



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: 17

4. No. Of Buildable Lots Proposed: 15

5. Zoning District: Rural Development to Planned Development District

6. Current Owner of Property: Nine Springs Hill, Inc.

Address: 2721 Stevens Street, Madison, WI 53705 Phone No: _____

7. Contact Person: Todd J. Buhr

Email: todd.buhr@jsdinc.com

Address: 161 Horizon Drive, Suite 101, Verona, WI 53593 Phone No: 608-848-5060

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: Todd J. Buhr Todd J. Buhr
 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: 8/22/2017

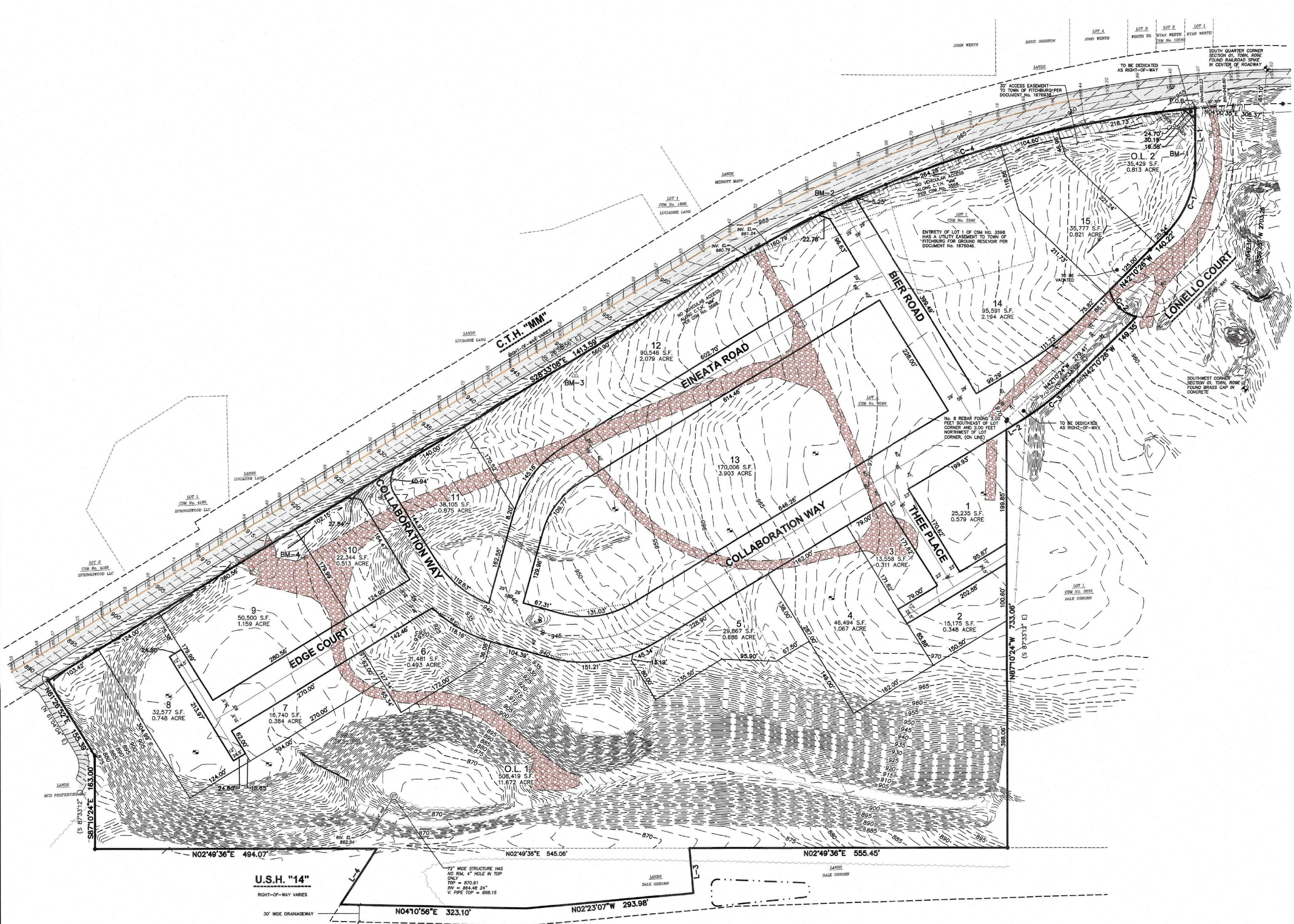
Ordinance Section No. _____ Fee Paid: \$3,535.⁰⁰

Permit Request No. PP-2170-17

Receipt # 12.1315
 8/23-17

PRELIMINARY PLAT OF @EDGE LIVE/WORK

LOT 3, CERTIFIED SURVEY MAP No. 3535, RECORDED IN VOLUME 14, PAGES 124-125, AS DOCUMENT 1676937 AND LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 3895, RECORDED IN VOLUME 14, PAGES 234-235, AS DOCUMENT 1691387 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



LEGEND

●	GOVERNMENT CORNER	---	CENTERLINE	---	UNDERGROUND TELEPHONE
○	3/4" REBAR FOUND	---	RIGHT-OF-WAY LINE	---	EDGE OF WATER
□	CONTROL POINT	---	SECTION LINE	---	EDGE OF WOODS OR BRUSH
■	SETTLING PLATE	---	PROPOSED PLAT BOUNDARY	---	INDEX CONTOUR
+	BOLLARD	---	PROPOSED RIGHT-OF-WAY	---	INTERMEDIATE CONTOUR
△	SIGN	---	PROPOSED PROPERTY LINE	---	DITCH LINE
⊥	ENDWALL/END OF PIPE	---	PROPERTY LINE	---	SPOT ELEVATION
⊙	STORM MANHOLE	---	EASEMENT LINE	---	BITUMINOUS PAVEMENT
⊕	POWER P.O.E. W/GUY	---	FENCE LINE	---	GRAVEL
⊖	TELEPHONE PEDESTAL	---	EDGE OF GRAVEL	---	EDGE OF BITUMINOUS
⊗	DECIDUOUS TREE	---	STORM SEWER	---	NO VEHICULAR ACCESS
⊘	CHORD LINE	---	OVERHEAD LINE	---	NO RECORD DATA DEFLECTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 10, 2017.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A RAIL ROAD SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 01, TOWN, ROSE, ELEVATION = 946.82'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO. 20171003764, 20171003835, 20171003839, AND 20171003890, WITH A CLEAR DATE OF MARCH 13, 2017.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF FITCHBURG: CHARTER COMMUNICATIONS
M&E (ELECTRIC AND GAS): AT&T
WISCONSIN INDEPENDENT NETWORK
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - LOT 2, CERTIFIED SURVEY MAP No. 3598--"ANY FUTURE DEVELOPMENT OF LOT 2 SHALL CONFORM TO THE CITY OF MADISON SUBDIVISION REGULATIONS."
 - LOT 1, CERTIFIED SURVEY MAP No. 3598--"LOT 1 SHALL ONLY BE USED FOR A WELL AND UNDERGROUND RESERVOR SITE."
 - COUNTY TRUNK HIGHWAY MM IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79 OF THE DANE COUNTY CODE OF ORDINANCES.
 - U.S.H. "14" IS A CONTROLLED ACCESS HIGHWAY PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION 233
 - CURRENT ZONING: RURAL DEVELOPMENT
 - EXISTING ASPHALTIC PAVEMENT ON C.T.H. MM IS (42') WIDE

LEGAL DESCRIPTION

LOT 3, CERTIFIED SURVEY MAP No. 3535, RECORDED IN VOLUME 14, PAGES 124-125, AS DOCUMENT 1676937 AND LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 3895, RECORDED IN VOLUME 14, PAGES 234-235, AS DOCUMENT 1691387 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

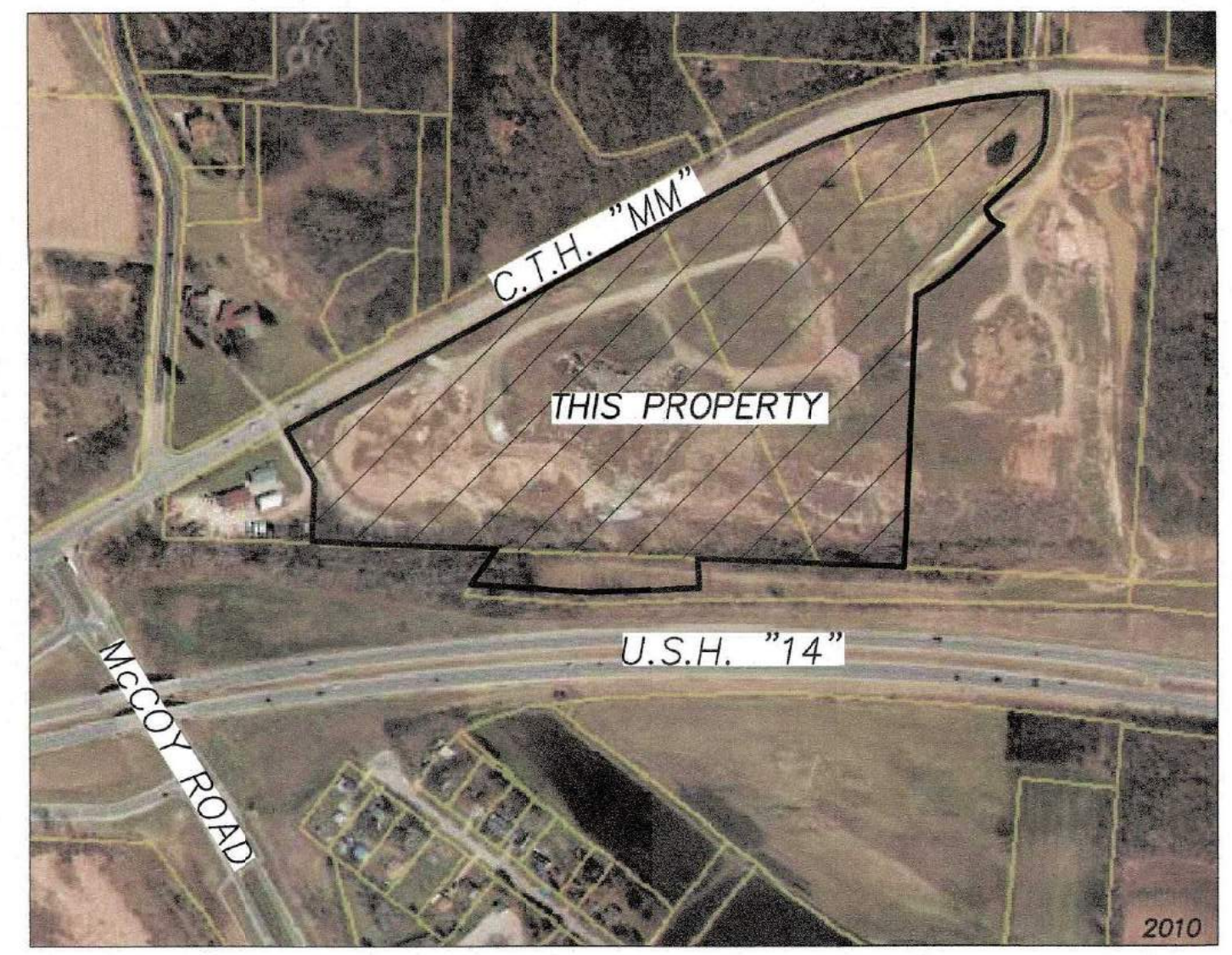
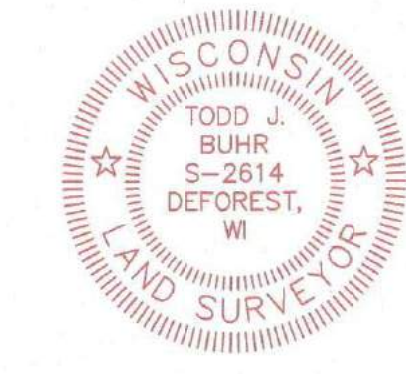
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, AFORESAID; THENCE NORTH 85 DEGREES 59 MINUTES 25 SECONDS WEST 61.10 FEET; THENCE NORTH 04 DEGREES 00 MINUTES 35 SECONDS EAST 306.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 10 MINUTES 24 SECONDS WEST; 96.55 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 174.00 FEET, THE CHORD BEARS NORTH 64 DEGREES 40 MINUTES 24 SECONDS WEST, 136.66 FEET; THENCE NORTH 42 DEGREES 10 MINUTES 26 SECONDS WEST, 140.22 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS SOUTH 47 DEGREES 49 MINUTES 31 SECONDS WEST, 69.98 FEET; THENCE NORTH 42 DEGREES 10 MINUTES 26 SECONDS WEST, 149.39 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS NORTH 35 DEGREES 21 MINUTES 47 SECONDS WEST, 126.38 FEET; THENCE NORTH 28 DEGREES 33 MINUTES 08 SECONDS WEST, 25.34 FEET; THENCE NORTH 87 DEGREES 10 MINUTES 24 SECONDS WEST, 733.06 FEET; THENCE NORTH 02 DEGREES 49 MINUTES 36 SECONDS EAST, 555.45 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 53 SECONDS WEST, 79.15 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 07 SECONDS WEST, 293.98 FEET; THENCE NORTH 04 DEGREES 10 MINUTES 56 SECONDS EAST, 323.10 FEET; THENCE SOUTH 54 DEGREES 11 MINUTES 29 SECONDS EAST, 116.69 FEET; THENCE NORTH 02 DEGREES 49 MINUTES 36 SECONDS EAST, 494.07 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 24 SECONDS EAST, 163.00 FEET; THENCE NORTH 61 DEGREES 26 MINUTES 52 SECONDS EAST, 155.39 FEET; THENCE SOUTH 28 DEGREES 33 MINUTES 08 SECONDS EAST, 1,413.59 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,863.34 FEET, THE CHORD BEARS SOUTH 15 DEGREES 29 MINUTES 01 SECONDS EAST, 850.01 TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Todd J. Buhr
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE: 8-22-17



LOCATION MAP NOT TO SCALE

PREPARED FOR:
RANDY HANSEN
TORQUE FOCUSED REAL ESTATE
2797 LAYLOR ROAD
OREGON, WISCONSIN 53575

PREPARED BY:
TODD J. BUHR P.L.S.
JSD PROFESSIONAL SERVICES, INC.
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-9080

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 01-06-09 BEARS N 85°59'25" W.

SCALE: 1"=80'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N87°10'24"W (N87°33'12"W)	96.55' (96.55')
L-2	N28°33'08"W (NR)	25.34' (NR)
L-3	S87°36'53"W (NR)	79.15' (NR)
L-4	S54°11'29"E (NR)	116.69' (NR)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	136.66'	174.00'	44°59'55" (45°00'00")	133.17' (133.17')	N64°40'24"W (N85°03'12"W)
C-2	69.98'	60.00'	66°44'01" (NR)	66.00' (NR)	N47°49'31"E (NR)
C-3	126.38'	540.00'	13°37'17" (NR)	128.08' (NR)	N35°21'47"W (NR)
C-4	850.01'	1863.34'	28°08'13" (186°33'4")	842.66' (842.67')	S15°29'01"E (S15°51'49"E)

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	956.78	No. 6 REBAR
BM-2	964.66	No. 6 REBAR
BM-3	951.35	No. 6 REBAR
BM-4	915.54	No. 6 REBAR

LOT SUMMARY TABLE

LOTS	TYPE	ACREAGE
LOTS 1-15	MULTI-USE	16.160
OUTLOT 1	STORMWATER MANAGEMENT AND OPEN SPACE	11.672
OUTLOT 2	STORMWATER MANAGEMENT AND OPEN SPACE	0.813
ROADS	TO BE DEDICATED	5.680
		TOTAL 34.325

DATE: AUGUST 22, 2018

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO: 16-7938 SURVEYED BY: JSD/GO
FILE NO: 0-1 DRAWN BY: JSD
PLOT DATE: 08-22-17 CHECKED BY: JSD
SHEET 1 OF 1 APPROVED BY: JSD