

Rec 16.004614 6/24/2021

\$575.00 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@city.fitchburg.wi.us) 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: 465

4. No. Of Buildable Lots Proposed: 432

5. Zoning District: SC-NC

6. Current Owner of Property: Fitchburg Lands, LLC

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

7. Contact Person: Phil Sveum

Email: psveum@cbsuccess.com

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

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@city.fitchburg.wi.us

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: 
Owner's or Authorized Agent's Signature

Phil Sveum
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:** \$575

Permit Request No. PP(A)-2394-21

Preliminary Plat of Terravessa – Revision No. 1

ALL OF OUTLOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 15003, AND ALL OF OUTLOT 40, TERRAVESSA, LOCATED IN THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

Prepared By:

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101

Madison WI, 53704

M:\BSE1921\documents\Description\pp terravessa - revsion 1.docx

PRELIMINARY PLAT OF TERRAVESSA - REVISION NO. 1

ALL OF OUTLOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 15003, AND ALL OF OUTLOT 40, TERRAVESSA, LOCATED IN THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 12 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NOTES:

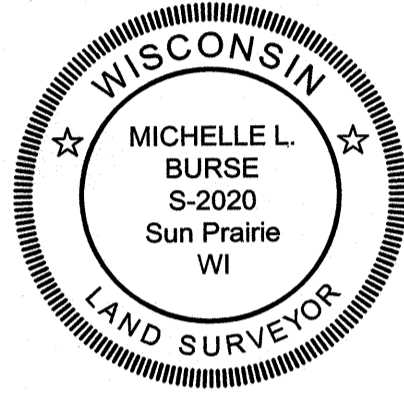
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: Between 07-15-16 and 09-15-16.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Total parcel area = 3,270,482 sq. ft. or 75,079.9 acres.
- 8) Contours were provided to the Surveyor by the client's engineer.
- 9) Existing Zoning is SC-NC per City of Fitchburg Zoning Map. Proposed Zoning is as follows:
(a) Lots 237-243 = T-3
(b) Lots 244-668 = T-4
- 10) Outlots 52, 54, 55, 59, 62, 64, 66, 67, 69, 71, 74, 77, 80 and 81 are Private Alleys and public utility easements.
- 11) Outlots 65, 68, 70, 72, 73, 75 and 76 are dedicated to the Public for Open Space and Pedestrian/Bike Path.
- 12) Outlots 51, 53, 57, 58, 60, 61, 63, 78, 82 and 83 are private reserved for Open Space.
- 13) Outlot 56 is Dedicated to the Public for Park Purposes.
- 14) Outlot 79 is reserved for future development.
- 15) Gas main easements shall be 6 feet wide and adjacent to each public right of way.
- 16) Public Utility Easements shall be 10 feet wide and shall be placed along the rear of the lots that are not adjacent to Private Alleys.

DESCRIPTIONS FURNISHED:
ALL OF OUTLOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 15003, AND ALL OF OUTLOT 40, TERRAVESSA, LOCATED IN THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 12 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-47), and the map hereon is correct to the best of my knowledge and belief.

Dated this 22 day of JUNE 2021.

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



LEGEND	
	OVERHEAD UTILITY
	BURIED GAS MAIN
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	BURIED TELEPHONE
	BURIED ELECTRIC
	BURIED CABLE TV
	BURIED FIBER OPTIC
	FIRE HYDRANT
	ROUND CATCH BASIN
	RECTANGLE CATCH BASIN
	STORM SEWER INLET
	ELECTRIC MANHOLE
	TELECOMM. MANHOLE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	GAS VALVE
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
	MAILBOX
	CONIFEROUS TREE
	DECIDUOUS TREE
	1" IRON PIPE FOUND UNLESS NOTED
	3/4" SOLID IRON ROD FOUND
	SET MAG NAIL
	6" GAS MAIN EASEMENT
	10' ELECTRIC EASEMENT
	INDICATES RECORDED AS
	4" GAS MAIN EASEMENT
	10' ELECTRIC EASEMENT
	VISION TRIANGLE

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.84'	74.31'	63°06'10"	N24°16'14"W	77.77'
C2	339.62'	1650.00'	11°47'35"	N44°32'32"E	339.02'
C3	308.57'	1651.00'	10°42'31"	N57°52'48"E	308.12'
C4	84.93'	2524.50'	1°55'39"	S61°20'25"W	84.92'
C5	70.50'	2524.50'	1°36'00"	S48°42'29"W	70.50'
C6	828.99'	1704.50'	27°51'57"	S23°18'29"W	820.84'
C7	308.59'	227.50'	77°43'02"	S29°29'00"E	285.47'
C8	117.01'	210.00'	31°59'29"	S73°53'34"W	115.50'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	803.32'	1899.00'	24°14'15"	N50°49'52"E	797.34'
C15	564.41'	1079.00'	29°58'14"	N23°39'37"E	558.00'
C16	389.32'	801.00'	27°50'53"	N22°39'57"E	385.50'
C9	1031.89'	2497.00'	2°34'39"	N50°29'04"E	1024.56'
C11	856.72'	1677.00'	28°16'14"	N24°00'38"E	847.44'
C13	307.68'	200.00'	88°06'57"	N34°40'58"W	278.15'
C10	917.60'	2198.00'	2°35'10"	N50°38'19"E	910.96'
C12	720.81'	1378.00'	29°58'14"	N23°39'37"E	712.62'
C17	354.22'	250.00'	81°10'49"	N49°15'55"E	325.32'

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

GRID NORTH
BEARINGS ARE BASED UPON THE NAD 83 GRID NORTH SYSTEM (DANE ZONE)

SCALE: ONE INCH = EIGHTY FEET

ENGINEER:
EOR, INC.
119 SOUTH MAIN STREET
COTTAGE GROVE, WI 53527

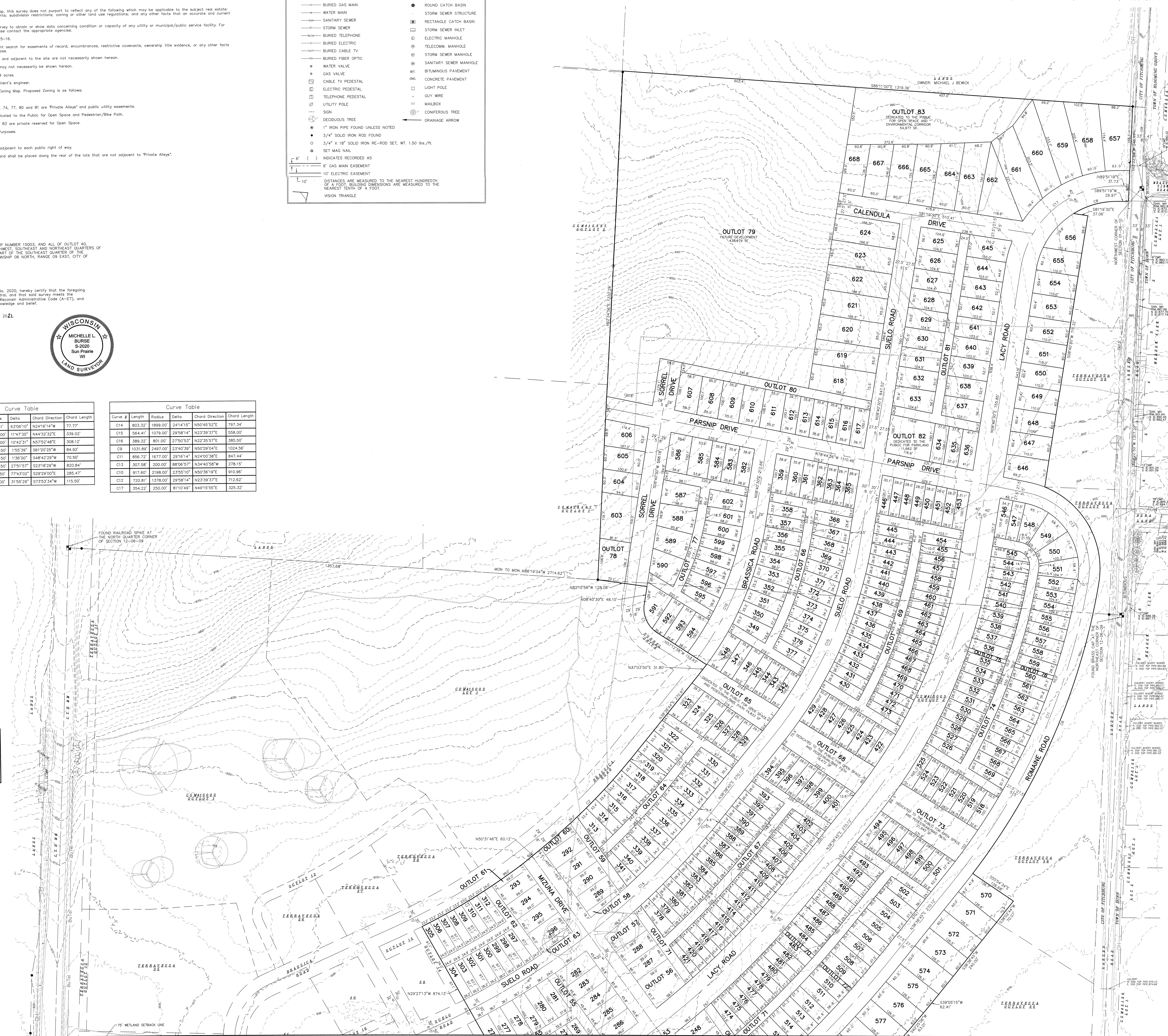
PLANNER:
TIM ANDERSON CONSULTING LLC
TIM ANDERSON
2126 PARKWAY PLACE
MADISON, WI 53704

OWNER/SUBDIVIDER:
FITCHBURG LANDS, LLC
2927 S. FISH HATCHERY ROAD
MADISON, WI 53711

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

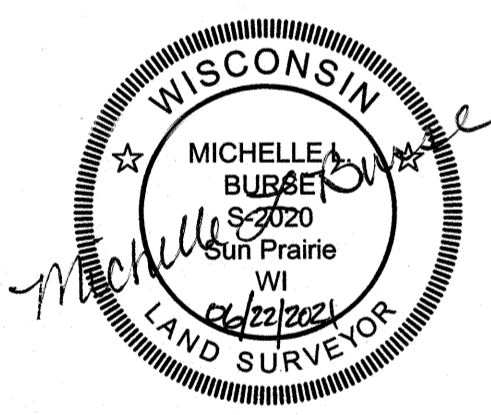
Date: June 22, 2021
Plot View: PP
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PAGE 1 OF 2

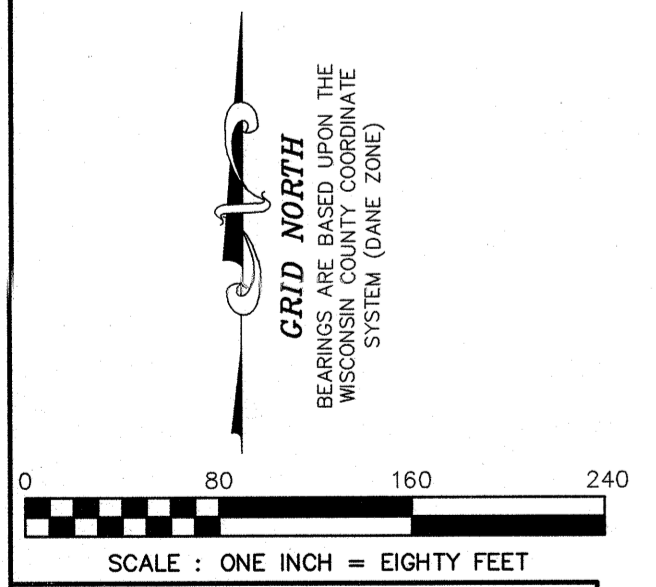


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 EOR, INC.
 115 SOUTH MAIN STREET
 COTTAGE GROVE, WI 53527

PLANNER:
 TM ANDERSON CONSULTING LLC
 TM ANDERSON
 2126 TAHARA PLACE
 MADISON, WI 53704

OWNER/SUBDIVIDER:
 FITCHBURG LANDS, LLC
 2927 S. FISH HATCHERY ROAD
 MADISON, WI 53711

SURVEYOR:
Burse
 surveying & engineering
 2601 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9166
 email: mburse@bse-inc.net
 www.bursesurveying.com

Date: June 22, 2021
 Plot: View: 01
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 PAGE 2 OF 2

