

R 16.005960 9/22/22

\$910.00 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: 2

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: SC-NC; SmartCode - New Community

6. Current Owner of Property: Green-Tech Land Company, LLC

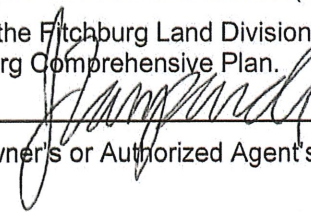
Address: 120 E. Lakeside St, Madison, WI 53715 **Phone No:** 608-294-4086

7. Contact Person: Justin Zampardi, PE

Email: jzam@vierbicher.com

Address: Vierbicher, 999 Fourier Drive, Suite 201, Madison, WI 53717 **Phone No:** 608-821-3970

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:  Justin Zampardi, PE
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:** September 20, 2022

Ordinance Section No. _____ **Fee Paid:** \$910.00

Permit Request No. CS-2475-22

Receipt No: 16.005960

Sep 22, 2022

GREEN-TECH LAND COMPANY LLC

LICENSES & PERMITS

CS-2475-22 910.00

Total: 910.00

CHECK

Check No: 93292 910.00

Payor:

VIERBICHER

Total Applied: 910.00

Change Tendered: .00

09/22/2022 04:09PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200

LEGAL DESCRIPTION

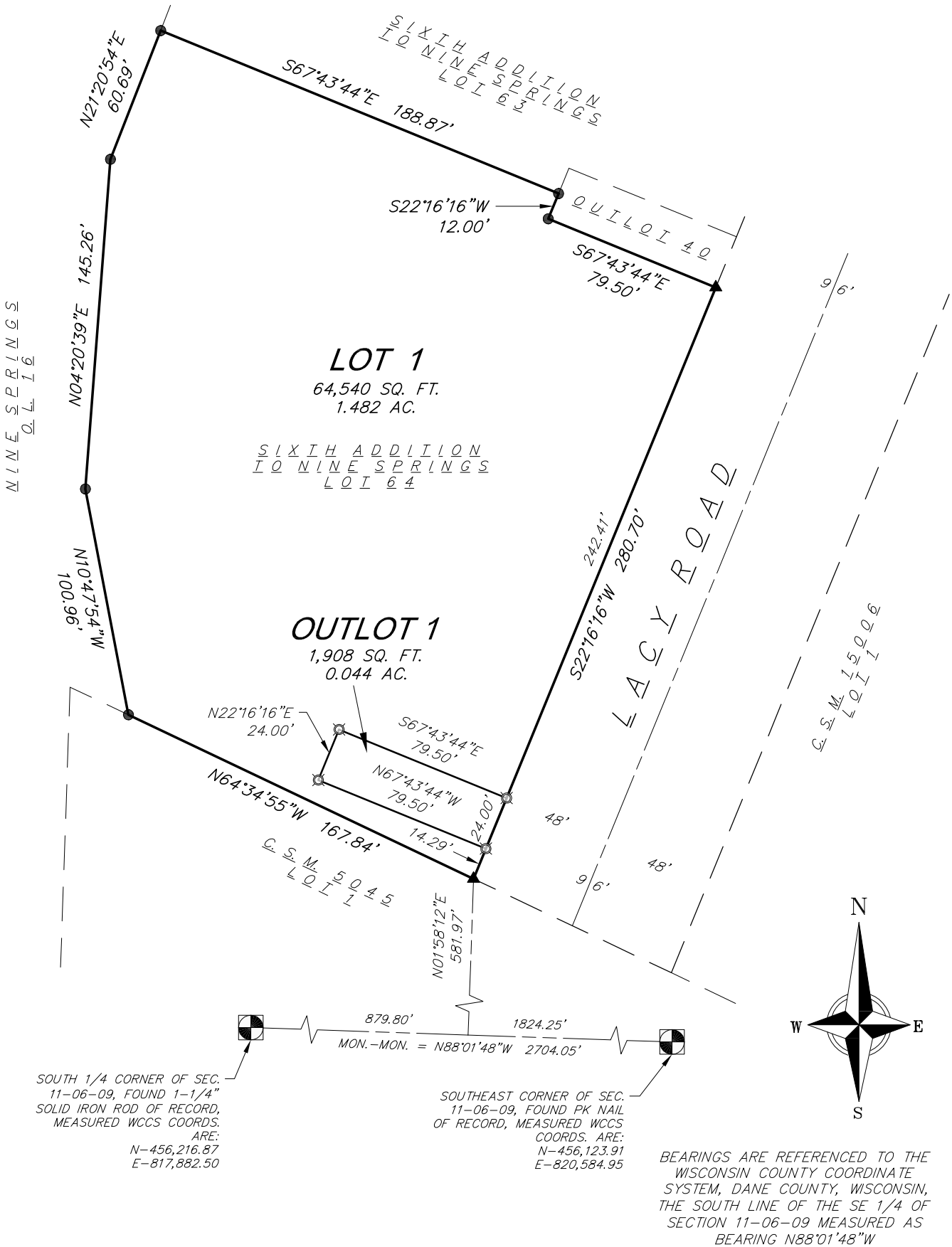
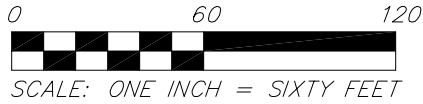
Being a division of all of Lot 64, Sixth Addition to Nine Springs, as recorded in Volume 61-024A of Plats, on pages 126-127, as Document Number 5570237, Dane County Registry and located in the SW 1/4 of the SE 1/4 of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Said description contains 66,448 square feet or 1.525 acres, more or less.

CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF ALL OF LOT 64, SIXTH ADDITION TO NINE SPRINGS AS RECORDED IN VOLUME 61-024A OF PLATS, ON PAGES 126-127, AS DOCUMENT NUMBER 5570237, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NOTE: SEE SHEET 2 FOR EASEMENTS AND THE LEGEND AND SHEET 3 FOR NOTES.



SOUTH 1/4 CORNER OF SEC. 11-06-09, FOUND 1-1/4\"
SOLID IRON ROD OF RECORD,
MEASURED WCCS COORDS.
ARE:
N-456,216.87
E-817,882.50

SOUTHEAST CORNER OF SEC. 11-06-09, FOUND PK NAIL
OF RECORD, MEASURED WCCS
COORDS. ARE:
N-456,123.91
E-820,584.95

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N88°01'48\"W

vierbicher
planners | engineers | advisors



FN: 210151
DATE: 09/20/2022
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Green-Tech Land
Company, LLC
Attn: Scott E. Kelly
120 E. Lakeside Street
Madison, WI 53715

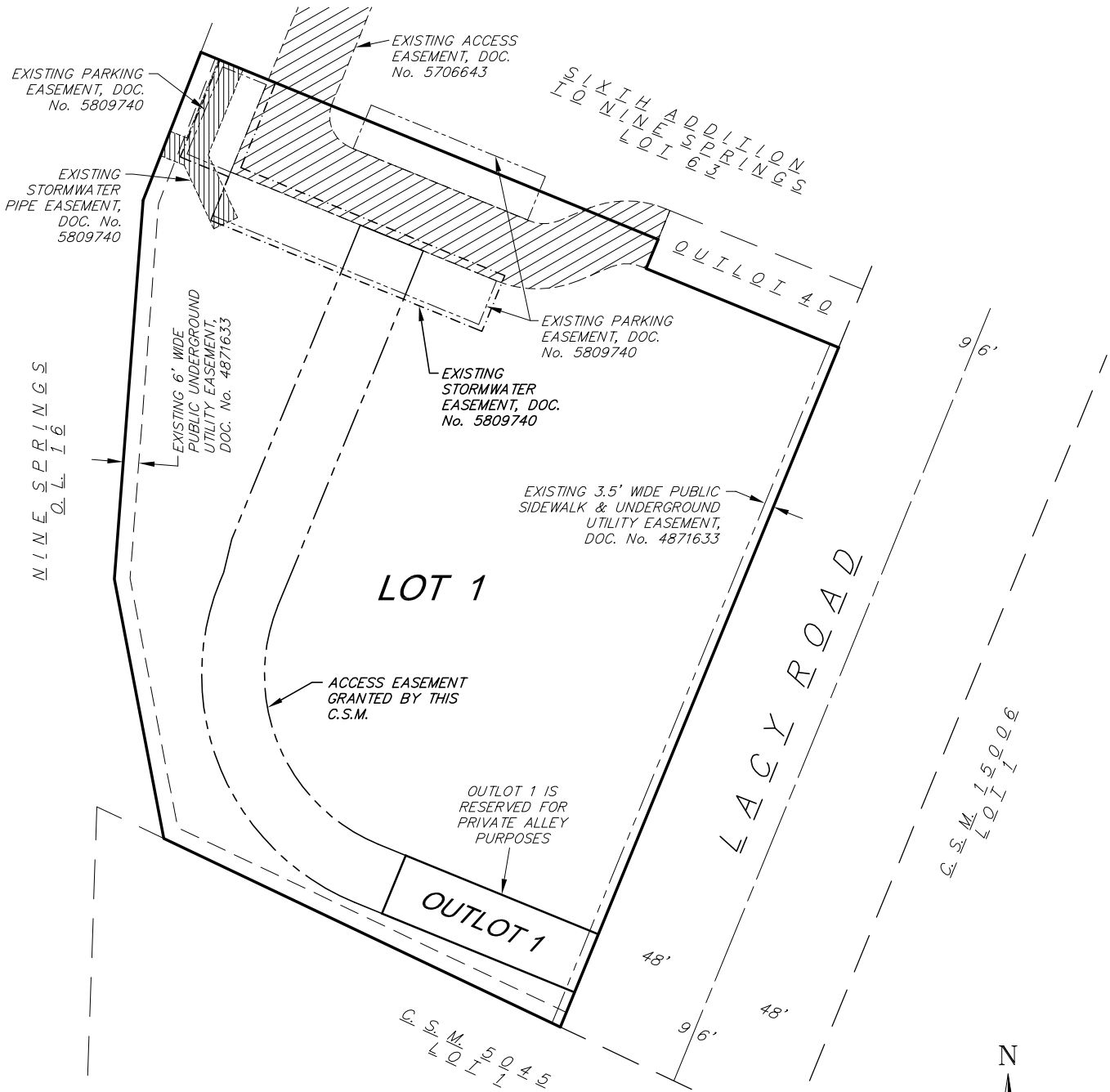
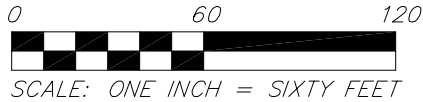
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 4

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

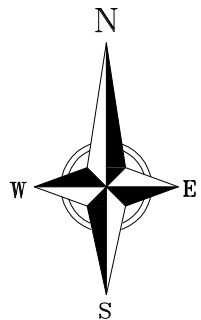
BEING A DIVISION OF ALL OF LOT 64, SIXTH ADDITION TO NINE SPRINGS AS RECORDED IN VOLUME 61-024A OF PLATS, ON PAGES 126-127, AS DOCUMENT NUMBER 5570237, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ▲ FOUND MAG NAIL
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N88°01'48"W



CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF ALL OF LOT 64, SIXTH ADDITION TO NINE SPRINGS AS RECORDED IN VOLUME 61-024A OF PLATS, ON PAGES 126-127, AS DOCUMENT NUMBER 5570237, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Green-Tech Land Company, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Fitchburg for approval. Witness the hand and seal of said owner this _____ day of _____, 2022.

Green-Tech Land Company, LLC

By: _____
 Scott E. Kelly, Manager
 Green-Tech Land Company, LLC

State of Wisconsin)
)ss.
 County of Dane)

Personally came before me this _____ day of _____, 2022, the above named Scott E. Kelly, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public, State of Wisconsin

My Commission expires: _____

NOTES (from Nine Spring Plat, Doc. No. 4871633):

1. 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 the Lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.
2. Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.

WISDOT NOISE NOTE (from Nine Springs Plat, Doc. No. 4871633)

NOISE NOTE:

"The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."

NOTES:

1. Utility Easements: The final grade shall not be altered by more than six inches (6") within utility easements without first obtaining written consent of the Utility(ies) involved.

20 Sep 2022 - 1:07p M:\Avantia Properties\210151_5126 Lacy Rd Lot 64\CADD\210151_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF ALL OF LOT 64, SIXTH ADDITION TO NINE SPRINGS AS RECORDED IN VOLUME 61-024A OF PLATS, ON PAGES 126-127, AS DOCUMENT NUMBER 5570237, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Date: _____

By: _____
Patti Anderson, City Clerk

LEGAL DESCRIPTION

Being a division of all of Lot 64, Sixth Addition to Nine Springs, as recorded in Volume 61-024A of Plats, on pages 126-127, as Document Number 5570237, Dane County Registry and located in the SW 1/4 of the SE 1/4 of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Said description contains 66,448 square feet or 1.525 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: _____

Signed: _____
Michael S. Marty, P.L.S. S-2452

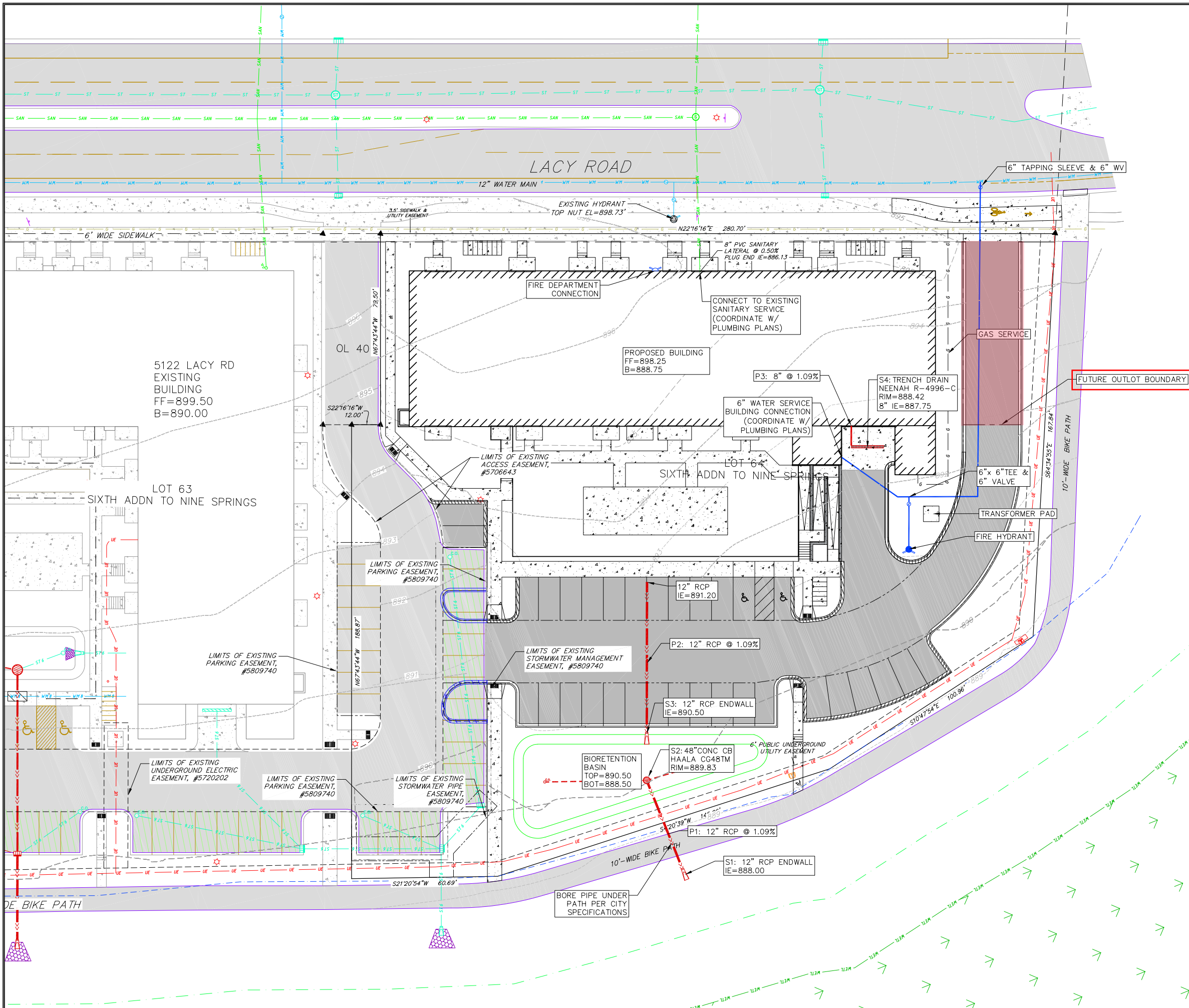
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

20 Sep 2022 - 1:07p M:\Avantia Properties\210151_5126 Lacy Rd Lot 64\CADD\210151_CSM.dwg by: mzie





PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE
- FIRE DEPARTMENT CONNECTION

ABBREVIATIONS

- SMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

- NOTES:**
- UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE SANITARY LATERAL CONSTRUCTION AND CONNECTION TO THE EXISTING SANITARY SEWER ACCESS STRUCTURE AT WEST SIDE OF THE PROJECT.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SERVICE LOCATION SHOWN FOR REFERENCE. FINAL SERVICE LOCATION AND SIZE SHALL BE DETERMINED BY PLUMBER.
 - STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
 - PER CITY ORDINANCE CONTRACTORS ARE PROHIBITED FROM OPERATING CITY VALVES. CONTRACTOR SHALL CALL FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF VALVES.
 - THE WATER SERVICE BETWEEN THE CITY'S EXISTING WATER MAIN UP TO AND INCLUDING BOTH SERVICE VALVE SHALL BE COMPLETED PER CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. PUBLIC WORKS SHALL BE NOTED 48 HOURS PRIOR TO THE START OF WORK FOR INSPECTION.
 - SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COST INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
 - ALL WATER SYSTEM IMPROVEMENTS BETWEEN THE PUBLIC WATER SYSTEM UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - MATERIALS FOR SANITARY BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3.
 - STORM SEWER PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OR HAVE PLUMBING PRODUCT APPROVAL (HDPE).
 - DISCHARGE ALL ROOF WATER TO UNDERGROUND INFILTRATION TRENCH.
 - ALL WORK WITHIN THE PUBLIC R/W, PUBLIC EASEMENTS, AND OUTLOTS 16 & 19 SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - PUBLIC WORKS SHALL BE NOTIFIED 48 HOURS PRIOR TO INSTALLING THE STORM SEWER THAT CROSSES THE 10-FOOT WIDE PATH, PRIOR TO INSTALLING THE SIDEWALK ALONG THE SOUTH PROPERTY LINE IN OUTLOT 39, AND PRIOR TO ANY WORK WITHIN THE R/W.

vierbicher
planners engineers advisors

Utility Plan
Talon Apartments
5126 Lacy Rd
Fitchburg, Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

DATE: 09/14/2022
 DRAFTER: NJOH
 CHECKED: JZAM
 PROJECT NO.: 210151

C5.0