



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: March 18, 2024

Project No. 220140

Re: Index Road – CSM (Avalon)

File:

Attn: Deanna Schmidt – City Planner/Zoning Administrator
To: City of Fitchburg – Planning & Zoning
5520 Lacy Road
Fitchburg, WI 53711

WE ARE SENDING YOU:

Attached

Under separate cover via _____ the following items:

Shop Drawings

Prints

Plans

Samples

Specifications

Copy of Letter

Change Order

Copies	Date	No.	Description
1	03/18/2024		Land Division Application
1	03/18/2024		Certified Survey Map
1	03/18/2024		Legal Description - CSM

THESE ARE TRANSMITTED AS CHECKED BELOW:

For approval

Approved as submitted

Resubmit _____ copies for approval

For your use

Approved as noted

Submit _____ copies for distribution

As requested

Returned for corrections

Return _____ corrected prints

For review & comment

For your file

FOR BIDS DUE: _____ (Date)

RETURNED AFTER LOAN TO US

REMARKS

Deanna,

On behalf of our client we are requesting that the attached CSM be placed on the Plan Commission agenda for action at the April 16th meeting and the Common Council agenda for the April 23rd meeting.

Please contact us if you need any more information or if you have any questions. Thank you.

Copy to _____ Signed Johnathan Lilley, PE

If enclosures are not as noted, kindly notify us at once.



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: One

4. No. Of Buildable Lots Proposed: One

5. Zoning District: PDD-SIP

6. Current Owner of Property: 2876 Index LLC

Address: 3131 Fish Hatchery Road, Fitchburg, WI 53713 **Phone No:** 608-468-6605

7. Contact Person: Johnathan Lilley

Email: jllil@vierbicher.com

Address: 999 Fourier Drive, STE 201, Madison, WI 53717 **Phone No:** 608-826-0532

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: *Johnathan Lilley* Johnathan Lilley
 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.

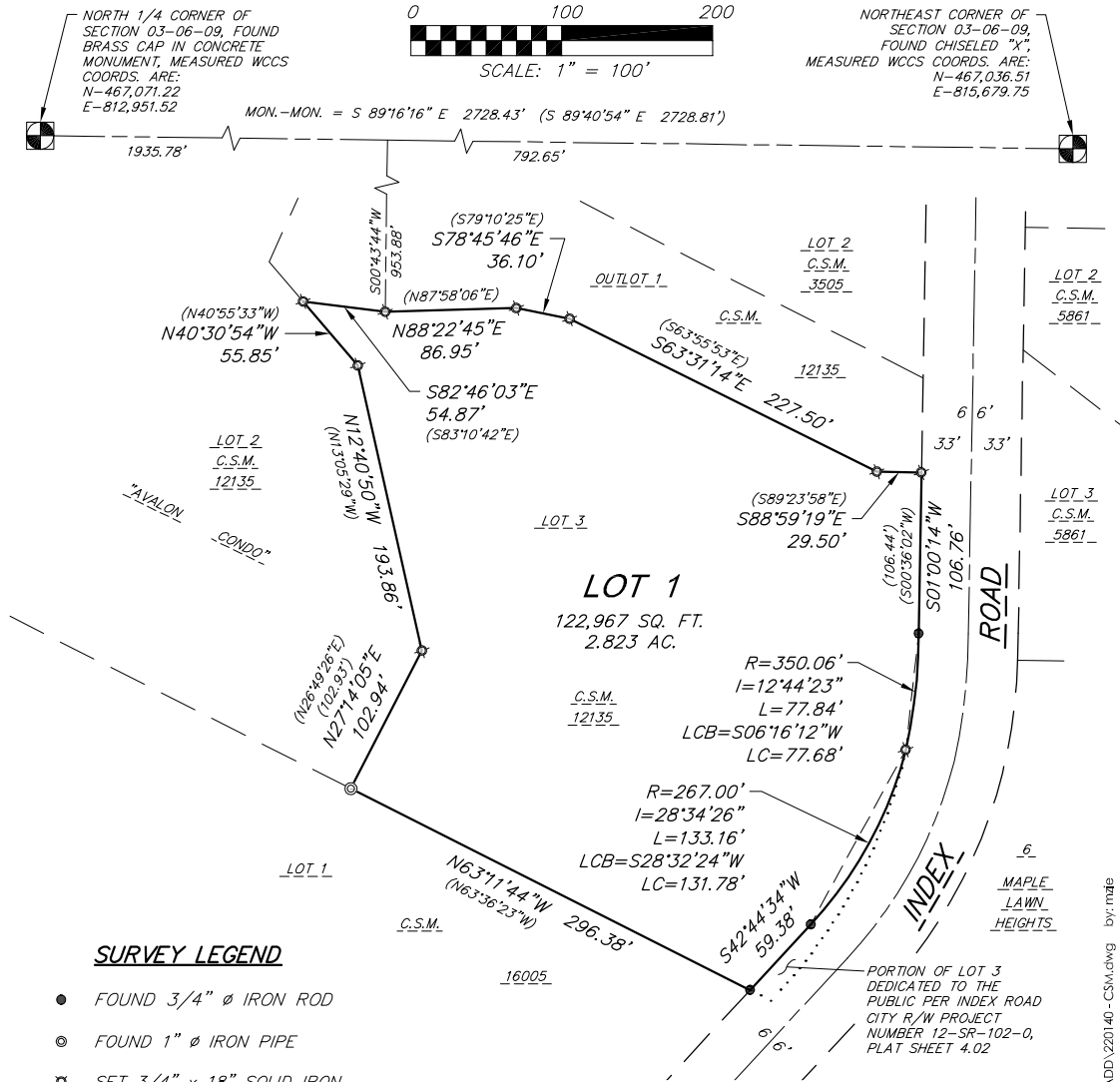
For City Use Only: **Date Received:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

CERTIFIED SURVEY MAP No.

LOT 3, CERTIFIED SURVEY MAP NUMBER 12135 AS RECORDED IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 11-18, AS DOCUMENT NUMBER 4304437, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CHRIS ADAMS MONUMENT RECORDS, DATED 09/20/2016 FOR THE N 1/4 CORNER OF SEC. 03-06-09 AND DATED 10/13/2016 FOR THE NE CORNER OF SEC. 03-06-09. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS SEPTEMBER 03, 2021.

NOTE: SEE SHEETS 2-5 FOR EASEMENTS.



03/05/2024



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 3 MEASURED AS BEARING S89°16'16"E

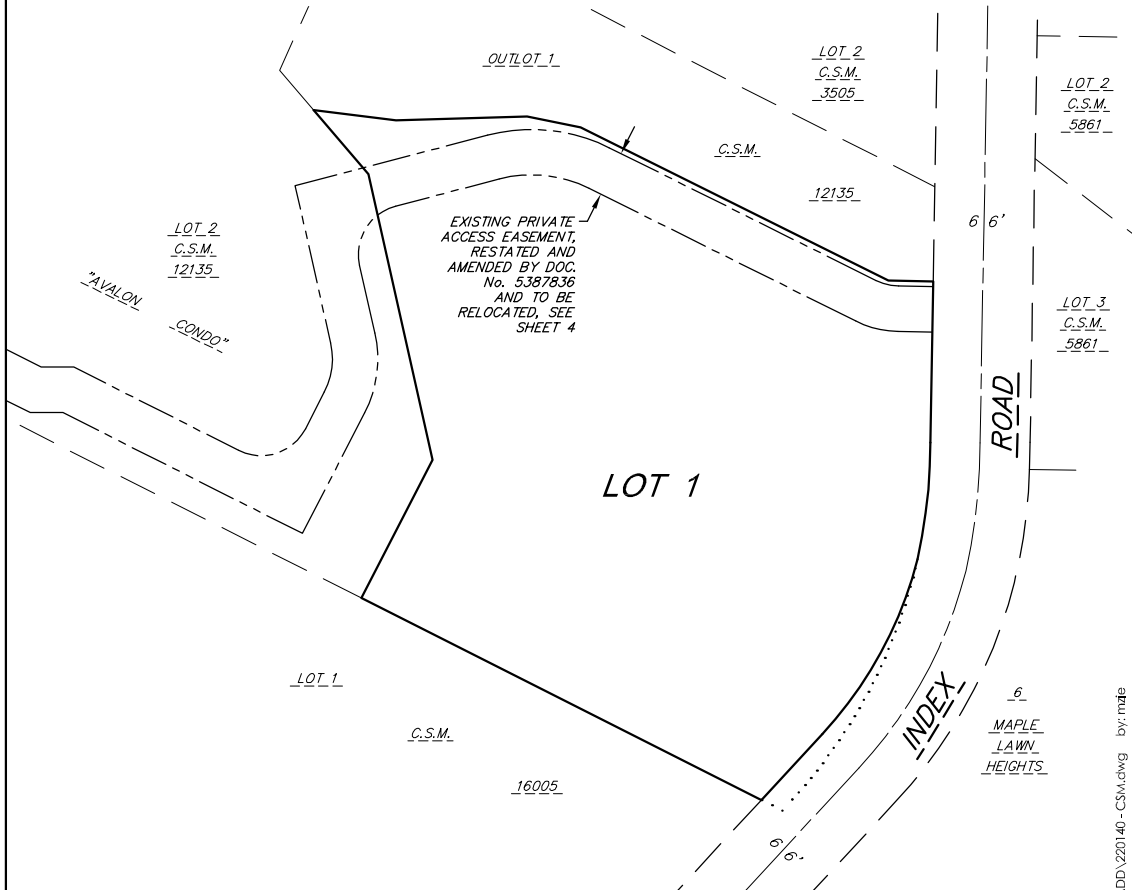
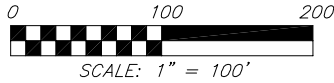
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	FN: 220140 DATE: 03/05/2024	SURVEYED FOR: Venture Capital, LLC 2820 Walton Commons Lane, Suite 125 Madison, WI 53718	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
	REV: _____ Drafted By: MZIE Checked By: JLL		

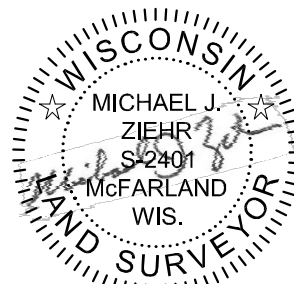
SHEET 1 OF 7

CERTIFIED SURVEY MAP No.

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EASEMENT DETAILS



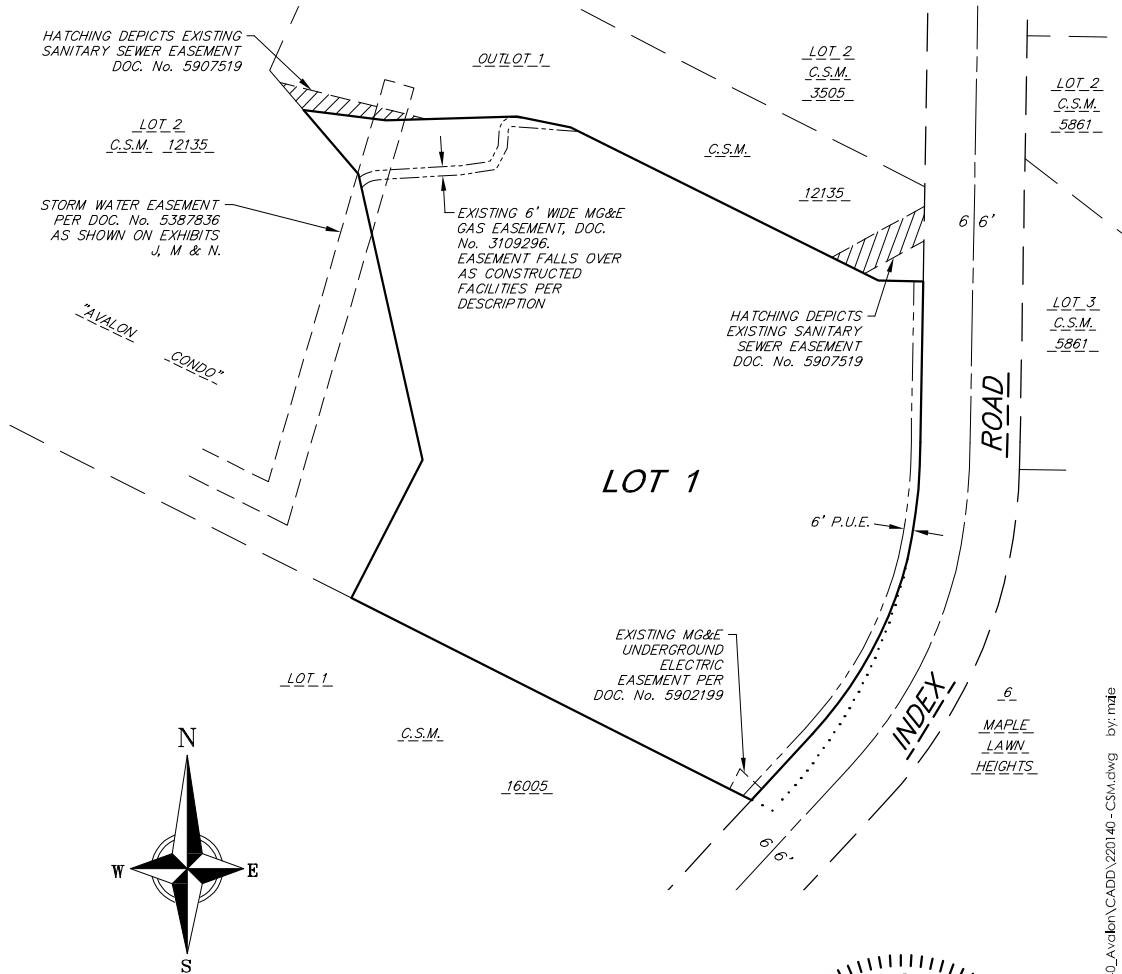
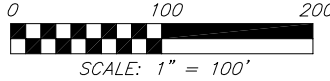
03/05/2024

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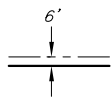
	FN: 220140 DATE: 03/05/2024	SURVEYED FOR: Venture Capital, LLC 2820 Walton Commons Lane, Suite 125 Madison, WI 53718	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 2 OF 7
	REV:	Drafted By: MZIE	Checked By: JLL	
	Checked By: JLL	Drafted By: MZIE	Checked By: JLL	
	Checked By: JLL	Drafted By: MZIE	Checked By: JLL	

CERTIFIED SURVEY MAP No.

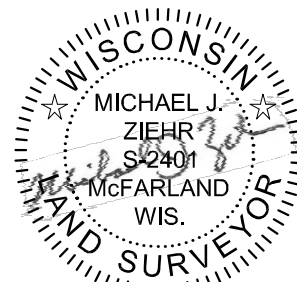
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EASEMENT DETAILS



PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:
PUBLIC 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.



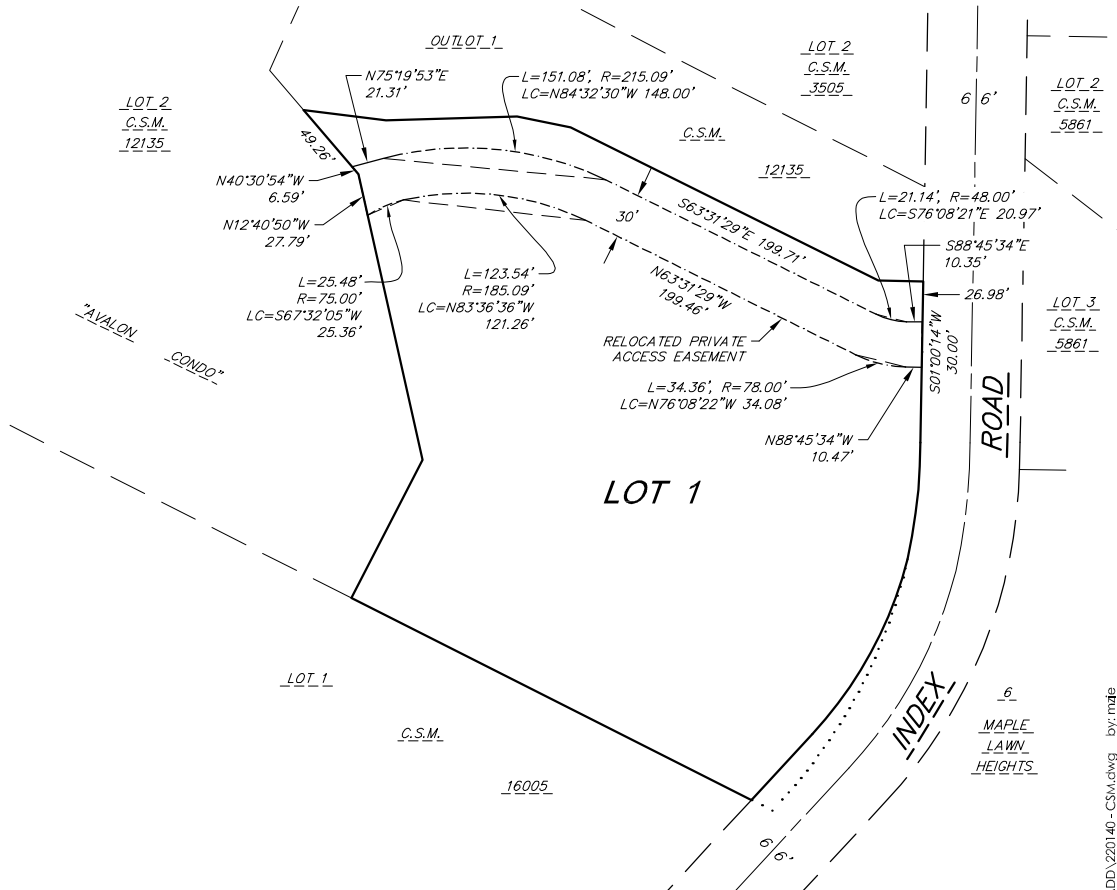
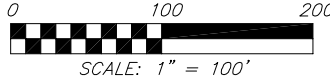
03/05/2024

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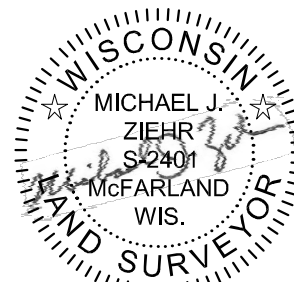
	FN: 220140 DATE: 03/05/2024	SURVEYED FOR: Inventure Capital, LLC 2820 Walton Commons Lane, Suite 125 Madison, WI 53718	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
	REV: Drafted By: MZIE Checked By: JLL	SHEET 3 OF 7	

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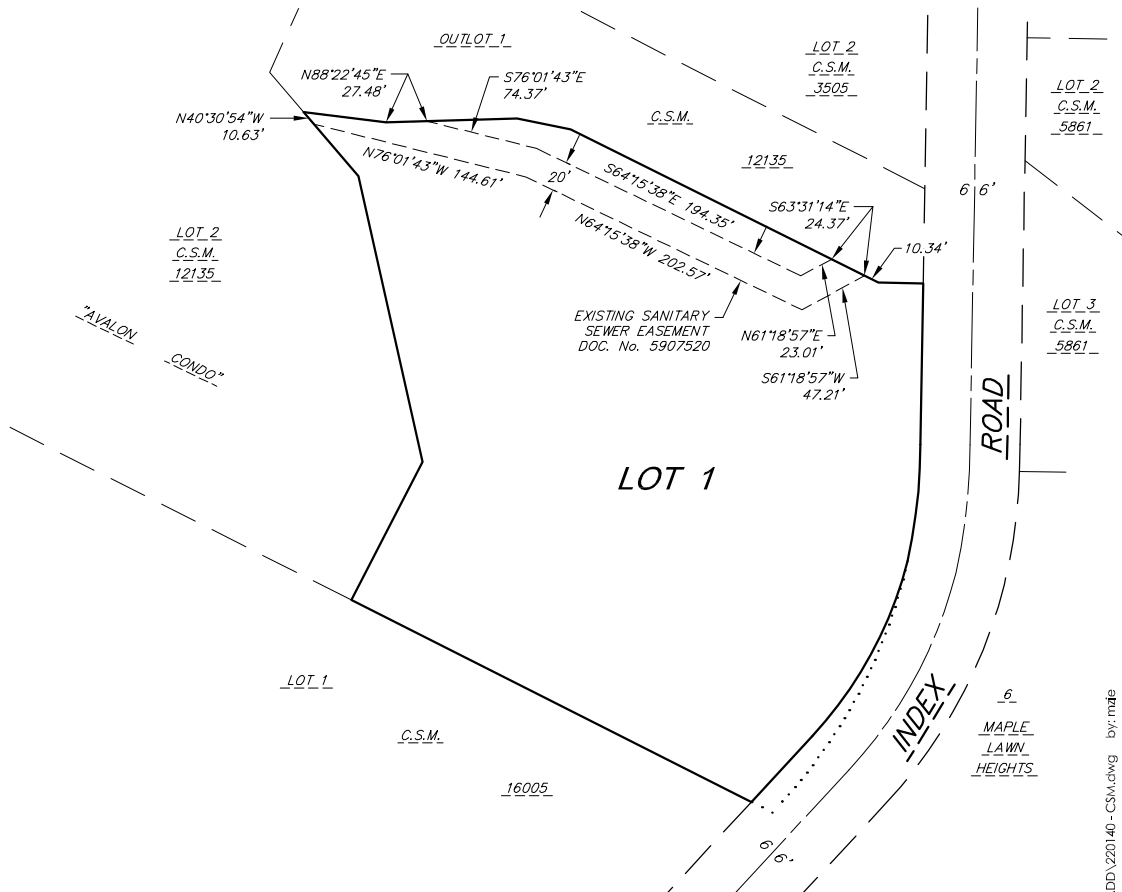
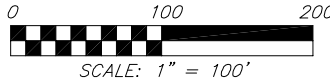
03/05/2024

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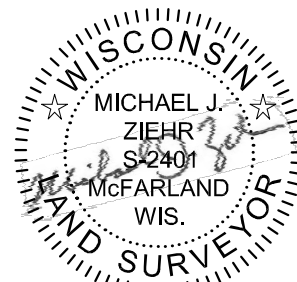
	FN: 220140 DATE: 03/05/2024	SURVEYED FOR: Venture Capital, LLC 2820 Walton Commons Lane, Suite 125 Madison, WI 53718	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 7
	REV: _____ Drafted By: MZIE			
	Checked By: JLL			

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EASEMENT DETAILS



03/05/2024

05 Mar 2024 - 12:02p M:\Inventory Capital\220140_Avalon\CADD\220140 - CSM.dwg by: mze

	FN: 220140 DATE: 03/05/2024	SURVEYED FOR: Inventure Capital, LLC 2820 Walton Commons Lane, Suite 125 Madison, WI 53718	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 7
	REV:			
	Drafted By: MZIE			
	Checked By: JLL			

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OWNER'S CERTIFICATE

2876 Index LLC, a Wisconsin limited liability company, as owner(s), 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 _____, 2024.

2876 Index LLC

By: _____
Edward P. Hoyt, Manager

By: _____
Michael J. Thorson, Manager

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2024, the above named Edward P. Hoyt and Michael J. Thorson, Managers of 2876 Index LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Lake Ridge Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Lake Ridge Bank, has caused these presents to be signed by _____ its _____, at Monona, Wisconsin, on this _____ day of _____, 2024.

Lake Ridge Bank

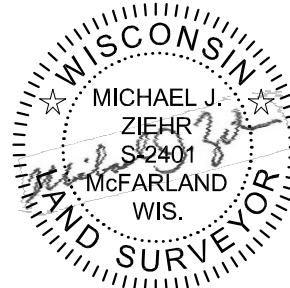
By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2024, _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____



03/05/2024

05 Mar 2024 - 11:43a M:\Inventory Capital\220140_Avalon\CADD\220140 - CSM.dwg by: mje

<p style="font-size: 8px;">planners engineers advisors</p>		FN: 220140	SURVEYED FOR:	C.S.M. No. _____	<p style="font-size: 12px; margin: 0;">SHEET</p> <p style="font-size: 12px; margin: 0;">6 OF 7</p>
		DATE: 03/05/2024	Inventure Capital, LLC 2820 Walton Commons Lane, Suite 125 Madison, WI 53718	Doc. No. _____	
		REV:			
		Drafted By: MZIE			
		Checked By: JLL			Vol. _____ Page _____

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LEGAL DESCRIPTION

Lot 3, Certified Survey Map (C.S.M.) Number 12135 as recorded in Volume 75 of Certified Survey Maps, on pages 11-18, as Document Number 4304437, Dane County Registry and located in the Northeast Quarter of the Northeast Quarter of Section 03, 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 03; thence S89°16'16"E, along the north line of said Section 03, 1935.78 feet; thence S00°43'44"W, 953.88 feet to the point of beginning of this description; thence North 88 degrees 22 minutes 45 seconds East, 86.95 feet; thence South 78 degrees 45 minutes 46 seconds East, 36.10 feet; thence South 63 degrees 31 minutes 14 seconds East, 227.50 feet; thence South 88 degrees 59 minutes 19 seconds East, 29.50 feet to the westerly right-of-way line of Index Road; thence South 01 degree 00 minutes 14 seconds West, along said westerly right-of-way line, 106.76 feet to a point of curvature; thence 77.84 feet along said westerly right-of-way line and the arc of a curve to the right having a radius of 350.06 feet and a chord bearing South 06 degrees 16 minutes 12 seconds West, 77.68 feet to a point of compound curvature; thence 133.16 feet along said westerly right-of-way line and the arc of a curve to the right having a radius of 267.00 feet and a chord bearing South 28 degrees 32 minutes 24 seconds West, 131.78 feet; thence South 42 degrees 44 minutes 34 seconds West, along said westerly right-of-way line, 59.38 feet to the northerly line of Lot 1, C.S.M. Number 16005, recorded as Document Number 5833038; thence North 63 degrees 11 minutes 44 seconds West, along said northerly line of Lot 1, a distance of 296.38 feet; thence North 27 degrees 14 minutes 05 seconds East, 102.94 feet; thence North 12 degrees 40 minutes 50 seconds West, 193.86 feet; thence North 40 degrees 30 minutes 54 seconds West, 55.85 feet; thence South 82 degrees 46 minutes 03 seconds East, 54.87 feet to the point of beginning.

Said description contains 122,967 square feet or 2.823 acres, more or less.

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

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, 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 J. Ziehr

Date: MARCH 05, 2024

Signed: Michael J. Ziehr
Michael J. Ziehr, P.L.S. S-2401



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

05 Mar 2024 - 11:43a I:\Inventory Capital\220140_Avalon\CADD\220140 - CSM.dwg by: mje

		FN: 220140	SURVEYED FOR:		
		DATE: 03/05/2024	Adventure Capital, LLC	C. S.M. No. _____	SHEET 7 OF 7
		REV:	2820 Walton Commons	Doc. No. _____	
		Drafted By: MZIE	Lane, Suite 125	Vol. _____ Page _____	
Checked By: JLL	Madison, WI 53718				

Index Road – CSM Boundary

Legal Description

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