

May 19, 2025

City of Fitchburg
Attn: Deanna Schmidt
5520 Lacy Road
Fitchburg, WI 53711



Dear Deanna:

The attached PDD-GIP submittal outlines a revised development plan for Lot 3 north of Lacy Road and west of South Seminole Highway.

The proposed development would consist of Lot 3, which is approximately 7 acres. This lot would be further divided into two lots by CSM. The development would incorporate five 4-story multi-family buildings with 43-88 units per building for a total of 304 units. The development will have both underground and surface parking areas.

At the October 10, 2024, Plan Commission Meeting, the comprehensive plan was amended to have this site identified as High Density Residential land use.

Project Name: Newcomb Seminole Development

Development Team:

Owner/
Developer: Buffalo Development
999 Fourier Dr.
Madison, WI 53717
Phone: 608-698-7242
Contact: Gus Newcomb
[REDACTED]

Design
Architect: Douglas Kozel, AIA
110 Kensington Drive
Madison, WI 53704
Phone: 608-241-8146
[REDACTED]

Architect
of Record: Knothe & Bruce Architects LLC
8401 Greenway Blvd, Ste. 900
Middleton, WI 53562
Phone: 608-836-3690
Contact: Duane Johnson
[REDACTED]

Engineer: Wyser Engineering
300 East Front St.
Mount Horeb, WI 53572
Phone: 608-437-1980
Contact: Wade Wyser
[REDACTED]

Landscape
Architect: Saiki Design
1110 S Park St.
Madison, WI 53715
Phone: 608-251-3600
Contact: Christopher Sina
[REDACTED]

Project:

The proposed project is a residential development consisting of 304 dwelling units. All (5) buildings are 4 stories.

The design favors horizontal elements in order to ease the buildings respectfully onto the land. To promote a connection between residents and their surroundings, large balconies are included featuring a unique design that offers visual screening to residents. There are broad roof overhangs to provide a sense of protection and shelter, as well as visual variety from changing shadows across the course of a day. Color selection is based in nature, with lapped siding used in two colors of green, and with accent areas in russet-colored vertical panels. The buildings are anchored by concrete bases which are sandblasted to reveal the warmth of rock aggregate within. Taken together, these elements are meant to provide a satisfying appearance from both within the site and from without.

Parking is provided at the basement levels within each building; surface parking is accessed via two access points from South Seminole Highway and underground parking is accessed from the parking lot accessed from South Seminole Highway.

City and Neighborhood Input:

The neighborhood meeting requirement was fulfilled on 9/30/2024. There was positive and negative feedback from the meeting. Most residents that were critical of the proposal were concerned about the density, suggesting that the infrastructure was not made for this purpose and that the buildings would not mesh with the current feel of the neighborhood. Since then, we’ve consulted with a traffic engineer whose findings say the nearby infrastructure was built to support this amount of traffic. We have also taken measures to ensure the final design is well received and integrates well with the community.

Site Development Data (Overall):

Existing Zoning:	R-R – Rural Residential
Existing Parcel:	060908395704 2747 S. Seminole Hwy.
Lot Area	309,207 S.F. / 7.1 acres
Dwelling Units	304 D.U.
Lot Area / D.U.	1,020 S.F. / D.U.
Density	45 units / acre
Lot Coverage	92,004 S.F. / 30%
Total Impervious	191,686 SF / 62%
Building Height:	4 Stories / 46'-6"

Preliminary Unit Mix:

	Building A	Building B	Building C	Building D	Total per unit type	%
Studio	11	4 & 4	8	8	35	12%
Micro One Bedroom	8	4 & 4	8	8	32	11%
One Bedroom	40	15 & 15	32	20	122	40%
One Bedroom + Den	8	4 & 4	4	4	24	8%
Two Bedroom	18	13 & 13	18	18	80	26%
Three Bedroom	3	3 & 3	1	1	11	3%
Total per Building	88	43 & 43	71	59	304	100%

List of amenity spaces:

- Community Building
- Outdoor pool
- Adjacent to the Badger State Trail
- Dog Run
- Dog Wash Area
- Multiple Fitness Areas
- Leasing Office (Building A, with Lobby area)
- Sauna
- Mail Areas with parcel room in each building

Vehicle Parking:

Underground	301
Surface parking lots	196
Total	497 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	Per SIP submittal
Garage Floor-Mount	Per SIP submittal
Guest Surface	.05 per Dwelling Unit

Surrounding Context:

To the east along South Seminole highway, the existing properties are designated Medium Density Residential and High Density Residential. To the west, the land is identified as Industrial – Commercial and Parks & Conservancy. To the south, the land is designated as Government / Institutional and Agriculture & Open Space.

Existing Site Conditions & Topography:

The existing site is farmland with an existing residential home and numerous outbuildings. The site slopes gradually from north to south and from west to east.

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 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

Landscape Design and Site Amenities:

This project will include a variety of outdoor amenities and provide a diversity of experiences and activities for a wide range of ages, within a landscape design focusing on a natural aesthetic and native plant selection. The site is adjacent to the Badger State Trail, which will be embraced as an amenity to tenants and as a means of alternative transportation and recreation. Large areas above structured parking will be used for resident amenities such as grilling and outdoor dining, gas fire pits, lounge seating, and lush ornamental plantings. A central courtyard space will include a swimming pool with sun deck and additional outdoor lounging and grilling/dining spaces. The public areas are available for large, medium, and small groups. Individual unit patios will have access to the outdoor amenities where feasible. Plantings will work with sun and shade patterns to emphasize and support outdoor activities.

Existing site vegetation consists of mostly agricultural land and mowed lawn. The western perimeter along the Badger State Trail contains largely invasive and undesirable species, but some desirable native tree specimens remain and will be preserved where possible. There are also existing mature trees in the residential plot near the intersection of South Seminole Highway and Minong Lane. There may be opportunities to preserve some of these, particularly along the roadway. Individual trees will be analyzed for preservation in the initial phase of construction to determine root zone and canopy pruning, as needed for construction access and building envelope. Trees remaining will be protected through construction.

New trees will be added throughout the site to soften the perimeter views from South Seminole Highway and Lacy Road and to shade interior parking lots. Tree species will be selected based on ornamental characteristics, appropriateness of mature size, cold and drought hardiness, and site microclimate considerations. The ground plane will be restored using a native prairie seed mix in designated areas and around the large stormwater basin. The basin itself will be planted with native plugs in a species mix suited to both drought and occasional inundation. Maintenance of prairie areas will be seasonal mowing or controlled burning (if and where feasible) to control invasive species and promote the proposed native species and cultivars. Open lawn areas will receive a blend of turf-type fescues and Kentucky bluegrass. Building foundations, parking lot islands, and ornamental planting beds will make use of shrubs, perennials, and ornamental grasses. Species will be selected based on hardiness, microclimate, and a demonstrated history of reliable performance. The species mix will emphasize natives because of their resiliency, friendliness to pollinators, and ornamental characteristics, but non-native species will also be included when appropriate. Absolutely no invasive species will be specified. Plantings will meet all local requirements for new development.

Zoning Request:

Planned Development District – General Implementation Plan (PDD-GIP)

Reasoning for pursuing PDD-GIP status:

We believe there is a need to use Planned Development District to facilitate a cohesive and integrated development community, the use of a PDD will allow division of the overall lot, building placement and building design to be optimized. PDD zoning will also aid in addressing site constraints including, ROW dedication along Seminole Highway, stormwater optimization, site access.

To accomplish these goals, summarized below are specific City Ordinances with supporting data.

Sec. 22-144. - Permitted uses and Sec. 22-145. - Conditional uses

Residential occupancy of dwelling unit structures having three to eight dwelling units.

The proposed development will have buildings with 43-88 units.

Sec. 22-146. - Dimensional standards.

Each dwelling unit type minimum lot areas

Based on our unit counts and types the table would require 681,700 square feet of lot area. We are anticipating approximately 301 underground parking stalls which would reduce the required lot area to 573,100 square feet. Our site has approximately 309,207 square feet.

No R-H zoned lot created after October 12, 2010, shall exceed 90,000 square feet in area.

It is proposed that Lot 3 will be divided into two lots; both of these lots would be over 90,000 square feet.

Minimum front setback: 30 feet, except that an open front porch or stoop may protrude to within 25 feet of the front lot line.

Buildings B, C, and D have been oriented parallel to the west property line and Badger State Trail. This is a similar orientation to many of the existing buildings to the north along Seminole Hwy. We feel this orientation will provide a consistent and less obtrusive experience for drivers and pedestrians navigating Seminole Highway. This orientation also allowed us to locate all of the surface parking away from the street and screened behind building B. To achieve this, the southern corners of Building B are approximately 14' from the eastern property line. This setback grows to 50' at the northernmost point of Building B, providing space between the buildings and street for stormwater infiltration.

Minimum side setback: 10 feet.

Due to the flag lot shape of Lot 1 to the north, 4' minimum setbacks are being used at the northern corners of the buildings B and C. Again, due to the orientation of the buildings and property lines not running parallel to these buildings, the setback dimensions grow as you continue into the site. Larger side setbacks are achieved at other locations on each building.

Maximum building height: 45 feet or three stories

Each building is proposed as 4 stories and a maximum of 50' in height.

Maximum lot area coverage: 35 percent.

Lot area coverage on this site is 30%.

Economic & Social Impacts:

Each year, thousands of people relocate to the greater Madison, Wisconsin area, drawn by its thriving economy. Madison and its surrounding communities actively compete to attract these new residents and workforce additions by promoting high-quality residential development projects. The proposed development encourages residents to settle in Fitchburg, where they can live, work, and establish long-term roots.

Amid a housing shortage, this project will introduce 300 new apartment units to the Fitchburg market. The developer aims to maximize the use of existing nearby infrastructure, notably the Badger State Trail. Residents will enjoy access to thoughtfully designed amenities, including community spaces, gyms, a sauna, an outdoor pool, grilling areas, a dog park, and organized events. Whether socializing with neighbors or maintaining a quieter lifestyle, this carefully curated amenity package offers flexibility to suit different preferences.

Environmental Benefits of Planned Development:

The proposed development makes efficient use of space, accommodating 300 dwelling units within approximately seven acres, resulting in a small footprint per resident. High-density apartments enhance material and energy efficiency through shared walls, floors, and ceilings. Additionally, the development incorporates a stormwater management system, which is described below, that is expected to outperform those of conventional sprawling subdivisions.

Higher-density housing optimizes infrastructure usage by reducing the need for extensive utility lines, thereby minimizing leaks and energy loss. Moreover, the development will consolidate waste collection to three locations, which will save time and energy.

One innovative feature is the green roof above the “BLD B Community Space”, which will support grass growth. This sustainable addition will aid in stormwater management while enhancing the architecture of the community.

Stormwater Management:

This site will be designed to meet new development standards per the City of Fitchburg code of ordinances. Per the ordinance, the site is required to provide sediment control, runoff rate control, and infiltration. The project is located within two internally drained watersheds, so the site must infiltrate as close to 100 percent of the average annual pre-development infiltration volume.

The stormwater management requirements will be met by four bioretention basin and two underground infiltration chamber systems. The underground chamber systems will collect runoff from some of the rooftop areas. The chambers have open bottoms to allow for infiltration into the native soil below. The bioretention basins will collect runoff from the remaining rooftops, the parking lots, and patio areas. The bioretention basins will have engineered soil, which will improve the water quality and provide oil and grease control. The bioretention basins will also promote infiltration into the native soil below. The bioretention basins will provide above ground storage volume, and the outlet structure of the basin will be designed to limit the peak discharge rate from the site.

In addition green roof plantings will be incorporated on the single story community roof on Building B.

Consistency with Comprehensive Plan:

On October 10, 2024, the City of Fitchburg Plan Commission adopted Ordinance 2024-O-30 which modified 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). The comprehensive plan was amended to allow for the zoning of this lot to change from R-R to R-H. The density of a High

Density Residential area should be over 15 housing units / acre; this development would be less than 45 housing units / acre

Land Use:

This development will include several buildings which will exceed the High Density Residential designation at 26 units / acre. Within Lot 3, there will be (2) 4-story, 43-unit multi-family buildings connected by a 1-story Community Building, (1) 4-story, 88-unit apartment building, (1) 4-story, 59-unit apartment building and (1) 4-story, 71-unit apartment building.

Proposed Planned Development Zoning Standards:

Residential Density:	45 units per acre maximum
Building Height:	4 Stories and 50'
Minimum Front Street Setback:	14'
Minimum Side Yard Setback:	4'
Minimum Rear Yard Setback:	20'
Maximum Lot Coverage:	30%
Maximum Impervious Surface Ratio:	62%
Bicycle Parking:	Per SIP Documents
Permitted Uses:	Multi-Family Residential

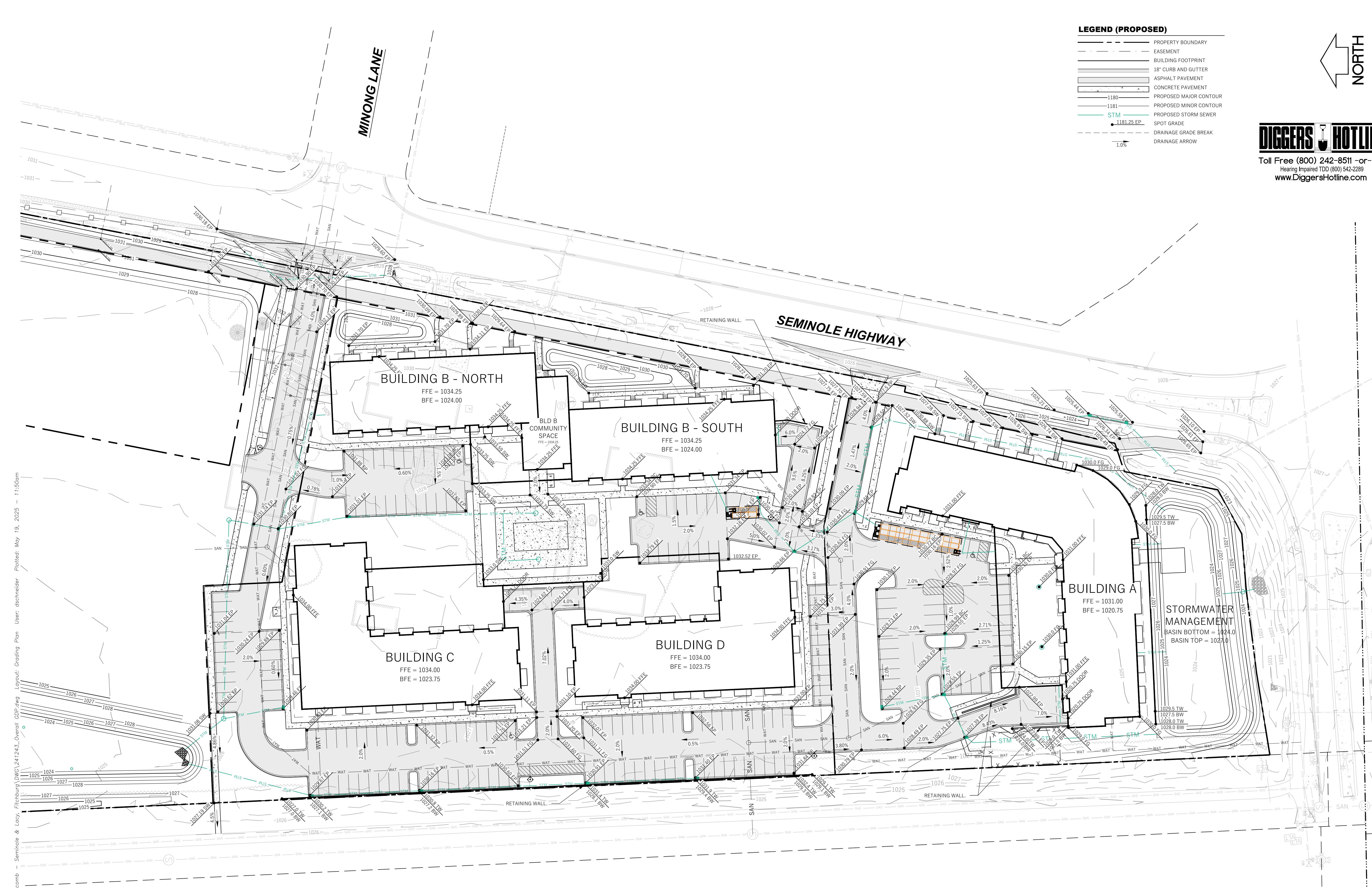
It is anticipated that construction will start in late Fall 2025 and be completed in 2027.

Please let me know if you have any questions or need additional information regarding this proposal.

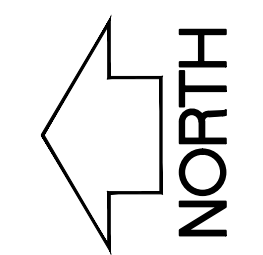
Thank you,



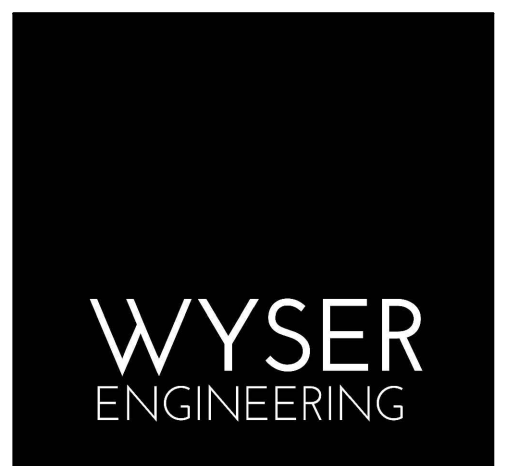
Duane Johnson, AIA, Partner



- LEGEND (PROPOSED)**
- PROPERTY BOUNDARY
 - - - EASEMENT
 - ▭ BUILDING FOOTPRINT
 - ▬ 18" CURB AND GUTTER
 - ▬ ASPHALT PAVEMENT
 - ▬ CONCRETE PAVEMENT
 - 1180--- PROPOSED MAJOR CONTOUR
 - 1181--- PROPOSED MINOR CONTOUR
 - STM --- PROPOSED STORM SEWER
 - 1181.25 EP SPOT GRADE
 - DRAINAGE GRADE BREAK
 - DRAINAGE ARROW



DIGGERS HOTLINE
 Toll Free (800) 242-8511 or- 811
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



SEMINOLE HIGHWAY
 FITCHBURG, WI 53719

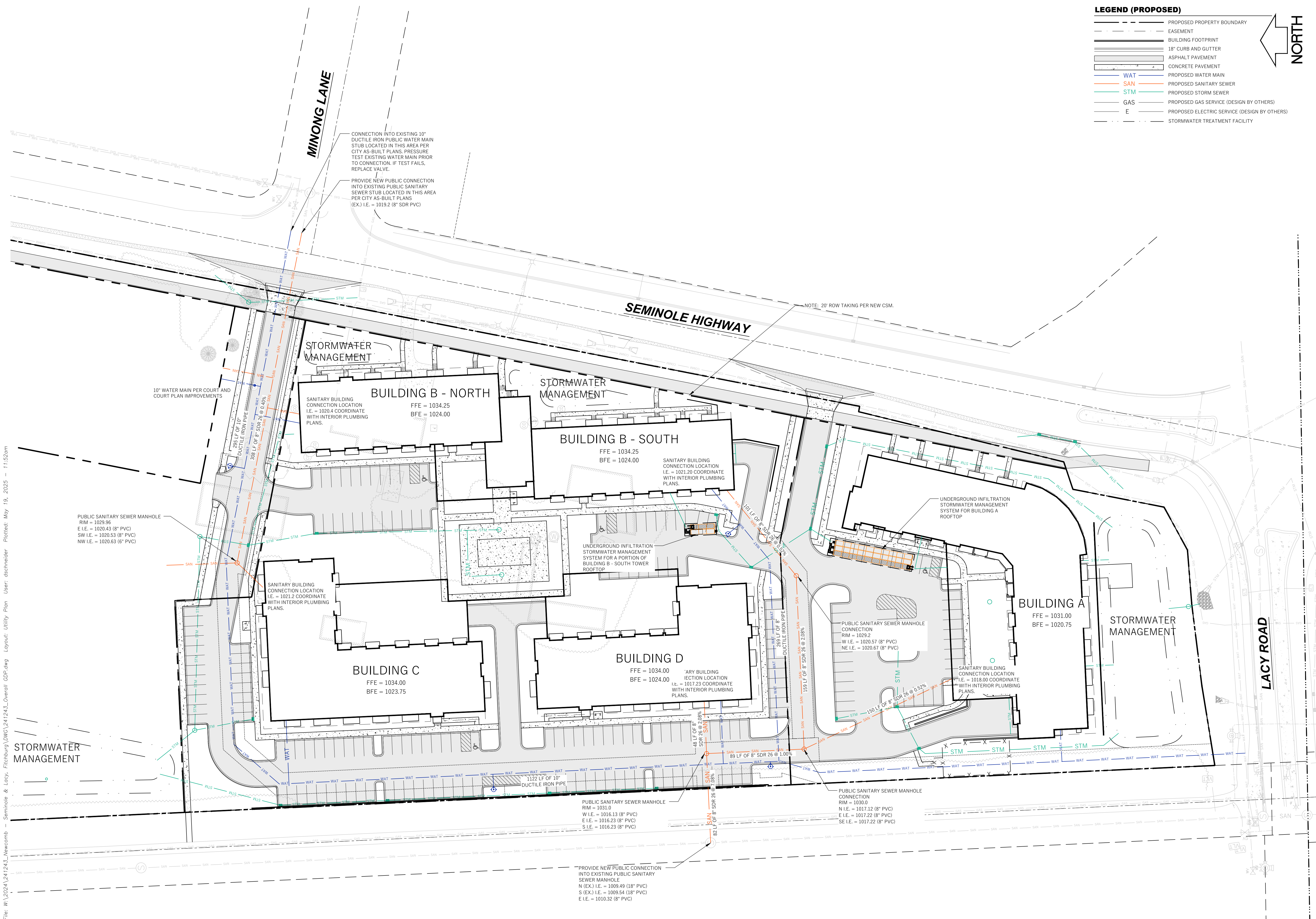
CITY OF FITCHBURG, DANE COUNTY, WI
 Sheet Title:
GRADING PLAN

Revisions:		
No.	Date:	Description:

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Wyser Number	24-1243
Set Type	REVIEW
Date Issued	05/19/2025
Sheet Number	C200

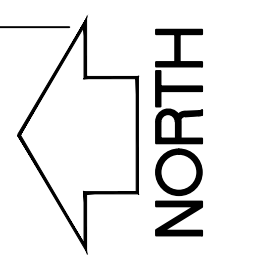
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File: W:\2024\241243_Newcomb - Seminole & Lacy, Fitchburg, DWG\241243_Overall_GDP.dwg Layout: Utility Plan User: dschneider Plotted: May 19, 2025 - 11:52am



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▬ 18" CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- WAT PROPOSED WATER MAIN
- SAN PROPOSED SANITARY SEWER
- STM PROPOSED STORM SEWER
- GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY



Revisions:

No.	Date:	Description:

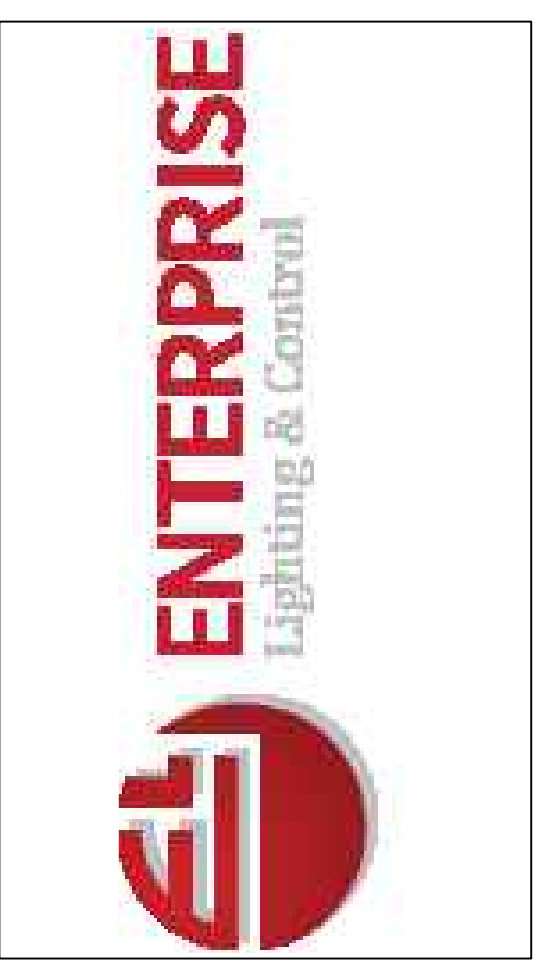
Graphic Scale	0' 20' 40' 60'
Wysen Number	24-1243
Set Type	REVIEW
Date Issued	05/19/2025
Sheet Number	C300

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Luminaire Schedule							
Qty	Label	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
11	B1	0.950	US ARCH	AXMRB-42-PLED-III-W-12LED-175mA-xxK-UNV-(finish)-HS	6.5	71.5	699
5	B2	0.950	KUZCO	EB8339-BK-UNV	24	120	1063
19	D1L	0.950	LITHONIA	LDN4 ALO1 SWW1 LO4AR LSS 80CRI MVOLT (500LM)	6	114	562
1	HR-128	0.010	ZANEEEN	E10R0134-xx in 128ft of HANDRAIL	1	1	61
3	OA2ML	0.950	US ARCH	VLL-PLED-III-ML-40LED-700mA-xxK-UNV-1 + 20' POLE + 2' BASE	87	261	12852
2	OA3WH	0.950	US ARCH	VLL-PLED-III-W-40LED-700mA-xxK-UNV-1-HS + 20' POLE + 2' BASE	87	174	9307
3	OA5W	0.950	US ARCH	VLL-PLED-VSQ-W-40LED-700mA-xxK-UNV-1 + 20' POLE + 2' BASE	87	261	12983
2	OAFTH	0.950	US ARCH	VLL-PLED-IV-FT-40LED-700mA-xxK-UNV-1 + 20' POLE + 2' BASE	87	174	11822
8	OAFTH	0.950	US ARCH	VLL-PLED-IV-FT-40LED-700mA-xxK-UNV-1-HS + 20' POLE + 2' BASE	87	696	9282
3	OC2H	0.950	US ARCH	VLL-PLED-II-40LED-350mA-xxK-UNV-1-HS + 20' POLE + 2' BASE	43	129	5167
3	OP5W	0.950	US ARCH	AXMS7-12-PLED-VSQ-W-12LED-1050mA-xxK-UNV	40	120	4420
6	OPFT	0.950	US ARCH	AXMS7-12-PLED-IV-FT-12LED-1050mA-xxK-UNV	40	240	3952
4	OW1	0.950	LITHONIA	WDGE1 LED P2 xxK 80CRI VF MVOLT	15	60	1873
6	OW2	0.950	KUZCO	EW48003-BK-UNV	12	72	626
10	OW3	0.900	KUZCO	AT7935-BK	40	400	2022
1	SL-80	0.950	TIVOLI	LSL2-B-18-H-xx-C-12-80ft + mounting + power supply	N.A.	42.4	N.A.
3	TL-45	0.950	ACOLYTE	NLC-3.0xx-(feed)-45ft + (mounting) + power feed	N.A.	192.27	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Presumed Property Line	Illuminance	Fc	0.07	0.48	0.00	N.A.	N.A.
Bldg A Common Area	Illuminance	Fc	2.28	10.0	0.3	7.60	33.33
Bldg A Parking	Illuminance	Fc	1.24	2.4	0.6	2.07	4.00
Bldg B North Parking	Illuminance	Fc	1.33	2.5	0.6	2.22	4.17
Bldg B South Parking	Illuminance	Fc	1.37	2.8	0.6	2.28	4.67
Bldg C Parking	Illuminance	Fc	1.34	2.1	0.3	4.47	7.00
Bldg D Parking	Illuminance	Fc	1.37	3.0	0.5	2.74	6.00
Pool Deck	Illuminance	Fc	3.91	10.8	2.4	1.63	4.50













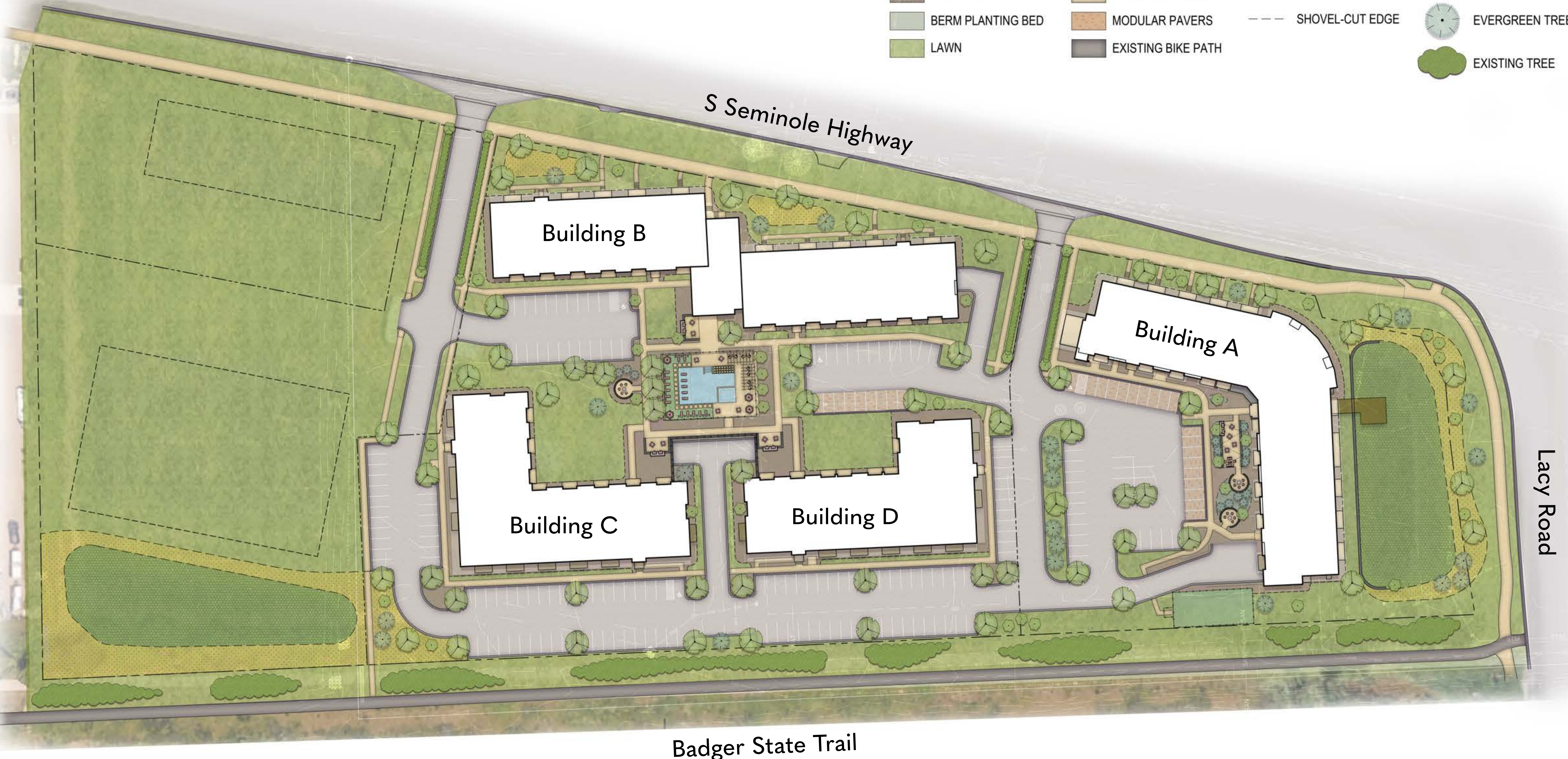
#	DATE	COMMENTS
REVISIONS		

DRAWN BY : JT
 DATE : MAY 15 2025
 SCALE : 1" = 60'

FITCHBURG APARTMENTS
 FITCHBURG, WISCONSIN
 SITE LIGHTING LAYOUT

LEGEND

- | | | | |
|--|--|---|---|
|  NATIVE SEED |  ARTIFICIAL LAWN |  PROPERTY LINE |  OVERSTORY TREE |
|  INFILTRATION BASIN |  ASPHALT PAVING |  EASEMENT |  ORNAMENTAL TREE |
|  PLANTING BED |  CONCRETE PAVING |  METAL BED EDGE |  EVERGREEN TREE |
|  BERM PLANTING BED |  MODULAR PAVERS |  SHOVEL-CUT EDGE |  EXISTING TREE |
|  LAWN |  EXISTING BIKE PATH | | |





knothe • bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562

KEY PLAN



ISSUED

PROJECT TITLE
**NEWCOMB
SEMINOLE
DEVELOPMENT**

Project Address
SHEET TITLE
RENDER IMAGE

SHEET NUMBER
AC901

PROJECT NUMBER
2440



knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED

PROJECT TITLE
NEWCOMB
SEMINOLE
DEVELOPMENT

Project Address
SHEET TITLE
RENDER IMAGE

SHEET NUMBER
AC902

PROJECT NUMBER
2440





knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

KEY PLAN



ISSUED

PROJECT TITLE
**NEWCOMB
SEMINOLE
DEVELOPMENT**

Project Address
SHEET TITLE
RENDER IMAGE

SHEET NUMBER
AC903

PROJECT NUMBER
2440



knothe • bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562

KEY PLAN



ISSUED

PROJECT TITLE
**NEWCOMB
SEMINOLE
DEVELOPMENT**

Project Address
SHEET TITLE
RENDER IMAGE

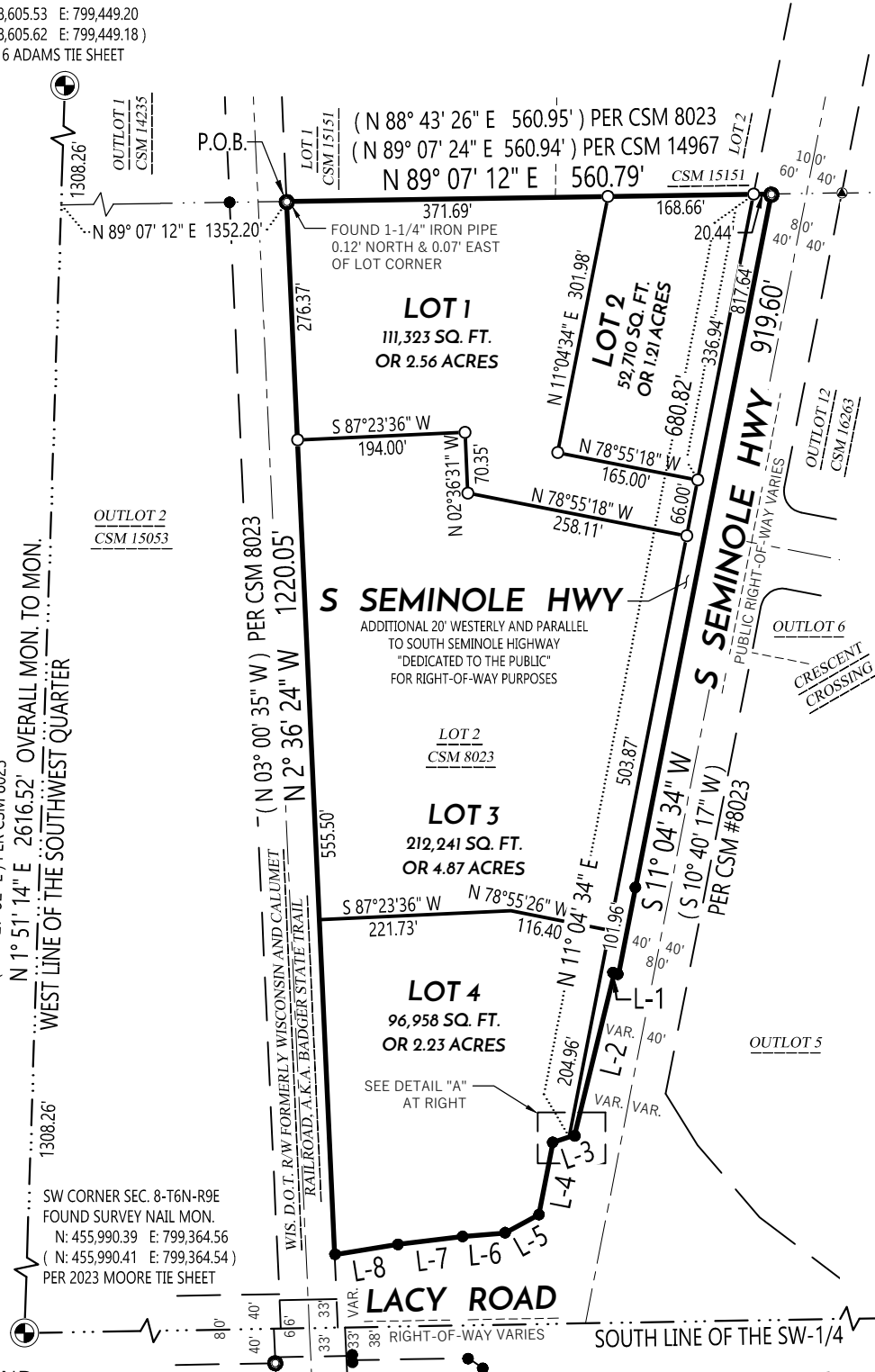
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PROJECT NUMBER
2440

CERTIFIED SURVEY MAP NO. _____

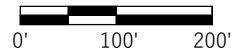
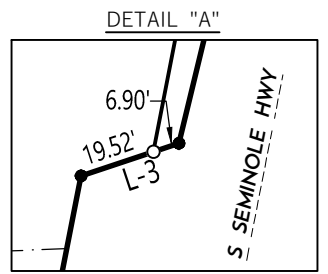
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWN 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

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 8 FOR EXISTING IMPROVEMENTS.
5. SEE SHEETS 3 - 6 OF 8 FOR NEW EASEMENT DETAILS.

File: W:\2024\241243_Newcomb - Seminole & Lacy, Fitchburg\DWG\241243_CSM.dwg Layout: CSM 1 OF 8 User: dschneider Plotted: May 16, 2025 - 1:42pm



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 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

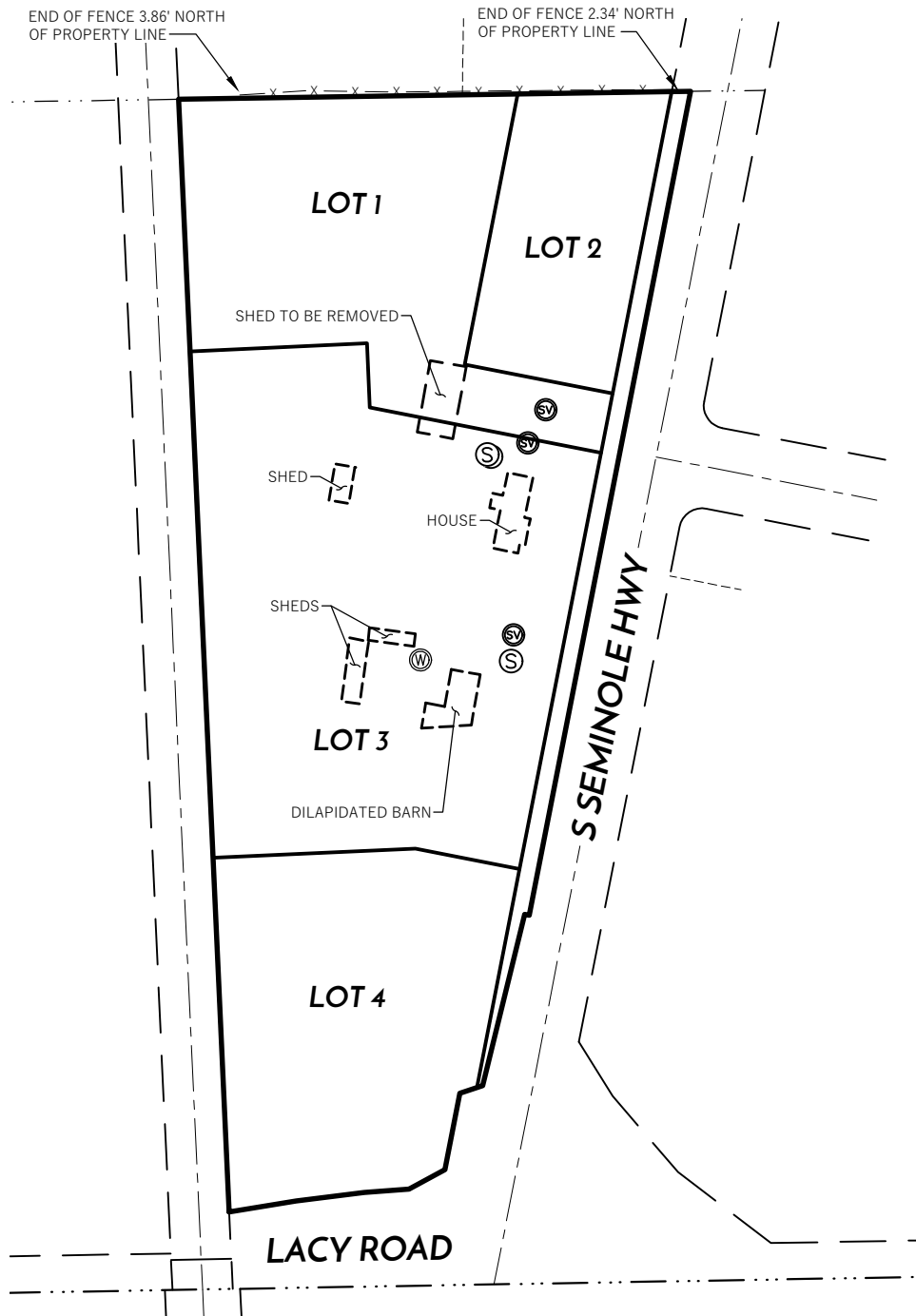
SURVEYED BY: MAL/DZ
 DRAWN BY: AMS
 CHECKED BY: ZMR
 APPROVED BY: ZMR

PROJECT NO: 24-1243
 SHEET NO: 1 of 8

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CERTIFIED SURVEY MAP NO. _____

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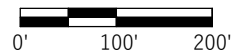


LEGEND

- 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 - 6 OF 8 FOR NEW EASEMENT DETAILS.



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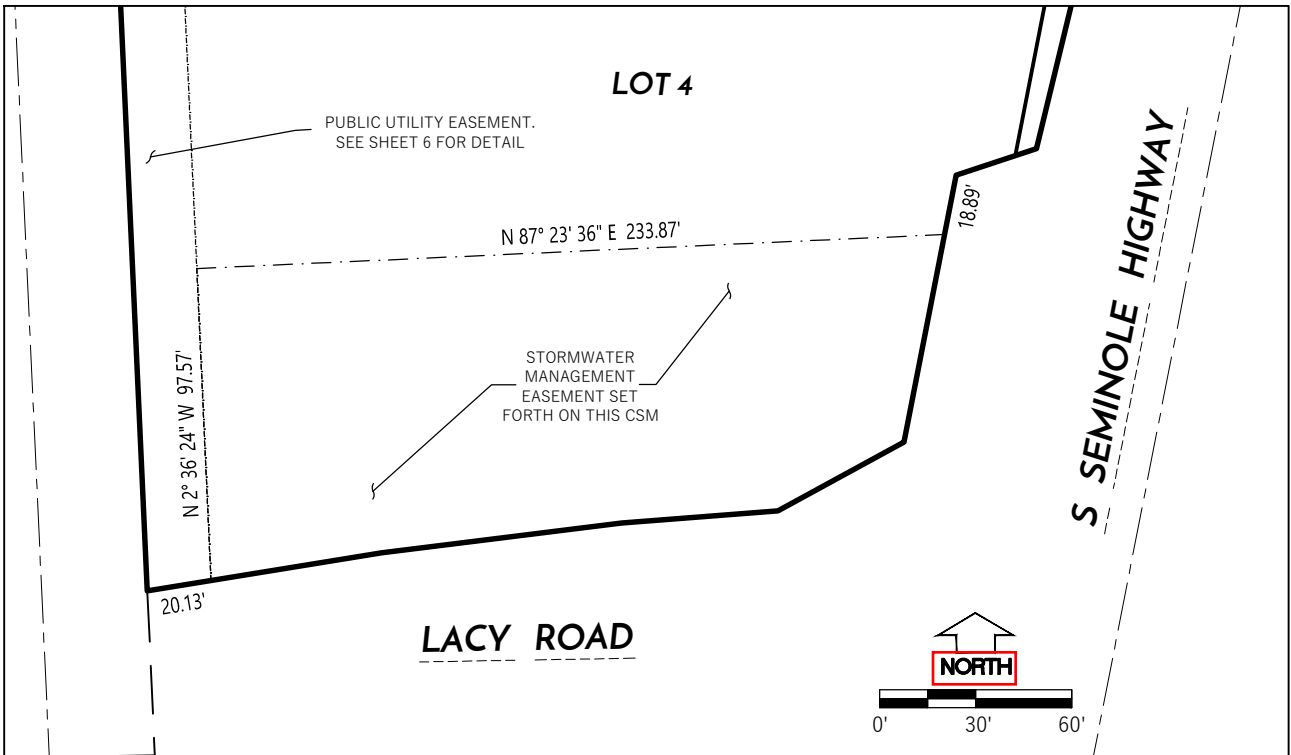
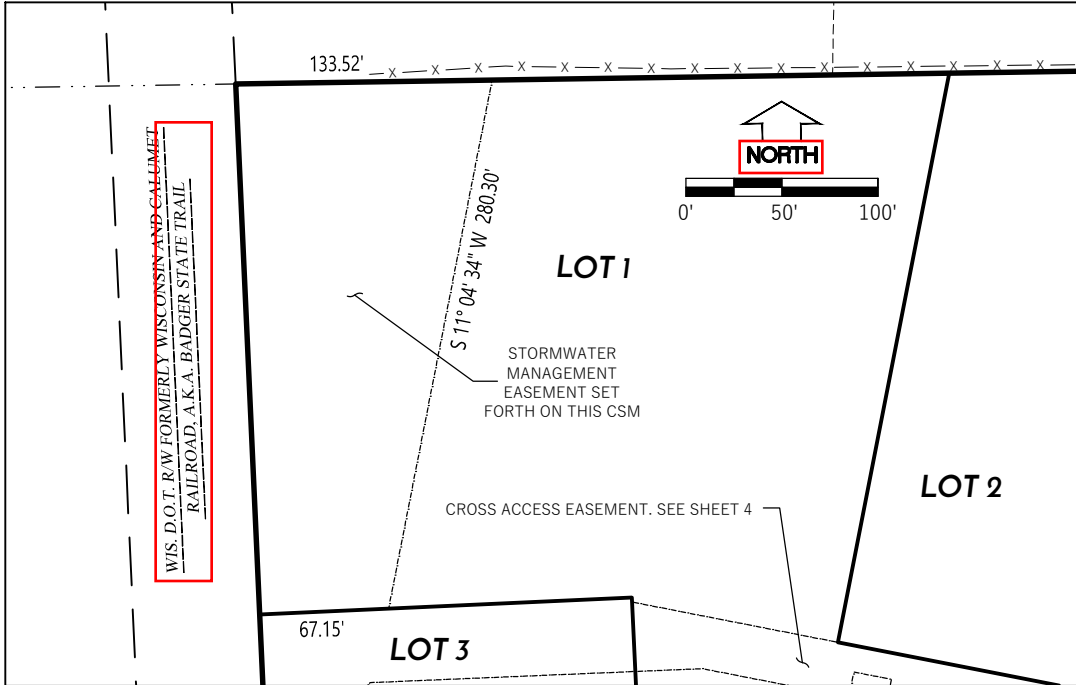
PROJECT NO: 24-1243
SHEET NO: 2 of 8

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NEW STORMWATER MANAGEMENT EASEMENT DETAILS

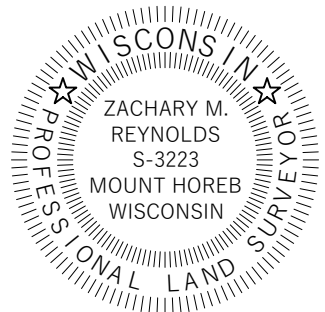


LEGEND

- 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 4, 5 AND 6 OF 8 FOR ADDITIONAL NEW EASEMENT DETAILS.



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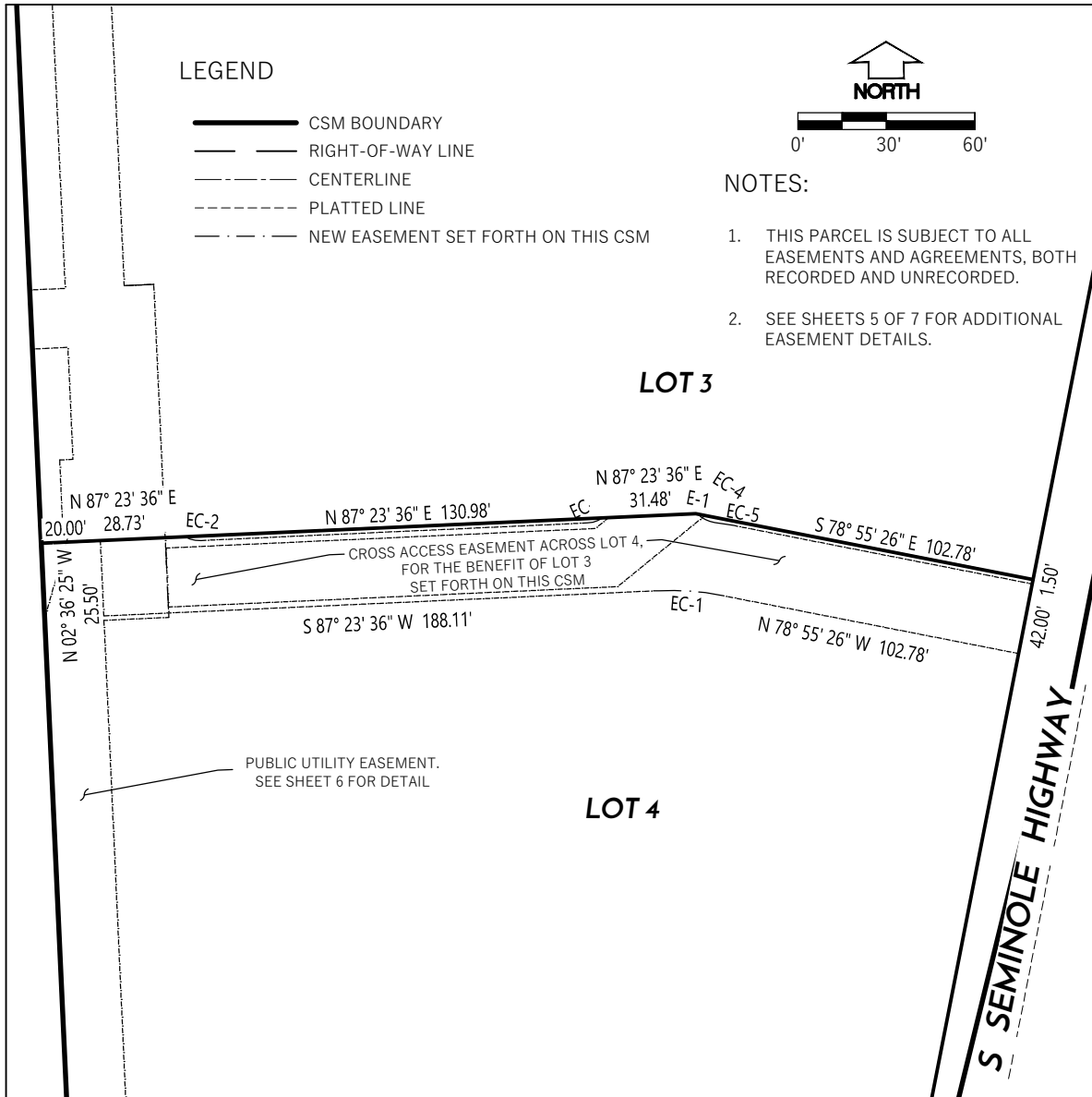
PROJECT NO: 24-1243
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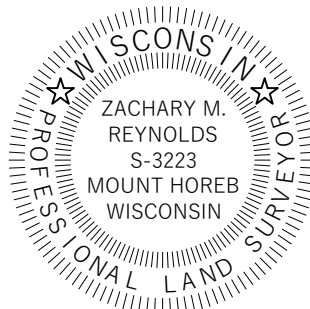
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NEW CROSS ACCESS EASEMENT DETAILS



EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	S 78° 55' 26" E	0.70'



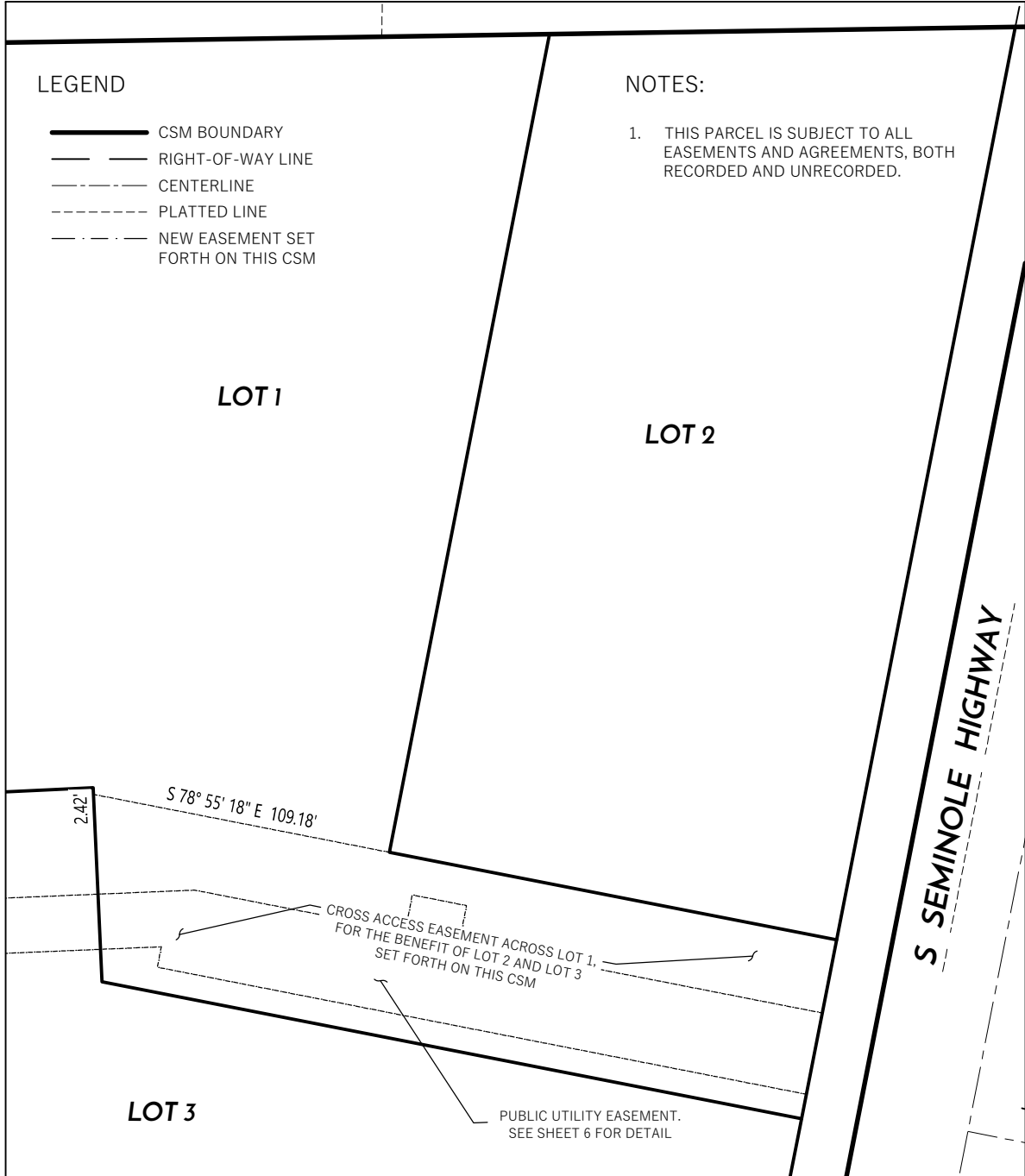
EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
EC-1	21.02'	88.00'	13° 40' 55"	N 85° 45' 55" W	20.97'
EC-2	5.55'	10.00'	31° 47' 11"	S 76° 42' 49" E	5.48'
EC-3	5.55'	10.00'	31° 47' 19"	N 71° 29' 56" E	5.48'
EC-4	6.55'	10.00'	37° 31' 59"	S 63° 35' 33" E	6.43'
EC-5	6.72'	112.00'	3° 26' 06"	S 80° 38' 29" E	6.71'

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NEW CROSS ACCESS EASEMENT DETAILS



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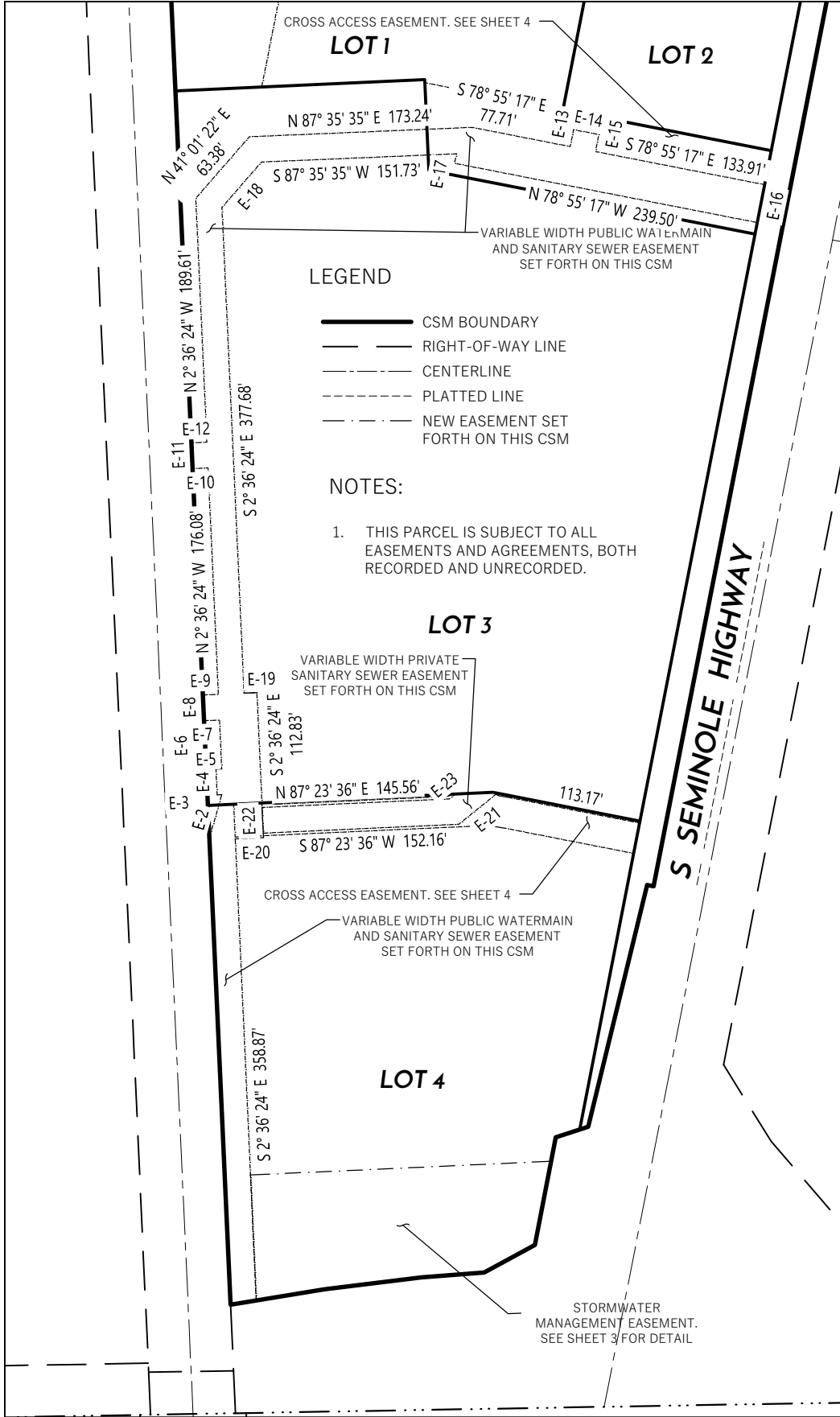
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NEW UTILITY EASEMENT DETAILS



LINE TABLE		
LINE #	BEARING	DISTANCE
E-2	N 15° 55' 15" E	35.08'
E-3	S 87° 23' 36" W	3.64'
E-4	N 02° 36' 24" W	20.00'
E-5	N 87° 23' 36" E	4.50'
E-6	N 02° 36' 24" W	37.94'
E-7	S 87° 23' 36" W	12.00'
E-8	N 02° 36' 24" W	20.00'
E-9	N 87° 23' 36" E	12.00'
E-10	S 87° 23' 36" W	12.00'
E-11	N 02° 36' 24" W	20.00'
E-12	N 87° 23' 36" E	12.00'
E-13	N 11° 04' 43" E	13.43'
E-14	S 78° 55' 17" E	20.00'
E-15	S 11° 04' 43" W	13.43'
E-16	S 11° 04' 34" W	30.00'
E-17	N 11° 04' 09" E	7.54'
E-18	S 41° 01' 22" W	46.76'
E-19	N 87° 23' 36" E	10.00'
E-20	S 87° 23' 36" W	22.00'
E-21	S 50° 52' 54" W	38.21'
E-22	N 02° 36' 24" W	20.00'
E-23	N 50° 52' 54" E	5.88'



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APPROVED BY: ZMR

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.

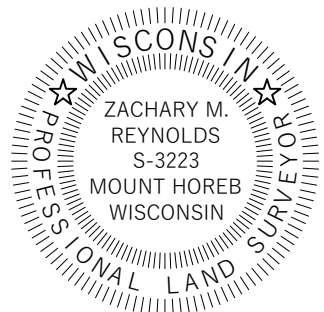
SAID PARCEL CONTAINS 493,619 SQUARE FEET OR 11.33 ACRES.

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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999 FOURIER DRIVE #102
MADISON, WI 53717

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DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 24-1243
SHEET NO: 7 of 8

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DOC. NO. _____

C.S.M. NO. _____

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 _____, 2025, 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 _____, 2025, 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 _____, 2025.

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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www.wyserengineering.com

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PROJECT NO: 24-1243
SHEET NO: 8 of 8

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Conditional Use - Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner's or Authorized Agent's Signature

5/20/2025

Date (DD/MM/YYYY)