



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: 8

4. No. Of Buildable Lots Proposed: 8

5. Zoning District: Smart Code

6. Current Owner of Property: Paxton Place II LLC

Address: 6840 Schneider Road, Middleton, WI 53562 **Phone No:** 608-843-2500

7. Contact Person: Chad Wuebben

Email: cwuebben@encorehomesinc.com

Address: 6840 Schneider Road, Middleton, WI 53562 **Phone No:** 608-843-2500

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:  Chad Wuebben

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:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

PAXTON PLACE II LEGAL DESCRIPTION

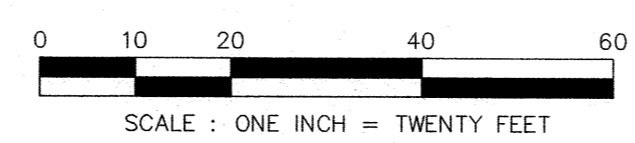
LOTS 84 THROUGH 91, TERRAVESSA AS RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, AS DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

M:\BSE2310\Documents\Application\PAXTON PLACE II DESCRIPTION.docx

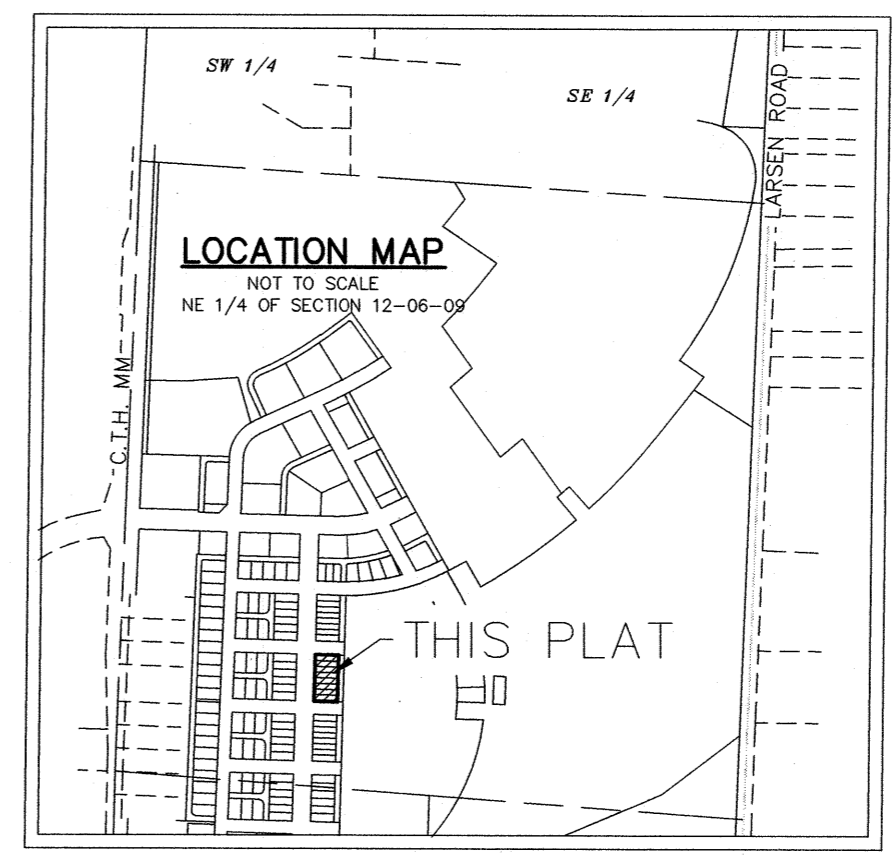
PAXTON PLACE II

BEING A REPLAT OF LOTS 84 THROUGH 91, TERRAVESSA AS RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, AS DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN STATE PLAT
SYSTEM (DANE ZONE)
THE SOUTH LINE OF THE NORTHEAST
QUARTER OF SECTION 12-06-09
BEARS ANS 49°40'4"



Lot Area Table		
Number	Sq. Ft.	Acres
1	3151	0.0723
2	2283	0.0524
3	2283	0.0524
4	2283	0.0524
5	2283	0.0524
6	2283	0.0524
7	2283	0.0524
8	3151	0.0723



LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4" X 18" SOLID IRON ROD, WT. 1.50 lbs./ft.

UTILITY EASEMENTS. SEE NOTE BELOW.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

() INDICATES RECORDED AS

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

NOTES:

- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF 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.
- Given underground installation for electric and communications, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
- Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we do hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Natural Resources Committee

WITNESS the hands and seals of said owners this _____ day of _____, 2020.

BY: Paxton Place Townhomes, LLC

Chad Wuebben, Member

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 2020, the above named Chad Wuebben, manager, Paxton Place Townhomes, LLC to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission expires: _____

CERTIFICATE OF CITY CLERK

State of Wisconsin)
County of Dane)ss.

"RESOLVED that this plat known as PAXTON PLACE II, located in the City of Fitchburg was hereby approved by resolution No. _____ file number _____ adopted on this _____ day of _____, 2020, and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 2020, and that said resolution further provided for the acceptance of those lands and rights dedicated by said PAXTON PLACE II for public use".

Date _____ Tracy Oldenburg, City Clerk

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
County of Dane)ss.

I, Misty Dodge, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, 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 _____, 2020, on any of the lands included in the plat of PAXTON PLACE II.

Date _____ Misty Dodge, City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
County of Dane)ss.

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2020, affecting the lands included in the plat of PAXTON PLACE II.

Date _____ Adam Gallagher, County Treasurer

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Fitchburg and under the direction of PAXTON PLACE TOWNHOMES LLC, owner of said lands, I have surveyed, divided and mapped the plat of PAXTON PLACE II, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is described as follows:

LOTS 84 THROUGH 91, TERRAVESSA AS RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, AS DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Dated this 21 day of SEPTEMBER, 2020.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

SURVEYED FOR :
PAXTON PLACE TOWNHOMES LLC

SURVEYED BY:
Burse
surveying & engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

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



RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20__ at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____, Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds

FOUND RAILROAD SPIKE AT THE CENTER OF SECTION 12-06-09

FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 12-06-09