STREET RIGHT-OF-WAYS OR ALONG FRONT YARDS OF THE LOTS. SAID ABOVE GROUND STRUCTURES SHALL BE ALLOWED AT REAR YARDS OR WHERE SPECIFICALLY CALLED OUT ON THE PLAT.
- 3) "VISION TRIANGLES" - THERE SHALL BE NO IMPROVEMENTS OR PLANTINGS WITHIN THE VISION TRIANGLE OVER THREE AND ONE-HALF FEET (3.5') ABOVE EXISTING GROUND.
- 4) SEE THE FOLLOWING: SHEET 2 AND SHEET 4 FOR NEW EASEMENTS, SHEET 5 FOR EXISTING EASEMENTS AND EXISTING ENVIRONMENTAL CORRIDOR LIMITS, SHEET 4 FOR VISION TRIANGLES ALONG SYENE ROAD AND DRAINAGE ARROWS, SHEET 5 FOR LOT AND OUTLOT AREA TABLES.

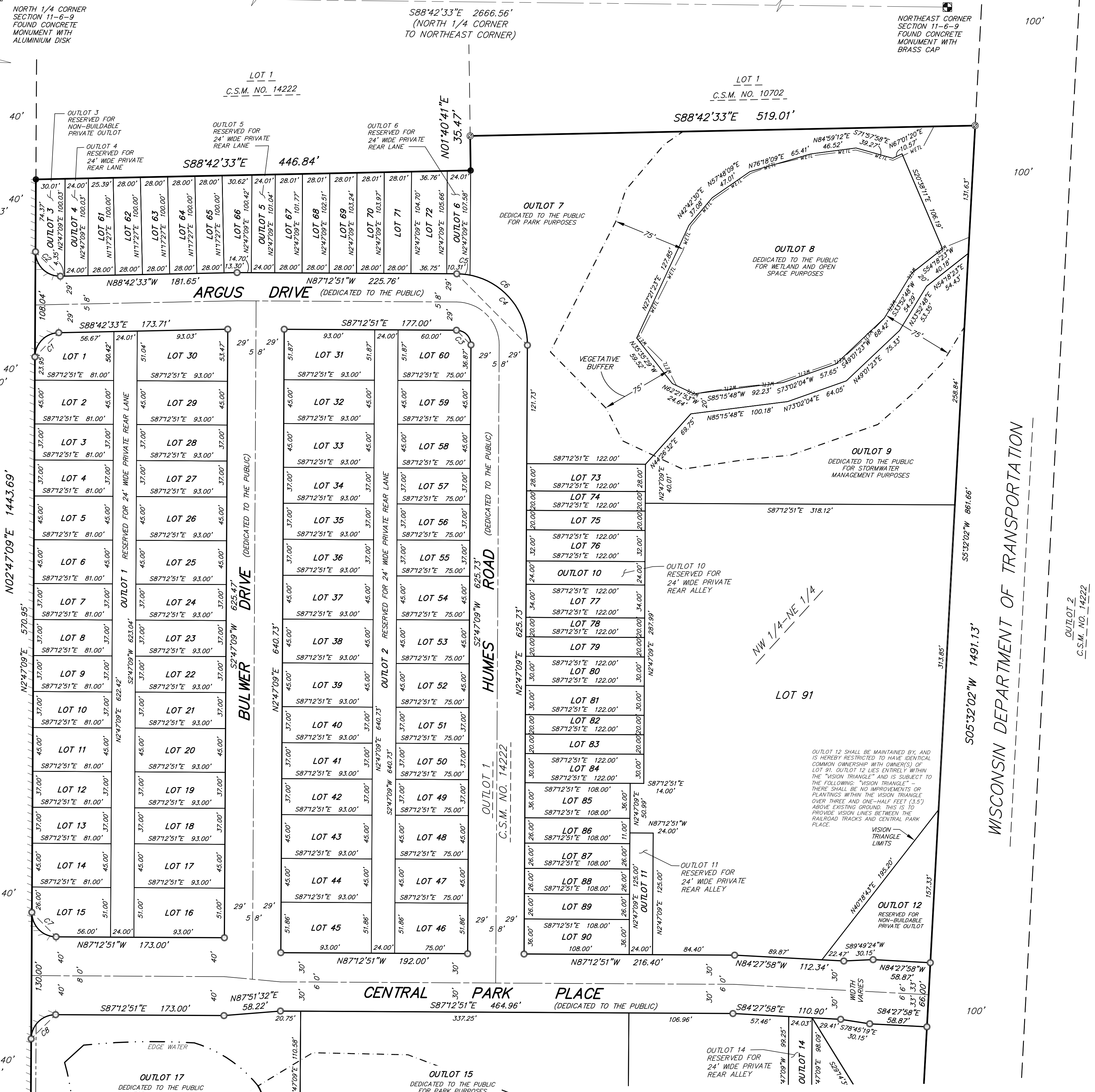
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	25.00	38.62	088°30'18"	S47°02'18"W	34.89
C2	25.00	39.92	091°29'42"	S42°57'42"E	35.81
C3	15.00	23.56	090°00'00"	N42°12'51"W	21.21
C4	73.00	114.67	090°00'00"	N42°12'51"W	103.24
C5	73.00	13.77	010°48'32"	N81°48'35"W	13.75
C6	73.00	100.90	079°11'28"	N36°48'35"W	93.06
C7	25.00	39.27	090°00'00"	S42°12'51"E	35.36
C8	25.00	39.27	090°00'00"	S47°47'09"W	35.36

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.

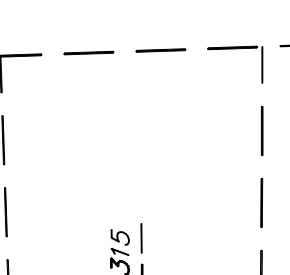
Certified _____, 20____



Department of Administration



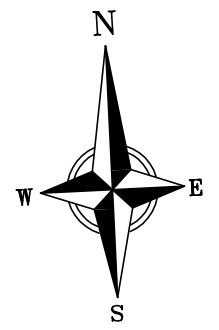
NINEBARK DRIVE



vierbicher planners engineers advisors REEDSBURG - MADISON - FRAIRIE DU CHIEN 999 Fourier Drive, Suite 201, Madison, Wisconsin 53717 Phone: (608) 682-6552, Fax: (608) 682-0535	DRAFTED BY: PKN	DATE: January 25, 2017	PREPARED FOR: Fitchburg Land Partners, LLC 2453 Atwood Avenue, Suite 203 Madison, WI 53704 Ph: (608) 513-5076	
	CHECKED BY: MSCH	FILE NO: 160277	SHEET 1 OF 5	
	OUTLOT 1 C.S.M. NO. 14222	OUTLOT 2 C.S.M. NO. 14222	OUTLOT 3 C.S.M. NO. 14222	OUTLOT 4 C.S.M. NO. 14222
	OUTLOT 5 C.S.M. NO. 14222	OUTLOT 6 C.S.M. NO. 14222	OUTLOT 7 C.S.M. NO. 14222	OUTLOT 8 C.S.M. NO. 14222

UPTOWN CROSSING

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



GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N02°47'09"E

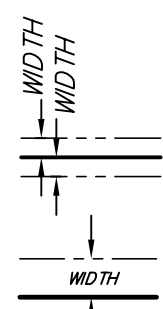
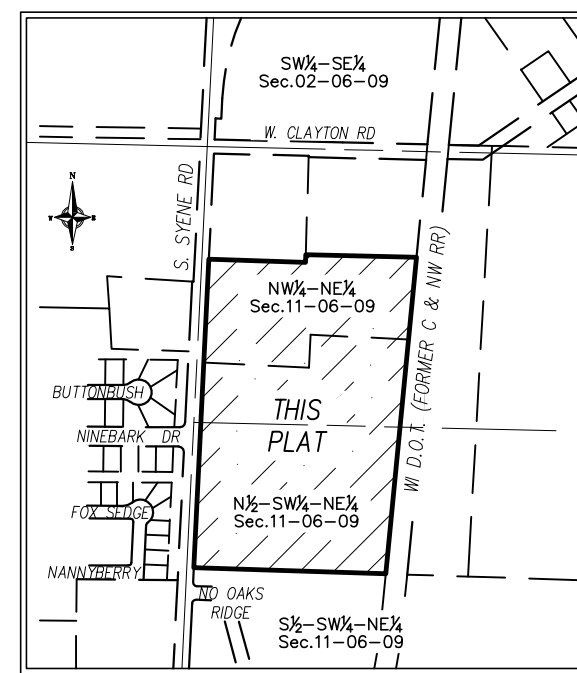
LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1 1/4" # REBAR
- FOUND 3/4" # REBAR
- FOUND 1" # IRON PIPE
- SET 1 1/4" # SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT

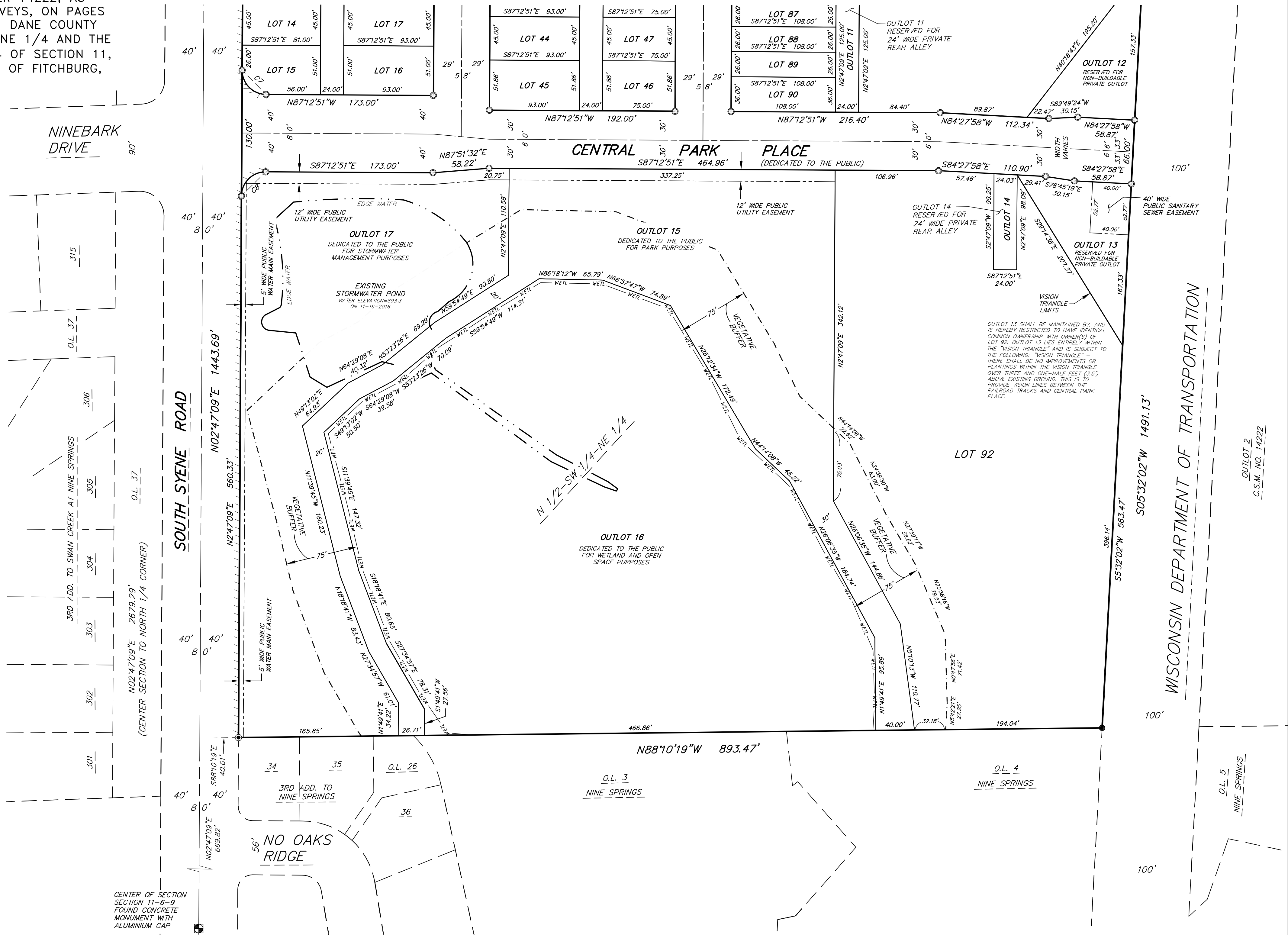
NO VEHICULAR ACCESS

LOCATION MAP
(Not to Scale)



PUBLIC UTILITY EASEMENTS - WIDTHS ARE AS NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE 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. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER WITHIN UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, THEIR AGENT OR SUBSEQUENT OWNERS OF THE LOTS UPON WHICH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.

CENTER OF SECTION SECTION 11-06-09 FOUND CONCRETE MONUMENT WITH ALUMINUM CAP



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

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 626-5552, Fax: (608) 626-0333

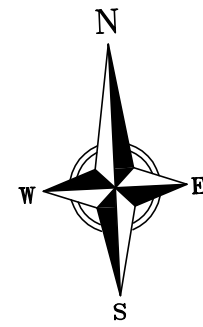
DRAFTED BY: PKN
DATE: January 25, 2017
CHECKED BY: MSCH

PREPARED FOR:
Fitchburg Land Partners, LLC
2453 Atwood Avenue, Suite 203
Madison, WI 53704
Ph: (608) 513-5076

SHEET 2 OF 5

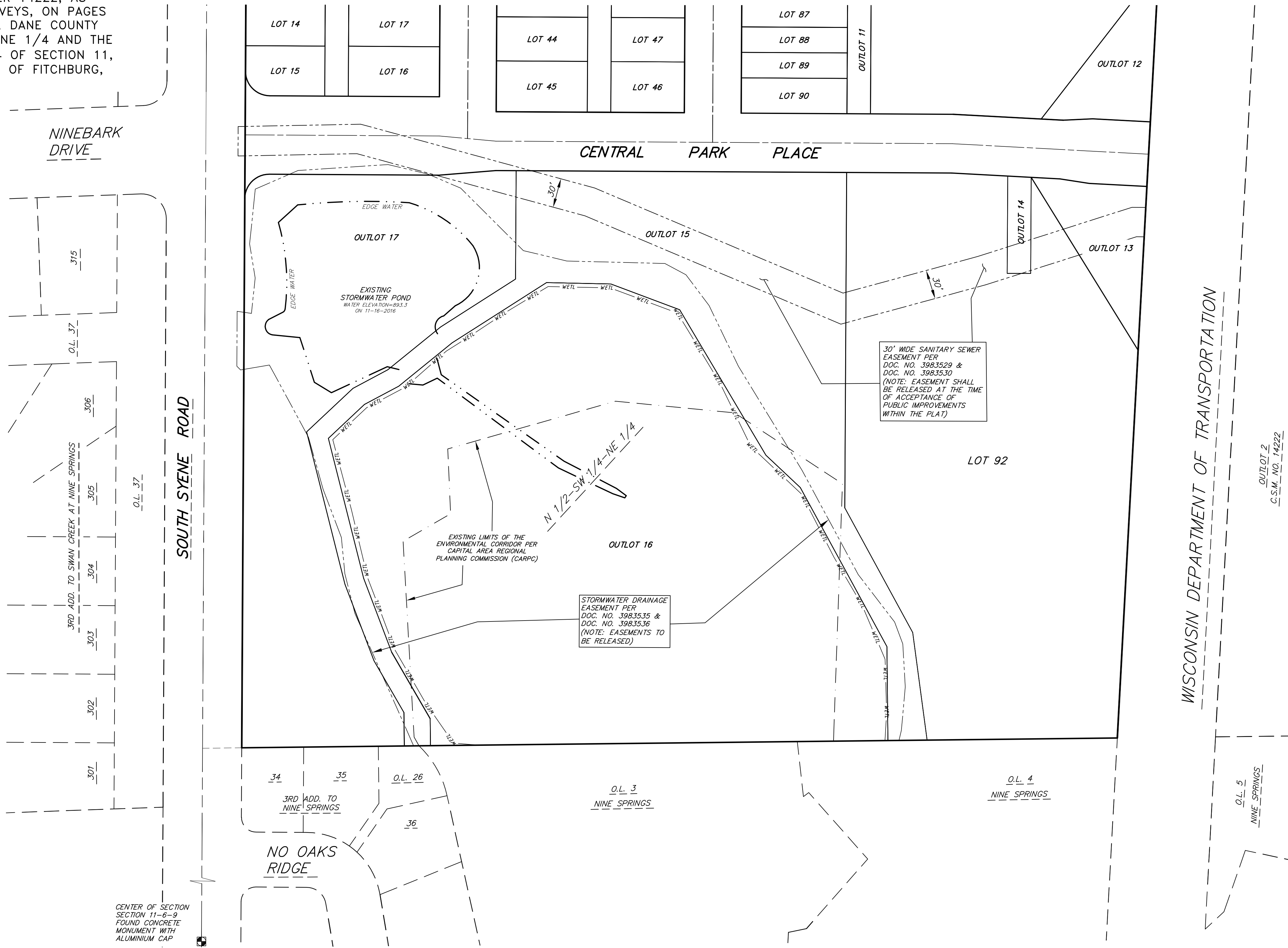
UPTOWN CROSSING

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

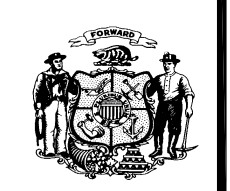


GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N02°47'09"E



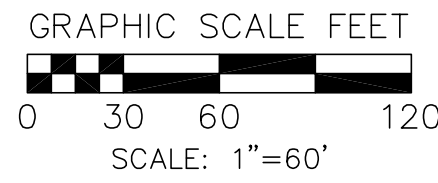
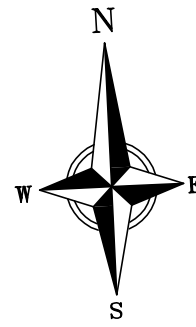
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201, Madison, Wisconsin 53717 Phone: (608) 626-6552, Fax: (608) 626-6553	DRAFTED BY: PKN DATE: January 25, 2017	PREPARED FOR: Fitchburg Land Partners, LLC 2453 Atwood Avenue, Suite 203 Madison, WI 53704 Ph: (608) 513-5076	SHEET 3 OF 5
	CHECKED BY: MSCH	REV: _____ REV: _____ REV: _____	
	FN: 160277	REV: _____ REV: _____	
	DATE: January 25, 2017	REV: _____ REV: _____	

UPTOWN CROSSING

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

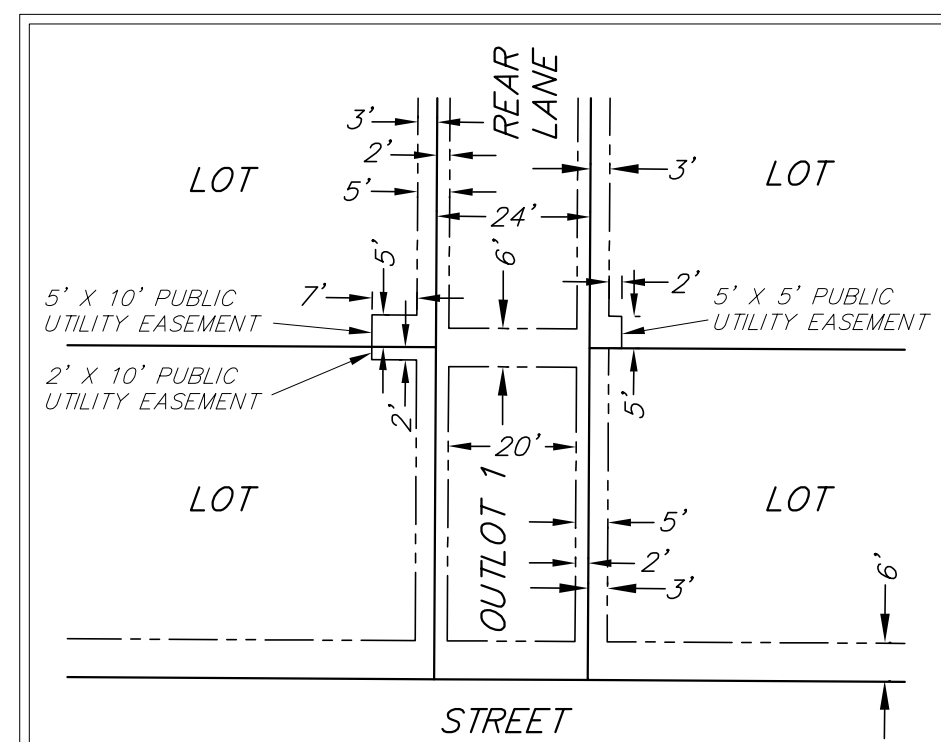
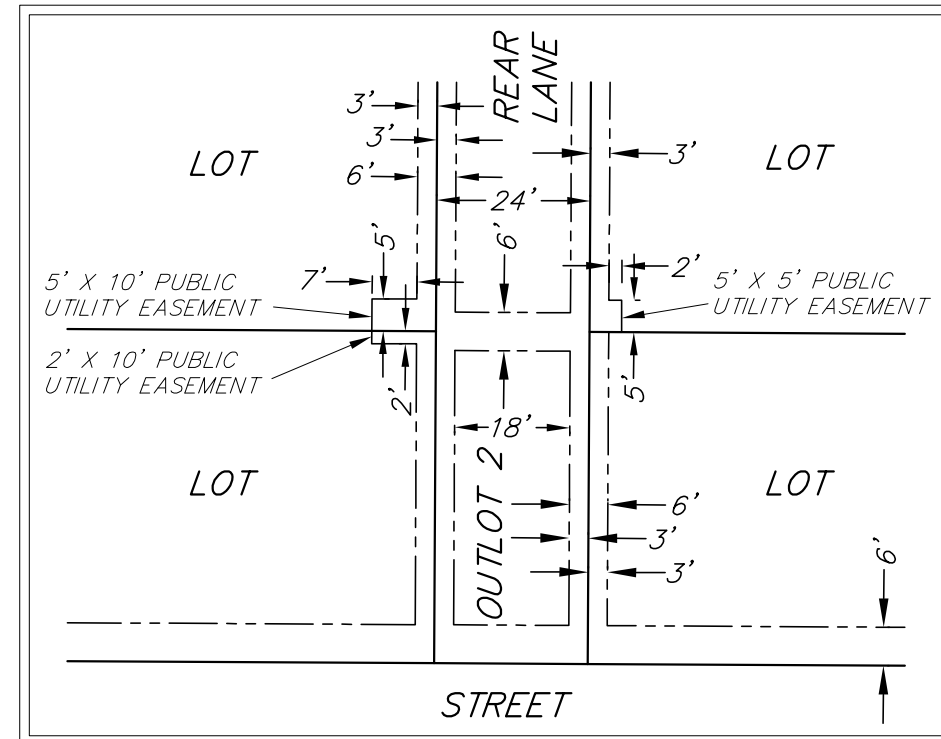


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N02°47'09"E

PUBLIC UTILITY EASEMENTS - WIDTHS ARE AS NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE 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. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER WITHIN UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, THEIR AGENT OR SUBSEQUENT OWNERS OF THE LOTS UPON WHICH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.

DRAINAGE ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATION(S) MUST BE APPROVED BY THE CITY OF FITCHBURG ENGINEER.

PUBLIC UTILITY EASEMENT DETAILS (NOT TO SCALE)

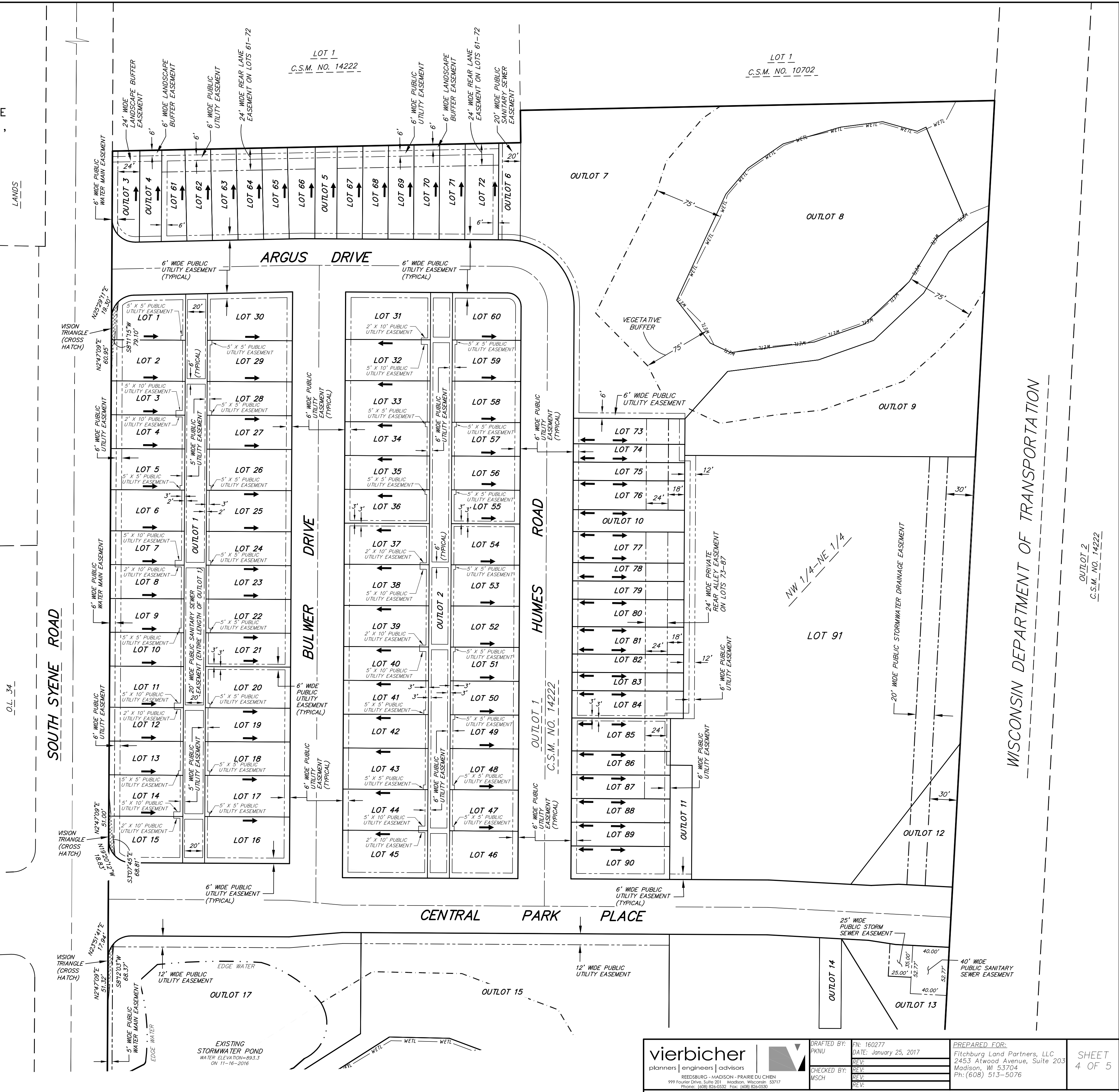


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



Department of Administration



vierbicher
planners | engineers | advisors
REEDSBURG | MADISON | PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 626-5552, Fax: (608) 626-0333

DRAFTED BY: PKN
DATE: January 25, 2017
CHECKED BY: MSCH

PREPARED FOR:
Fitchburg Land Partners, LLC
2453 Atwood Avenue, Suite 203
Madison, WI 53704
Ph: (608) 513-5076

SHEET 4 OF 5

