



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the A - T district to the R - L district the following described property:

1. **Location of Property/Street Address:** East of South Seminole Hwy, West of Stoner Prairie Park, North of Lacy RD

**Legal Description - (Metes & Bounds, or Lot No. And Plat):**

See attached...

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. **Proposed Use of Property - Explanation of Request:**

Single family residential development

3. **Proposed Development Schedule:** June 1, 2018 - December 31, 2018

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** Single Family

**Total Dwelling Units Proposed:** 48

**No. Of Parking Stalls:** N/A

**Type of Non-residential Development (If Applicable):** N/A

**Proposed Hours of Operation:** N/A

**No. Of Employees:** N/A

**Floor Area:** N/A

**No. Of Parking Stalls:** N/A

**Sewer:** Municipal  Private  **Water:** Municipal  Private

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

**Address:** 662 Rovalia Dr Verona, WI 53593

**Phone No:** (608) 848-9573

**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

**Respectfully Submitted By:** Charles E O'Brien  
 Owner's or Authorized Agent's Signature

Charles E O'Brien  
 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:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

ADDITION REFERRED FOR THE CITY OF WISCONSIN TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER AND THE CITY PLANNING COMMISSION. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



GRID NORTH  
SCALE: 1 INCH = 100 FEET

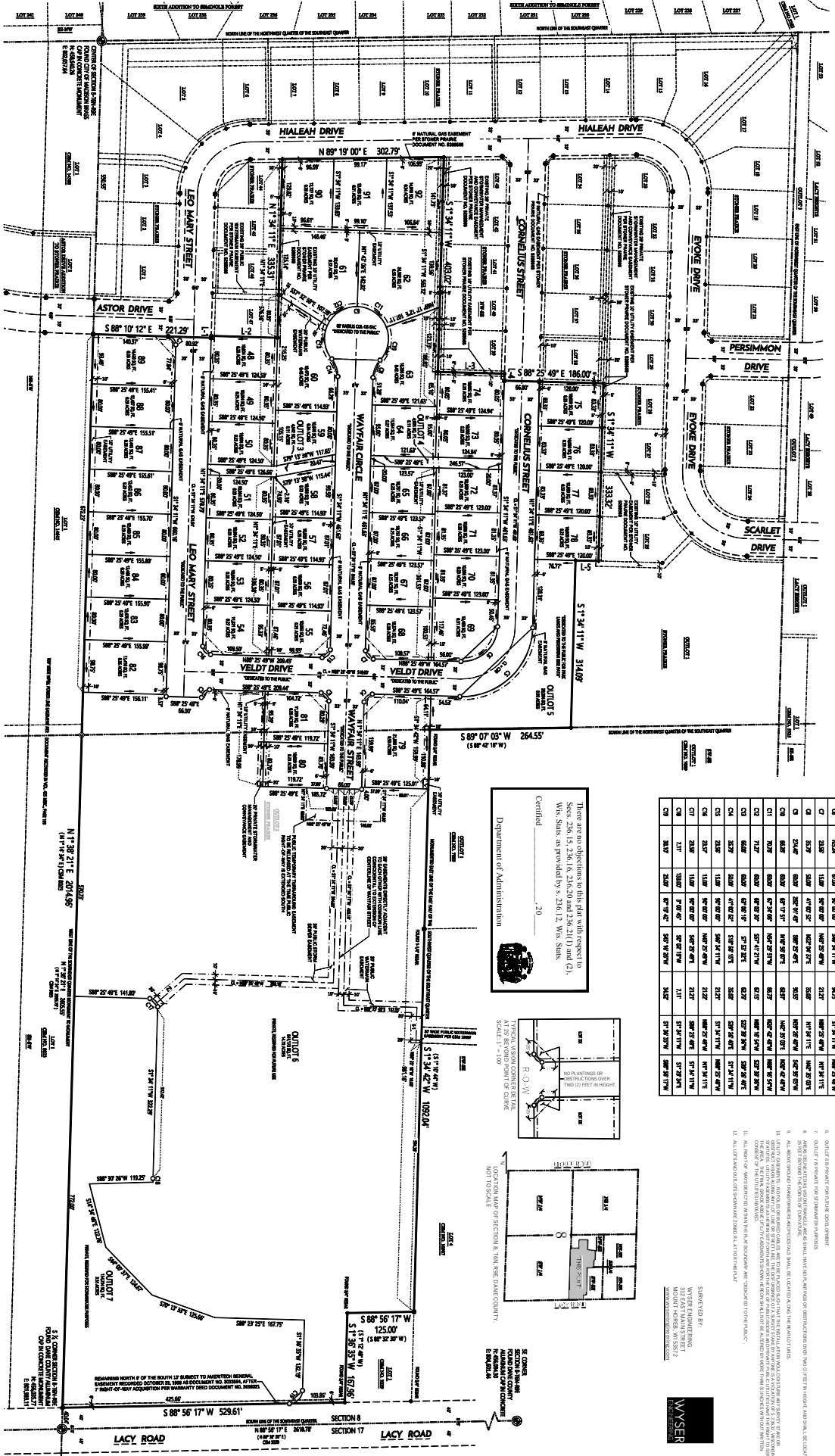
LINE TABLE	LINE NUMBER	DESCRIPTION
1	101	101' 0" 00' 00"
2	102	102' 0" 00' 00"
3	103	103' 0" 00' 00"
4	104	104' 0" 00' 00"
5	105	105' 0" 00' 00"

CURVE DATA TABLE	STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
2	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
3	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
4	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
5	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79

STATION TABLE	STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
2	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
3	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
4	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79
5	101+00	S 88° 19' 00" E	302.79	90° 00' 00"	302.79

# FIRST ADDITION TO STONER PRAIRIE

OUTLOT 2 OF STONER PRAIRIE RECORDED ON DECEMBER 1, 2016 IN VOLUME 60-0868 OF PLATS ON PAGE 358-366 AS DOCUMENT NO. 5883588, BEING A PART OF THE NORTHERN QUARTER OF THE RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

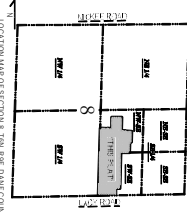
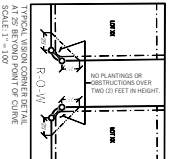


ROAD	CONVEYANCE	SECTION	SECTION	SECTION	SECTION
C1	240'	100'	100'	100'	100'
C2	240'	100'	100'	100'	100'
C3	240'	100'	100'	100'	100'
C4	240'	100'	100'	100'	100'
C5	240'	100'	100'	100'	100'
C6	240'	100'	100'	100'	100'
C7	240'	100'	100'	100'	100'
C8	240'	100'	100'	100'	100'
C9	240'	100'	100'	100'	100'
C10	240'	100'	100'	100'	100'
C11	240'	100'	100'	100'	100'
C12	240'	100'	100'	100'	100'
C13	240'	100'	100'	100'	100'
C14	240'	100'	100'	100'	100'
C15	240'	100'	100'	100'	100'
C16	240'	100'	100'	100'	100'
C17	240'	100'	100'	100'	100'
C18	240'	100'	100'	100'	100'
C19	240'	100'	100'	100'	100'

These are no easements to be shown with respect to Sec. 26, 15, 23, 16, 21, 20 and 23, 21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_ 20 \_\_\_\_\_

Department of Administration



- LEGEND**
- 1. 1/2" = 100'0"
  - 2. 1/4" = 50'0"
  - 3. 1/8" = 25'0"
  - 4. 1/16" = 12'6"
  - 5. 1/32" = 6'3"
  - 6. 1/64" = 3'1 1/2"
  - 7. 1/128" = 1'5 1/8"
  - 8. 1/256" = 7 1/2"
  - 9. 1/512" = 3 3/4"
  - 10. 1/1024" = 1 7/8"
  - 11. 1/2048" = 9 1/2"
  - 12. 1/4096" = 4 3/4"
  - 13. 1/8192" = 2 3/8"
  - 14. 1/16384" = 1 3/16"
  - 15. 1/32768" = 7/32"
  - 16. 1/65536" = 7/64"
  - 17. 1/131072" = 7/128"
  - 18. 1/262144" = 7/256"
  - 19. 1/524288" = 7/512"
  - 20. 1/1048576" = 7/1024"
  - 21. 1/2097152" = 7/2048"
  - 22. 1/4194304" = 7/4096"
  - 23. 1/8388608" = 7/8192"
  - 24. 1/16777216" = 7/16384"
  - 25. 1/33554432" = 7/32768"
  - 26. 1/67108864" = 7/65536"
  - 27. 1/134217728" = 7/131072"
  - 28. 1/268435456" = 7/262144"
  - 29. 1/536870912" = 7/524288"
  - 30. 1/1073741824" = 7/1048576"
  - 31. 1/2147483648" = 7/2097152"
  - 32. 1/4294967296" = 7/4194304"
  - 33. 1/8589934592" = 7/8388608"
  - 34. 1/17179869184" = 7/16777216"
  - 35. 1/34359738368" = 7/33554432"
  - 36. 1/68719476736" = 7/67108864"
  - 37. 1/137438953472" = 7/134217728"
  - 38. 1/274877906944" = 7/268435456"
  - 39. 1/549755813888" = 7/536870912"
  - 40. 1/1099511627776" = 7/1073741824"
  - 41. 1/2199023255552" = 7/2147483648"
  - 42. 1/4398046511104" = 7/4294967296"
  - 43. 1/8796093022208" = 7/8589934592"
  - 44. 1/17592186444416" = 7/17179869184"
  - 45. 1/35184372888832" = 7/34359738368"
  - 46. 1/70368745777664" = 7/68719476736"
  - 47. 1/140737491555328" = 7/137438953472"
  - 48. 1/281474983110656" = 7/274877906944"
  - 49. 1/562949966221312" = 7/549755813888"
  - 50. 1/1125899932422624" = 7/1099511627776"
  - 51. 1/2251799864845248" = 7/2199023255552"
  - 52. 1/4503599729690496" = 7/4398046511104"
  - 53. 1/9007199459380992" = 7/8796093022208"
  - 54. 1/18014398918761984" = 7/17592186444416"
  - 55. 1/36028797837523968" = 7/35184372888832"
  - 56. 1/72057595675047936" = 7/70368745777664"
  - 57. 1/144115191350095872" = 7/140737491555328"
  - 58. 1/288230382700191744" = 7/281474983110656"
  - 59. 1/576460765400383488" = 7/562949966221312"
  - 60. 1/1152921530800766976" = 7/1125899932422624"
  - 61. 1/2305843061601533952" = 7/2251799864845248"
  - 62. 1/4611686123203067904" = 7/4503599729690496"
  - 63. 1/9223372246406135808" = 7/9007199459380992"
  - 64. 1/18446744492812271616" = 7/18014398918761984"
  - 65. 1/36893488985624543232" = 7/36028797837523968"
  - 66. 1/73786977971249086464" = 7/72057595675047936"
  - 67. 1/147573955942498128928" = 7/144115191350095872"
  - 68. 1/295147911884996257856" = 7/288230382700191744"
  - 69. 1/590295823769992515712" = 7/576460765400383488"
  - 70. 1/1180591647539985031424" = 7/1152921530800766976"
  - 71. 1/2361183295079970062848" = 7/2305843061601533952"
  - 72. 1/4722366590159940125696" = 7/4611686123203067904"
  - 73. 1/9444733180319880251392" = 7/9223372246406135808"
  - 74. 1/18889463760639760502784" = 7/18446744492812271616"
  - 75. 1/37778927521279521005568" = 7/36893488985624543232"
  - 76. 1/75557855042559042011136" = 7/73786977971249086464"
  - 77. 1/151115710085118084022272" = 7/147573955942498128928"
  - 78. 1/302231420170236168044544" = 7/295147911884996257856"
  - 79. 1/604462840340472336089088" = 7/590295823769992515712"
  - 80. 1/1208925680680944672178176" = 7/1180591647539985031424"
  - 81. 1/2417851361361889344356352" = 7/2361183295079970062848"
  - 82. 1/4835702722723778687132704" = 7/4722366590159940125696"
  - 83. 1/9671405445447557374265408" = 7/9444733180319880251392"
  - 84. 1/19342810890895114514530816" = 7/18889463760639760502784"
  - 85. 1/38685621781790229029061632" = 7/37778927521279521005568"
  - 86. 1/77371243563580458058123264" = 7/75557855042559042011136"
  - 87. 1/154742487127160916116244528" = 7/151115710085118084022272"
  - 88. 1/309484974254321832232489056" = 7/302231420170236168044544"
  - 89. 1/618969948508643664464978112" = 7/604462840340472336089088"
  - 90. 1/1237939897017287328929956224" = 7/1208925680680944672178176"
  - 91. 1/2475879794034574657859912448" = 7/2417851361361889344356352"
  - 92. 1/4951759588069149315719824896" = 7/4835702722723778687132704"
  - 93. 1/9903519176138298631435649792" = 7/967140544508643664464978112"
  - 94. 1/19807038352276597262871299584" = 7/19342810890895114514530816"
  - 95. 1/39614076704553194525742599168" = 7/38685621781790229029061632"
  - 96. 1/79228153409106389051485987336" = 7/77371243563580458058123264"
  - 97. 1/15845630681821277810289767672" = 7/154742487127160916116244528"
  - 98. 1/31691261363642555620579535344" = 7/309484974254321832232489056"
  - 99. 1/63382522727285111241159070688" = 7/618969948508643664464978112"
  - 100. 1/126765045454570222482238141376" = 7/1237939897017287328929956224"

- NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS OF ADJACENT PROPERTY ARE SHOWN AND DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. DIMENSIONS OF PROPERTY ARE TO FACE UNLESS OTHERWISE NOTED.
  4. DIMENSIONS 1' AND 2' ARE TO FACE UNLESS OTHERWISE NOTED.
  5. DIMENSIONS 3' AND 4' ARE TO FACE UNLESS OTHERWISE NOTED.
  6. DIMENSIONS 5' AND 6' ARE TO FACE UNLESS OTHERWISE NOTED.
  7. DIMENSIONS 7' AND 8' ARE TO FACE UNLESS OTHERWISE NOTED.
  8. DIMENSIONS 9' AND 10' ARE TO FACE UNLESS OTHERWISE NOTED.
  9. DIMENSIONS 11' AND 12' ARE TO FACE UNLESS OTHERWISE NOTED.
  10. DIMENSIONS 13' AND 14' ARE TO FACE UNLESS OTHERWISE NOTED.
  11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  21. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  22. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  23. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  24. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  25. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  26. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  27. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  28. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  29. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  30. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  31. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  32. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  33. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  34. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  35. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  36. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  37. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  38. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  39. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  40. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  41. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  42. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  43. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  44. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  45. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  46. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  47. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  48. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  49. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  50. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  51. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  52. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  53. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  54. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  55. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  56. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  57. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  58. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  59. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  60. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  61. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  62. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  63. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  64. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  65. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  66. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  67. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  68. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  69. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  70. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  71. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  72. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  73. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  74. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  75. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  76. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  77. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  78. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  79. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  80. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  81. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  82. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  83. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  84. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  85. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  86. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  87. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  88. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  89. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  90. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  91. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  92. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  93. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  94. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  95. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  96. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  97. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  98. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  99. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  100. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SECTION 8  
SECTION 17  
LACY ROAD



DESIGNED BY:  
WYSE ENGINEERING  
312 EAST MAIN STREET  
WISCONSIN, WISCONSIN