



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: 3

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: R-L

6. Current Owner of Property: HDP Stoner Prairie LLC

Address: 5989 Monona Drive, Monona WI, 53716

Phone No: (608) 729-5366

7. Contact Person: William Ryan Homes - Nate Wynsma, Vice President of Land

Email: nwynsma@wmryan.com

Address: 945 N. Plum Grove Road, Schaumburg, IL 60173

Phone No: (847) 995-8700 ext. 113

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: _____

Nate Wynsma

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: 3/21/2017

Ordinance Section No. _____

Fee Paid: \$1,085.⁰⁰

Permit Request No. PP-2144-17

Receipt #1.13557
YA 3-21-17



March 21, 2017

Mr. Thomas Hovel
Zoning Administrator / Community Planner
City of Fitchburg
Planning / Zoning Department
5520 Lacy Road
Fitchburg, WI 53711

Subject: Letter of Transmittal – **Astor Drive Addition to Stoner Prairie** Land Division (Preliminary Plat) Application

Dear Mr. Hovel:

Thank you for your continued assistance and coordination regarding the Astor Drive Addition to Stoner Prairie residential development proposal. Please find the following enclosed:

1 – Land Division Application	10 – 22"x30" Preliminary Plat
1 – Preliminary Plat Application Fee	1 – 11"x17" Preliminary Plat

Again, thank you for your efforts, coordination and review of the Astor Drive Addition to Stoner Prairie development. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

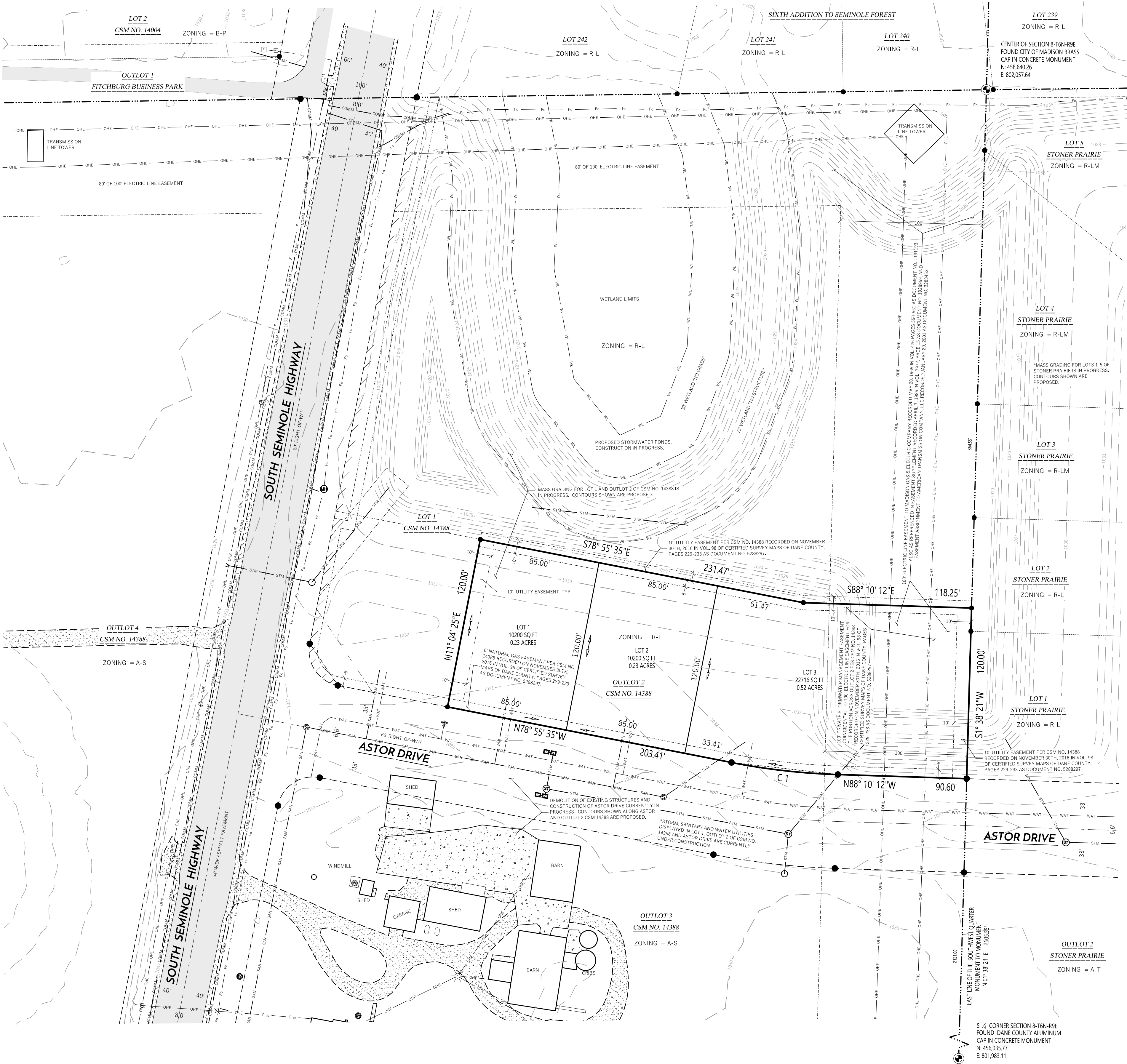
WYSER ENGINEERING, LLC

A handwritten signature in blue ink that reads "Wade P. Wyse". The signature is written in a cursive, flowing style.

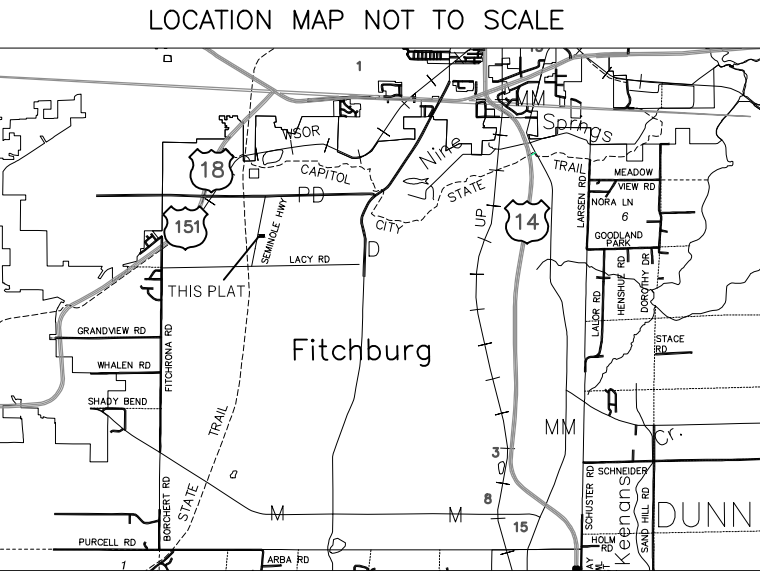
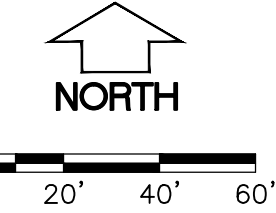
Wade P. Wyse, P.E.
Principal – Project Manager

PRELIMINARY PLAT of ASTOR DRIVE ADDITION TO STONER PRAIRIE

OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



LEGEND			
	FOUND PLSS SECTION MONUMENT TYPE NOTED		PROPERTY LINE
	FOUND 3/4" REBAR		PLATTED LINE
	FOUND 2" REBAR		RIGHT-OF-WAY LINE
	FOUND 2" IRON PIPE		CENTERLINE
	PROPOSED HYDRANT PER PLAN		SECTION/QUARTER LINE
	PROPOSED STORM STRUCTURES PER PLAN		EXISTING EASEMENT LINE
	PROPOSED SANITARY STRUCTURE PER PLAN		PROPOSED EASEMENT
	EXISTING SEPTIC VENT		VISION TRIANGLE LINE
	EXISTING WELL		PROPOSED SANITARY LINE
	EXISTING PEDESTAL		PROPOSED STORM LINE
	EXISTING COMMUNICATIONS MANHOLE		PROPOSED WATER LINE
	EXISTING UTILITY POLE		EXISTING OVERHEAD ELECTRIC
	EXISTING TRANSFORMER		EXISTING FIBER OPTIC
	EXISTING ELECTRICAL BOX		EXISTING NATURAL GAS
	DRAINAGE ARROW		EXISTING COMMUNICATION
	RECORDED AS		WETLAND LIMITS AND OFFSET
			EXISTING FENCE LINE
			EDGE OF PAVEMENT
			EDGE OF GRAVEL
			ASPHALT PAVEMENT
			GRAVEL
			CONTOUR MAJOR
			CONTOUR MINOR



- NOTES**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEK OF MARCH 6TH, 2017.
 - NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 01° 38' 21" E
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED INCLUDING THOSE EASEMENTS SHOWN HEREON.
 - WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, 12a ADJUSTMENT (NAVD88)(12a).
 - SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
 - CONTOUR INTERVAL IS 1 FOOT AND HAVE BEEN DETERMINED A COMBINATION OF FIELD DATA AND PROPOSED GRADING PLAN FOR ASTOR DRIVE.
 - SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C0580G DATED JANUARY 02, 2009
 - DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH MAIN STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
 - CURRENT PARCEL ZONING IS R-L FOR THE ENTIRE PARCEL.

LEGAL DESCRIPTION

OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED ON NOVEMBER 30TH, 2016 IN VOLUME 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

PARCEL CONTAINS 43,116 SQUARE FEET OR 0.99 ACRES

CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C1	75.34'	467.00'	9° 14' 37"	N83° 32' 53"W	75.26'	N88° 10' 12"W N78° 55' 35"W

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HERON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

OWNER/SUBDIVIDER:
WILLIAM RYAN HOMES WISCONSIN, INC.
5889 MONONA DRIVE
MONONA, WI 53176

