

P 16.005991 10/21/22

\$54,035.00 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: 297

4. No. Of Buildable Lots Proposed: 278

5. Zoning District: SC-NC

6. Current Owner of Property: Fitchburg Lands, LLC of Phil Sveum

Address: 2920 Marketplace Drive, Suite 202, Fitchburg, WI 53719 **Phone No.:** ~~608-288-3339~~ 608-338-4299

7. Contact Person: Phil Sveum

Email: philsveum@coldwellhomes.com

Address: 2920 Marketplace Drive, Suite 202, Fitchburg, WI 53719 **Phone No.:** ~~608-288-3339~~ 608-338-4299

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:  Phil Sveum
 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:** October 17, 2022

Ordinance Section No. _____ **Fee Paid:** \$54,035.00

Permit Request No. PP-2480-22

Receipt No: 16.005991

Oct 21, 2022

FITCHBURG LANDS LLC C/O PHIL SVEUM

LICENSES & PERMITS

PP-2480-22 54,035.00

Total: 54,035.00

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CHECK

Check No: 3944 54,035.00

Payor:

FITCHBURG LANDS LLC

Total Applied: 54,035.00

Change Tendered: .00

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10/21/2022 09:22AM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200

PRELIMINARY PLAT OF TERRAVESSA - REVISION NO. 2

PART OF OUTLOT 2, 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

- 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; subsurface utility lines; 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 and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - 7) Total parcel area = 2,736,206 sq. ft. or 62.8146 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 456-496, 500-521 and 536-547 = T-3
 - (b) Lots 270-455, 497-499 and 522-535 = T-4
 - 10) Outlots 68, 70, 71, 73, 74, 78, 81 and 85 are "Private Alleys" and public utility easements.
 - 11) Outlots 69, 72 and 77 are dedicated to the Public for Pedestrian/Bike Path and Public Utility Easement.
 - 12) Outlot 84 is private reserved for Open Space.
 - 13) Outlot 83 is reserved for future development.
 - 14) Outlot 86 is dedicated to the public for open space and environmental corridor.
 - 15) Outlots 75, 76, 79 and 80 are dedicated to the Public for Pedestrian/Bike Path.
 - 16) Outlot 82 is dedicated to the Public for Park Purposes.
 - 17) Gas main easements shall be 6 feet wide and adjacent to each public right of way.
 - 18) 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".

LEGEND

	OVERHEAD UTILITY		FIRE HYDRANT
	BURIED GAS MAIN		ROUND CATCH BASIN
	WATER MAIN		RECTANGULAR CATCH BASIN
	SANITARY SEWER		STORM SEWER INLET
	STORM SEWER		ELECTRIC MANHOLE
	BURIED TELEPHONE		TELECOMM. MANHOLE
	BURIED ELECTRIC		STORM SEWER MANHOLE
	BURIED CABLE TV		SANITARY SEWER MANHOLE
	BURIED FIBER OPTIC		BITUMINOUS PAVEMENT
	WATER VALVE		CONCRETE PAVEMENT
	GAS VALVE		LIGHT POLE
	CABLE TV PEDESTAL		UTILITY POLE
	ELECTRIC PEDESTAL		GUY WIRE
	TELEPHONE PEDESTAL		MAILBOX
	UTILITY POLE		CONIFEROUS TREE
	SIGN		DRAINAGE ARROW
	DECIDUOUS TREE		

1" IRON PIPE FOUND UNLESS NOTED
 3/4" SOLID IRON ROD FOUND
 1/2" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 SET MAX N/A.
 INDICATES RECORDED AS:
 8" GAS MAIN EASEMENT
 10' ELECTRIC EASEMENT
 DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
 VISION TRIANGLE

DESCRIPTIONS FURNISHED:

PART OF OUTLOT 2, 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

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-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this _____ day of _____ 20____

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

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.65'	951.89'	157°54'	N37°30'30"E	32.65'
C2	81.84'	74.31'	63°06'10"	N247°16'14"W	77.77'
C3	215.93'	1650.00'	7°29'54"	N42°23'41"E	215.78'
C4	117.01'	210.00'	31°55'29"	S73°53'34"W	115.50'
C5	45.65'	2524.50'	1°02'10"	S48°25'33"W	45.65'
C6	828.99'	1704.50'	27°51'57"	S23°18'29"W	820.84'
C7	308.99'	227.50'	77°43'02"	S29°29'00"E	285.47'
C9	446.28'	2497.00'	1°01'42"	N43°45'53"E	445.68'
C10	365.02'	2198.00'	9°30'54"	N43°24'12"E	364.60'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	720.81'	1378.00'	29°58'14"	N23°39'37"E	712.62'
C12	354.22'	250.00'	81°10'49"	N49°15'55"E	325.32'
C13	283.71'	1899.00'	8°33'36"	N42°55'33"E	283.45'
C14	564.41'	1079.00'	29°58'14"	N23°39'37"E	558.00'
C15	856.72'	1877.00'	29°16'14"	N24°00'38"E	847.44'
C16	389.32'	801.00'	27°50'53"	N22°35'57"E	385.50'
C17	307.58'	200.00'	88°06'57"	N34°40'58"W	278.15'

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

GRID NORTH
 BRASSICA ROAD CORNER TO THE NORTH QUARTER CORNER OF SECTION 12-06-09

SCALE: ONE INCH = EIGHTY FEET

ENGINEER:
 MICHELLE L. BURSE, P.L.S. NO. 2020
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@me-inc.net
 www.burseengineering.com

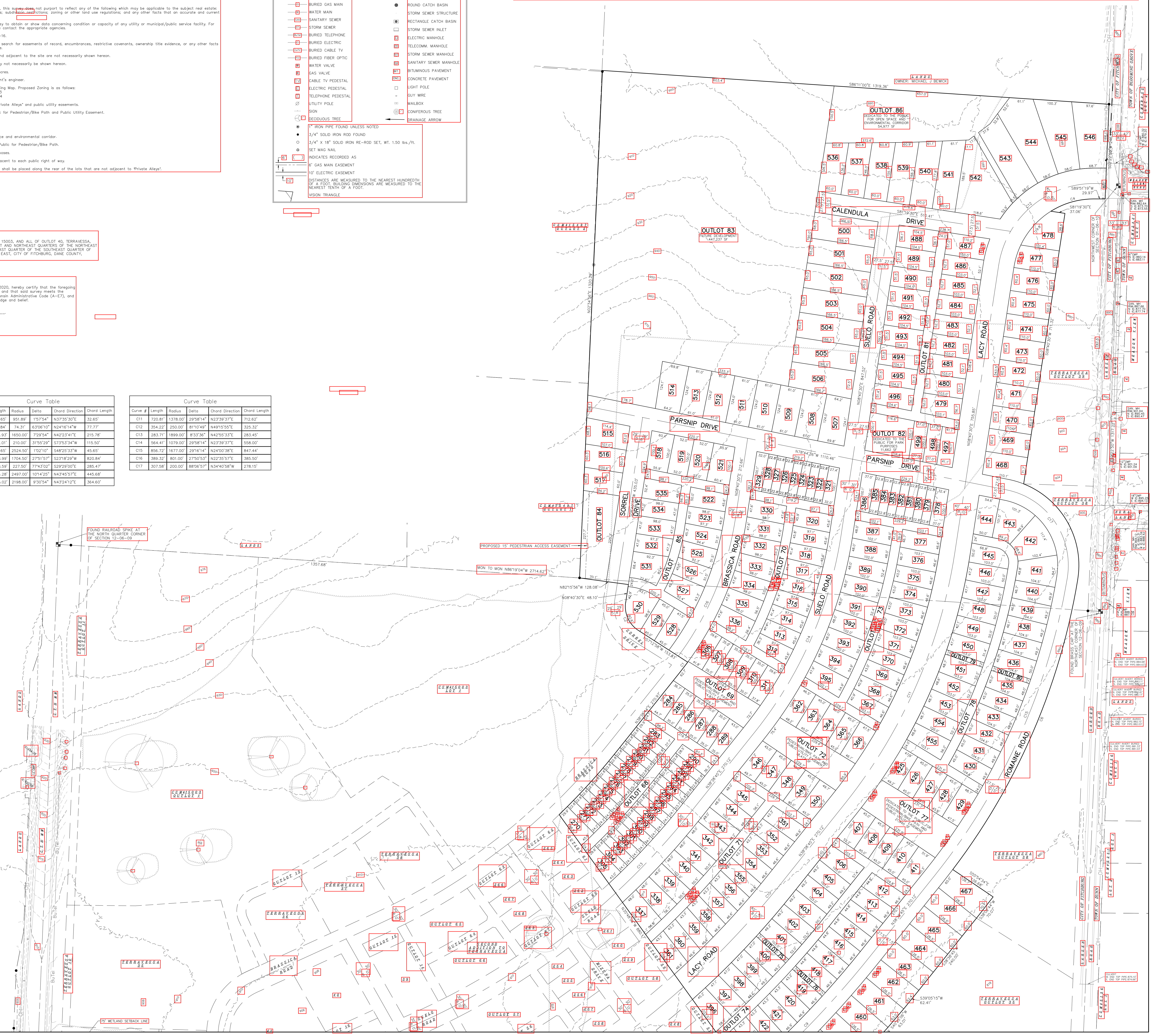
PLANNER:
 TROY ANDERSON CONSULTING LLC
 1000 W. WATKINS ST. #200
 MADISON, WI 53704

OWNER/SUBDIVIDER:
 MICHELLE BURSE CONSULTING LLC
 1000 W. WATKINS ST. #200
 MADISON, WI 53704

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

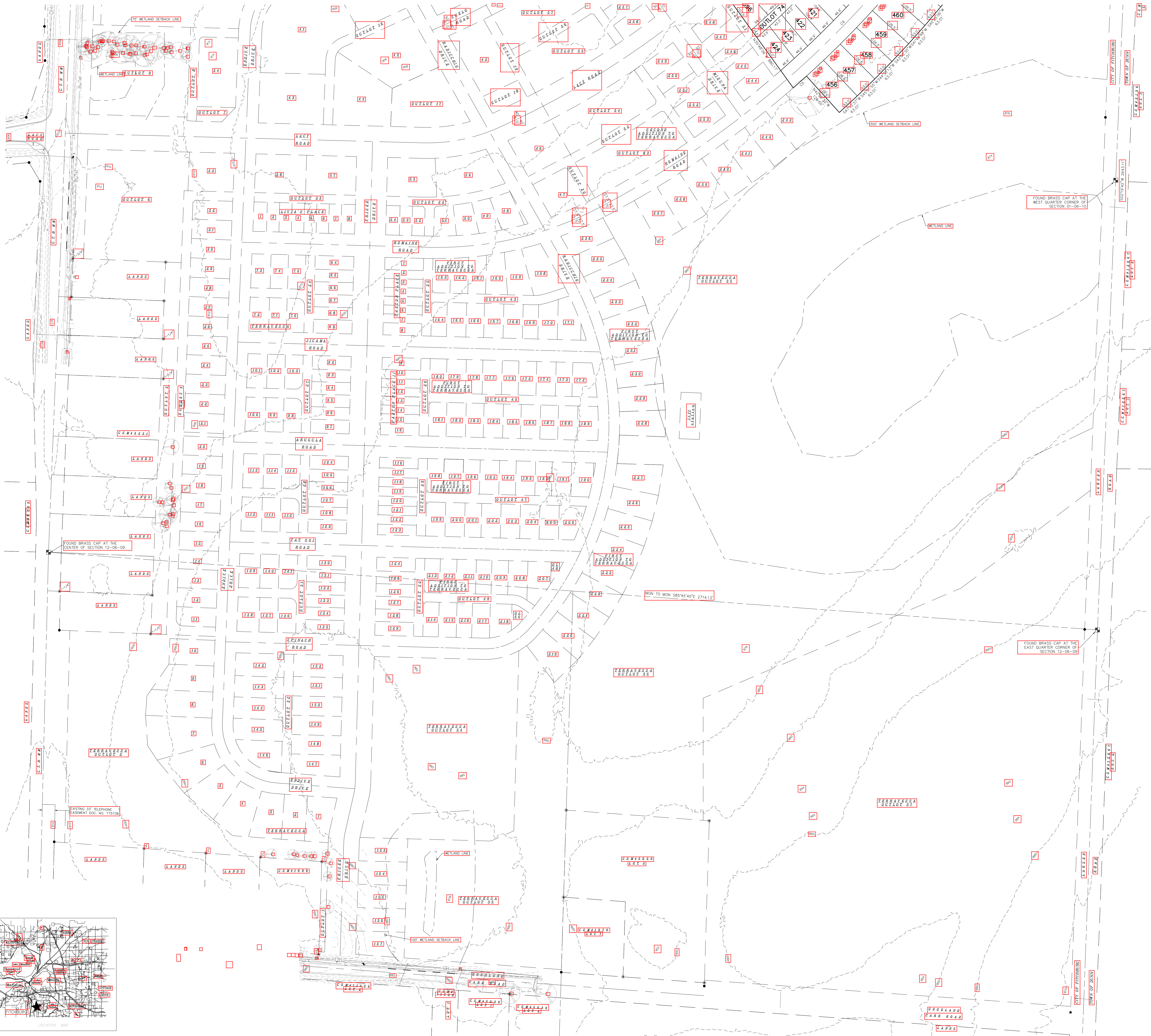
Date: October 17, 2022
 Plot View: PP
 VISE: 021/View/BSE1921PP-3v18.dwg

PAGE 1 OF 2

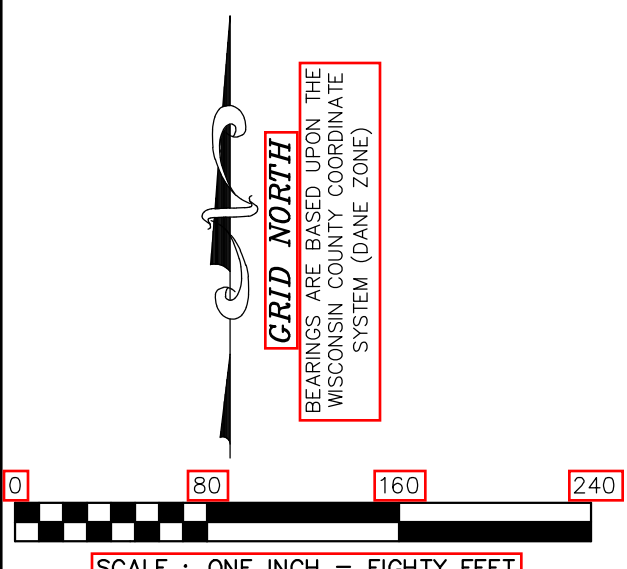


PRELIMINARY PLAT OF TERRAVESSA - REVISION NO. 2

PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15003, AND ALL OF OUTLOT 40, TERRAVESSA, LOCATED IN THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST 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



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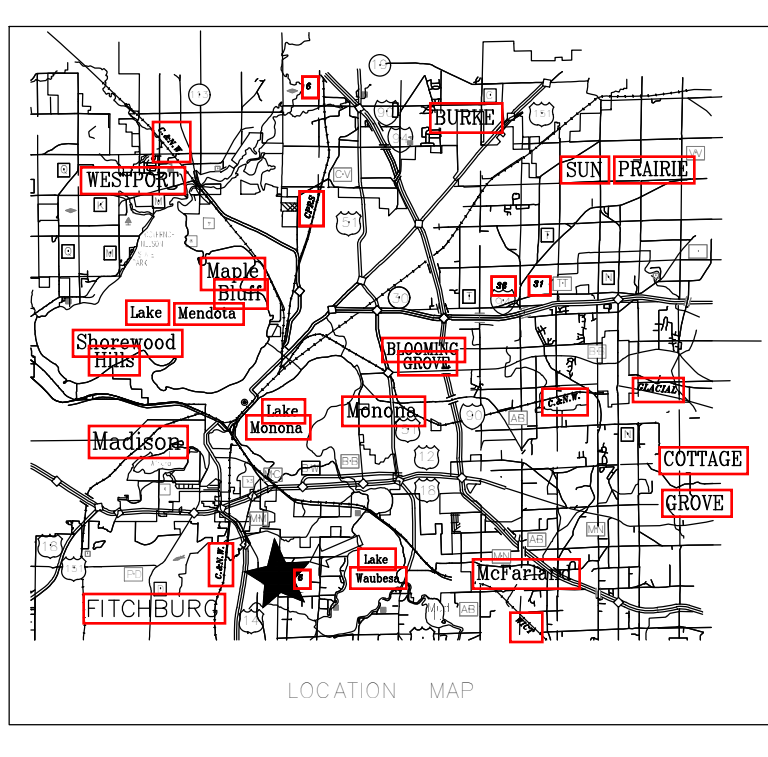
ENGINEER:
EOR, INC.
10001 UNIVERSITY AVENUE
COTTAGE GROVE, WI 53527

PLANNER:
MVA CONSULTING LLC
10001 UNIVERSITY AVENUE
COTTAGE GROVE, WI 53527

OWNER/SUBDIVIDER:
TERRAVESSA DEVELOPMENT
10001 UNIVERSITY AVENUE
COTTAGE GROVE, WI 53527

SURVEYOR:
Burse
surveying & engineering inc.
2001 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: burse@burse-inc.net
www.burse-surveying.com

Date: October 17, 2022
Plot View: PP
VSE21921.dwg/VSE21921PP-3v18.dwg
PAGE 2 OF 2



Preliminary Plat of Terravessa – Revision No. 3

Part of Outlot 2, Certified Survey Map Number 15003, as recorded in Volume 106 of Certified Survey Maps, on pages 7-14, Document Number 5459938, and all of Outlot 40, Terravessa, as recorded in Volume 099A of Plats, on pages 545-554, Document Number 5440387, Dane County Registry, located in the Northeast and Northwest Quarters of the Northeast Quarter of Section 12, and in the Southeast Quarter of the Southeast Quarter of Section 01, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of said Section 12; thence South 86 degrees 19 minutes 04 seconds East along the north line of said Northeast Quarter, 1357.68 feet to the Point of Beginning; thence North 02 degrees 34 minutes 56 seconds East, 1320.29 feet to the north line of the Southeast Quarter of the Southeast Quarter of said Section 01; thence South 86 degrees 11 minutes 00 seconds East along said north line, 1319.36 feet to the west right of way of Larsen Road; thence South 02 degrees 22 minutes 50 seconds West along said west right of way, 246.17 feet; thence South 89 degrees 51 minutes 19 seconds West, 29.97 feet to a point of curvature; thence 117.01 feet along the arc of a curve to the left, a radius of 210.00 feet, through a central angle of 31 degrees 55 minutes 29 seconds and a chord bearing South 73 degrees 53 minutes 34 seconds West, 115.50 feet; thence South 81 degrees 19 minutes 30 seconds East, 37.06 feet; thence South 08 degrees 40 minutes 30 seconds West, 711.32 feet to a point of non-tangential curvature; thence 308.59 feet along the arc of a curve to the right, a radius of 227.50 feet, through a central angle of 77 degrees 43 minutes 02 seconds and a chord bearing South 29 degrees 29 minutes 00 seconds East, 285.47 feet to a point of compound curvature; thence 828.99 feet along the arc of a curve to the right, a radius of 1704.50 feet, through a central angle of 27 degrees 51 minutes 57 seconds and a chord bearing South 23 degrees 18 minutes 29 seconds West, 820.84 feet; thence South 55 degrees 54 minutes 34 seconds East, 126.68 feet; thence South 38 degrees 02 minutes 44 seconds West, 70.07 feet; thence South 38 degrees 38 minutes 45 seconds West, 240.00 feet; thence South 39 degrees 05 minutes 15 seconds West, 62.41 feet; thence South 40 degrees 25 minutes 06 seconds West, 63.01 feet; thence South 41 degrees 46 minutes 48 seconds West, 63.01 feet; thence South 43 degrees 08 minutes 30 seconds West, 63.01 feet; thence South 44 degrees 30 minutes 13 seconds West, 63.01 feet; thence South 45 degrees 51 minutes 55 seconds West, 63.01 feet; thence South 47 degrees 13 minutes 37 seconds West, 63.01 feet; thence North 42 degrees 05 minutes 32 seconds West, 126.50 feet to a point of non-tangential curvature, also to the south right of way of Romaine Road; thence 45.65 feet along the arc of a curve to the right, also along said south right of way, a radius of 2524.50 feet, through a central angle of 01 degree 02 minutes 10 seconds and a chord bearing South 48 degrees 25 minutes 33 seconds West, 45.65 feet; thence North 35 degrees 48 minutes 06 seconds West, 880.17 feet to a point of non-tangential curvature, also to the south right of way of Brassica Road; thence 215.93 feet along the arc of a curve to the left, also along said south right of way, a radius of 1650.00 feet, through a central angle of 07 degrees 29 minutes 54 seconds and a chord bearing North 42 degrees 23 minutes 41 seconds East, 215.78 feet; thence North 38 degrees 38 minutes 44 seconds East along said south right of way, 270.97 feet; thence North 37 degrees 29 minutes 22 seconds East along said northeast right of way, 31.80 feet to the northeast right of way of Sorrel Drive; thence North 57 degrees 12 minutes 58 seconds West along said northeast right of way, 153.89 feet to a point of curvature; thence 81.84 feet along the arc of a

curve to the right, also along said northeast right of way, a radius of 74.31 feet, through a central angle of 63 degrees 06 minutes 10 seconds and a chord bearing North 24 degrees 16 minutes 14 seconds West, 77.77 feet; thence North 08 degrees 40 minutes 30 seconds East along the east right of way of Sorrel Drive, 48.10 feet; thence North 82 degrees 15 minutes 56 seconds West, 128.08 feet to the Point of Beginning.

Prepared By:

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101

Madison WI, 53704

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