



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: 1 outlot divided into 2 outlots (Outlot 11)

4. No. Of Buildable Lots Proposed: 0

5. Zoning District: Planned Development District

6. Current Owner of Property: VH CC, LLC

Address: 6801 South Towne Drive, Madison, WI 53713 **Phone No:** 608-226-3100

7. Contact Person: Dan Day, D'Onofrio, Kottke & Associates, Inc.

Email: dday@donofrio.cc

Address: 7530 Westward Way, Madison, WI 53717 **Phone No:** 608-833-7530

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:  Chris Ehlers, Veridian Homes
 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. _____

February 15, 2022

Deanna Schmidt
City of Fitchburg – Planning & Zoning
5520 Lacy Road
Fitchburg, WI 53711

RE: Crescent Crossing
Certified Survey Map Submittal – Outlot 7
Certified Survey Map Submittal – Outlot 11

Dear Lisa:

On behalf of Veridian Homes, we are pleased to submit two Certified Survey maps for the division of Outlot 11 into two outlots and the dedication of Outlot 7 as public park. This will allow for the construction of the proposed Dog Park on the new Outlot 13 that is being dedicated to the public as part of the Certified Survey Map along with park improvements contemplated on new Outlot 14.

Enclosed with the submittal is the following:

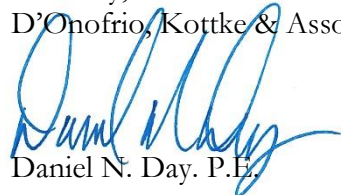
- Outlot 7 & 11 Land Division Applications (1 copy each)
- Check in the amount of \$750 for the application fee for the OL 7 application
- Certified Survey Map (1 copy each)

On August 6, 2021 we submitted a Land Division Application for the OL 11 CSM. We are assuming the check for that submittal will cover the current OL 11 CSM as the submittal was not reviewed. All the above information will also be submitted in digital format. The hard copy will be dropped off at your office.

As part of this proposal, we are also proposing dedicate and improve the new Outlot 13 & 14 as a public parks. In exchange for these dedications, Veridian Homes is seeking a reduction in park fees as detailed in previous submittals.

We look forward to working with the City of Fitchburg in the review and approval of this Certified Survey Maps and other required documents to allow for the construction of the Dog Park and Neighborhood Park in the near future.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.

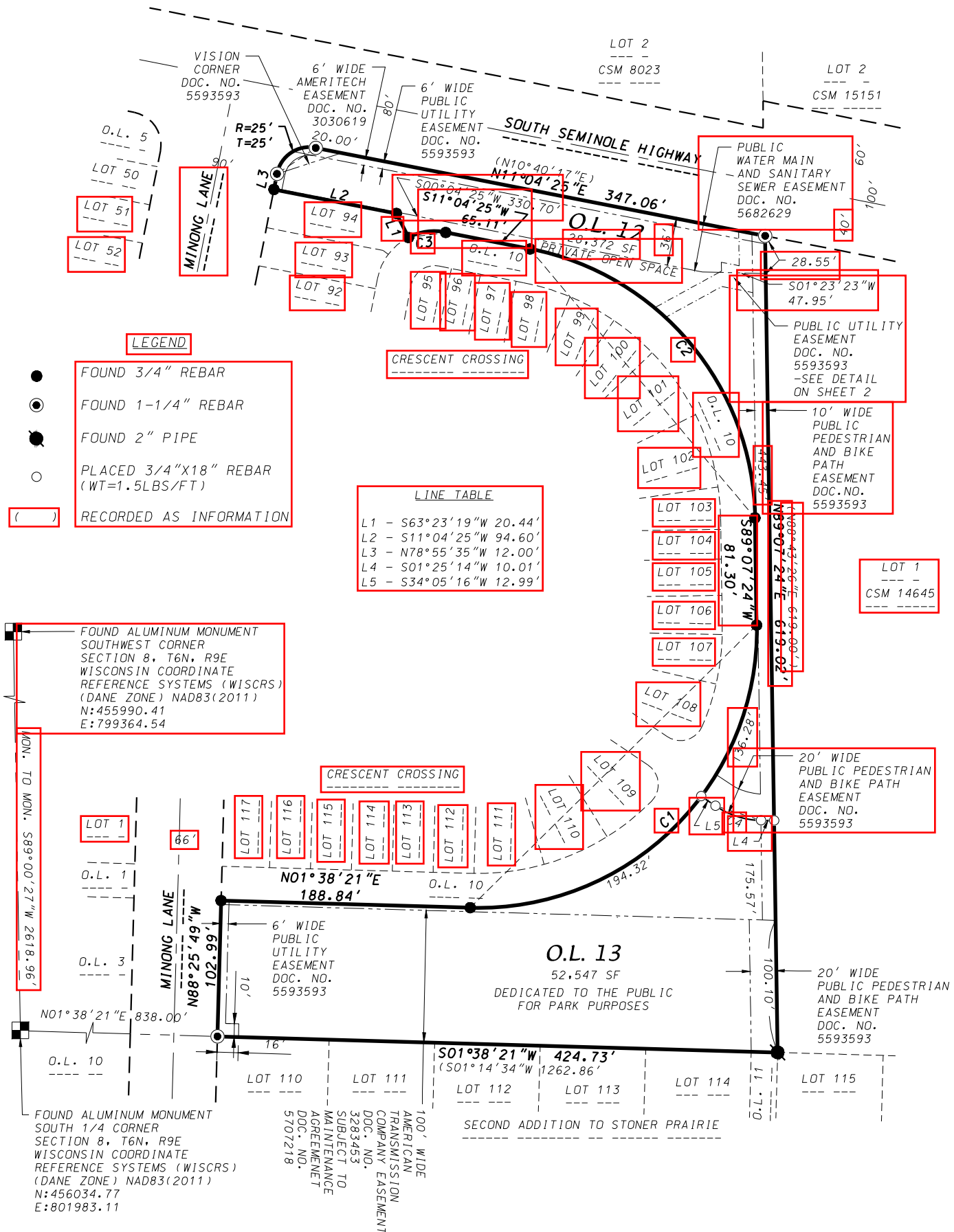


Daniel N. Day, P.E.

cc: Chris Ehlers, Veridian Homes
Matt Brink, Veridian Homes
Robert Proctor, Axley Brynelson

CERTIFIED SURVEY MAP

OUTLOT 11, CRESCENT CROSSING, LOCATED IN THE SE1/4 OF THE SW1/4 SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LEGEND

- FOUND 3/4" REBAR
- ⊙ FOUND 1-1/4" REBAR
- FOUND 2" PIPE
- PLACED 3/4"x18" REBAR (WT=1.5LBS/FT)
- () RECORDED AS INFORMATION

LINE TABLE

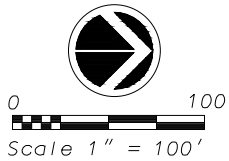
L1	- S63°23'19"W	20.44'
L2	- S11°04'25"W	94.60'
L3	- N78°55'35"W	12.00'
L4	- S01°25'14"W	10.01'
L5	- S34°05'16"W	12.99'

FOUND ALUMINUM MONUMENT
SOUTHWEST CORNER
SECTION 8, T6N, R9E
WISCONSIN COORDINATE
REFERENCE SYSTEMS (WISCRS)
(DANE ZONE) NAD83(2011)
N: 455990.41
E: 799364.54

FOUND ALUMINUM MONUMENT
SOUTH 1/4 CORNER
SECTION 8, T6N, R9E
WISCONSIN COORDINATE
REFERENCE SYSTEMS (WISCRS)
(DANE ZONE) NAD83(2011)
N: 456034.77
E: 801983.11

BEARINGS REFERENCED TO THE SOUTH LINE
OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R9E
WISCONSIN COORDINATE REFERENCE SYSTEMS (WISCRS)
(DANE ZONE) NAD83(2011)
BEARING S89°00'27"W

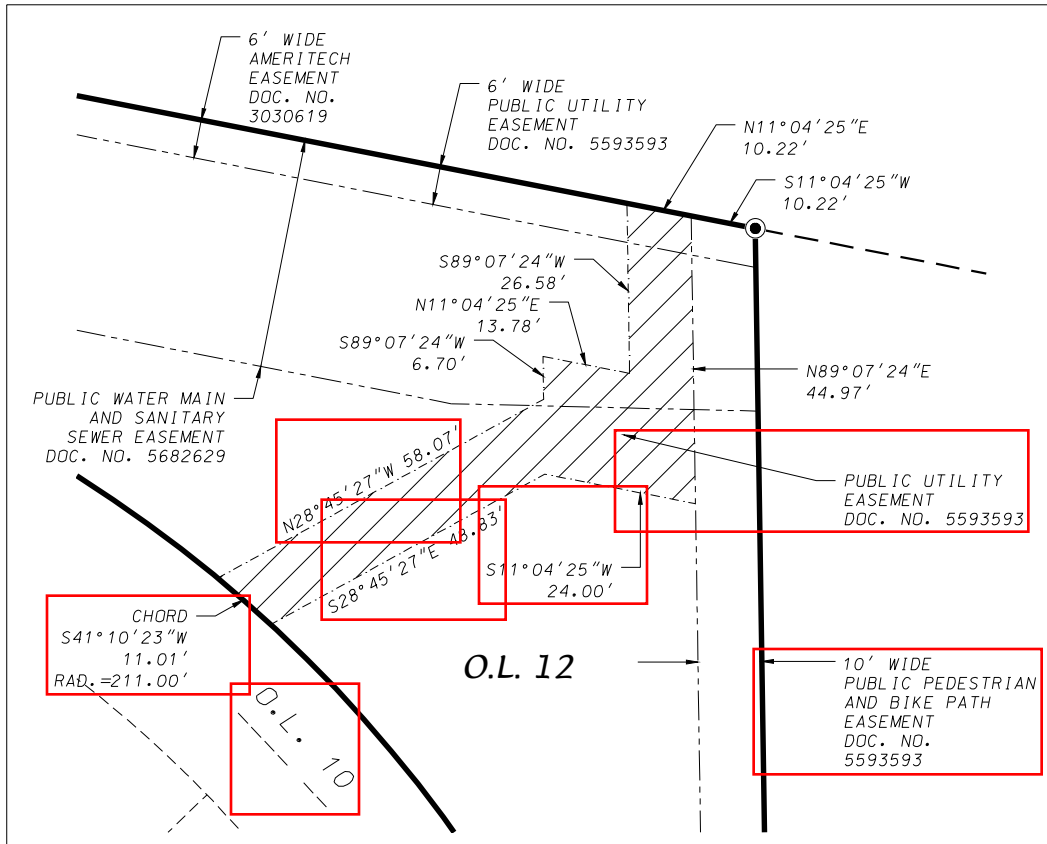
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



DATE: March 22, 2021
F.N.: 21-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

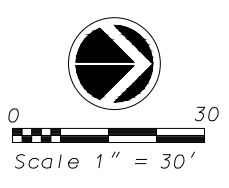
OUTLOT 11, CRESCENT CROSSING, LOCATED IN THE SE1/4 OF THE SW1/4 SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



PUBLIC UTILITY EASEMENT
DOC. NO. 5593593 - DETAIL

CURVE TABLE						
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	211.00	304.88	340.70	N44°37'07.5"W	92°30'57"	
OL13	211.00	194.32	201.94	N25°46'41.5"W	54°50'05"	
OL12	211.00	136.28	138.77	N72°02'10"W	37°40'52"	
2	211.00	265.72	287.43	S50°05'54.5"W	78°02'59"	
3	44.00	28.42	28.94	S07°46'08"E	37°41'06"	OUT-S26°36'41"E
4	65.00	36.56	37.06	N17°45'15"E	32°40'02"	

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CERTIFIED SURVEY MAP

OUTLOT 11, CRESCENT CROSSING, LOCATED IN THE SE1/4 OF THE SW1/4
SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Outlot 11, Crescent Crossing, recorded in Volume 61-026B of Plats on pages 139-141 as Document Number 5593593, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 8, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.
Containing 80,919 square feet (1.858 acres).

Dated this _____ day of _____, 2021.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. This Certified Survey map is subject to the following recorded instruments:
 - Declaration of Conditions and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 5683179.
 - Crescent Crossing Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5690539.



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OUTLOT 11, CRESCENT CROSSING, LOCATED IN THE SE1/4 OF THE SW1/4
SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

VH CC, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

VH CC, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said VH CC, LLC has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2021.

VH CC, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2021, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____

MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, First Business Bank has caused these presents to be signed by its corporate officer(s) listed below this _____ day of _____, 2021.

First Business Bank

By: _____

State of Wisconsin)
County of Dane)S.S

Personally came before me this _____ day of _____, 2021, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____, _____
Notary Public, Dane County, Wisconsin



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SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CITY OF FITCHBURG CERTIFICATE

This Certified Survey Map, including any dedications and public easements shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

By: _____
Tracy Oldenburg, City Clerk

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021 at _____ and
recorded in Volume _____ of Certified Survey Maps on Pages _____ as
Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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