

Rec. 16 00 4616 6/24/2021

\$1175.00 RB



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:** 5

4. **No. Of Buildable Lots Proposed:** 2

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](mailto: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: *Andrew Alden* Andrew Alden (AG Architecture)  
 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:** 6/22/21

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$1,175

**Permit Request No.** FP(A)-2393-21

June 22, 2021

Ms. Lisa McNabola  
Planning and Zoning  
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. McNabola,

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 two lots (Lots 1-2) 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 Spring of 2022 with completion in Summer of 2023.

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



# RIVERSONG

A RESUBDIVISION OF LOTS 40-44 AND OUTLOTS 16 & 17, TERRAVESSA, RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, AS DOCUMENT No. 5440387, 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

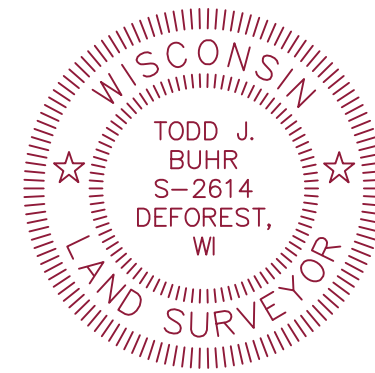
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2614, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 24 OF THE CITY OF FITCHBURG LAND DIVISION CODE OF ORDINANCES, AND BY THE DIRECTION OF FITCHBURG LANDS, LLC, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "RIVERSONG" 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



### 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 )SS

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 TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

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 "RIVERSONG".

\_\_\_\_\_  
MITSY F. DODGE,  
TREASURER,  
CITY OF FITCHBURG

\_\_\_\_\_  
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 "RIVERSONG" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "RIVERSONG" 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 ) SS

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

### CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "RIVERSONG", 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

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

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 "RIVERSONG".

\_\_\_\_\_  
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



# DRAFT

PROJECT LOCATION: SECTION 12 TOWNSHIP 06 NORTH RANGE 09 EAST CITY OF FITCHBURG DANE COUNTY, WISCONSIN		 <b>JSD</b> Professional Services, Inc. Engineers • Surveyors • Planners	CREATE THE VISION	TELL THE STORY
MADISON   MILWAUKEE KENOSHA   APPLETON   WAUSAU			<b>RIVERSONG</b>	
PROJECT NO: 20-9738	DRAWN BY: JK	INITIAL SUBMITTAL DATE: JULY 22, 2021		
FIELDBOOK/PG: -	CHECKED BY: TJB	REVISION RESUBMITTAL DATE: -		
SURVEYED BY: -	APPROVED BY: TJB	REVISION RESUBMITTAL DATE: -		