



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:** 53

4. **No. Of Buildable Lots Proposed:** 48

5. **Zoning District:** A-T

6. **Current Owner of Property:** O'Brien Family Limited Partnership

Address: 662 Rovalia DR

Phone No: (608) 848-9573

7. **Contact Person:** William Ryan Homes - Jason Humm - Land Acquisition & Development

Email: jhummm@wmryan.com

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

Phone No: (847) 995-8700 ext. 117

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: Charles E O'Brien

Charles E O'Brien

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.

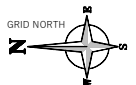
For City Use Only: **Date Received:** _____

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

Permit Request No. _____

OUTLOT 2 OF STONER PRAIRIE RECORDED ON DECEMBER 1, 2016 IN VOLUME 60-066B OF PLATS ON PAGES 355-356 AS DOCUMENT NO. 5288568, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011). "WISCRS DANE" THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 BEARS N 88°58' 17" E



0' 50' 100' 150'

SCALE: 1 INCH = 100 FEET

LINE #	LENGTH	BEARING
L1	3.64	N1° 34' 11"E
L2	124.57	S89° 25' 49"E
L3	124.94	S89° 25' 49"E
L4	19.00	S1° 34' 11"W
L5	43.23	N89° 25' 49"W

CENTER LINE OF RIGHT-OF-WAY CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C20	157.08'	100.00'	90° 00' 00"	S46° 34' 11"W	141.42'	S1° 34' 11"W	N88° 25' 40"W

CL EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
E-1	66.65'	S1° 34' 42"W
E-2	68.29'	S88° 41' 37"W

PLAT CURVE TABLE							
CURVE #	CURVE LENGTH	ANGLE	DATA	CURVE BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	23.48'	15.00°	90° 44' 10"	N 67° 54' 50"	21.58'	N 74° 11' 11"	N 67° 54' 50"
C2	23.58'	15.00°	90° 44' 10"	N 67° 54' 11"	21.67'	N 74° 11' 11"	S 68° 35' 11"
C3	23.58'	15.00°	90° 44' 10"	S 67° 55' 48"	21.67'	S 68° 35' 48"	S 73° 34' 11"
C4	23.58'	15.00°	90° 44' 10"	S 67° 34' 11"	21.67'	N 68° 23' 48"	S 73° 34' 11"
C5	59.82'	15.00°	90° 44' 10"	S 67° 34' 11"	18.88'	S 74° 34' 11"	N 68° 23' 48"
C6	105.24'	61.00°	90° 44' 10"	S 67° 34' 11"	16.75'	S 74° 34' 11"	N 68° 23' 48"
C7	25.18'	15.00°	90° 44' 10"	N 67° 22' 48"	21.21'	N 68° 23' 48"	N 74° 34' 11"
C8	35.79'	26.00°	47° 14' 52"	N 62° 48' 37.5"	35.58'	N 67° 11' 11"	N 67° 11' 11"
C9	274.60'	60.00°	282° 43' 40"	N 62° 48' 37.5"	10.95'	N 67° 11' 11"	S 62° 48' 37.5"
C10	66.28'	60.00°	67° 17' 51"	N 59° 58' 02.5"	62.57'	N 62° 48' 37.5"	N 67° 11' 11"
C11	70.78'	60.00°	67° 17' 51"	N 59° 58' 02.5"	63.94'	N 62° 48' 37.5"	N 67° 54' 50"
C12	71.27'	60.00°	67° 58' 30"	S 57° 47' 21"	67.15'	N 68° 16' 54"	N 67° 54' 50"
C13	66.08'	60.00°	67° 58' 30"	S 57° 32' 12"	61.59'	S 52° 38' 30"	S 58° 36' 50"
C14	35.79'	26.00°	47° 10' 52"	S 10° 18' 15"	35.68'	S 52° 38' 30"	S 74° 34' 11"
C15	23.58'	15.00°	90° 44' 10"	S 67° 34' 11"	21.61'	S 74° 34' 11"	N 68° 23' 48"
C16	23.57'	15.00°	90° 44' 10"	N 67° 22' 48"	21.22'	N 68° 23' 48"	N 74° 34' 11"
C17	23.58'	15.00°	90° 44' 10"	N 67° 22' 48"	21.21'	N 68° 23' 48"	N 74° 34' 11"
C18	7.18'	23.00°	7° 49' 45"	S 62° 18' 18"	7.11'	S 74° 34' 11"	S 72° 34' 11"
C19	38.10'	23.00°	7° 49' 45"	S 62° 18' 18"	34.52'	S 74° 34' 11"	S 72° 34' 11"

LEGEND

- | | |
|--|---|
| | FOUND PLSS SECTION MONUMENT TYPE NOTED |
| | FOUND 1" REBAR UNLESS NOTED |
| | FOUND 2" REBAR UNLESS NOTED |
| | FOUND 2" IRON PIPE |
| | SET 1-1/4" X 18" REBAR 4.18 LBS./LIN. FT. |
| | DRAINAGE INDICATORS |

NOTES

1. ALL DIMENSIONS MEASURED ASHORE AND SHALL BE TO THE NEAREST ONE HUNDREDTH (1/100) OF AN INCH. ALL ANGLES MEASURED ASHORE TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
2. BRANCHING OFFSHORE LOCATED BY THE BEARING OF A BEARING LINE AND THE BEARING OF A PROPERTY LINE OR SURVEY LINE. SHALL BE GRABED WITH THE INTERIOR OF LOT OR LOT CORNER COMMON THEREON, SHALL BE MONUMENTED WITH 3/4" x 8" REBAR - 5/8" UNLESS NOTED.
3. BRANCHING OFFSHORE LOCATED BY THE BEARING OF A BEARING LINE AND THE BEARING OF A PROPERTY LINE OR SURVEY LINE. SHALL BE GRABED WITH THE INTERIOR OF EACH MAIN STRUCTURE AND MAIN TIERED BY THE LOT CORNER UNLESS SPECIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
4. OUTLOTS 1 & 2 ARE "DEDICATED TO THE PUBLIC FOR PUBLIC PATHS"
5. OUTLOT 3 IS "DEDICATED TO THE PUBLIC FOR PARK Lanes AND PEDESTRIAN PATHS"
6. OUTLOT 4 IS PRIVATE FOR DEVELOPMENT.
7. OUTLOT 5 IS PRIVATE FOR DEVELOPMENT.
8. AREAS DESIGNATED AS VISION TRIANGLE AREAS SHALL HAVE NO PLANTINGS OR OBSTRUCTIONS OVER TWO (2) FEET IN HEIGHT, AND SHALL BE LOCATED SET BEYOND THE POINTS OF CURVATURE.
9. ALL ABOVE GROUND TRANSFORMERS AND PESTESTALS SHALL BE LOCATED ALONG THE REAR LOT LINES.
10. UTILITY EASEMENTS, NO POLES OR BURIED CABLES, ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB AN EXISTING SURVEY OR SETBACK LINE. THE INSTALLATION OF UTILITY EASEMENTS OR A SURVEY SETBACK LINE SHALL BE IN ACCORDANCE WITH A VULNERABILITY OF A PUBLIC RECORDATION OF THE PLAN. THE FINAL AGREEMENT OF UTILITY EASEMENTS SHOWN HEREON SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES PROVIDER.
11. ALL LIGHTS OR WARD STOP SIGNS LOCATED AT THE LOT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
12. ALL RIGHTS OF OUTLOTS SHOWN ARE ZONED R/L AT FOR THIS PLAT

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com



WYSE
ENGINEERING

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



LOW SIDE

HIGH SIDE

NO PLANTINGS OR OBSTRUCTIONS OVER TWO (2) FEET IN HEIGHT

R-O-W

SLOPE

TYPICAL VISION CORNER DETAIL

Diagram illustrating the layout of the 12-acre tract, divided into four quadrants (NW 1/4, NE 1/4, SW 1/4, SE 1/4). The NE 1/4 is further subdivided into four smaller sections (NW-NE, NE-NE, SW-NE, SE-NE). A 'THIN PLAT' area is indicated within the SE-NE section. A north arrow is present in the top right corner.

SE CORNER
SECTION 8-TM-98E
FOUND DANE COUNTY
ALUMINUM CAP IN CONCRETE
11-455 084 20

LOCATION MAP OF SECTION 8, T6N, R9E, DANE COUNTY
NOT TO SCALE

[illegible]

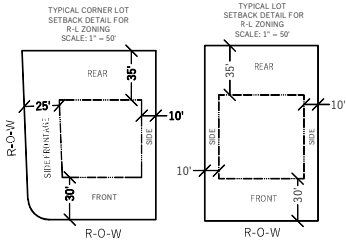
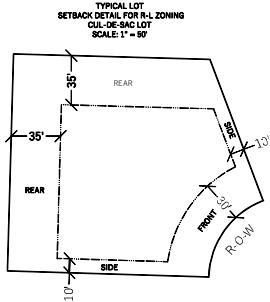
REVISÉD XXX/XXX/2018

SHEET 1 OF 2 SHEETS

FIRST ADDITION TO STONER PRAIRIE

OUTLOT 2 OF STONER PRAIRIE RECORDED ON DECEMBER 1, 2016 IN VOLUME 60-066B OF PLATS ON PAGES 355-356 AS DOCUMENT NO. 5288568, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

PARCEL SETBACKS FOR R-L ZONING
PER CURRENT ZONING STANDARDS. SEE CITY OF FITCHBURG - CODE OF ORDINANCES
CHAPTER 22 - ZONING FOR FURTHER DETAILS, MAY BE SUBJECT TO CHANGES
NOT TO SCALE



CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss:

I, MISTY DODGE, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF FITCHBURG, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF:

THIS _____ DAY OF _____, 20____, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF FIRST ADDITION TO STONER PRAIRIE.

DATE _____ MISTY DODGE, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss:

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF:

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF FIRST ADDITION TO STONER PRAIRIE.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)
DANE COUNTY) ss:

"RESOLVED THAT THIS PLAT KNOWN AS FIRST ADDITION TO STONER PRAIRIE, LOCATED IN THE CITY OF FITCHBURG WAS HEREBY APPROVED BY RESOLUTION NO. _____, FILE NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 20____, AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THIS _____ DAY OF _____, 20____, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID STONER PRAIRIE FOR PUBLIC USE.

DATE _____ PATTI ANDERSON, CITY CLERK

OWNER'S CERTIFICATE OF DEDICATION

O'BRIEN FAMILY LIMITED PARTNERSHIP AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
COMMON COUNCIL, CITY OF FITCHBURG
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____,
IN PRESENCE OF:

O'BRIEN FAMILY LIMITED PARTNERSHIP
BY: MANAGING MEMBER

STATE OF WISCONSIN)
_____ COUNTY) ss:

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,

THE ABOVE NAMED _____ MANAGING MEMBER TO ME
KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____
WISCONSIN

MY COMMISSION EXPIRES _____.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES AND UNDER THE DIRECTION OF WILLIAM RYAN HOMES WISCONSIN, INC., I HAVE SURVEYED, DIVIDED AND MAPPED FIRST ADDITION TO STONER PRAIRIE, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NW 1/4 OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, CONTAINING 36.21 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

OUTLOT 2 OF STONER PRAIRIE RECORDED ON DECEMBER 1, 2016 IN VOLUME 60-066B OF PLATS ON PAGES 355-356 AS DOCUMENT NO. 5288568, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 1,577,486 SQUARE FEET OR 36.21 ACRES

DATED THIS 20TH DAY OF MARCH, 2018.

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

REVISED THIS XXTH DAY OF XXXXXX, 2018.

PREPARED FOR:
WILLIAM RYAN HOMES WISCONSIN, INC.
5889 MONONA DRIVE
MONONA, WI 53576



SURVEYED BY:
WYSER ENGINEERING
315 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wysereengineering.com

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20____ AT _____ O'CLOCK _____ M. AS

DOCUMENT # _____

IN VOL _____ OF PLATS,

ON PAGE(S) _____.

REGISTER OF DEEDS