



CITY OF FITCHBURG

Planning Department

5520 Lacy Road
Fitchburg, WI 53711-5318

Phone: (608) 270-4256 ■ Fax: (608) 270-4275

www.fitchburgwi.gov

NOTICE PUBLIC HEARING October 16, 2024

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on Wednesday, October 16, 2024 at 6:30 p.m. in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purpose of soliciting comments on:

A) A proposed Plan Commission Resolution PCR-11-24: Adopting and Recommending the Fall 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off S Seminole Highway & Lacy Road in Section 8, City of Fitchburg in Dane County, Wisconsin (Lot 2 of CSM 8023) (Parcel number: #225/0609-083-9570-4).

B) A proposed Ordinance 2024-O-30: An Ordinance to Adopt and Recommend the Fall 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off S Seminole Highway & Lacy Road in Section 8, City of Fitchburg in Dane County, Wisconsin (Lot 2 of CSM 8023) (Parcel number: #225/0609-083-9570-4).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for property off S Seminole Highway & Lacy Road, from BUS (Business) to HDR (High Density Residential).

A copy of this proposed 2024 Comprehensive Plan amendment may be obtained from the City Council or City Hall. You may contact Zack Jones, Associate Planner, for additional information regarding the proposed Comprehensive Plan Amendment Ordinance. You may also view the information on the City Website at: <https://www.fitchburgwi.gov/2646/Comprehensive-Plan-2030>.

At that time, all interested parties will be given an opportunity to speak.

September 19, 2024
Date

Zack Jones
Associate Planner

For publication in the Wisconsin State Journal legals on Tuesday, October 1, 2024 and Tuesday, October 8, 2024



CITY OF FITCHBURG

Planning Department

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Fitchburg, WI 53711-5318

Phone: (608) 270-4255 ■ Fax: (608) 270-4275

www.fitchburgwi.gov

NOTICE PUBLIC HEARING December 10, 2024

PLEASE TAKE NOTICE that the Common Council of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on Tuesday, December 10, 2024 at 7:30 p.m. in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purpose of soliciting comments on:

A proposed Ordinance 2024-O-30: An Ordinance to Adopt and Recommend the Fall 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off S Seminole Highway & Lacy Road in Section 8, City of Fitchburg in Dane County, Wisconsin (Lot 2 of CSM 8023) (Parcel number: #225/0609-083-9570-4).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for property off S Seminole Highway & Lacy Road, from BUS (Business) to HDR (High Density Residential).

A copy of this proposed 2024 Comprehensive Plan amendment may be obtained from the City Council or City Hall. You may contact Deanna Schmidt, City Planner, for additional information regarding the proposed Comprehensive Plan Amendment Ordinance. You may also view the information on the City Website at: <https://www.fitchburgwi.gov/2646/Comprehensive-Plan-2030>

At that time, all interested parties will be given an opportunity to speak.

September 19, 2024
Date

Zack Jones
Associate Planner

For publication in the Wisconsin State Journal legals on Tuesday, October 1, 2024 and Tuesday, October 8, 2024.

City of Fitchburg

Comprehensive Plan Minor Amendment



Due: September 17, 2024

A. Sponsored by

(Sponsors must include a minimum of three alders and/or the mayor. Please list sponsors below. Sponsor's signatures are required in Item E below)

1. Nicole Vafadari (District 4)
2. Jim Wheeler (District 4)
3. Gabriella Gerhardt (District 2)

B. Proposed Minor Amendment

(Refer to the page numbers, table numbers or other specific references within the Adopted Comprehensive Plan 2030 that would be changed by the proposed minor amendment. Provide additional documents and maps as needed.)

Map 4.3 (Chapter 4, pg. 18) denotes the overall parcel for Business use. This proposed amendment will change the land use from Business (B) to High-Density Residential (HDR).

C. Intent of the Minor Amendment

(Refer to [Chapter 5, page 5-4](#) of the Comprehensive Plan for Minor Amendment Review Guidelines. attach proposed site plans and related information to describe the intent.)

Please see attached narrative & Exhibits re: Intent, Land Use, & Zoning

D. Property Information

(Provide the legal description of the parcel or parcels subject to the change future land use change. Also please provide the Dane County Parcel numbers. If a survey of the parcel(s) is available please attach.)

See Exhibit 5 for the Certified Survey Map

Legal Description (Proposed Lot 2)

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369 (CSM 8023), LOCATED IN THE SOUTHEAST QUARTER OF THE

SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 2 OF CSM 8023; THENCE, ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 371.69 FEET; TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 189.10 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS WEST, 355.11 FEET; THENCE, NORTH 78 DEGREES 55 MINUTES 26 SECONDS WEST, 185.00 FEET; THENCE, NORTH 11 DEGREES 04 MINUTES 34 SECONDS EAST, 316.00 FEET; BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 62,084 SQ. FT. OR 1.43 ACRES

Dane County Parent Parcel No: 255/0609-083-9570-4

Legal Description (Proposed Lot 3)

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369 (CSM 8023), LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 2 OF CSM 8023; THENCE, ALONG THE WEST LINE OF SAID LOT 2, SOUTH 02 DEGREES 36 MINUTES 35 SECONDS EAST, 246.00 FEET, TO THE POINT OF BEGINNING; THENCE, SOUTH 78 DEGREES 55 MINUTES 38 SECONDS WEST, 230.93 FEET; THENCE, SOUTH 11 DEGREES 04 MINUTES 22 SECONDS WEST, 66.00 FEET; THENCE, SOUTH 78 DEGREES 55 MINUTES 26 SECONDS EAST, 259.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY FOR THE NEXT SIX COURSES, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS WEST, 396.46 FEET; THENCE, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS WEST, 101.96 FEET; THENCE, NORTH 78 DEGREES 55 MINUTES 26 SECONDS WEST, 5.01 FEET; THENCE, SOUTH 13 DEGREES 44 MINUTES 29 SECONDS WEST 193.21 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 45 SECONDS WEST, 26.42 FEET; THENCE SOUTH 11 DEGREES 04 MINUTES 04 SECONDS WEST, 85.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LACY ROAD; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY FOR THE NEXT FOUR COURSES, SOUTH 61 DEGREES 25 MINUTES 02 SECONDS WEST, 44.78 FEET; THENCE, SOUTH 85 DEGREES 30 MINUTES 11 SECONDS WEST 49.09 FEET; THENCE, SOUTH 82 DEGREES 55 MINUTES 05 SECONDS WEST, 75.43 FEET; THENCE, SOUTH 80 DEGREES 47 MINUTES 29 SECONDS WEST, 74.21 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID LOT 2 OF CSM 8023; THENCE, ALONG SAID WESTERLY LINE, NORTH 02 DEGREES 36 MINUTES 24 SECONDS WEST, 974.05 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 320,456 SQ. FT. OR 7.36 ACRES

Dane County Parent Parcel No: 255/0609-083-9570-4

E. Required Signatures

Property Owner's Signature Tim O'Brien POA

Alder's Signature [Signature]

Alder's Signature [Signature]

Alder's Signature [Signature]

Mayor's Signature [Signature]

F. Information Regarding the Neighborhood Meeting

(A neighborhood meeting is required and shall be held prior to the Plan Commission meeting. Provide the following information prior to the Plan Commission meeting: 1) Location and date of the meeting; 2) How neighbors were notified; 3) Numbers of people in attendance; 4) Any comments received; and 5) Any changes / modifications made in response to comments received.)

G. Applicant Contact Information

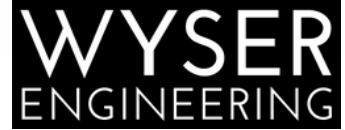
Name Gus Newcomb

Company Buffalo Development

Address 999 Fourier Drive #102 Madison WI 53717

Phone Number (608) 833-5220

Email gus@buffalodevelopments.com



MINOR COMPREHENSIVE PLAN AMENDMENT

STONER PRAIRIE NEIGHBORHOOD

FITCHBURG, WISCONSIN

September 17, 2024

Prepared for: Buffalo Development, LLC

Wyser Engineering Project No. 24-1243



WYSER ENGINEERING, LLC
WWW.WYSERENGINEERING.COM

300 E. FRONT STREET
MOUNT HOREB, WI 53572



Minor Comprehensive Plan Amendment
Stoner Prairie Neighborhood

TABLE OF CONTENTS

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- 2.0 Proposed Development
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 - 2.5 Proposed Land Use Data
 - 2.6 Proposed Zoning and Land Use
- 3.0 References

EXHIBITS

- Exhibit 1 Project Area
- Exhibit 2 Project Plan & Conceptual Layout
- Exhibit 3 Land Use
- Exhibit 4 Zoning Plan
- Exhibit 5 Certified Survey Map
- Exhibit 6 Renderings

Future questions and comments can be directed to:

Engineer	Owner	Buyer
Wyser Engineering, LLC	Anna M. O’Brien	Buffalo Development, LLC
Wade Wyse, P.E. Principal –Project Manager	c/o Tim O’Brien	Gus Newcomb Real Estate
300 E. Front St. Mount Horeb, WI 53572	3710 Shiloh Rd. DeForest, WI 53532	999 Fourier Dr., Ste. 102 Madison, WI 53717
wade.wyse@wyserengineering.com	cehlers@ehlersdevco.com	gus@newcombbuilds.com
(608) 437-1980	Anna: (608) 271-3579	(608) 833-5220



1.0 Introduction

The Stoner Prairie Neighborhood Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg on August 25, 2015 and amended on November 24, 2015, amended a second time on February 17, 2017, and a third time on September 25, 2018. The CDP and associated amendments established the framework for residential (single family and multi-family) and industrial-commercial development for the 95-acre project area located near the northeast and northwest quadrants of the Lacy Road/Seminole Highway intersection all within the North Stoner Prairie Neighborhood and associated neighborhood plan (**Exhibit 1**).

The original CDP included a mix of single family and multi-family for the section of the Dunn property east of Seminole Highway, south of Astor Drive. An initial CDP Amendment revised this to include only multi-family units in this area. The second CDP Amendment removed the multi-family units approved in the first amendment and the originally platted Street E, replacing it with a single lot place of worship over the entire CDP amendment area, currently addressed as 5935 Astor Drive. The third CDP amendment identified infrastructural and zoning changes to the initial and amended CDP area related to the western Dunn property, located west of Seminole Highway, north and south of Sub-Zero Parkway, whose properties are currently addressed as 2900, 2975 and 2995 Sub-Zero Parkway.

The following sections identify changes with this Minor Comprehensive Plan Amendment. The CDP and subsequent amendments addressed the use of the property located northwest of the intersection of Seminole Highway and Lacy Road, currently addressed as 2747 S. Seminole Highway, as being planned for Business. The property is currently zoned R-R. Buffalo Development, LLC, the potential buyer of this property, is proposing land division and zoning changes to accommodate residential uses. **Exhibit 2** shows the project location and the surrounding neighborhood context.

2.0 Proposed Development

2.1 Proposed Site Plan

The initial CDP identifies this property for future Business use. The parcel is currently home to a rural farmstead consisting of the farmhouse, outbuildings and crop land; the proposed project plan and conceptual layout is visually described in **Exhibit 2**.

The proposed amendment will add multi-family residential development back into the Stoner Prairie Neighborhood CDP for this area. **Exhibit 2** shows five, three, and four-story buildings on a 7.08-acre parcel on the south side of the property (Lot 3) providing multi-family residential utilizing surface parking as well as a three-story building. **Exhibit 2** also shows a 1.26-acre parcel (lot 2) on the northeast corner of the property with ~48 residential units and associated underground parking. The multi-use building will share parking stalls with the recreational facility located on lot 1 at the northwest corner of the property. The proposed overall development will offer ~380 residential units across 8.34 acres, equating to a net density below 50 DU/Ac.

2.2 Proposed Development Mix

The initial CDP and subsequent approved amendments do not address a specific use for this parcel other than its current rural residential purpose, while the Future Land Use indicates a business use for this parcel at the northwest corner of South Seminole Highway and Lacy Road. This proposed amendment introduces a high-density residential component to the neighborhood via a cohesive mix of multi-family buildings and a multi-use building. Business use is intended to be confined to the northern portion of this parcel consistent with the CDP. The revised development mix is planned as follows:

Lot 1 of the proposed CSM is dedicated to an indoor recreation business. City of Fitchburg approvals are currently being sought for development, including a one-story building with mezzanine, outdoor patio, stormwater management, and surface parking. This use will be located on the northwest portion of the property.

Lot 2 of the proposed CSM is dedicated to a multi-use building consisting of a portion of the first floor being multi-use situated on the sidewalk level floor with multi-family residential units located on the floors above. The Developer would like to request consideration by the City of Fitchburg to eliminate the need for the multi-use component of the building in the event the market is not able to provide for use of the tenant space. It is the Developer's intention to continue to market this building as multi-use, but for full transparency, there is concern this will not be viable and the Lot should become a high-density residential use like Lot 3. The site will also include stormwater management, surface parking, and potentially underground parking. This use will be situated at the northeast corner of the property, just west of Seminole Highway.

Lot 3 of the proposed CSM is dedicated to a series of multi-story multi-family residential buildings, also accommodating common areas, surface parking, and walkways with stormwater management. There is also a planned connector to the Badger State Trail that runs along the west edge of the property. This use is the southerly lot of the proposed CSM, situated at the corner of South Seminole Highway and Lacy Road. Lots 2 and 3 is the focus of this Minor Comprehensive Plan Amendment.

2.3 Stormwater Management

Two stormwater management plans will be provided for the overall development, one for the two proposed parcels to the north, and a separate plan for the proposed southerly parcel. All stormwater requirements for the site will be satisfied with two separate private on-site stormwater management systems that will be part of a recorded stormwater maintenance agreement with the City of Fitchburg.

2.4 Consistency with Adopted Plans

The proposed amendment is consistent with the North Stoner Prairie Neighborhood Plan and the City of Fitchburg Comprehensive plan which designates this parcel as business zoned. A plan for higher density residential was rescinded to accommodate a place of worship within the CDP; the proposed development returns the higher density residential units to the neighborhood and provides the originally planned business zoning into the mix per the original CDP.

2.5 Proposed Land Use

There is no change in the land use from the CDP and subsequent amendments with the exception of adding a residential use to the previously established business use for Lot 3. **Exhibit 3** shows the proposed land uses.

2.6 Proposed Zoning

The original CDP and subsequent amendments labeled zoning for this overall 10.86-acre lot according to its' current use as R-R. Future Land Use in the Growing Fitchburg 2030 Comprehensive Plan identifies this lot for Business use.

Lot 1 of the proposed CSM will be zoned B-H with a conditional use for indoor recreation with food and beverage sales. Lot 2 of the proposed CSM will be planned for B-G zoning with ground floor business with a conditional use for multi-family on the above floors, however as noted in section 2.2 above, if the multi-use component is not viable, the Developer will look for Lot 2's zoning to match that of Lot 3. Lot 3 is anticipated to be zoned R-H for high-density multi-family residential with a conditional use for dwelling structures having greater than eight (8) dwelling units or be part of a broader Planned Unit Development Zoning. Please see **Exhibit 4**.

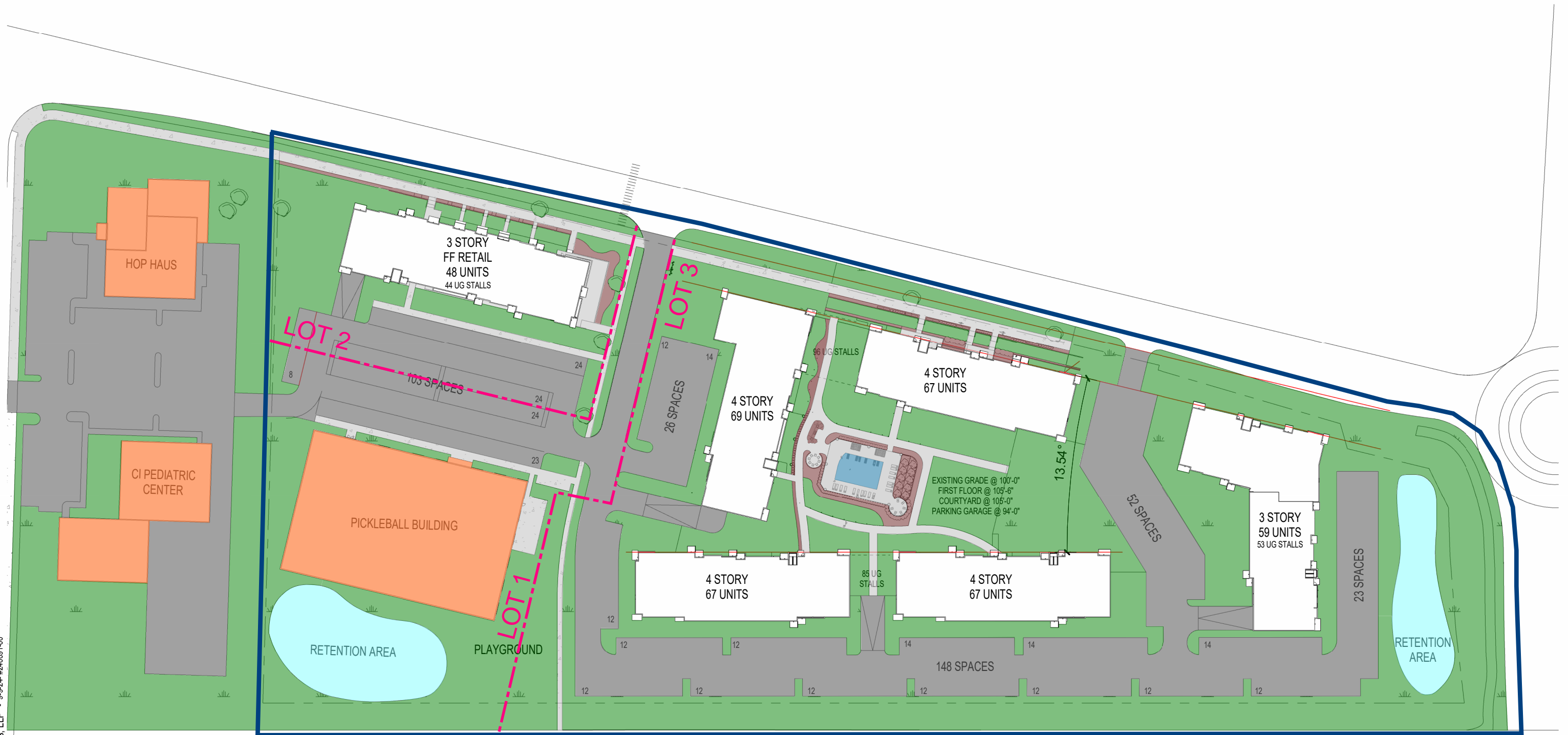
3.0 References

1. City of Fitchburg Comprehensive Plan, Growing Fitchburg 2030, Map 4.3: Future Land Use. Plan Adopted April 2020
2. North Stoner Prairie Neighborhood Plan. November 2013, Amended June 2019
3. Comprehensive Development Plan Stoner Prairie Neighborhood. August 2015
4. Comprehensive Development Plan Amendment One Stoner Prairie Neighborhood. October 2015
5. Comprehensive Development Plan Amendment Two Stoner Prairie Neighborhood. January 2017
6. Comprehensive Development Plan Amendment Three Stoner Prairie Neighborhood. September 2018



Exhibits

Exhibit 1	Project Area
Exhibit 2	Project Plan & Conceptual Layout
Exhibit 3	Land Use
Exhibit 4	Zoning Plan
Exhibit 5	Certified Survey Map
Exhibit 6	Renderings



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— PROJECT LIMITS
 - - - APPROX. CSM BOUNDARIES

377 APARTMENTS
 6100 SF OF RETAIL
 32,714 SF PICKLEBALL FACILITY

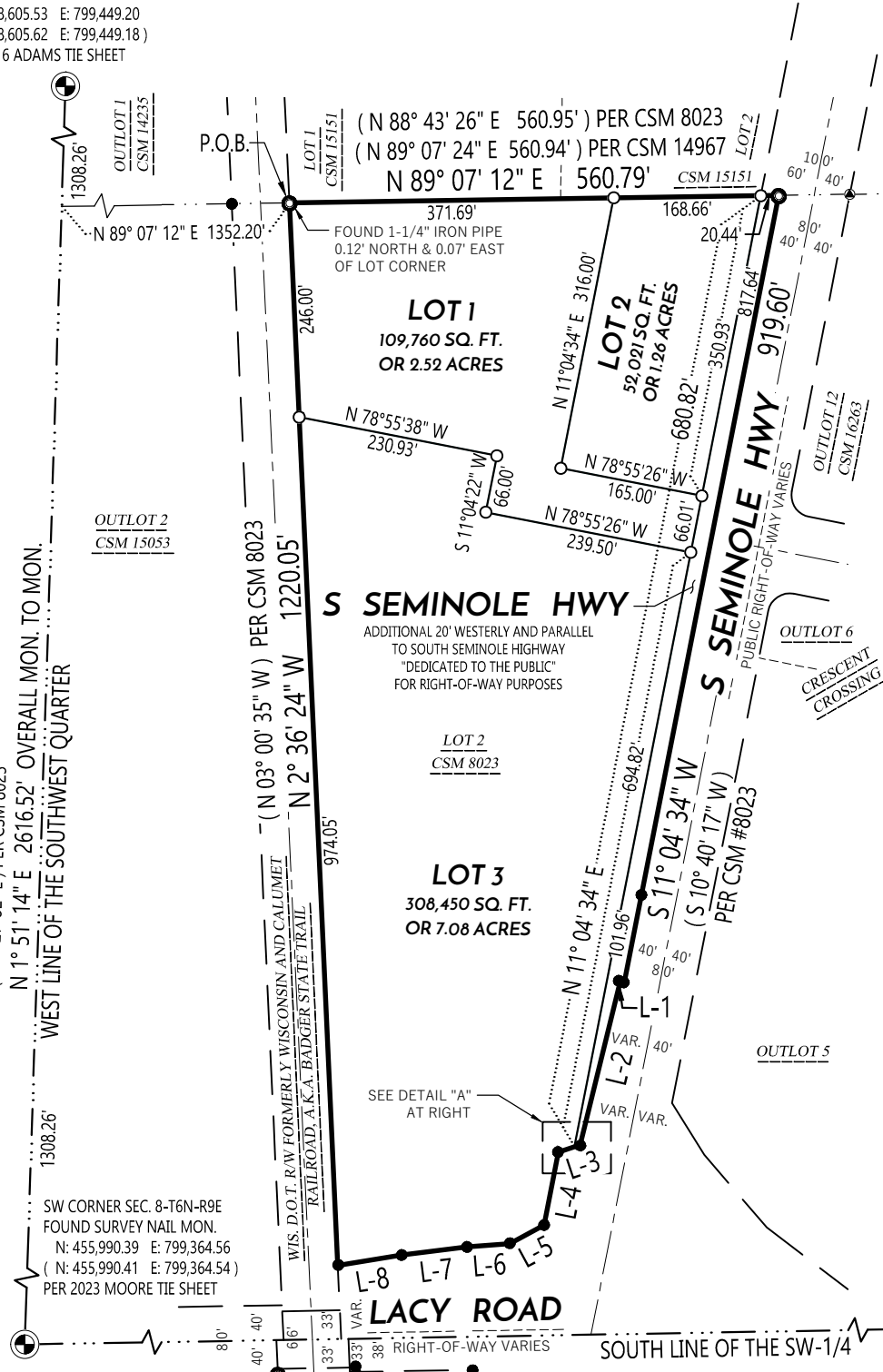
278 UNDERGROUND STALLS
 289 RESIDENTIAL SURFACE STALLS
 75 RETAIL STALLS
 642 TOTAL PARKING STALLS

0 50 100 200
 SCALE: 1" = 100'

CERTIFIED SURVEY MAP NO. _____

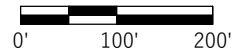
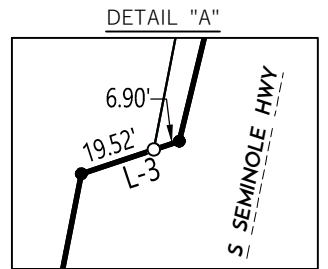
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWN 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

W-1/4 CORNER SEC. 8-T6N-R9E
 FOUND BRASS CAP MONUMENT
 N: 458,605.53 E: 799,449.20
 (N: 458,605.62 E: 799,449.18)
 PER 2016 ADAMS TIE SHEET



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	N 78° 55' 26" W	5.01'
*	(N 78° 55' 45" W)	(5.00')
L-2	S 13° 44' 29" W	193.21'
*	(S 13° 44' 26" W)	-
L-3	S 71° 35' 45" W	26.42'
*	(S 71° 35' 42" W)	-
L-4	S 11° 04' 04" W	85.00'
*	(S 11° 04' 15" W)	-
L-5	S 61° 25' 02" W	44.78'
*	(S 61° 24' 52" W)	(44.79')
L-6	S 85° 30' 11" W	49.09'
*	(S 85° 30' 10" W)	-
L-7	S 82° 55' 05" W	75.43'
*	(S 82° 55' 04" W)	-
L-8	S 80° 47' 29" W	74.21'
*	(S 80° 47' 33" W)	(74.18')

* PER TPP NO. 22-3495-4.01
 AMENDMENT NO. 2, RECORDED AS
 DOCUMENT NO. 5884824



- LEGEND**
- SECTION CORNER FOUND / RECOVERED
 - MAG NAIL FOUND
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - 3/4" REBAR SET 1.50 LB/FT
 - CSM BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - QUARTER/QUARTER LINE
 - PLATTED LINE
 - () RECORDED INFORMATION

NOTES:

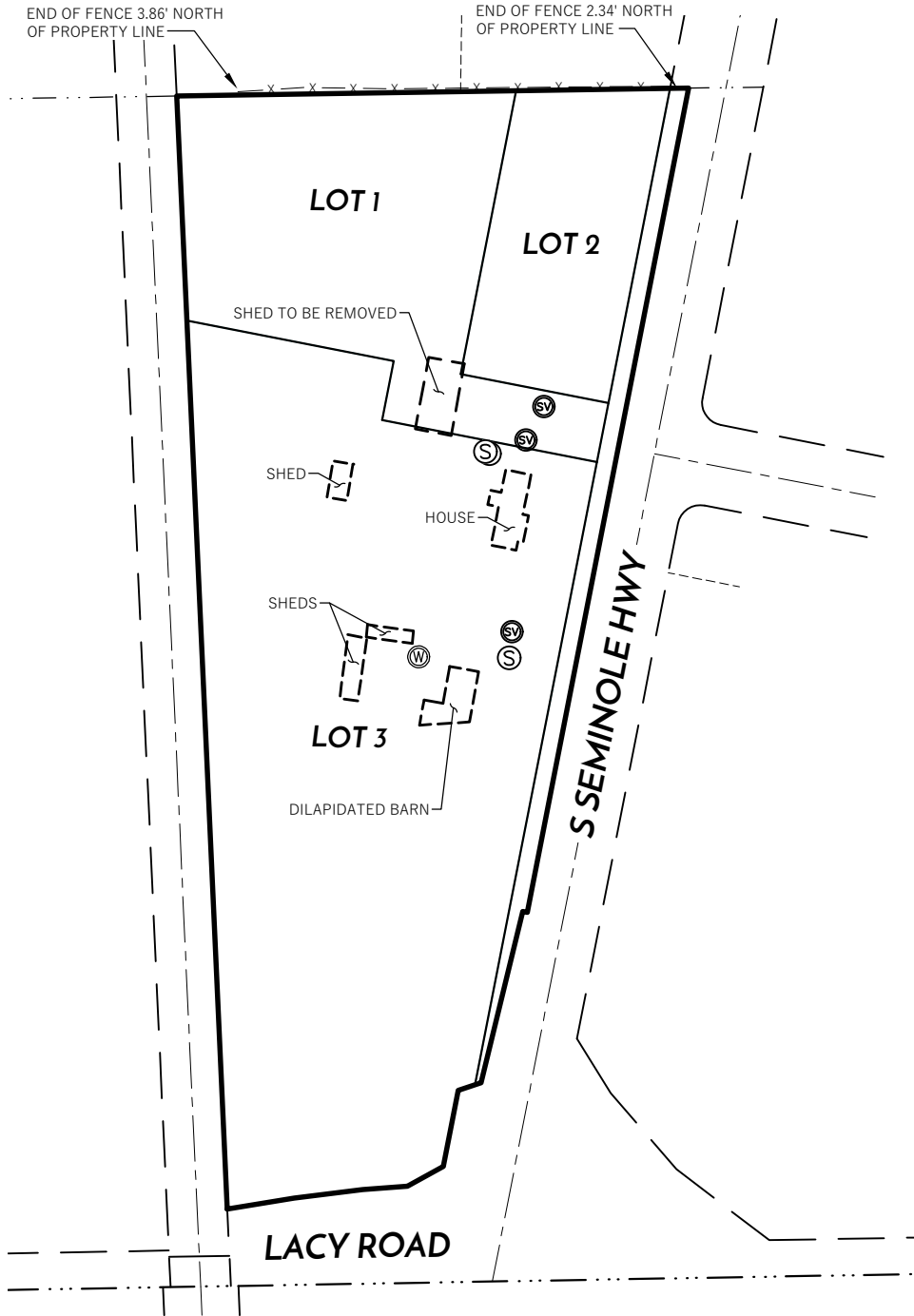
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 5TH, AND 6TH, 2024.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R9E, BEARS N 01° 51' 14" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 7 FOR EXISTING IMPROVEMENTS.
5. SEE SHEETS 3 - 5 OF 7 FOR NEW EASEMENT DETAILS.

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<p>WYSER ENGINEERING</p> <p>PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: NEWCOMB CONSTRUCTION COMPANY, INC. 999 FOURIER DRIVE #102 MADISON, WI 53717</p>	<p>SURVEYED BY: MAL/DZ DRAWN BY: AMS CHECKED BY: ZMR APPROVED BY: ZMR</p>	<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p> <p>PROJECT NO: 24-1243 SHEET NO: 1 of 7</p>
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CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWN 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

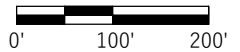


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING STRUCTURE
- FENCE LINE
- SEPTIC VENT
- SEPTIC/SANITARY MANHOLE
- WELL

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEETS 3 - 5 OF 7 FOR NEW EASEMENT DETAILS.



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PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
NEWCOMB CONSTRUCTION
COMPANY, INC.
999 FOURIER DRIVE #102
MADISON, WI 53717

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

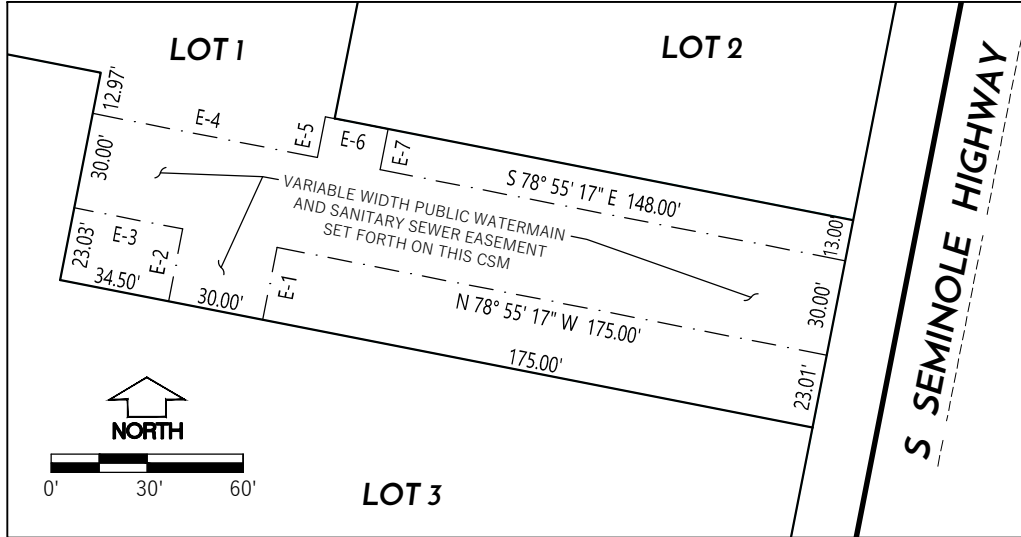
PROJECT NO: 24-1243
SHEET NO: 2 of 7

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

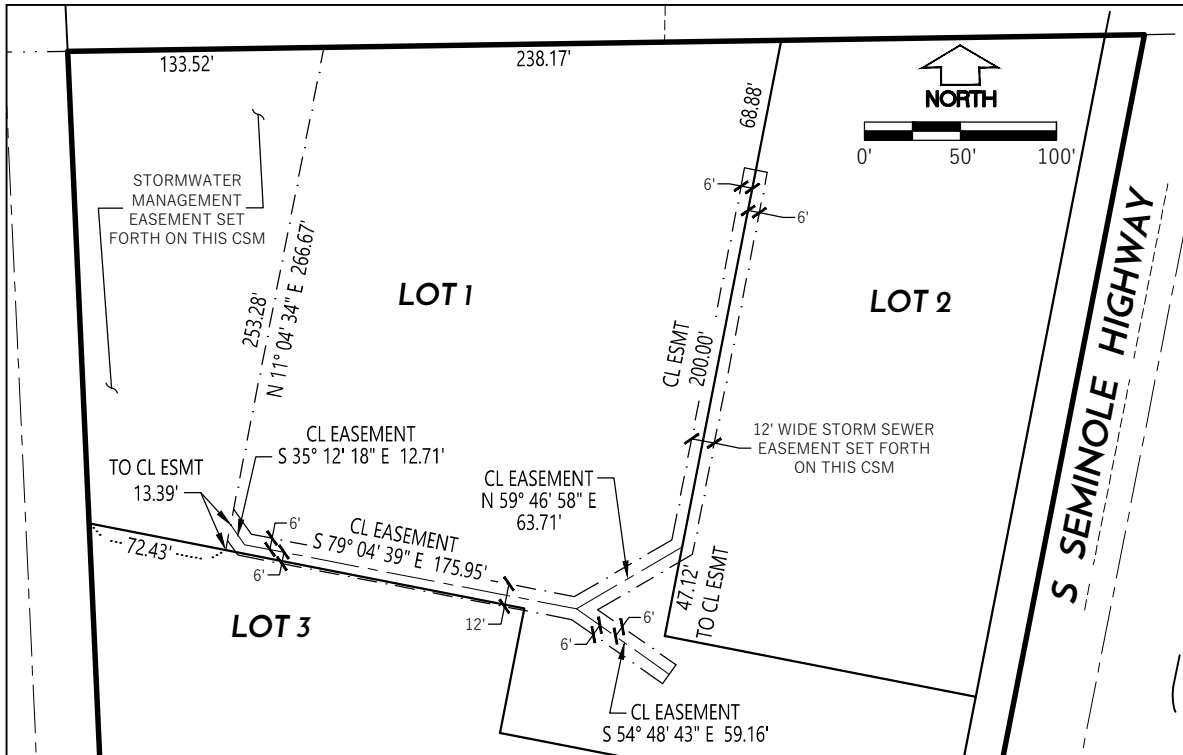
CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWN 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NEW UTILITY EASEMENT DETAILS



EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	S 11° 04' 16" W	23.03'
E-2	S 11° 04' 16" W	23.03'
E-3	N 78° 55' 17" W	34.50'
E-4	S 78° 55' 17" E	71.50'
E-5	N 11° 04' 24" E	12.97'
E-6	S 78° 55' 36" E	20.00'
E-7	S 11° 04' 24" W	12.97'

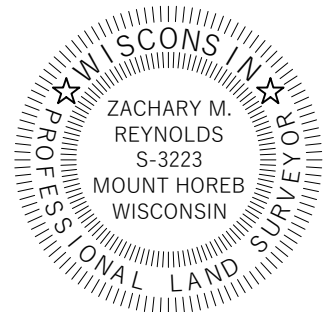


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- NEW EASEMENT SET FORTH ON THIS CSM

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEETS 4 AND 5 OF 7 FOR ADDITIONAL NEW EASEMENT DETAILS.



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PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
NEWCOMB CONSTRUCTION
COMPANY, INC.
999 FOURIER DRIVE #102
MADISON, WI 53717

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
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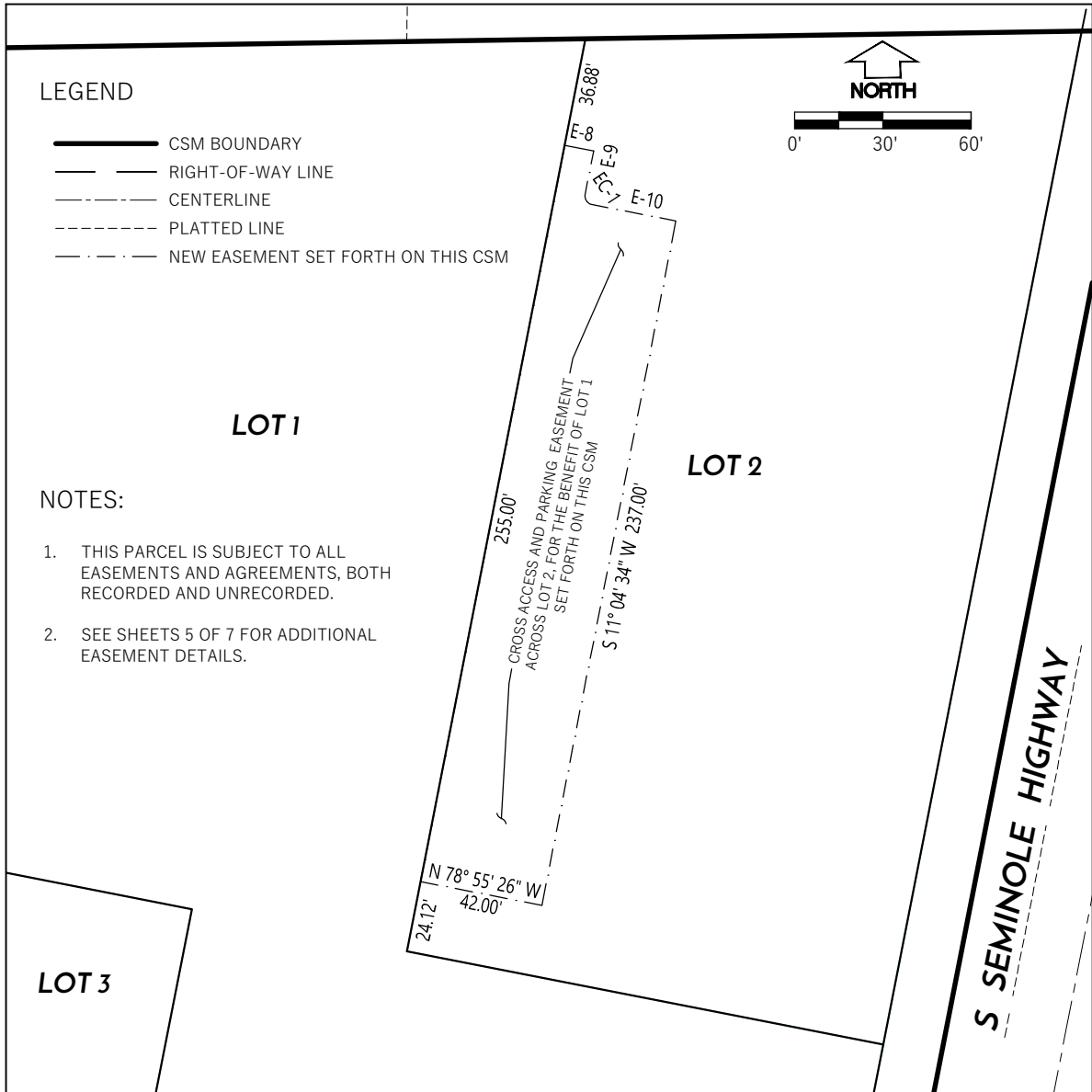
PROJECT NO: 24-1243
SHEET NO: 3 of 7

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWN 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NEW CROSS ACCESS AND PARKING EASEMENT DETAILS



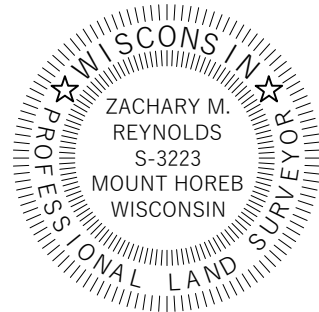
LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- NEW EASEMENT SET FORTH ON THIS CSM

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEETS 5 OF 7 FOR ADDITIONAL EASEMENT DETAILS.

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E-8	S 78° 55' 26" E	10.00'
E-9	S 11° 04' 34" W	15.00'
E-10	S 78° 55' 26" E	29.00'



EASEMENT CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
EC-1	4.71'	3.00'	90° 00' 00"	S 33° 55' 26" E	4.24'	S 11° 04' 34" W	S 78° 55' 26" E

File: W:\2024\241243_Newcomb - Seminole & Lory Fitchburg\DWG\241243_CSM.dwg Layout: CSM 4 OF 7 User: Zach Plotted: Jul 24, 2024 - 12:27pm



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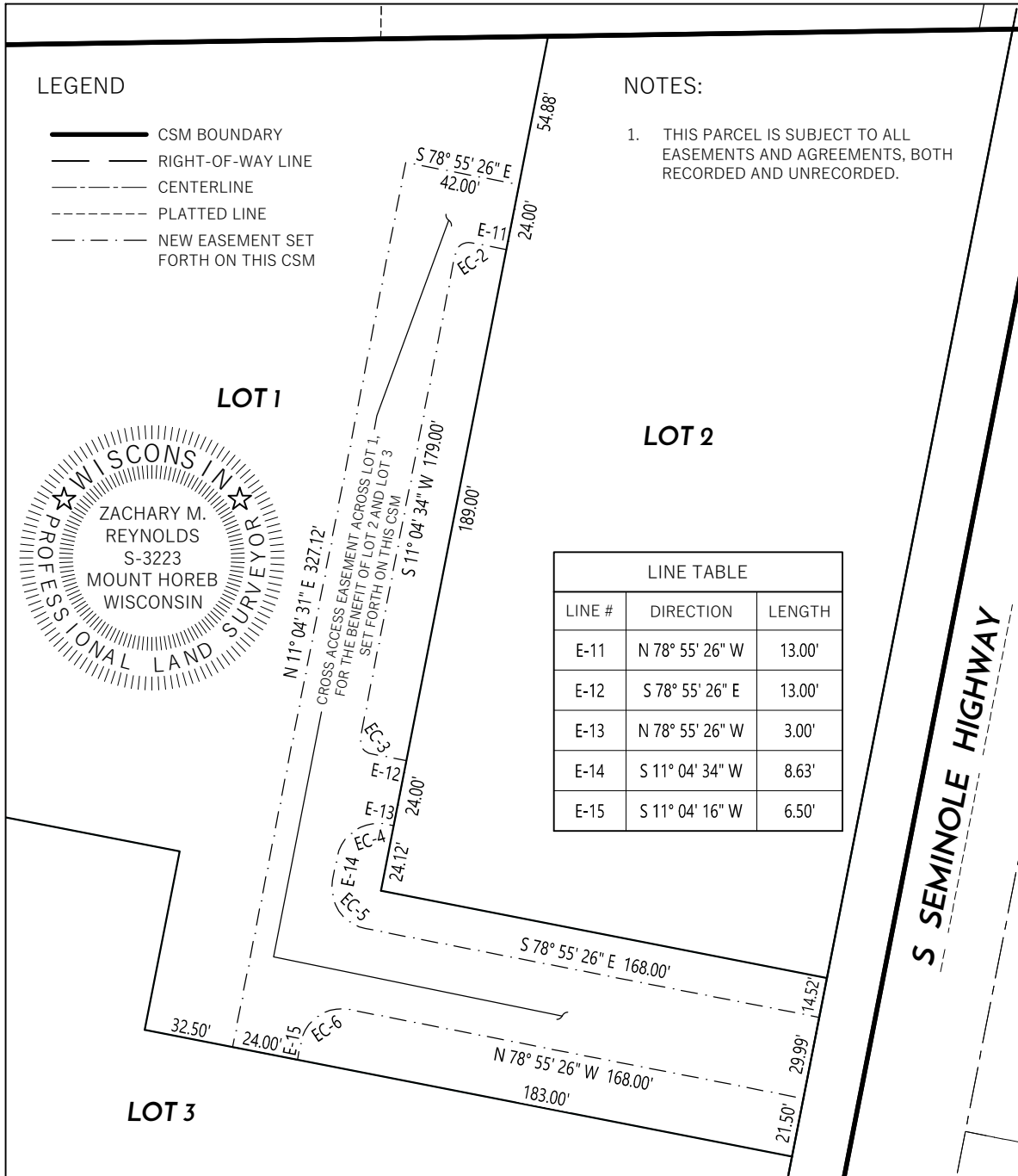
PROJECT NO: 24-1243
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NEW CROSS ACCESS EASEMENT DETAILS



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
EC-2	7.85'	5.00'	90° 00' 00"	S 56° 04' 34" W	7.07'	N 78° 55' 26" W	S 11° 04' 34" W
EC-3	7.89'	4.92'	91° 50' 47"	S 33° 55' 26" E	7.07'	S 11° 59' 57" W	S 79° 50' 49" E
EC-4	23.47'	15.21'	88° 24' 19"	S 56° 04' 34" W	21.21'	N 79° 43' 16" W	S 11° 52' 24" W
EC-5	23.56'	15.00'	90° 00' 12"	S 33° 55' 32" E	21.21'	S 11° 04' 34" W	S 78° 55' 38" E
EC-6	23.56'	15.00'	90° 00' 00"	S 56° 04' 34" W	21.21'	N 78° 55' 26" W	S 11° 04' 34" W

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PROJECT NO: 24-1243
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CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369 (CSM 8023), LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY , WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 8; THENCE, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SOUTH 01 DEGREES 51 MINUTES 14 SECONDS EAST, 1308.26 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 1352.20 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 2 OF CSM 8023, AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE OF THE SOUTH HALF, AND ALSO ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 560.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, AND ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY; THENCE, ALONG THE EAST LINE OF SAID LOT 2, AND ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS WEST, 919.60 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 78 DEGREES 55 MINUTES 25 SECONDS WEST, 5.01 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 13 DEGREES 44 MINUTES 29 SECONDS WEST, 193.21 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 71 DEGREES 35 MINUTES 42 SECONDS WEST, 26.42 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11 DEGREES 04 MINUTES 04 SECONDS WEST, 85.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LACY ROAD; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 61 DEGREES 25 MINUTES 02 SECONDS WEST, 44.78 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 85 DEGREES 30 MINUTES 11 SECONDS WEST, 49.09 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 82 DEGREES 55 MINUTES 05 SECONDS WEST, 75.43 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 80 DEGREES 47 MINUTES 29 SECONDS WEST, 74.21 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID LOT 2 OF CSM 8023; THENCE, ALONG SAID WESTERLY LINE, NORTH 02 DEGREES 36 MINUTES 24 SECONDS WEST, 1220.05 FEET BACK TO THE POINT OF BEGINNING.

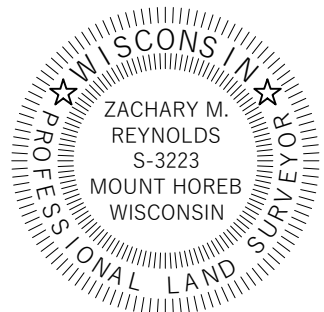
SAID PARCEL CONTAINS 493,619 SQUARE FEET OR 11.33 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF NEWCOMB CONSTRUCTION COMPANY, INC. I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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PROJECT NO: 24-1243
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VOL. _____ PAGE _____
DOC. NO. _____
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CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

_____ LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
GUS NEWCOMB, MANAGING MEMBER

_____ LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR _____, LLC, GUS NEWCOMB, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

_____, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE

NAMED BANKING ASSOCIATION, _____ AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

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.

DATED THIS _____ DAY OF _____, 2024.

TRACY OLDENBURG, CITY CLERK,
CITY OF FITCHBURG



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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