



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: 129

4. No. Of Buildable Lots Proposed: 117

5. Zoning District: Planned Development District

6. Current Owner of Property: Fitchburg Campus II, LLC

Address: 301 Blount Street #201, Madison

Phone No: _____

7. Contact Person: Dan Day, D'Onofrio, Kottke & Associates, Inc.

Email: dday@donofrio.cc

Address: 7530 Westward Way, Madison, WI

Phone No: 608-833-7530

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

David Simon, Veridian Homes
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. _____

November 15, 2019

Sonja Kruesel
City of Fitchburg – Planning & Zoning
5520 Lacy Road
Fitchburg, WI 53711

RE: Crescent Crossing
Final Plat Submittal

Dear Sonja:

On behalf of Veridian Homes, we are pleased to submit for the Final Plat for the Crescent Crossing Neighborhood. Vandewalle Associates will be providing a separate zoning submittal for the City's review. The final plat following up on the approved preliminary plat proposes to divide the parcel at the north east corner of Seminole Highway and Lacy Road into single family and two-family residences. More detail on the land use is included in the zoning submittal.

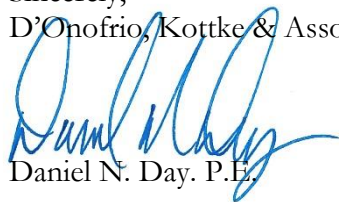
Enclosed with the Final Plat Submittal is the following:

- Land Division Application (1 copy)
- Check in the amount of \$16,055 for the application fee
- Final Plat (22" x 34" - 1 copy, 11" x 17" - 2 copies)

All the above information will also be submitted in digital format. We are in the process of finalizing the phase 1 Engineering Plans which will be submitted to Public Works either today or on Monday.

We look forward to working with the City of Fitchburg in the review and approval of this new neighborhood.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.



Daniel N. Day, P.E.

cc: David Simon, Veridian Homes
Brian Munson, Vandewalle Associates

U:\User\1907106\Surveying\Final Plat Submittal 11-15-19\Crescent Crossing Final Plat Submittal 2019.11.15.docx

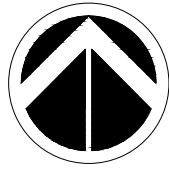
CRESCENT CROSSING

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 8023, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 8, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

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.

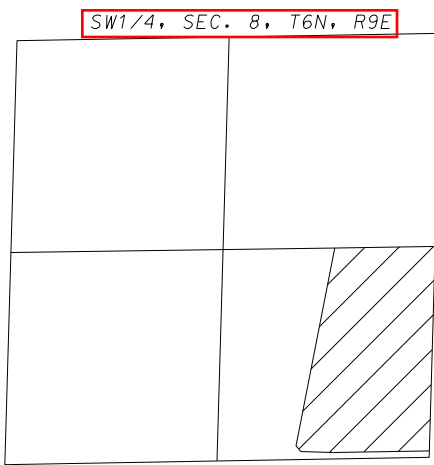
Certified _____, 20____

Department of Administration



1" = 40'

BEARINGS REFERENCED TO THE SOUTH LINE
OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R9E
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING S89°00'27"W



LOCATION MAP
NOT TO SCALE

LOT 2
CSM 8123

SOUTH SEMINOLE HIGHWAY
60' WIDE

6' WIDE
AMERITECH
EASEMENT
DOC. NO.
3030619

O.L. 5
78965 SF
DEDICATED TO THE PUBLIC
FOR STORMWATER MANAGEMENT
PURPOSES

O.L. 1
51406 SF
PRIVATE ALLEY AND
PUBLIC UTILITY EASEMENT

SPARK STREET
DEDICATED TO THE PUBLIC

O.L. 8
15536 SF
PRIVATE ALLEY AND
PUBLIC UTILITY EASEMENT

WILDCAT DRIVE
DEDICATED TO THE PUBLIC

O.L. 3
90193 SF
DEDICATED TO THE PUBLIC
FOR STORMWATER MANAGEMENT
PURPOSES

O.L. 1
51406 SF
PRIVATE ALLEY AND
PUBLIC UTILITY EASEMENT

DEDICATED TO THE PUBLIC
FOR PEDESTRIAN PATH
AND WATER MAIN PURPOSES

CHORD =
S29°18'47"E 61.67'
RADIUS=65.00'

CHORD =
S29°18'47"E 42.70'
RADIUS=45.00'

20' WIDE
PUBLIC PEDESTRIAN PATH
AND WATER MAIN
EASEMENT

FOUND ALUMINUM MONUMENT
SOUTH 1/4 CORNER
SECTION 8, T6N, R9E
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE) NAD83(2011)
N=456634.77
E=801983.11

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

FN:19-07-106

CRESCENT CROSSING

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 8023, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 8, T6N, R8E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

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



LEGEND

Found 2" Iron Pipe

Found 3/4" Iron Rebar

Placed 1-1/4" x 18" solid round iron rebar stake,
weighing 4.30 lbs/ft. All other lot and outlot corners
are marked with 3/4" x 18" solid round iron rebar stakes,
weighing 1.50 lbs/ft.

Public utility easement (6' wide unless otherwise
dimensioned). Utility easements as herein set forth are
for the use of PUBLIC BODIES and PRIVATE PUBLIC
UTILITIES having the right to serve the area.

Recorded as information



0 40' 80'
1" = 40'

BEARINGS REFERENCED TO THE SOUTH LINE
OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R8E
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING S89°00'27"W

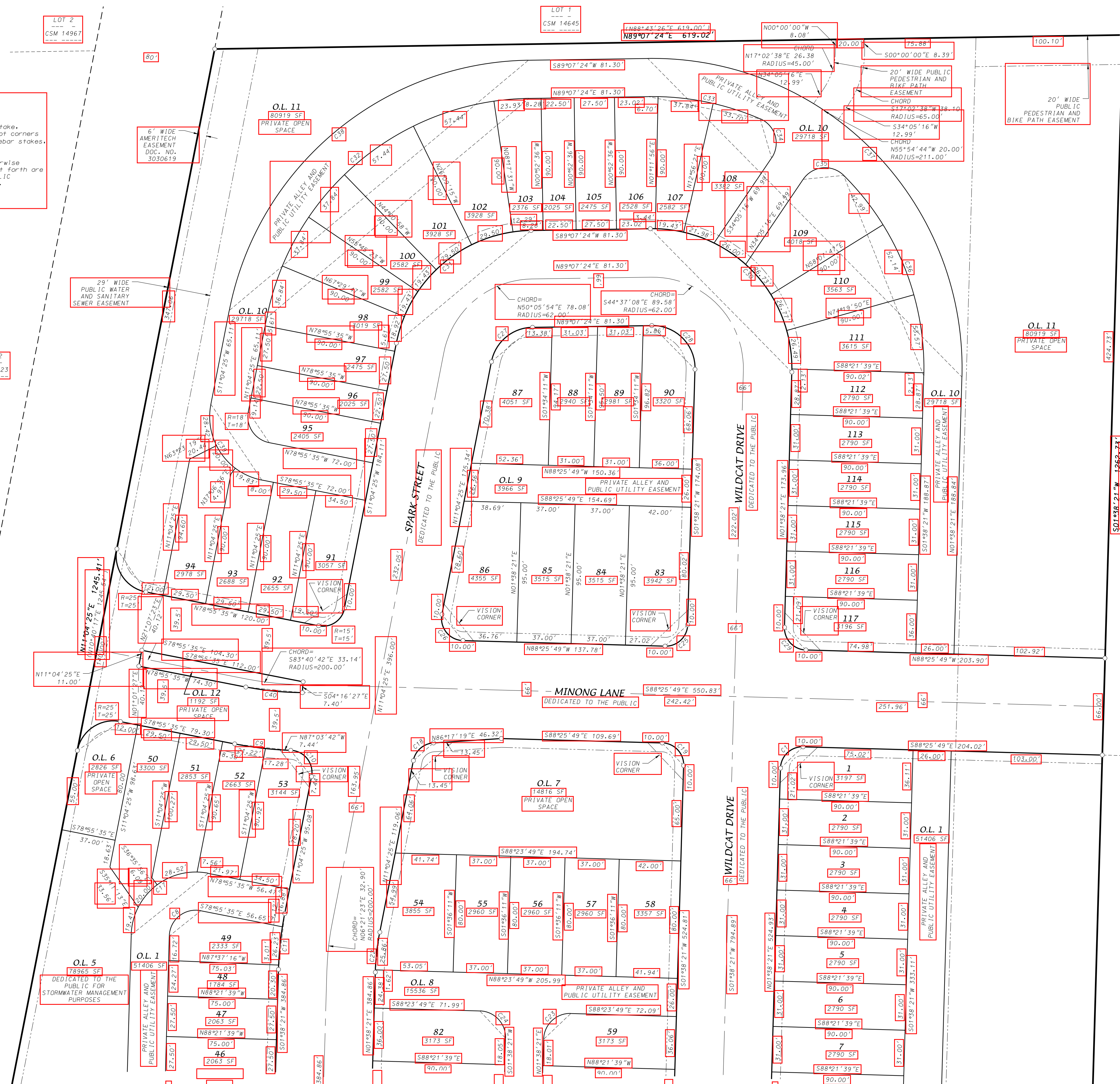
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-106

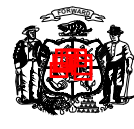


OUTLOT 6
FIRST ADDITION TO
STONER PRAIRIE

OUTLOT 7
FIRST ADDITION TO
STONER PRAIRIE

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

LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Crescent Crossing" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Lot 1, Certified Survey Map No. 8023, recorded in Volume 42 of Certified Survey Maps on pages 313-316 as Document Number 2719369, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 8, T6N, R8E, City of Fitchburg, Dane County, Wisconsin to-wit:
Commencing at the South 1/4 corner of said Section 8; thence N01°38'21"E, 40.04 feet to the Southwest corner of Outlot 7, First Addition to Stoner Prairie, also being the point of beginning; thence S89°00'27"W, 591.78 feet; thence N88°10'06"W, 201.69 feet; thence N39°57'29"W, 44.78 feet; thence N11°04'25"E, 1245.41 feet to the Southwest corner of Lot 1, Certified Survey Map No. 14645; thence N89°07'24"E, 619.02 feet along the South line of and to the Southeast corner of said Lot 1, also being on the West line of Outlot 6, First Addition to Stoner Prairie; thence S01°38'21"W, 1262.73 feet along the West line of said Outlot 1 and 2 to the point of beginning, Containing 913,065 square feet (20.961 acres).

Dated this _____ day of _____, 2019

Brett T. Stoffregan, Professional Land Surveyor S-2742

OWNER'S CERTIFICATE

VH CC, LLC a 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 limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH CC, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulation Committee

In witness whereof, VH CC, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2020.

VH CC, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

NOTES

- Outlot Designations
1 - Private Alley, subject to Public Utility Easement over entire Outlot
2 - Dedicated to the Public for Pedestrian Path and Water Main purposes
3 - Dedicated to the Public for Stormwater Management purposes
4 - Private Open Space
5 - Dedicated to the Public for Stormwater Management purposes
6 - Private Open Space
7 - Private Open Space
8 - Private Alley, subject to Public Utility Easement over entire Outlot
9 - Private Alley, subject to Public Utility Easement over entire Outlot
10 - Private Alley, subject to Public Utility Easement over entire Outlot
11 - Private Open Space
12 - Private Open Space

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the City Engineer.

- Distances shown along curves are chord lengths.

CRESCENT CROSSING

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 8023, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 8, T6N, R8E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CITY OF FITCHBURG TREASURER'S CERTIFICATE

I, Misty Dodge, being the duly elected, qualified, and acting Treasurer of the City of Fitchburg, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2017 on any of the lands included in the plat of "Crescent Crossing".

Misty Dodge, Treasurer, City of Fitchburg, Dane County, Wisconsin

CERTIFICATE OF CITY CLERK

Resolved that the plat of "Crescent Crossing" located in the City of Fitchburg, was hereby approved by Resolution Number _____, file number _____ adopted this _____ day of _____, 201_ and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 2020 and that said resolution further provided the acceptance of those lands and rights dedicated by said "Crescent Crossing" for public use.

Tracy Oldenburg, City Clerk, City of Fitchburg, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2020 affecting the land included in "Crescent Crossing".

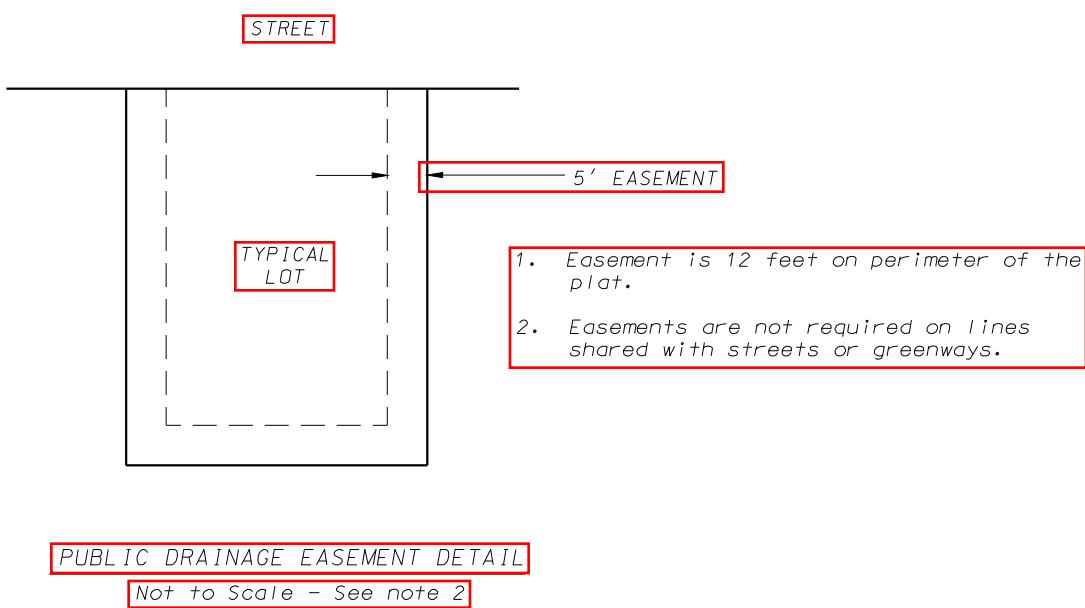
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at _____ o'clock ____ M. and recorded in Volume _____ of Plats on Pages _____ as

Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		15.00	21.20	23.64	N46°36'16"E	89°55'50"	
2		185.00	176.08	176.72	S29°00'18"W	54°43'54"	OUT-S56°22'15"W
	17	185.00	47.28	47.41	S08°58'52"W	14°41'02"	
	18	185.00	51.63	51.80	S24°20'42"W	16°02'38"	
QL 2	185.00		20.03	20.04	S39°28'11"W	06°12'20"	
	19	185.00	57.24	57.47	S47°28'18"W	17°17'54"	
3		90.00	50.58	51.27	S72°41'21"W	32°38'12"	
	19	90.00	9.85	9.85	S59°30'24"W	06°16'18"	
	20	90.00	39.32	39.64	S75°15'37"W	25°14'08"	
	21	90.00	1.77	1.77	S88°26'34"W	01°07'46"	
4		170.00	142.52	147.07	N66°12'33"W	49°34'00"	OUT-N41°25'33"W
	28	170.00	35.00	35.06	N89°05'01"W	11°49'04"	
	29	170.00	36.32	36.39	N73°02'33"W	12°15'52"	
	30	170.00	42.50	42.61	N59°43'48"W	14°21'38"	
	31	170.00	32.95	33.01	N46°59'16"W	11°07'26"	
5		18.00	27.93	31.97	N09°27'30"E	101°46'06"	
6		18.00	27.93	31.97	N68°46'26"W	101°46'06"	OUT-N17°53'23"W
7		170.00	57.66	57.94	N08°07'31"W	19°31'44"	
	32	170.00	27.04	27.07	N13°19'42"W	07°07'22"	
	33	170.00	30.83	30.88	N03°33'50"W	10°24'22"	
8		18.00	27.46	31.24	N51°21'23"E	99°26'04"	
9		245.00	38.47	38.51	S83°25'44"E	09°00'18"	OUT-S87°55'53"E
	52	245.00	21.21	21.22	S81°24'28"E	04°57'46"	
	53	245.00	17.28	17.28	S85°54'37"E	04°02'32"	
10		15.00	22.81	25.92	S38°25'44"E	99°00'18"	
11		233.00	38.32	38.37	S06°21'23"W	09°26'04"	
QL 1	233.00		9.12	9.12	S05°57'09"W	02°14'32"	
	51	233.00	26.23	26.24	S05°36'18"W	06°27'10"	
12		95.00	137.40	153.59	S44°40'36"E	92°37'54"	
	33	95.00	17.23	17.25	S03°53'48"E	10°24'18"	
	32	95.00	21.55	21.60	S15°16'47"E	13°01'40"	
QL 1	95.00		26.00	26.08	S29°39'29"E	15°43'44"	
	31	95.00	24.84	24.92	S45°02'10"E	15°01'38"	
	30	95.00	23.75	23.81	S59°43'48"E	14°21'38"	
	29	95.00	20.30	20.34	S73°02'33"E	15°15'52"	
	28	95.00	19.56	19.59	S85°05'01"E	11°49'04"	
13		95.00	131.23	144.86	N45°19'24"E	87°22'06"	
	22	95.00	10.98	10.99	N85°41'35"E	06°37'44"	
	21	95.00	19.00	19.00	N76°38'22"E	11°28'42"	
	20	95.00	19.00	19.00	N65°09'40"E	11°28'42"	
	19	95.00	24.64	24.71	N51°58'15"E	14°54'08"	
QL 2	95.00		20.11	20.15	N38°26'35"E	12°09'12"	
	18	95.00	26.51	26.60	N24°20'42"E	16°02'34"	
	17	95.00	24.28	24.35	N08°58'53"E	14°41'04"	
14		211.00	193.98	201.56	S29°00'18"W	54°43'54"	OUT-S56°22'15"W
15		116.00	65.19	66.08	S72°41'21"W	32°38'12"	
16		196.00	283.48	316.88	N44°40'36"W	92°37'54"	
QL 4	196.00		179.26	186.18	N63°46'49"W	54°25'28"	
QL 5	196.00		128.29	130.70	N17°27'52"W	38°12'26"	
17		44.00	67.13	76.36	N51°21'23"E	99°26'04"	
QL 5	44.00		19.41	19.57	N14°23'01"E	25°29'20"	
	52	44.00	20.00	20.18	N40°15'52"E	26°16'22"	
	53	44.00	32.07	32.07	N74°15'59"E	41°45'52"	
	54	44.00	4.54	4.54	S81°52'50"E	05°54'30"	
18		15.00	18.31	19.69	N48°40'52"E	75°12'54"	
19		15.00	21.23	23.58	S43°23'44"E	90°04'10"	
20		29.00	40.06	44.22	S45°19'24"E	87°22'06"	
21		29.00	41.94	46.89	N44°40'36"W	92°37'54"	
22		167.00	27.47	24.50	N06°21'23"E	09°26'04"	
QL 8	167.00		1.62	1.62	N01°54'59"E	00°33'16"	
	56	167.00	25.86	25.88	N06°38'01"E	08°52'48"	
23		18.00	25.45	28.26	N46°37'16"E	89°57'50"	
24		18.00	25.46	28.29	S43°22'44"E	90°02'10"	
25		15.00	21.20	23.54	S46°36'16"W	89°55'50"	
26		15.00	22.90	26.05	N38°40'42"W	99°30'14"	
27		29.00	36.52	39.50	N50°05'54.5"E	78°02'59"	
28		29.00	41.90	46.83	S44°37'07"E	92°30'57"	
29		15.00	21.23	23.58	N43°23'44"W	90°04'10"	
30		95.00	137.27	153.40	N44°37'07.5"W	92°30'57"	
	112	95.00	2.13	2.13	N00°59'53.5"E	01°16'55"	
	111	95.00	26.49	26.57	N07°39'23"W	16°01'38"	
	110	95.00	26.77	26.86	N23°46'12"W	16°12'00"	
	109	95.00	26.73	26.82	N39°57'31"W	16°10'38"	
QL 10	95.00		26.00	26.08	N65°54'44"W	15°43'48"	
	108	95.00	21.98	22.02	N70°25'08"W	13°17'00"	
	107	95.00	19.43	19.47	N82°55'51"W	11°44'26"	
	106	95.00	3.44	3.44	N89°50'20"W	02°04'32"	
31		95.00	119.63	129.41	S50°05'54.5"E	78°02'59"	
	103	95.00	12.29	12.29	S85°24'56.5"W	07°24'55"	
	102	95.00	29.50	29.62	S72°46'37"W	17°51'44"	
	101	95.00	29.50	29.62	S54°54'53"W	17°51'44"	
	100	95.00	19.43	19.47	S40°06'49"W	11°44'24"	
	99	95.00	19.43	19.47	S28°22'25"W	11°44'24"	
	98	95.00	18.92	18.95	S16°47'19"W	11°25'48"	
32		185.00	232.97	252.00	N50°05'54.5"E	78°02'59"	
	98	185.00	36.84	36.91	N16°47'19"E	11°25'48"	
	99	185.00	37.84	37.91	N28°22'28"E	11°44'24"	
	100	185.00	37.84	37.91	N40°06'49"E	11°44'24"	
	101	185.00	57.44	57.67	N54°54'53"E	17°51'44"	
	102	185.00	57.44	57.67	N72°46'37"E	17°51'44"	
	103	185.00	23.93	23.94	N85°24'56.5"E	07°24'55"	
33		185.00	77.77	78.35	S78°44'36"E	24°16'00"	OUT-S66°36'36"E
	106	185.00	6.70	6.70	S89°50'20"E	02°04'32"	
	107	185.00	37.84	37.91	S82°55'19"E	11°44'26"	
	108	185.00	33.70	33.74	S71°50'07"E	10°27'02"	
34		18.00	27.72	31.64	S16°15'40"E	100°41'52"	
35		18.00	27.72	31.64	N84°26'12"E	100°41'52"	OUT-S45°12'52"E
36		185.00	147.10	151.28	S21°47'15.5"E	46°51'13"	
	109	185.00	42.99	43.09	S38°32'33"E	13°20'38"	
	110	185.00	52.14	52.31	S23°46'12"E	16°12'04"	
	111	185.00	53.57	53.76	S07°20'40"E	16°39'00"	
	112	185.00	2.13	2.13	S01°18'35.5"W	00°39'31"	
37		211.00	304.88	340.70	N44°37'07.5"W	92°30'57"	
38		211.00	265.72	287.43	S50°05'54.5"W	78°02'59"	
39		44.00	62.23	69.12	S33°55'35"E	90°00'00"	
QL 11	44.00		28.42	28.94	S07°46'08"E	37°41'06"	
	94	44.00	20.00	20.18	S39°44'53"E	26°16'24"	
	93	44.00	19.83	20.00	S65°54'20"E	26°02'30"	
	205.80		38.73	38.79	B84°20'02"W	10°48'54"	IN-N89°44'29"W

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

FN:13-07-111

SHEET 3 OF 3