



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

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: East of S Seminole Hwy, West of Stoner Prairie Elementary School, North of Lacy Road

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**

2. Current Use of Property: Agriculture

3. Proposed Use of Property: Agriculture (Proposed Rezone to R-L)

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

5. Zoning District: A-T (proposed R-L)

6. Future Land Use Plan Classification: Single Family Residential

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits 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) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): _____

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

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

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an 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.

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

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

Permit Request No. _____

Conditional Use Parcel Outlot 6 First Addition to Stoner Prairie

Part of Outlot 2 of Stoner Prairie, recorded on December 1, 2016 in Volume 06-066B 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, located in the City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of said Section 8, Thence North 01 degrees 38 minutes 21 seconds East along the West line of the Southeast Quarter of said Section 8, a distance of 812.04 feet to the Point of Beginning;

thence continuing along said West Quarter line North 01 degrees 38 minutes 21 seconds East, 570.73 feet; thence South 88 degrees 25 minutes 49 seconds East, 156.11 feet; thence South 01 degrees 34 minutes 11 seconds East, 3.57 feet; thence South 88 degrees 25 minutes 49 seconds East, 66.00 feet to a point of non-tangent curve; thence 23.56 feet northeasterly along an arc of a curve to the right, having a radius of 15.00 feet and a long chord that bears North 46 degrees 34 minutes 11 seconds East, for 21.21 feet to a point of tangent; thence South 88 degrees 24 minutes 49 seconds East, 104.72 feet; thence South 01 degrees 34 minutes 11 seconds West, 178.99 feet; thence South 88 degrees 24 minutes 49 seconds East, 185.72 feet; thence North 01 degrees 34 minutes 11 seconds East, 4.00 feet; thence South 88 degrees 24 minutes 49 seconds East, 125.01 feet the West line of Certified Survey Map nos. 7889 and 10987; thence along said West line South 01 degrees 34 minutes 42 seconds West, 981.16 feet; to the North line of Certified Survey Map No. 3229; thence South 88 degrees 56 minutes 17 seconds West along said North line, 125.00 feet to the West line of said Certified Survey Map; thence South 01 degree 36 minutes 35 seconds West along said West line, 167.96 feet to the northerly Right-of-Way line of Lacy Road; thence South 88 degrees 56 minutes 17 seconds West along said Right-of-Way, 103.95 feet to a point of non-tangent curve; thence 38.10 feet northeasterly along an arc of a curve to the left, having a radius of 25.00 feet and a long chord that bears North 45 degrees 16 minutes 26 seconds East, for 34.52 feet to a point of tangent; thence North 01 degrees 36 minutes 35 seconds East, 132.19 feet; thence North 88 degrees 23 minutes 25 seconds West, 167.75 feet; thence North 70 degrees 13 minutes 33 seconds West, 125.66 feet; thence North 44 degrees 00 minutes 37 seconds West, 124.67 feet; thence North 14 degrees 34 minutes 46 seconds West, 122.76 feet; thence North 88 degrees 30 minutes 26 seconds East, 119.25 feet to a point of non-tangent curve; thence 7.11 feet northeasterly along an arc of a curve to the right, having a radius of 133.00 feet and a long chord that bears North 00 degrees 02 minutes 19 seconds East, for 7.11 feet to a point of tangent; thence North 01 degrees 34 minutes 11 seconds East, 322.29 feet to a point of curve; thence 23.56 feet northwesterly along an arc of a curve to the left, having a radius of 15.00 feet and a long chord that bears North 43 degrees 25 minutes 49 seconds West, for 21.21 feet to a point of tangent; thence North 88 degrees 25 minutes 49 seconds West, 141.80 feet back to the point of beginning

ADDITION TO STONER PRAIRIE
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.
 4. DIMENSIONS ARE TO CENTERLINE OF DRIVE UNLESS OTHERWISE NOTED.
 5. DIMENSIONS ARE TO CENTERLINE OF DRIVE UNLESS OTHERWISE NOTED.



SCALE: 1 INCH = 100 FEET

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