



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: 286

4. No. Of Buildable Lots Proposed: 271

5. Zoning District: Existing: A-S & A-X; Proposed: PDD and RL

6. Current Owner of Property: Fahey Land, LLC

Address: 5376 Irish Lane **Phone No:** 608-658-0174

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:  David Fahey
 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. _____

February 15, 2022

Deanna Schmidt
City of Fitchburg – Planning & Zoning
5520 Lacy Road
Fitchburg, WI 53711

RE: Highfield Reserve
Final Plat Submittal

Dear Deanna:

On behalf of Veridian Homes and David Fahey, we are pleased to submit for the Final Plat for the Highfield Reserve 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 parcels south of Fahey Fields into single family, two-family residences, multifamily apartments and school site. More detail on the land use is included in the zoning submittal.

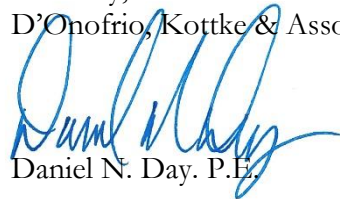
Enclosed with the Final Plat Submittal is the following:

- Land Division Application (1 copy)
- Check in the amount of \$34,895.00 for the
- Final Plat (22" x 34" - 1 copy, 11" x 17" - 1 copy)

All the above information will be submitted in digital format. We are in the process of finalizing the phase 1A and 1B Engineering Plans which will be submitted to Public Works either today or Wednesday.

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 Fahey, Fahey Land LLC
Chris Ehlers, Veridian Homes
Matt Brink, Veridian Homes
Brian Munson, Vandewalle Associates
Ron Klaas, D'Onofrio, Kottke & Associates


U:\User\2107105\Surveying\Final Plat Submittal (2-15-22)\Highfield Reserve Final Plat Submittal 2022.02.15.docx

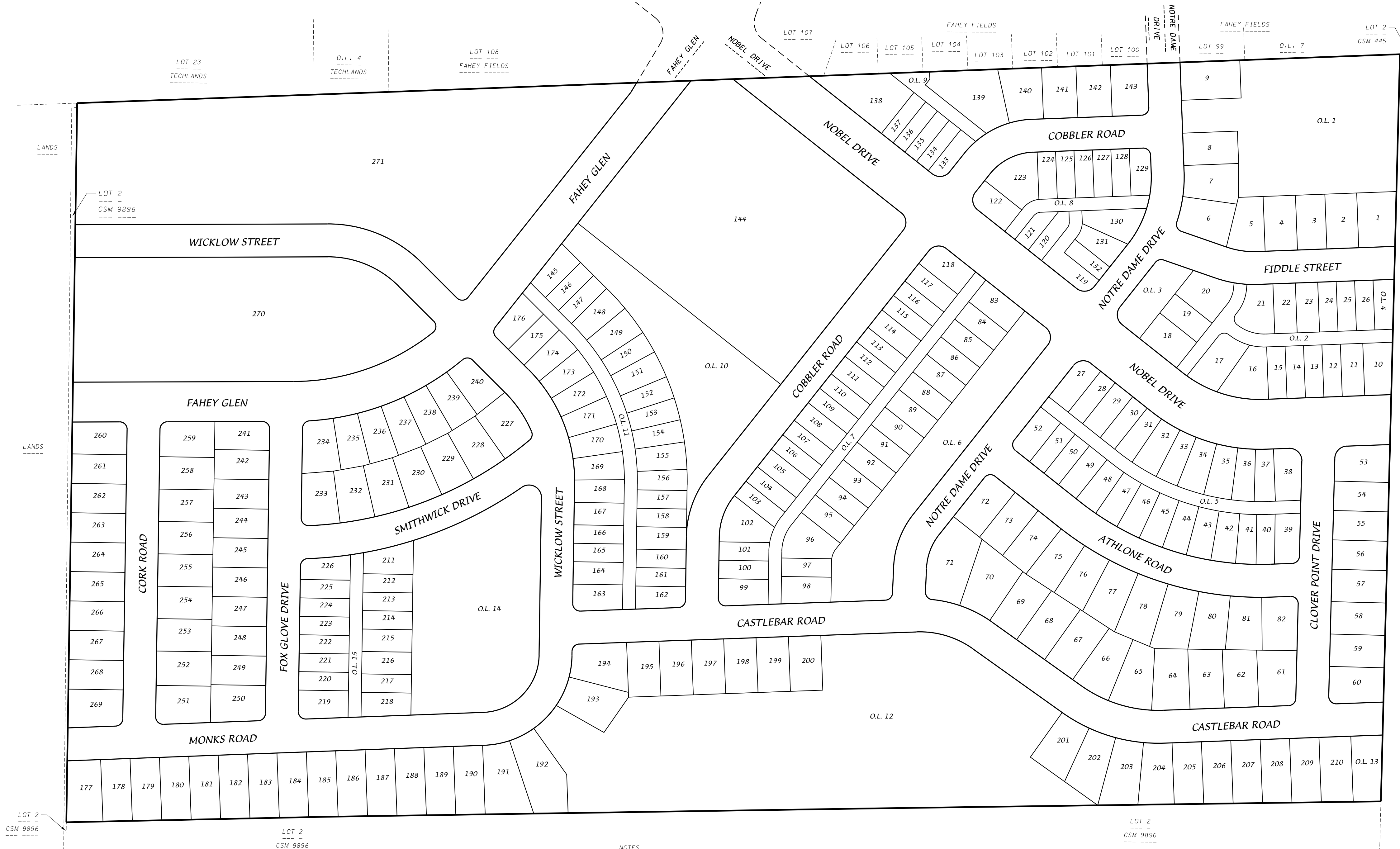
HIGHFIELD RESERVE

OUTLOT 8, FAHEY FIELDS AND PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896
 LOCATED IN ALL 1/4'S THE SE1/4 SECTION 15, T6N, R9E,
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

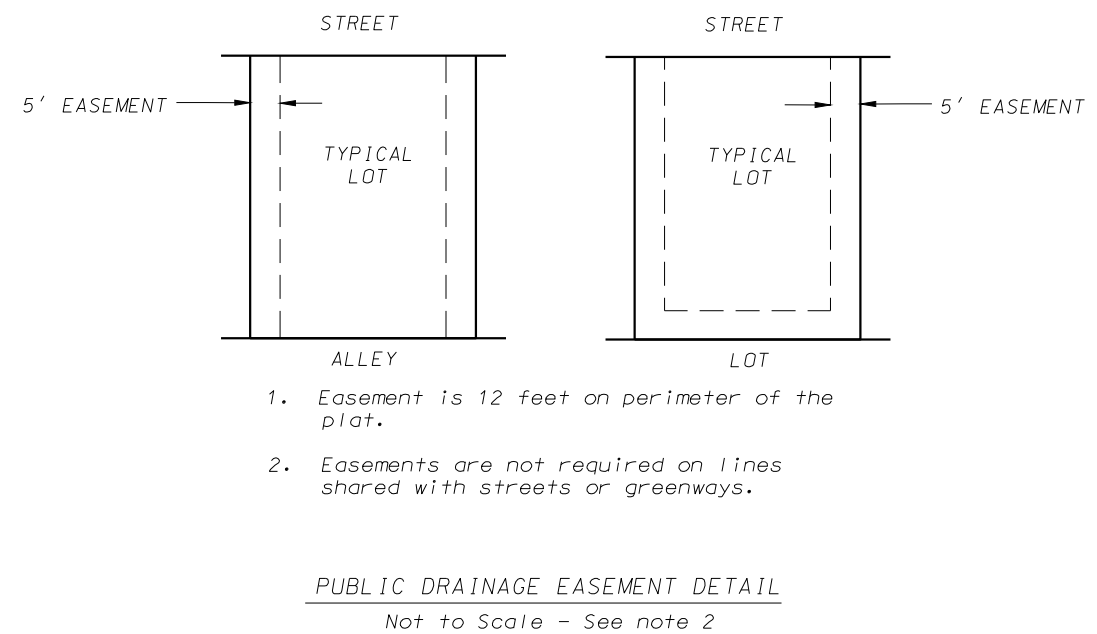
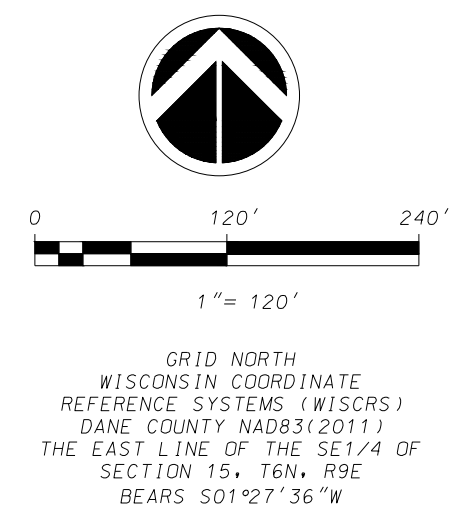
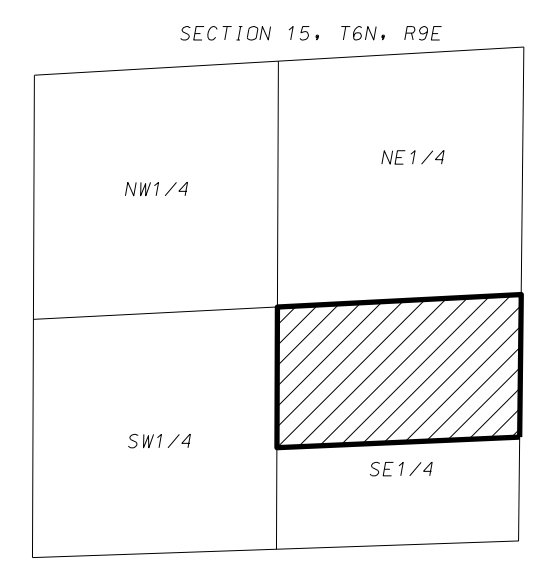
There are no objections to this plat with respect to
 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
 Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration 



- NOTES**
- Outlot Designations
 - OL 1 - Dedicated to the Public for Stormwater Management and Pedestrian Path Purposes
 - OL 2 - Private Alley, Public Utility Easement over entire outlot.
 - OL 3 - Dedicated to the Public for Park Purposes
 - OL 4 - Reserved for Future Development
 - OL 5 - Private Alley, Public Utility Easement over the entire outlot.
 - OL 6 - Dedicated to the Public for Park Purposes
 - OL 7 - Private Alley, Public Utility Easement over the entire outlot.
 - OL 8 - Private Alley, Public Utility Easement over the entire outlot.
 - OL 9 - Private Alley, Public Utility Easement over the entire outlot.
 - OL 10 - Dedicated to the Public for Park Purposes, Subject to Public Water Main and Sanitary Sewer Easement as shown on the plat.
 - OL 11 - Private Alley, Public Utility Easement over entire outlot. Subject to Public Water Main and Sanitary Sewer Easement as shown on the plat.
 - OL 12 - Dedicated to the Public for Stormwater Management and Pedestrian Path Purposes
 - OL 13 - Reserved for Future Development
 - OL 14 - Dedicated to the Public for Park Purposes
 - OL 15 - Private Alley, Public Utility Easement over the entire outlot.
 - Lot 1-271 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.



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: 21-07-105

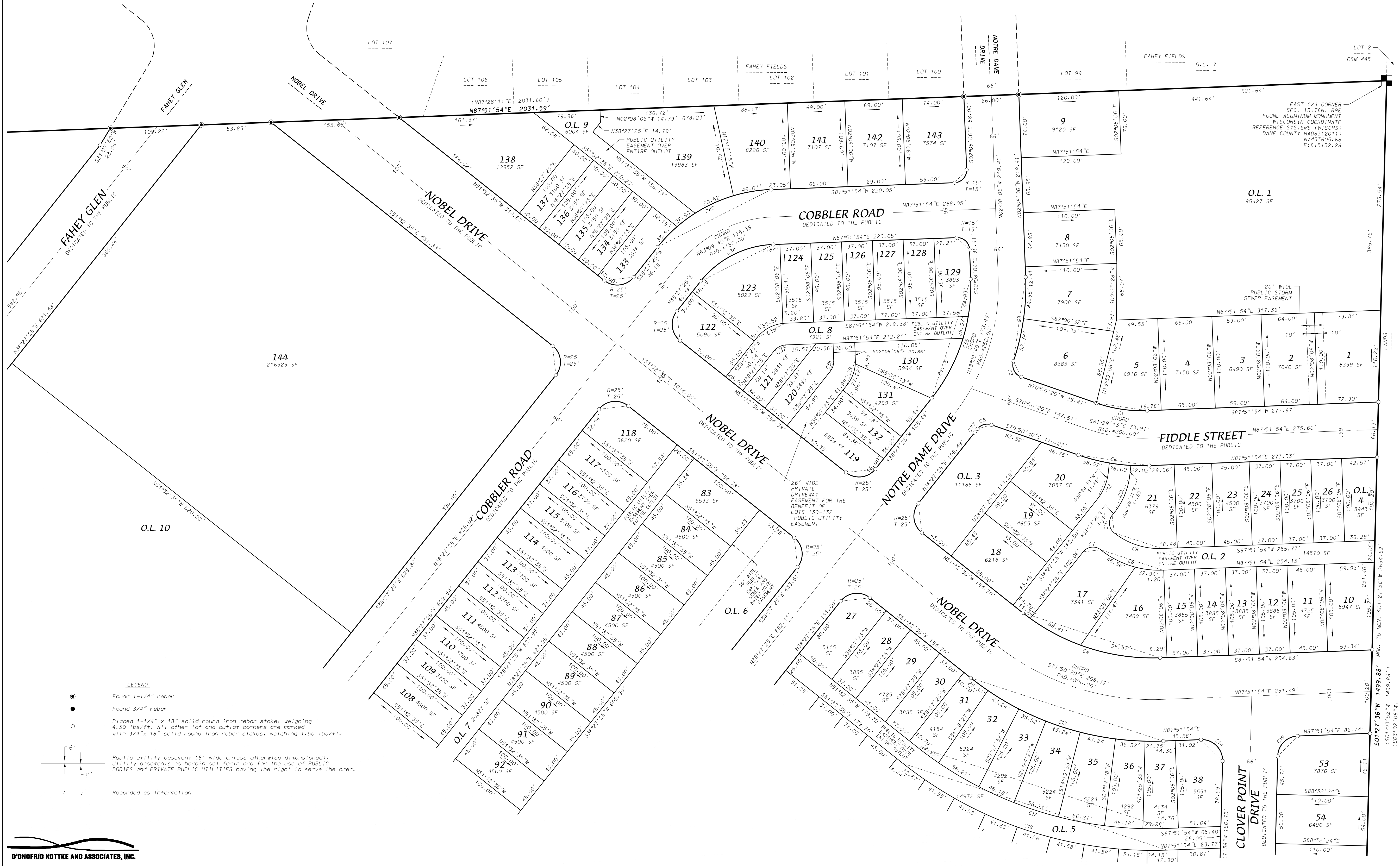
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LEGEND

- Found 1-1/4" rebar
- Found 3/4" 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


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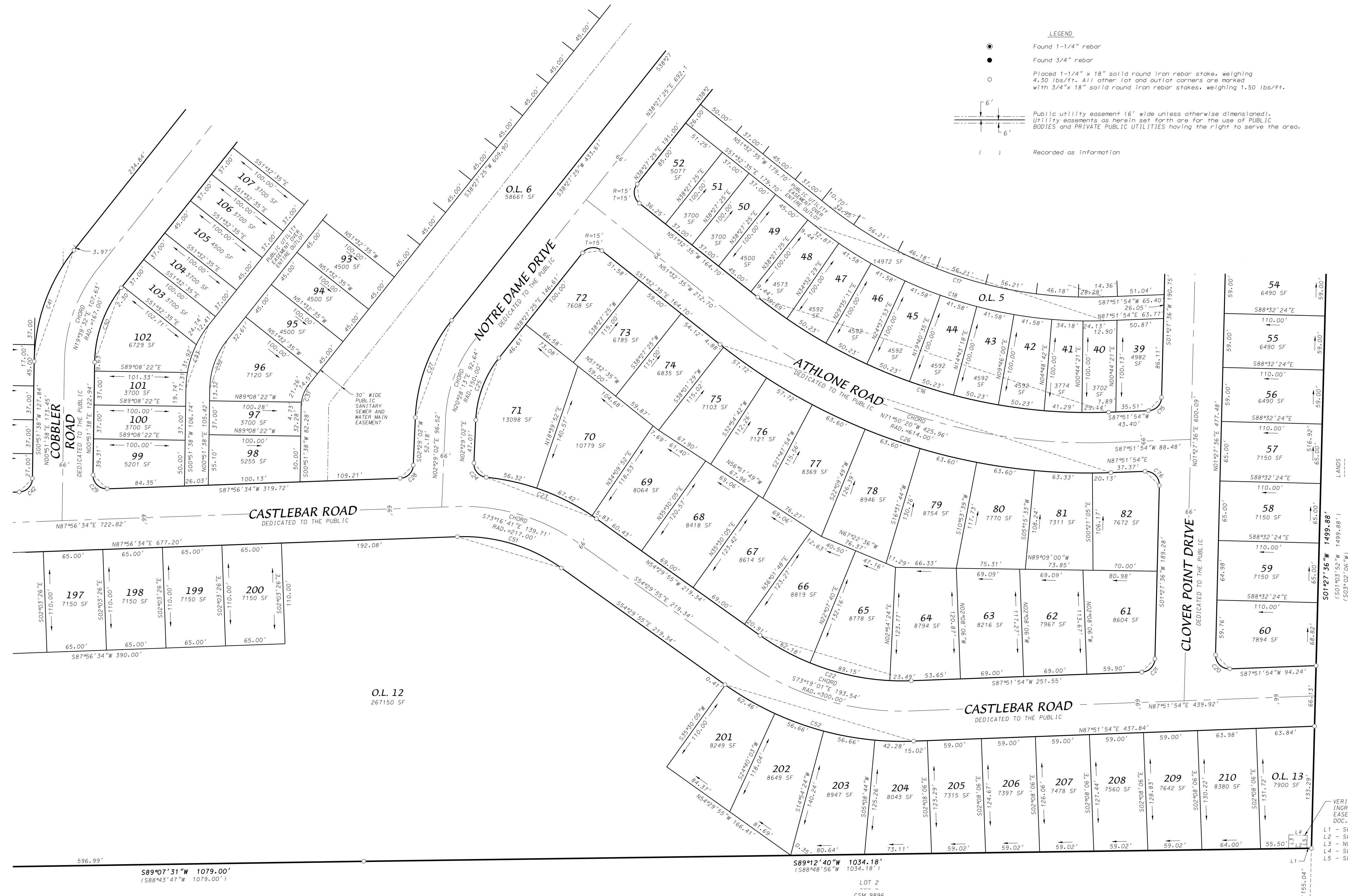
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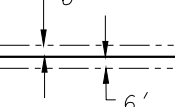
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FN: 21-07-105

SOUTHEAST CORNER
SEC. 15, T6N, R9E
FOUND MAG NAIL
WISCONSIN COORDINATE
REFERENCE SYSTEMS (WISCRS)
DANE COUNTY NAD83(2011)
N: 450951.62
E: 815084.64


VERIZON
INGRESS/EGRESS
EASEMENT
DOC. NO. 4762227
L1 - S89°12'40"W 5.00'
L2 - S89°12'40"W 20.02'
L3 - N01°27'35"E 15.02'
L4 - S88°32'25"E 20.00'
L5 - S01°27'36"W 14.23'

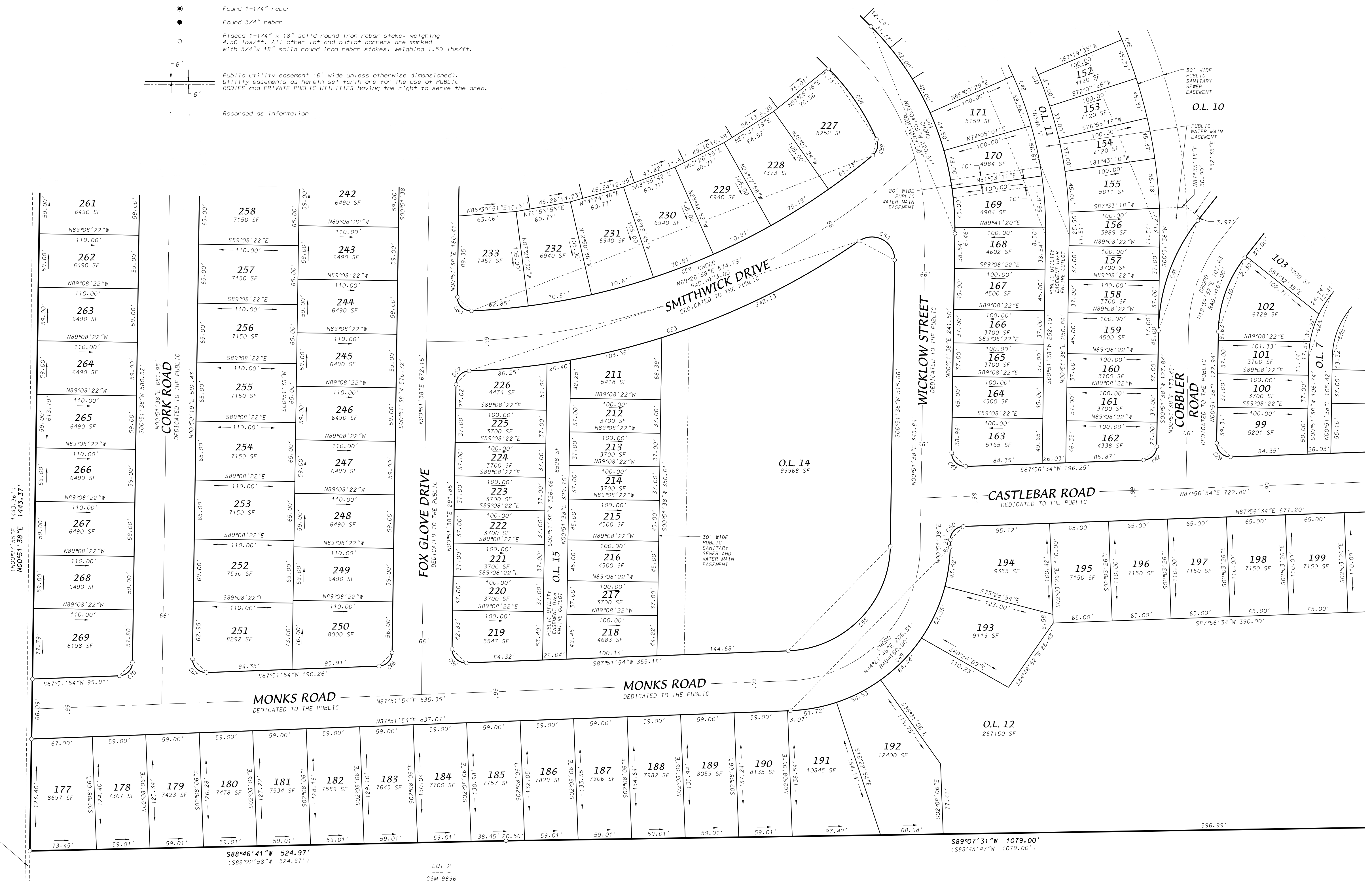
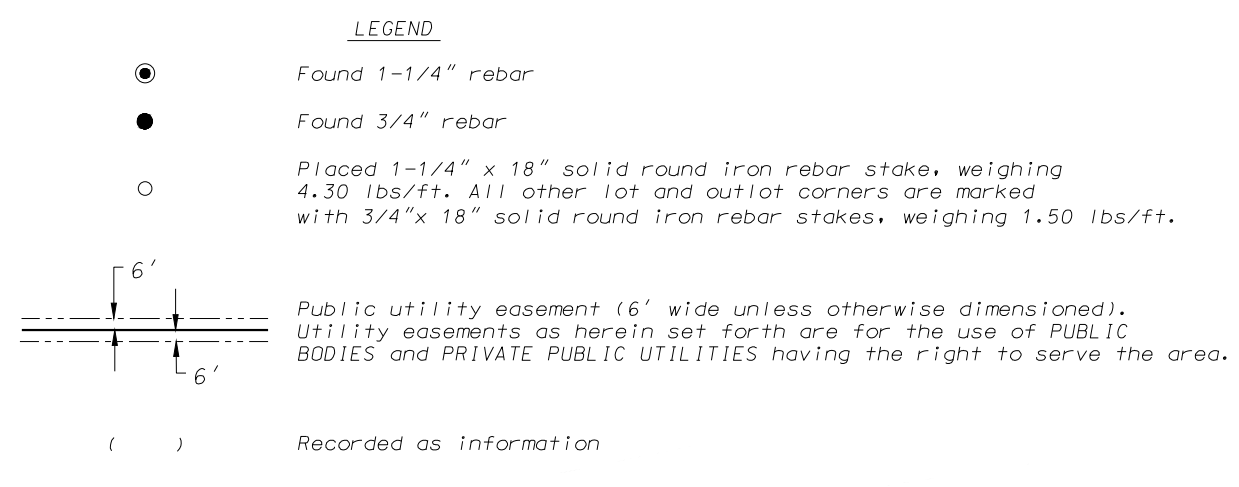
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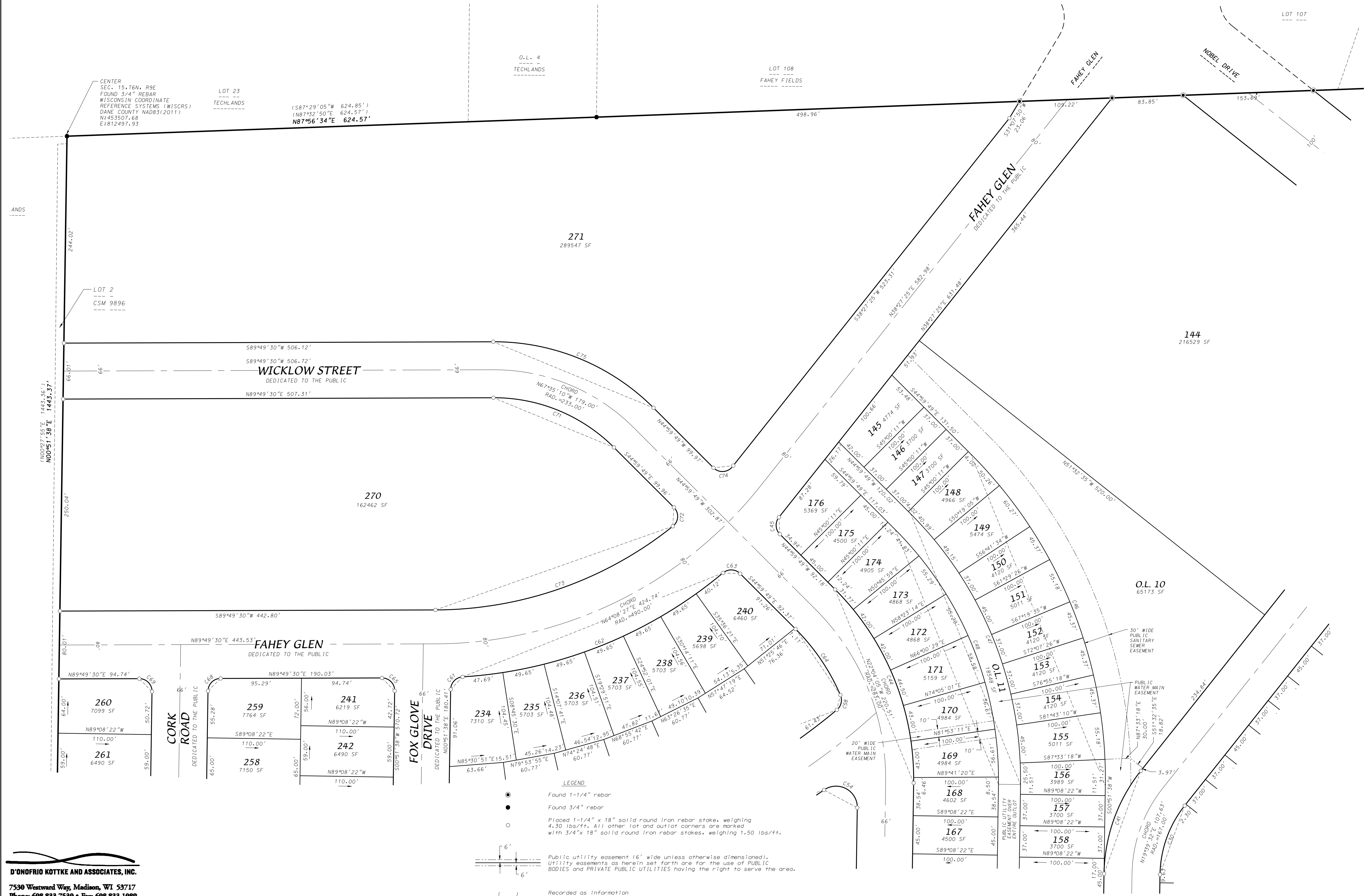
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CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	167.00	61.72	62.07	N81°29'13"W	21°17'46"		
C2	15.00	21.11	23.42	N26°06'50"W	89°27'00"	OUT-N18°36'40"E	
C3	283.00	101.91	102.47	N08°14'17"E	20°44'46"		
6	283.00	52.38	52.46	N13°18'04"E	10°37'12"		
7	283.00	49.95	50.02	N02°55'41"E	10°07'34"		
C4	250.00	173.44	177.12	N71°50'20"W	40°35'32"		
16	250.00	96.54	97.18	N80°59'55"W	22°16'22"		
17	250.00	86.41	86.63	N61°59'53"W	15°43'42"		
OL2	250.00	11.30	11.30	N52°50'19"W	02°35'26"		
C5	15.00	17.59	18.79	N73°16'04"E	71°47'12"	IN-N37°22'28"E	
C6	233.00	86.11	86.60	S81°29'13"E	21°17'46"		
C7	15.00	21.21	23.55	S83°26'09"W	89°57'28"	OUT-S51°35'07"E	
C8	113.00	78.31	79.97	S71°51'36.5"E	40°32'59"		
17	113.00	46.56	46.89	S63°28'25.5"E	23°46'37"		
16	113.00	32.96	33.08	S83°44'55"E	16°46'22"		
C9	87.00	60.25	61.52	N71°52'36"W	40°31'00"	OUT-N51°37'06"W	
C10	15.00	21.23	23.58	N06°34'50.5"W	90°04'31"		
C11	88.00	48.48	49.11	N22°28'08"E	31°58'34"		
C12	62.00	34.15	34.60	S22°28'08"W	31°58'34"		
C13	350.00	242.81	247.96	S71°50'20.5"E	40°35'31"		
31	350.00	25.34	25.35	S53°37'04.5"E	04°08'59"		
32	350.00	43.24	43.26	S59°14'02"E	07°04'56"		
33	350.00	35.52	35.54	S65°41'01"E	05°49'02"		
34	350.00	43.24	43.26	S72°08'00"E	07°04'56"		
35	350.00	43.24	43.26	S79°12'56"E	07°04'56"		
36	350.00	35.52	35.54	S85°39'55"E	05°49'02"		
37	350.00	21.75	21.75	S89°38'44"E	03°33'40"		
C14	25.00	36.45	40.84	S45°20'15"E	93°35'42"		
C15	15.00	20.54	22.62	S44°39'45"W	86°24'18"		
C16	581.00	406.06	411.62	N71°50'20.5"W	40°35'31"		
40	581.00	29.14	29.15	N89°18'08"W	02°52'28"		
41	581.00	41.29	41.29	N87°13'28"W	04°04'20"		
42	581.00	50.23	50.25	N82°42'39"W	04°57'18"		
43	581.00	50.23	50.25	N77°45'21"W	04°57'18"		
44	581.00	50.23	50.25	N72°48'03"W	04°57'18"		
45	581.00	50.23	50.25	N67°50'45"W	04°57'18"		
46	581.00	50.23	50.25	N62°53'27"W	04°57'18"		
47	581.00	50.23	50.25	N57°56'09"W	04°57'18"		
48	581.00	39.69	39.70	N53°30'02.5"W	03°54'55"		
C17	455.00	315.65	322.35	N71°50'20.5"W	40°35'31"		
37	455.00	28.28	28.28	N89°38'44"W	03°33'40"		
36	455.00	46.16	46.20	N85°39'55"W	05°49'02"		
35	455.00	56.21	56.24	N79°12'56"W	07°04'56"		
34	455.00	56.21	56.24	N72°08'00"W	07°04'56"		
33	455.00	46.18	46.20	N65°41'01"W	05°49'02"		
32	455.00	56.21	56.24	N59°14'02"W	07°04'56"		
31	455.00	32.95	32.95	N53°37'04.5"W	04°08'59"		
C18	481.00	333.69	340.77	S71°50'20.5"E	40°35'31"		
48	481.00	32.86	32.87	S53°30'02.5"E	03°54'55"		
47	481.00	41.58	41.60	S57°56'09"E	04°57'18"		
46	481.00	41.58	41.60	S62°53'27"E	04°57'18"		
45	481.00	41.58	41.60	S67°50'45"E	04°57'18"		
44	481.00	41.58	41.60	S72°48'03"E	04°57'18"		
43	481.00	41.58	41.60	S77°45'21"E	04°57'18"		
42	481.00	41.58	41.60	S82°42'39"E	04°57'18"		
41	481.00	34.18	34.19	S87°13'28"E	04°04'20"		
40	481.00	24.13	24.13	N89°18'08"E	02°52'28"		
C19	25.00	34.23	37.70	N44°39'45"E	86°24'18"		
C20	15.00	21.87	24.50	N45°20'15"W	93°35'42"		
C21	15.00	20.54	22.62	S44°39'45"W	86°24'18"		
C22	267.00	172.72	175.39	N73°19'0.5"W	37°38'10"		
64	267.00	23.49	23.49	N89°36'51"W	05°02'30"		
65	267.00	89.15	89.57	N77°28'58"W	19°13'16"		
66	267.00	62.18	62.32	N61°11'07.5"W	13°22'25"		
C23	250.00	128.45	129.91	N69°23'06"W	29°46'22"		
69	250.00	5.83	5.83	N55°10'02"W	01°20'14"		
70	250.00	67.42	67.63	N63°35'08"W	15°29'58"		
71	250.00	56.32	56.44	N77°48'12"W	12°56'10"		
C24	15.00	20.60	22.71	N40°53'37.5"W	86°45'18"		
C25	117.00	72.26	73.46	N20°28'13.5"E	35°58'23"		
C26	647.00	458.37	448.85	S71°50'20.5"E	40°35'31"		
74	647.00	4.88	4.88	S51°45'33.5"E	00°25'57"		
75	647.00	57.72	57.73	S54°31'55"E	05°06'46"		
76	647.00	57.72	57.73	S59°38'41"E	05°06'46"		
77	647.00	63.61	63.63	S65°01'07"E	05°38'06"		
78	647.00	63.61	63.63	S70°39'13"E	05°38'06"		
79	647.00	63.61	63.63	S76°17'19"E	05°38'06"		
80	647.00	63.61	63.63	S81°55'25"E	05°38'06"		
81	647.00	63.32	63.35	S87°32'46"E	05°36'36"		
82	647.00	20.14	20.14	N88°45'25"E	01°47'02"		
C27	183.00	113.02	114.90	S20°28'13.5"W	35°58'23"		
C28	15.00	20.36	22.37	S45°12'48"W	85°27'32"		
C29	15.00	21.75	24.33	N45°35'54"W	92°55'04"		
C30	134.00	86.36	87.93	N19°39'31.5"E	37°35'47"		
C31	40.00	25.78	26.25	S19°39'31.5"W	37°35'47"		
98	40.00	21.26	21.52	S23°02'52.5"W	30°49'05"		
97	40.00	4.73	4.73	S04°14'59"W	06°46'42"		

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C32	87.00	56.07	57.09	N19°39'31.5"E	37°35'47"		
C33	113.00	72.83	74.15	S19°39'31.5"W	37°35'47"		
103	113.00	24.74	24.79	S32°10'17.5"W	12°34'15"		
102	113.00	31.92	32.03	S17°45'57"W	16°14'26"		
101	113.00	17.31	17.33	S05°15'11"W	08°47'06"		
C34	117.00	97.80	100.89	N63°09'39.5"E	49°24'29"		
C35	217.00	150.54	153.74	S18°09'39.5"W	40°35'31"		
129	217.00	44.83	44.91	S03°47'39"W	11°51'30"		
OL8	217.00	26.97	26.99	S13°17'11"W	07°07'34"		
130	217.00	81.35	81.81	S27°39'11.5"W	21°36'27"		
C36	46.00	38.45	39.67	N63°09'39.5"E	49°24'29"		
123	46.00	35.52	36.46	N61°09'57"E	45°25'04"		
124	46.00	3.20	3.20	N85°52'11.5"E	03°59'25"		
C37	20.00	16.72	17.25	N63°09'39.5"E	49°24'29"		
C38	20.00	13.87	14.17	S18°09'39.5"W	40°35'31"		
C39	46.00	31.91	32.59	N18°09'39.5"E	40°35'31"		
131	46.00	27.22	27.64	N21°14'39.5"E	34°25'31"		
130	46.00	4.95	4.95	N00°56'54"E	06°10'00"		
C40	183.00	152.96	157.81	S63°09'39.5"W	49°24'29"		
140	183.00	46.07	46.19	S80°38'02.5"W	14°27'43"		
139	183.00	50.52	50.68	S65°28'11"W	15°52'00"		
OL9	183.00	26.90	26.92	S53°19'18"W	08°25'46"		
133	183.00	33.97	34.02	S43°46'55"W	10°39'00"		
C41	200.00	128.89	131.24	S19°39'31.5"W	37°35'47"		
C42	15.00	20.67	22.80	S44°24'06"W	87°04'56"		
C43	15.00	21.75	24.33	N45°35'54"W	92°55'04"		
C44	316.00	246.22	252.92	N22°04'04.5"W	45°51'27"		
168	316.00	6.46	6.46	N00°16'30.5"E	01°10'15"		
169	316.00	43.04	43.04	N04°12'43"W	07°48'12"		
170	316.00	43.00	43.04	N12°00'55"W	07°48'12"		
171	316.00	44.50	44.53	N19°57'15"W	08°04'28"		
172	316.00	42.00	42.03	N27°48'07"W	07°37'16"		
173	316.00	42.00	42.03	N35°25'23"W	07°37'16"		
174	316.00	31.77	31.79	N42°06'55"W	05°45'48"		
C45	15.00	19.97	21.85	N03°16'12"W	83°27'14"		
C46	542.00	422.31	433.80	S22°04'05.5"E	45°51'27"		
148	542.00	50.26	50.28	S42°20'22"E	05°18'54"		
149	542.00	60.31	60.31	S36°29'40"E	06°22'30"		
150	542.00	45.37	45.38	S30°54'30"E	04°47'50"		
151	542.00	55.18	55.21	S25°35'30"E	05°50'10"		
152	542.00	45.37	45.38	S20°16'30"E	04°47'50"		
153	542.00	45.37	45.38	S15°28'40"E	04°47'50"		
154	542.00	45.37	45.38	S10°40'50"E	04°47'50"		
155	542.00	55.18	55.21	S05°21'50"E	05°50'10"		
156	542.00	31.27	31.28	S00°47'33.5"E	03°18'23"		
C47	442.00	344.39	353.76	N22°04'05.5"W	45°51'27"		
156	442.00	25.50	25.51	N00°47'33.5"W	03°18'23"		
155	442.00	45.00	45.02	N05°21'50"W	05°50'10"		
154	442.00	37.00	37.01	N10°40'50"W	04°47'50"		
153	442.00	37.00	37.01	N15°28'40"W	04°47'50"		
152	442.00	37.00	37.01	N20°16'30"W	04°47'50"		
151	442.00	45.00	45.02	N25°35'30"W	05°50'10"		
150	442.00	37.00	37.01	N30°54'30"W	04°47'50"		
149	442.00	49.15	49.18	N36°29'40"W	06°22'30"		
148	442.00	40.99	41.00	N42°20'22"W	05°18'54"		
C48	416.00	324.14	332.95	S22°04'05.5"E	45°51'27"		
174	416.00	41.83	41.85	S42°06'55"E	05°45'48"		
173	416.00	55.29	55.33	S35°25'23"E	07°37'16"		
172	416.00	55.29	55.33	S27°48'07"E	07°37'		