



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: ~~7~~ 8

4. No. Of Buildable Lots Proposed: 5

5. Zoning District: SmartCode - New Community

6. Current Owner of Property: Fitchburg Lands LLC

Address: 2920 Marketplace Drive, 202, Fitchburg, WI 53719 Phone No: 608-288-3339

7. Contact Person: Kevin Yeska, Project Consultant

Email: kevin.yeska@jsdinc.com

Address: 161 Horizon Drive, Suite 100, 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: *Matt Mauthe* Matt Mauthe

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: 1/19/21

Ordinance Section No. _____ Fee Paid: \$1,535.00

Permit Request No. FP(A)-2374-21

January 15, 2021

Ms. Sonja Kruesel
City Planner/Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

RE: Letter of Intent

Land Use Application – Final Plat
Riversong Senior Living Community
(JSD Project #: 20-9738)

Ms. Kruesel,

On behalf of Fitchburg Lands, LLC, the following is submitted together with plans and application for staff, Planning Commission and Common Council review and consideration.

Team Structure:

Owner: Fitchburg Lands, LLC
Attn: Phil Sveum
2920 Marketplace Drive, Suite 202
Fitchburg, WI 53719

Authorized Agent: Marquardt Management Services
Attn: Matt Mauthe
1045 Hill Street
Watertown, WI 53098

Survey & Engineer: JSD Professional Services, Inc.
Attn: Kevin Yeska, Project Consultant, Landscape Architect
161 Horizon Drive, Suite 101
Verona, WI 53593

Project Overview:

Originally platted as part of Terravessa, the project site is generally located northeast of the intersection of Lacy Road and Endive Drive and is bound by Brasscia Road on the north, Radicchio Drive on the east, Lacy Road on the south and Endive Drive on the west. As platted, the project site is currently comprised of five lots and two outlots; Lots 40-44 and Outlots 16 and 17, Terravessa. In order to accommodate the proposed multi-family senior housing development and maintain compliance with SmartCode zoning requirements, including building frontage, design, and setback requirements, the existing platted lots and outlots need to be reconfigured.

The proposed Final Plat will reconfigure the existing five lots (Lots 40-44) and two outlots (Outlots 16 and 17) into five lots (Lots 1-5) and three outlots (Outlots 1, 2, and 3). Outlot 2, as noted on the plat, will be reserved for civic use, consistent with the original Terravessa approvals. Outlots 1 and 3 will provide site access.

Today, the project site is vacant. Minimal infrastructure exists on site with the exception of the stormwater management, public utility, and access easements through the center of the site. Easement releases have been requested from the major utility service providers, including AT&T, Alliant Energy, MG&E, TDS, Charter, and the City of Fitchburg and are currently in process. Easement release documents will be recorded prior to the Final Plat.

Proposed Uses. The proposed development is a senior living community that is anticipated to include one building comprised of assisted living, memory care, and independent living units. The site will be served by both surface guest parking and underground resident and staff parking.

Project Schedule

Construction is expected to commence Summer of 2021 with completion in Fall of 2022.

Thank you for your time and consideration in review of this development proposal. Please do not hesitate to contact me regarding this matter or otherwise.

Respectfully submitted,



Kevin Yeska
Project Consultant, Landscape Architect

SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA

LOTS 40-44 AND OUTLOTS 16 & 17, TERRAVESSA, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

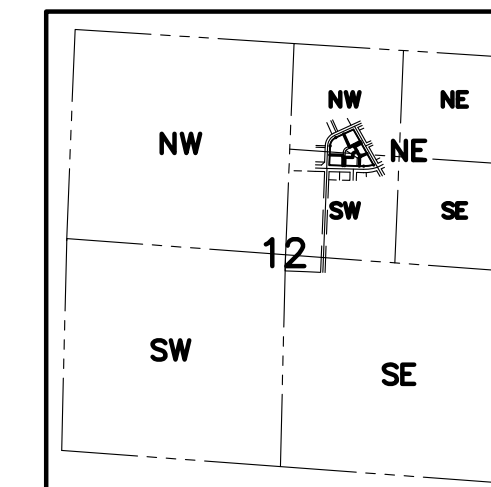
LEGEND

- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- PLATTED LOT LINE
- DRAINAGE ARROW
- ~ END OF FLAGGED UTILITIES
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

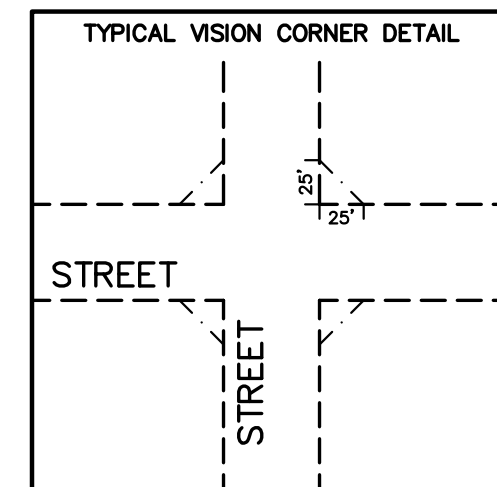
NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, BEARS S02°18'09"W.
- 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 PER NOTE No. 1 ON SHEET 5 OF 10, TERRAVESSA.
- OUTLOT 2 IS PRIVATE, RESERVED FOR CIVIC USE PER NOTE No. 20 ON SHEET 5 OF 10, TERRAVESSA.
- 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 PER NOTE No. 2 ON SHEET 5 OF 10, TERRAVESSA.
- 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 PER NOTE No. 17 ON SHEET 5 OF 10, TERRAVESSA.

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN / TANGENT OUT
C-1	132.29'	120.00'	63°09'45"	N33°53'03"E	125.69'	N65°27'55"E / N02°18'10"E
()	132.28'	120.00'	63°09'38"	N33°53'09"E	125.69'	
C-2	123.81'	410.00'	17°18'04"	S82°53'55"W	123.34'	N88°27'02"W / S74°14'53"W
()	123.80'	410.00'	17°18'03"	S82°53'56.5"W	123.33'	S74°14'55"W



LOCATION SKETCH SECTION 12, T06N, R09E, DANE COUNTY



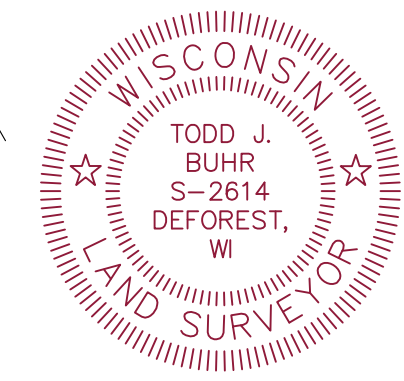
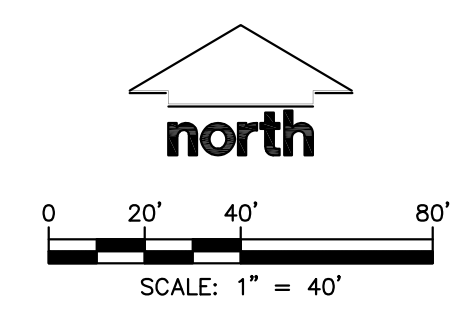
NOTE:

AREAS DELINEATED AS VISION TRIANGLE AREAS SHALL HAVE NO PLANTINGS OR OBSTRUCTIONS OVER TWO (2) FEET IN HEIGHT.

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



SURVEYED FOR:
 FITCHBURG LANDS, LLC
 2927 S FISH HATCHERY RD
 FITCHBURG, WISCONSIN 53711
 608-288-3339

SURVEYED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 848-5060

PROJECT LOCATION: SECTION 12 TOWNSHIP 06 NORTH RANGE 09 EAST CITY OF FITCHBURG DANE COUNTY, WISCONSIN		CREATE THE VISION TELL THE STORY MADISON MILWAUKEE KENDISHA APPLETON WAUSAU	
SUBDIVISION OF OUTLOTS 16 AND 17, LOTS 40-44, TERRAVESSA			
PROJECT NO: 20-9738	DRAWN BY: JKB	INITIAL SUBMITTAL DATE: JANUARY 15, 2021	
FIELDBOOK/PG: -	CHECKED BY: TJB	REVISION RESUBMITTAL DATE: -	
SURVEYED BY: -	APPROVED BY: TJB	REVISION RESUBMITTAL DATE: -	

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SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA

LOTS 40-44 AND OUTLOTS 16 & 17, TERRAVESSA, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

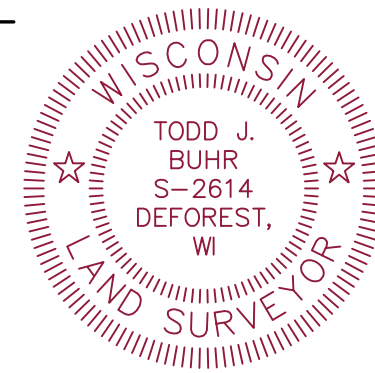
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2614, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 24 OF THE CITY OF FITCHBURG LAND DIVISION CODE OF ORDINANCES, AND BY THE DIRECTION OF FITCHBURG LANDS, LLC, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA" IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA, RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, AS DOCUMENT No. 5440387, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SAID DESCRIBED PARCEL OF LAND CONTAINS 167,890 SQUARE FEET OR 3.854 ACRES.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



CORPORATE OWNER'S CERTIFICATE

FITCHBURG LANDS, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THE PLAT OF "SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF FITCHBURG
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID FITCHBURG LANDS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS ____ DAY OF _____, 2021.

FITCHBURG LANDS, LLC

BY: _____

FITCHBURG LANDS, LLC

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2021, THE ABOVE NAMED PHILLIP A. SVEUM OF THE ABOVE NAMED FITCHBURG LANDS, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN
EXPIRES

MY COMMISSION

CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FITCHBURG LANDS, LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF ONE COMMUNITY BANK, MORTGAGEE, THIS ____ DAY OF _____, 2021.

IN THE PRESENCE OF:

(SIGN NAME HERE)

(PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2021, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA", WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON THIS ____ DAY OF _____, 2021.

TRACY OLDENBURG, CLERK
CITY OF FITCHBURG

CITY OF FITCHBURG TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
DANE COUNTY)

I, MITSY F. 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 THIS ____ DAY OF _____, 2021 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA".

MITSY F. DODGE,
TREASURER,
CITY OF FITCHBURG

DATE

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
DANE COUNTY)

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE ____ DAY OF _____, 2021, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 AND 17, TERRAVESSA".

ADAM GALLAGHER
TREASURER, DANE COUNTY

DATE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS ____ DAY OF _____, 2021, AT ____ O'CLOCK, ____ M. AND RECORDED IN VOLUME ____ OF PLATS ON PAGES ____ THROUGH ____ AS DOCUMENT NUMBER ____

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

SURVEYED FOR:

FITCHBURG LANDS, LLC
2927 S FISH HATCHERY RD
FITCHBURG, WISCONSIN 53711
608-288-3339

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

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



PROJECT LOCATION: SECTION 12 TOWNSHIP 06 NORTH RANGE 09 EAST CITY OF FITCHBURG DANE COUNTY, WISCONSIN		 Professional Services, Inc. Engineers & Surveyors & Planners	CREATE THE VISION TELL THE STORY	
SUBDIVISION OF OUTLOTS 16 AND 17, LOTS 40-44, TERRAVESSA			MADISON MILWAUKEE KENDOSHIA APPLETON WAUSAU	
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