



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

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: SmartCode

6. Current Owner of Property: Green-Tech Land Company, LLC

Address: 120 E Lakeside Street, Madison, WI 53715

Phone No: _____

7. Contact Person: Chris Armstrong

Email: chris@avanteproperties.com

Address: 120 E Lakeside Street, Madison, WI 53715

Phone No: 608-294-4086

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: [Signature]

Owner's or Authorized Agent's Signature

Brett Stoffregen - Surveyor

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: 7/24/2018

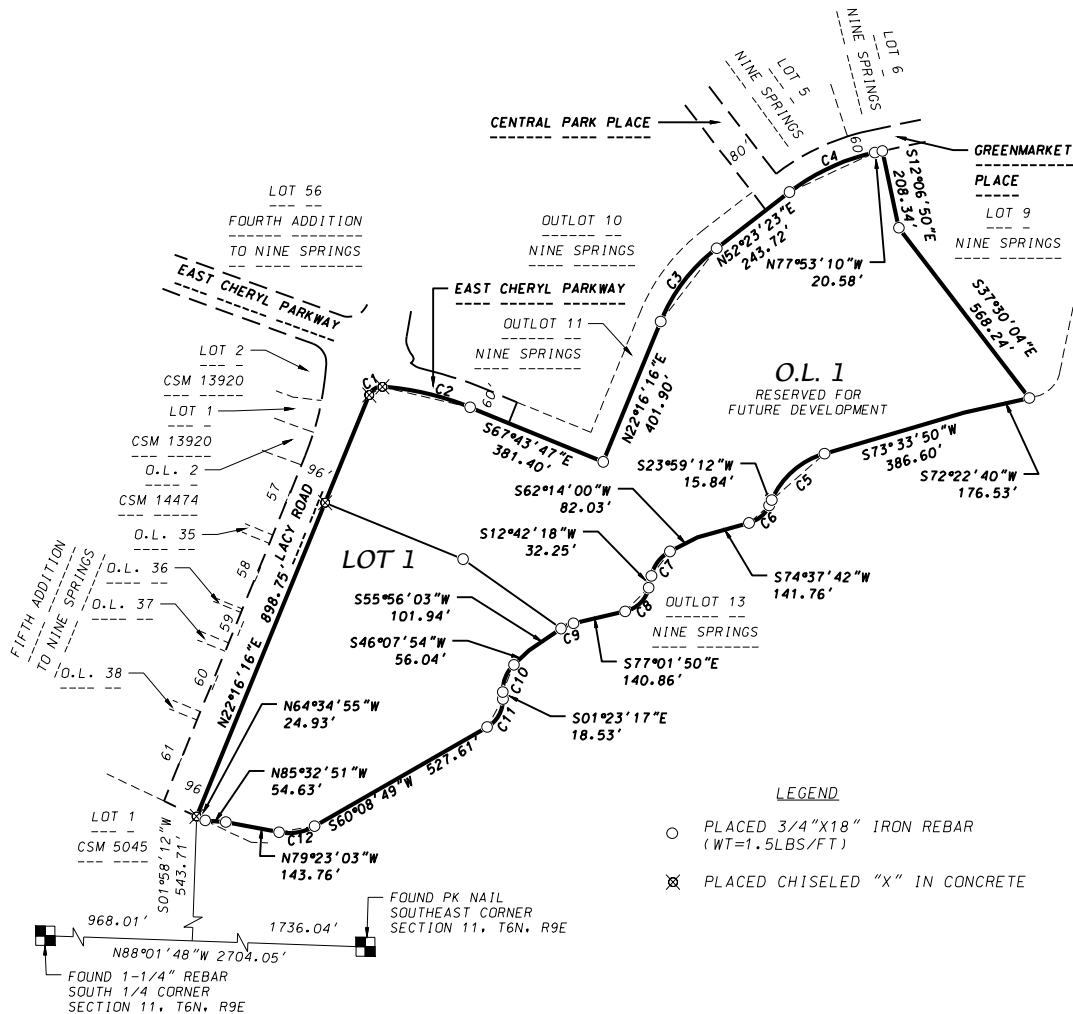
Ordinance Section No. _____ Fee Paid: \$875.00

Permit Request No. CS - 2231-18

R# 1.17376
ys 7/25/2018

CERTIFIED SURVEY MAP

OUTLOT 12, NINE SPRINGS,
LOCATED IN ALL 1/4'S OF THE SE1/4 OF SECTION 11, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LEGEND

- PLACED 3/4"X18" IRON REBAR (WT=1.5LBS/FT)
- ⊗ PLACED CHISELED "X" IN CONCRETE

LOT AREAS

- 1 - 452,973 SQUARE FEET
- O.L. 1 - 927,489 SQUARE FEET



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE) PER NINE
SPRINGS THE SOUTH
LINE OF THE SE1/4 OF
SEC. 11, T6N, R9E
BEARS N88°01'48"W

0 400
Scale 1" = 400'

SHEET 1 OF 7

DATE: July 11, 2018
F.N.: 18-07-114
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

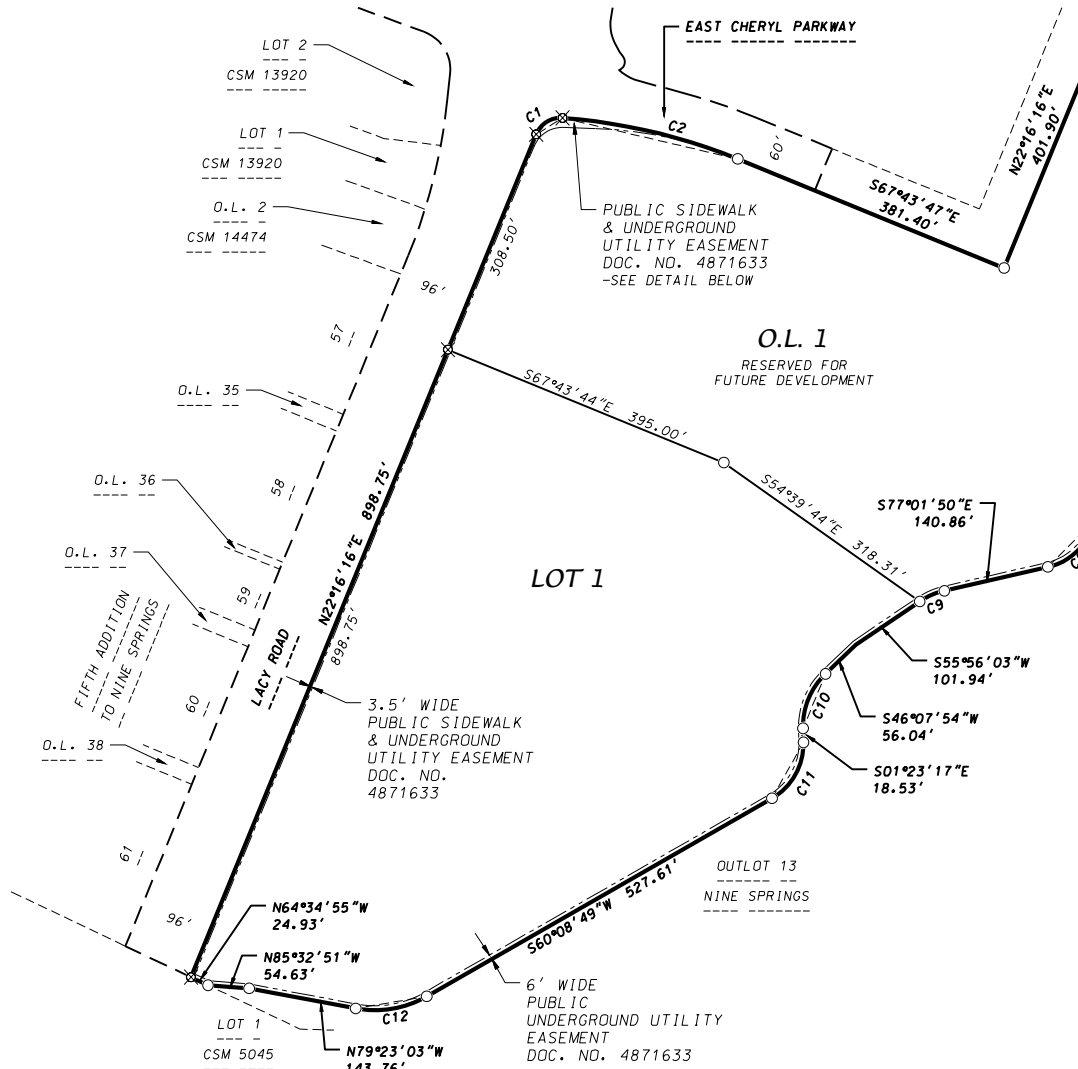
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

OUTLOT 12, NINE SPRINGS,
LOCATED IN ALL 1/4'S OF THE SE1/4 OF SECTION 11, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



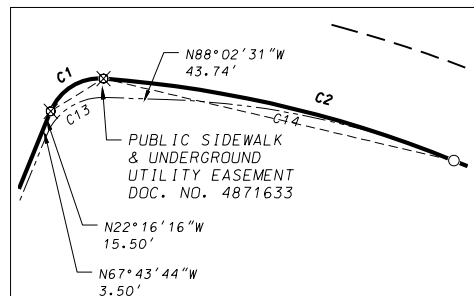
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0 200
Scale 1" = 200'



EASEMENT DETAIL
1"=100'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

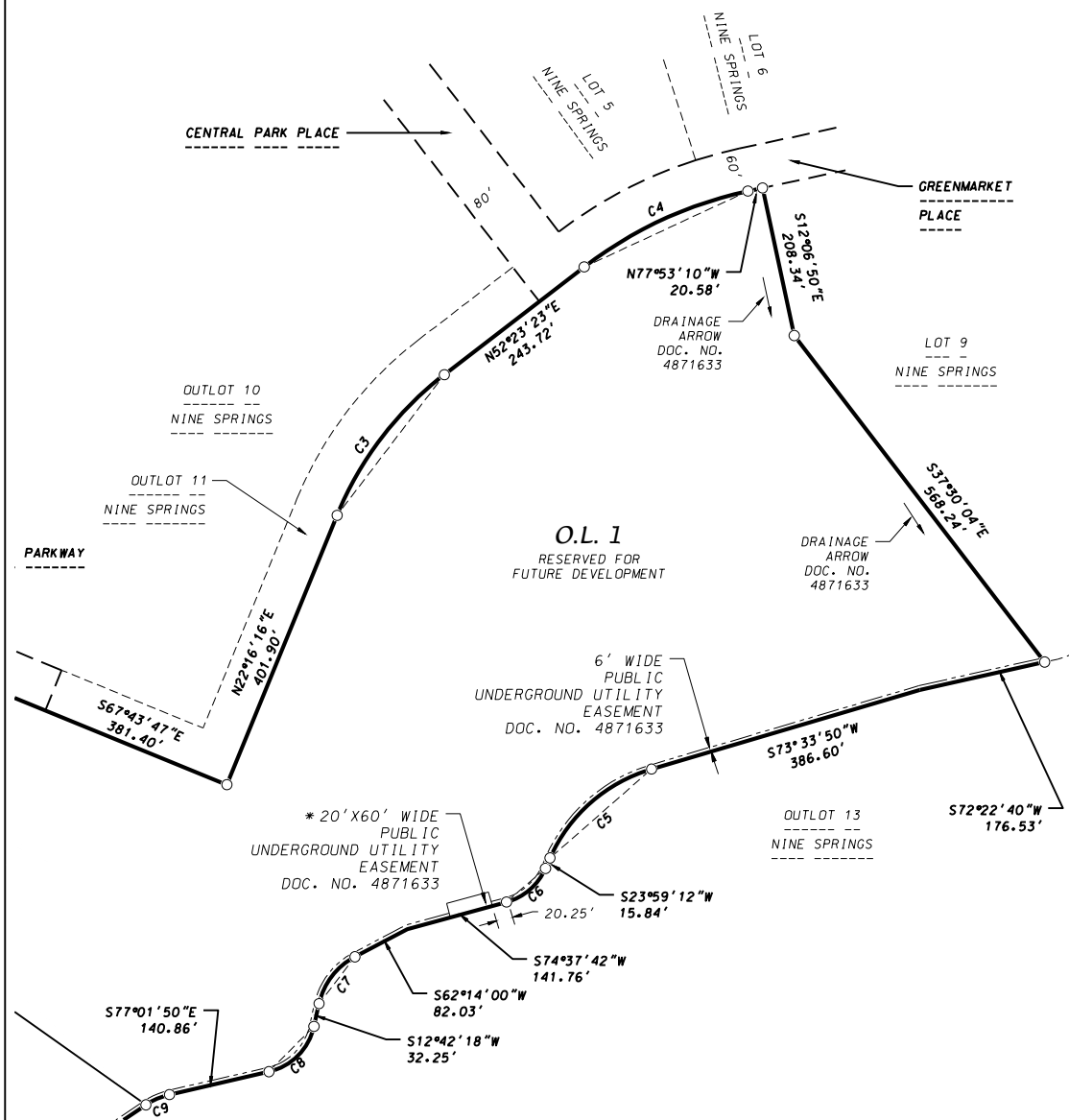
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SHEET 2 OF 7

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LEGEND

- PLACED 3/4"X18" IRON REBAR
(WT=1.5LBS/FT)
- ⊗ PLACED CHISELED "X" IN CONCRETE

* - Easement for pedestals, transformers,
or other necessary switch equipment.



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BEARS N88°01'48"W

0 200
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CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:
Outlot 12, Nine Springs, recorded in Volume 60-003A of Plats on pages 8-16 as Document Number 4871633, Dane County Registry, located in all 1/4's of the SE1/4 of Section 11, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 1,380,462 square feet (31.691 acres).

Dated this _____ day of _____, 2018.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Notes from Nine Springs Plat:
 - A. 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.
 - B. Except for light poles, no above ground pedestals transformers or other switch equipment shall be allowed within street right-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.
 - C. Upon future development of Outlot 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15 and 17 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.
 - D. Utility Easements: The final grade shall not be altered by more than six inches without written consent of the Utility(ies) involved.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		35.00	41.14	43.98	N58°16'06"E	71°59'40"	OUT-S85°44'05"E
2		770.00	238.42	239.38	S76°49'42"E	17°48'46"	OUT-S67°55'19"E
3		470.00	244.23	247.06	N37°19'49"E	30°07'07"	
4		565.00	249.36	251.42	N65°08'17"E	25°29'48"	
5		222.00	186.16	192.09	S48°46'31"W	49°34'37"	
6		83.00	71.00	73.36	S49°18'27"W	50°38'30"	
7		97.00	81.26	83.85	S37°28'09"W	49°31'42"	
8		83.00	88.37	93.18	S44°52'04"W	64°19'32"	
9		97.00	35.51	35.72	S66°28'56"W	21°05'47"	
10		97.00	78.16	80.45	S22°22'18"W	47°31'11"	
11		83.00	84.92	89.14	S29°22'46"W	61°32'06"	
12		138.00	95.46	97.47	S80°22'53"W	40°28'08"	
13		40.00	44.76	47.51	S56°17'39"E	68°02'47"	
14		550.02	193.09	194.10	N77°55'56"E	20°13'09"	


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OWNER'S CERTIFICATE

Green-Tech Land Company, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Green-Tech Land Company, LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said Green-Tech Land Company, LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2018.

Green-Tech Land Company, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2018, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission _____


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MORTGAGEE CERTIFICATE

Monona Bank, mortgagee of lands contained in this Certified Survey Map do hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described on this Certified Survey Map.

In witness whereof, said Monona Bank, has caused these presents to be signed
on this _____ day of _____, 2018.

Monona Bank

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2018, the above named person(s)
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission _____


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CITY OF FITCHBURG CERTIFICATE

This Certified Survey Map, including any dedications and public easements shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

By: Patti Anderson, City Clerk

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2018 at _____ and
recorded in Volume _____ of Certified Survey Maps on Pages _____ as
Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds


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