



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: Three (See Attached Plat Map)

4. No. Of Buildable Lots Proposed: Lots 109, 110 and 117 Swan Creek

5. Zoning District: Business and Residential

6. Current Owner of Property: Fitchburg Lands, LLC

Address: 5500 E. Cheryl Parkway, Suite #106, Fitchburg, WI 53711 **Phone No:** 608-276-3161

7. Contact Person: Randy Christianson

Email: rc@cbcworldwide.com

Address: 7609 Elmwood Ave., Suite #102, Middleton, WI 53562 **Phone No:** 608-288-3328

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:


 Owners or Authorized Agent's Signature

Randy Christianson

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. _____

July 18, 2013

To: Tom Hovel
Planning & Zoning Administrator
City of Fitchburg
2377 S. Fish Hatchery Road
Fitchburg, WI 53711

From: Randy Christianson
Coldwell Banker Commercial Success
7609 Elmwood Avenue, Suite #102
Middleton, WI 53562

Re: Land Division Application – Lots 109,110 and 117 Swan Creek

Dear Mr. Hovel,

Enclosed are the Land Division Application and Maps for Lots 109, 110 and 117 in the First Addition to Swan Creek of Nine Springs.

Fitchburg Lands, LLC are looking to place multi-family apartment use on Lot 117 in Swan Creek to accommodate multi-family buildings. The adjacent multi-family developer/owner of Lot 111 in Swan Creek is looking to add additional units to what they currently own in order to have an onsite Manager and Office.

The proposed Land Division Application looks to do the following:

1. Change the Comprehensive Development Plan by changing the designated use for Lot 117 in Swan Creek from BUS (Business) to HDR (High Density Residential) and change the designated use for Lots 109 and 110 from HDR (High Density Residential) to MDR (Medium Density Residential).
2. The approved Swan Creek Comprehensive Development Plan placed a cap on the number of units that could be built in the subdivision at 910 dwelling units. Currently there are 149 units left under the cap, to accommodate the apartment buildings for Lot 117 and staying within the allowed cap Fitchburg Lands, LLC are looking to transfer some of the approved units from Lots 109 & 110 (currently at 114 units) to Lot 117, which would increase the density on Lot 117 and reduce the density on Lots 109 & 110.
3. Please see attached Subdivision Map and Plat Map for the First Addition to Swan Creek of Nine Springs for reference.

Please feel free to call me at 288-3328 or email rc@cbcworldwide.com with any questions or comments. Thank you for your time and help for this submittal.

Sincerely,

Randy Christianson
Coldwell Banker Commercial Success



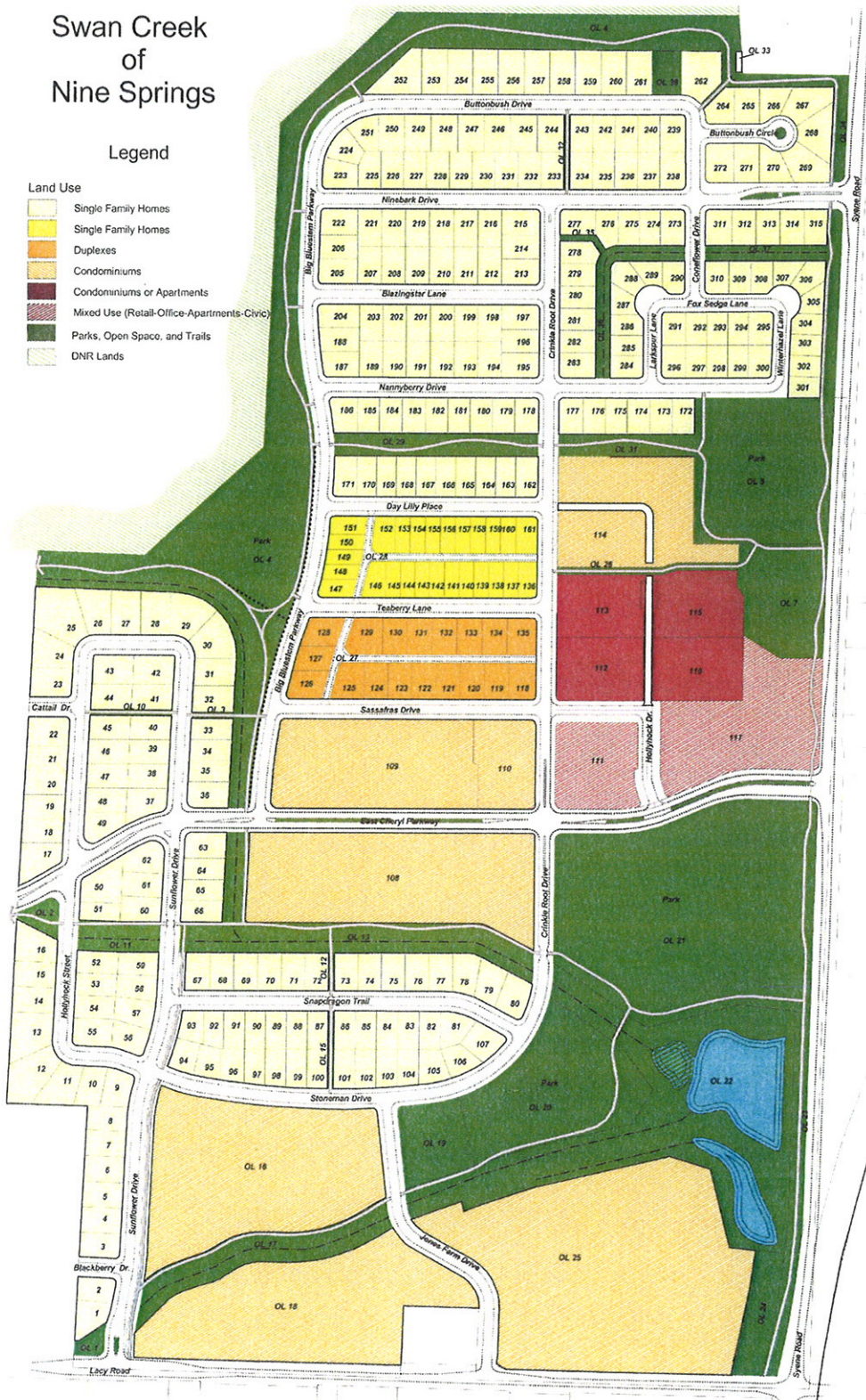
**COLDWELL
BANKER
COMMERCIAL**

SUCCESS

Swan Creek of Nine Springs

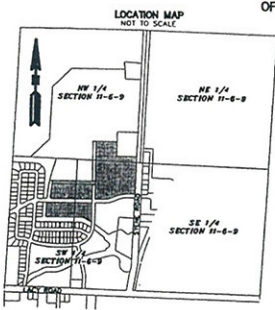
Legend

- Land Use
- Single Family Homes
 - Single Family Homes
 - Duplexes
 - Condominiums
 - Condominiums or Apartments
 - Mixed Use (Retail-Office-Apartments-Civic)
 - Parks, Open Space, and Trails
 - DNR Lands



FIRST ADDITION TO SWAN CREEK OF NINE SPRINGS

BEING OUTLOTS 6, 9 AND 14 OF SWAN CREEK OF NINE SPRINGS, ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



- LEGEND**
- 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND
 - 1-1/4" x 24" SOLID IRON RE-ROD SET, WT. 4.30 LBS./FT.
 - ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 24" SOLID IRON RE-ROD WITH CAP, WT. 1.50 LBS./FT.
 - SPOT ELEVATIONS AT CROSS DATUM. THESE ELEVATIONS ARE THE MINIMUM ALLOWABLE AT THAT LOCATION.
 - /// INDICATES NO ACCESS
 - ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. LOTS WITH 2 ARROWS TYPICALLY CHANGE DIRECTION 30 FEET FROM THE FRONT PROPERTY LINE.

NOTES

DATE OF SURVEY: 11-01-02

DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

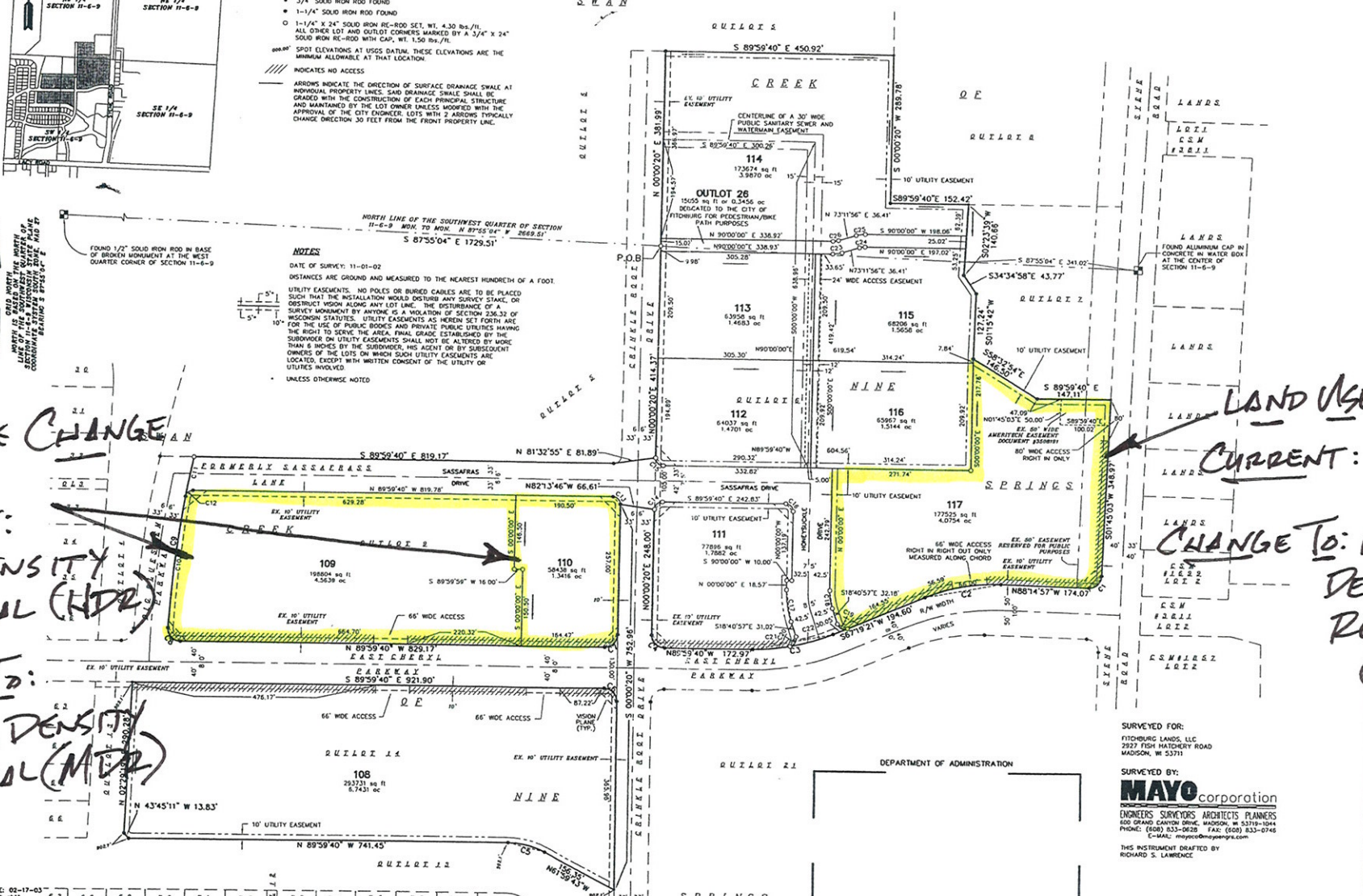
UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT LOCATIONS, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

UNLESS OTHERWISE NOTED



FOUND 1/2" SOLID IRON ROD IN BASE OF BENCH MONUMENT AT THE WEST QUARTER CORNER OF SECTION 11-6-9

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11-6-9 MON. TO MON. N 87°55'04" W 2669.21' S 87°55'04" E 1729.51'



LAND USE CHANGE

CURRENT:
HIGH DENSITY RESIDENTIAL (HDR)

CHANGE TO:
MEDIUM DENSITY RESIDENTIAL (MDR)

LAND USE CHANGE

CURRENT: BUSINESS (BUS)

CHANGE TO: HIGH DENSITY RESIDENTIAL (HDR)

SURVEYED FOR:
FITCHBURG LANDS, LLC
2927 FISH HATCHERY ROAD
MADISON, WI 53711

SURVEYED BY:
MAYO corporation
ENGINEERS SURVEYORS ARCHITECTS PLANNERS
600 GRAND CANYON DRIVE, MADISON, WI 53710-1044
PHONE: (608) 833-0628 FAX: (608) 833-0748
E-MAIL: mayo@mayocorp.com

THIS INSTRUMENT DRAFTED BY
RICHARD S. LAWRENCE

PLOT DATE: 02-17-03
PLOT WEEK: 5011
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