



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 Bulldable 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: 11/20/2017

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$910 (base fee of \$560 +

Permit Request No. PPCA)-2184-17 \$175 (2 new parcels)

Receipt # 1.15204  
 YA 11-21-17

# PRELIMINARY PLAT OF @EDGE LIVE/WORK

PART OF LOT 1 AND ALL OF 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
  - 3/4" REBAR FOUND
  - CONTROL POINT
  - SETTLING PLATE
  - BOLLARD
  - SIGN
  - ENDWALL/END OF PIPE
  - STORM MANHOLE
  - POWER POLE W/GUY
  - TELEPHONE PEDESTAL
  - DECIDUOUS TREE
  - CHORD LINE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - PROPOSED PLAT BOUNDARY
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - FENCE LINE
  - EDGE OF GRAVEL
  - STORM SEWER
  - OVERHEAD LINE
  - UNDERGROUND TELEPHONE
  - EDGE OF WATER
  - EDGE OF WOODS OR BRUSH
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - DITCH LINE
  - SPOT ELEVATION
  - BITUMINOUS PAVEMENT
  - GRAVEL
  - EDGE OF BITUMINOUS
  - NO VEHICULAR ACCESS
  - DENOTES RECORD DATA DEPICTING 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. DIGGER'S HOTLINE TICKET NO. 20171003764, 20171003835, 20171003839, AND 20171003690, WITH A CLEAR DATE OF MARCH 13, 2017.
  - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF FITCHBURG, CHARTER COMMUNICATIONS, MO&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 RESERVOIR 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
  - BIER ROAD ACCESS IS LIMITED TO A RIGHT IN AND RIGHT OUT USE ONLY.

**LEGAL DESCRIPTION**

PART OF LOT 1 AND ALL OF 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:

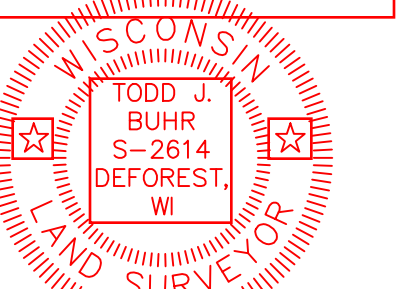
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, AFORESAID; THENCE NORTH 85 DEGREES 59 MINUTES 25 SECONDS WEST 61.10 FEET; THENCE NORTH 04 DEGREES 00 MINUTES 35 SECONDS EAST 306.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 10 MINUTES 24 SECONDS WEST 96.55 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 136.66 FEET 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, 133.17 FEET; THENCE NORTH 42 DEGREES 10 MINUTES 24 SECONDS WEST, 40.00 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 61.7 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS NORTH 10 DEGREES 33 MINUTES 24 SECONDS EAST, 61.7 FEET; THENCE NORTH 42 DEGREES 10 MINUTES 24 SECONDS WEST, 90.33 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 96.32 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS SOUTH 43 DEGREES 00 MINUTES 39 SECONDS WEST, 86.30 FEET; THENCE NORTH 42 DEGREES 10 MINUTES 24 SECONDS WEST, 128.41 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 129.32 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 546.48 FEET, THE CHORD BEARS NORTH 35 DEGREES 21 MINUTES 46 SECONDS WEST, 128.81 FEET; THENCE NORTH 28 DEGREES 33 MINUTES 09 SECONDS WEST, 62.55 FEET; THENCE NORTH 87 DEGREES 10 MINUTES 24 SECONDS WEST, 726.82 FEET; THENCE NORTH 02 DEGREES 49 MINUTES 36 SECONDS EAST, 628.92 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 43 SECONDS WEST, 85.83 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 07 SECONDS WEST, 220.82 FEET; THENCE NORTH 04 DEGREES 10 MINUTES 24 SECONDS WEST, 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 WEST, 163.00 FEET; THENCE NORTH 61 DEGREES 24 MINUTES 52 SECONDS EAST, 153.39 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY "MM"; THENCE SOUTH 28 DEGREES 33 MINUTES 09 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 1.413.59 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 850.01 FEET 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, 842.66 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,491,799 S.F. AND 34.247 ACRES.

**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, S-2614 DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR



**PREPARED FOR:**  
RANEY ALEXANDER  
TORQUE FOCUSED REAL ESTATE  
2787 LAYLOR ROAD  
OREGON, WISCONSIN 53575

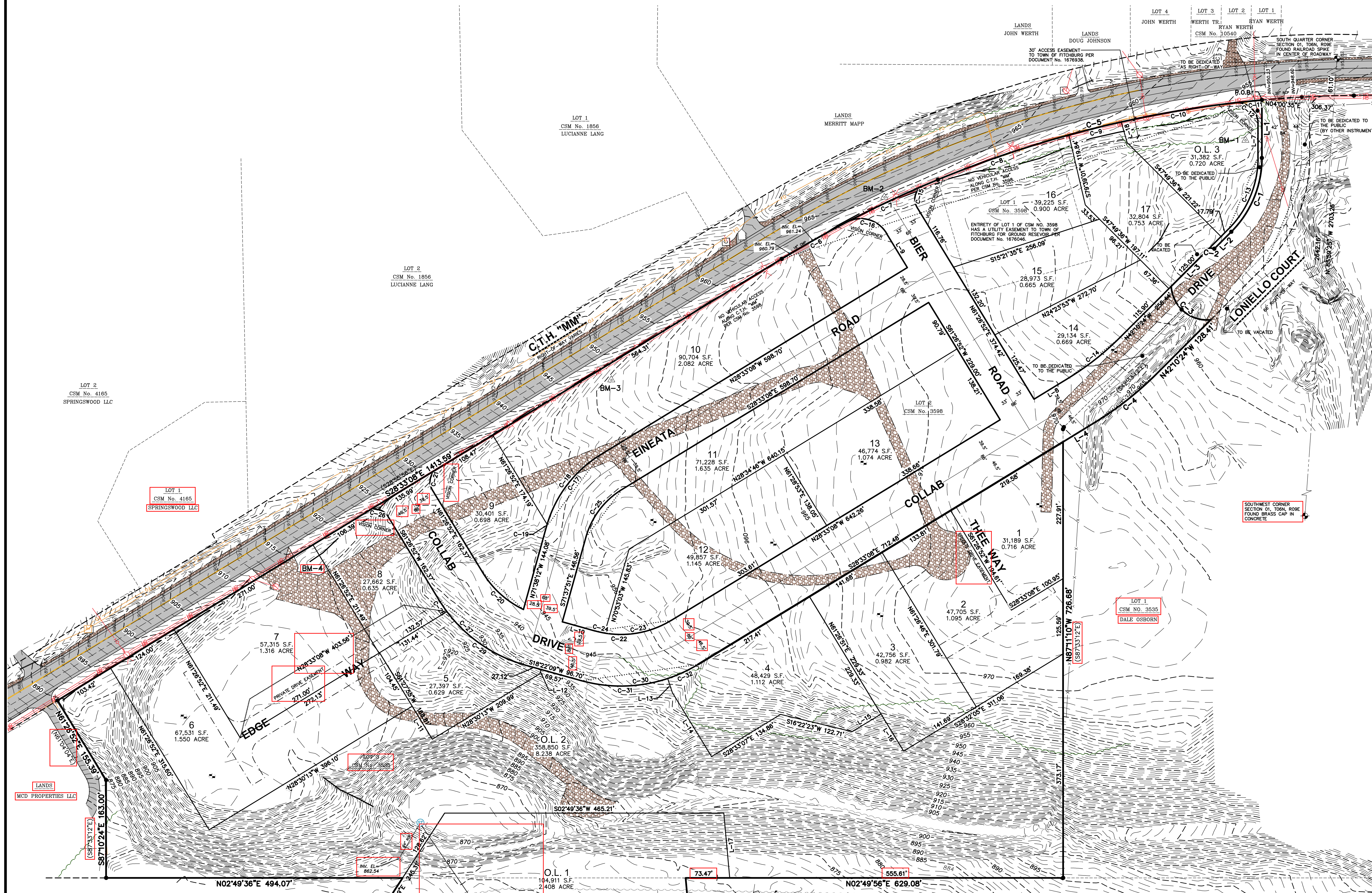
**PREPARED BY:**  
TODD J. BUHR P.L.S.  
JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060



**LOCATION MAP**  
NOT TO SCALE

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 01-06-09 BEARS N85°59'25"W.

SCALE: 1" = 80'



**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N87°10'24"W	96.55'
L-2	N42°10'24"W	40.00'
L-3	N42°10'24"W	90.33'
L-4	N28°33'08"W	62.55'
L-5	S87°36'53"W	85.83'
L-6	S84°11'29"E	116.69'
L-7	N87°10'24"W	57.04'
L-8	N28°33'08"W	66.76'
L-9	S81°26'52"W	67.45'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	136.66'	174.00'	44°59'55"	133.17'	S64°40'24"E
C-2	81.7'	60.00'	7°48'22"	8.17'	N10°33'24"E
C-3	96.32'	60.00'	91°58'40"	86.30'	S43°00'39"W
C-4	129.92'	546.48'	13°37'17"	129.61'	N35°21'46"W
C-5	850.01'	1863.34'	26°11'51"	842.66'	N15°29'01"W
C-6	124.46'	1863.34'	3°49'37"	124.43'	N26°38'19"W
C-7	141.98'	1863.34'	4°21'57"	141.94'	N22°32'33"W
C-8	256.29'	1863.34'	7°52'50"	256.08'	N16°25'10"W
C-9	89.86'	1863.34'	2°45'48"	89.86'	N11°05'51"W
C-10	191.62'	1863.34'	5°56'34"	191.54'	N6°46'11"W
C-11	45.80'	1863.34'	1°24'30"	45.80'	N3°07'10"W
C-12	59.04'	35.00'	96°39'01"	52.29'	S44°30'08"W
C-13	131.55'	167.50'	44°59'55"	128.20'	N64°40'24"E
C-14	109.48'	460.50'	13°37'15"	109.22'	N35°21'46"W
C-15	43.09'	25.00'	98°45'12"	37.95'	S69°52'21"E
C-16	75.18'	50.04'	86°04'41"	68.31'	N18°21'41"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-17	153.00'	203.50'	43°04'43"	149.43'	S50°05'29"E
C-18	149.81'	203.50'	42°10'42"	146.45'	S49°38'29"E
C-19	3.20'	203.50'	0°54'01"	3.20'	S71°10'50"E
C-20	92.44'	160.50'	32°59'56"	91.17'	S44°56'54"W
C-21	39.27'	25.00'	90°00'00"	35.36'	N73°33'08"W
C-22	131.44'	160.50'	46°50'17"	127.80'	S50°52'29"E
C-23	115.37'	160.50'	41°11'00"	112.90'	S75°37'38"E
C-24	16.07'	160.50'	5°44'17"	16.07'	S15°30'01"W
C-25	101.88'	135.50'	43°04'43"	99.49'	N50°05'29"W
C-26	39.27'	25.00'	89°59'48"	35.36'	S16°26'52"W
C-27	185.33'	246.50'	43°04'43"	181.00'	S39°54'31"W
C-28	24.17'	246.50'	3°37'02"	24.16'	S58°38'21"W
C-29	161.17'	246.50'	37°27'41"	158.31'	S37°06'00"W
C-30	201.87'	246.50'	46°50'17"	196.27'	S50°52'29"E
C-31	146.10'	246.50'	33°57'36"	143.98'	S12°21'21"W
C-32	55.76'	246.50'	12°57'41"	55.64'	S22°04'18"E

**LOT SUMMARY TABLE**

LOTS	TYPE	ACREAGE
LOT 1	LIVE/WORK	0.718
LOT 2	LIVE/WORK	1.095
LOT 3	RESIDENTIAL	0.982
LOT 4	COMMERCIAL	1.112
LOT 5	COMMERCIAL	0.629
LOT 6	LIVE/WORK	1.550
LOT 7	RESIDENTIAL	1.318
LOT 8	COMMERCIAL	0.635
LOT 9	COMMERCIAL	0.698
LOT 10	RESIDENTIAL	2.082
LOT 11	RESIDENTIAL	1.635
LOT 12	RESIDENTIAL	1.148
LOT 13	COMMERCIAL	1.074
LOT 14	RESIDENTIAL	0.869
LOT 15	RESIDENTIAL	0.665
LOT 16	RESIDENTIAL	0.900
LOT 17	RESIDENTIAL	0.753
OUTLOT 1	STORMWATER MANAGEMENT	2.408
OUTLOT 2	OPEN SPACE	8.238
OUTLOT 3	STORMWATER MANAGEMENT	0.720
ROADS	TO BE DEDICATED	5.228
<b>TOTAL</b>		<b>34.248</b>

**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

DATE: AUGUST 22, 2018  
REVISED: SEPTEMBER 5, 2017  
REVISED: NOVEMBER 14, 2017

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners

PROJECT NO.	15-7828	SURVEYED BY	JR/GJD
FILE NO.	524	DRAWN BY	CSB
PLOT DATE	08-22-17	CHECKED BY	JAB
		APPROVED BY	JAB

**SHEET 1 OF 1**