



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:** 6

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

**5. Zoning District:** Exclusive Ag

**6. Current Owner of Property:** Patrick & Thomas O'Brien

**Address:** 2652 S. Seminole Hwy, Fitchburg, WI 53711 **Phone No:** \_\_\_\_\_

**7. Contact Person:** Jeffrey O'Brien (O'Brien Family Farm) & Steve De Jong (Meridian Surveying, LLC)

**Email:** jeffreymbrien@gmail.com sdejong@meridian-wi.com

**Address:** N9637 Friendship Drive, Kaukauna, WI 54130 **Phone No:** 920-993-0881

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:**  Steven C. De Jong  
 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.** \_\_\_\_\_

Legal Description:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Jeffrey O'Brien, a parcel of land being all of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), and also a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), all in Section Seventeen (17), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 9,777,889 square feet (224.470 acres) of land and being described by:

Beginning at the Northwest Corner of said Section 17; thence N89°-00'-32"E 1204.56 feet to the northwest corner of Lot 1 of Certified Survey Map No. 6477 as recorded in Document No. 2276607 of Dane County Records; thence S02°-36'-00"E 175.00 feet along the west line of said Lot 1 of C.S.M. No. 6477 to the southwest corner thereof; thence N89°-00'-30"E 175.00 feet along the south line of said Lot 1 of C.S.M. No. 6477 to a point on the west line of the Badger State Trail, said point hereinafter referred to as Point "A"; thence S02°-36'-00"E 1690.75 feet along said west line of the Badger State Trail to a point on the west line of S. Seminole Highway; thence S07°-03'-31"W 769.80 feet along said west line of S. Seminole Highway to a point on the south line of the NW1/4 of said Section 17; thence S89°-08'-19"W 1389.14 feet along said south line of the NW1/4 to the southwest corner thereof; thence N00°-25'-40"E 2624.88 feet along the west line of the NW1/4 of said Section 17 to the point of beginning;

AND ALSO

Commencing at said Point "A"; thence S84°-03'-34"E 83.43 feet a the point of beginning; thence N89°-00'-30"E 163.96 feet; thence N00°-59'-30"W 160.09 feet to a point on the extension of the west line of S. Seminole Highway; thence S41°-02'-21"E 77.59 feet along said west line of S. Seminole Highway and its westerly extension to a point hereinafter referred to as Point "B"; thence S08°-42'-21"W 166.33 feet along said west line of S. Seminole Highway; thence S07°-15'-17"W 449.34 feet along said west line of S. Seminole Highway; thence S06°-36'-27"W 241.66 feet along said west line of S. Seminole Highway; thence S83°-29'-42"E 7.00 feet along said west line of S. Seminole Highway; thence S07°-03'-31"W 449.16 feet along said west line of S. Seminole Highway to a point on the east line of the Badger State Trail; thence N02°-36'-00"W 1193.61 feet along said east line of the Badger State Trail to the point of beginning;

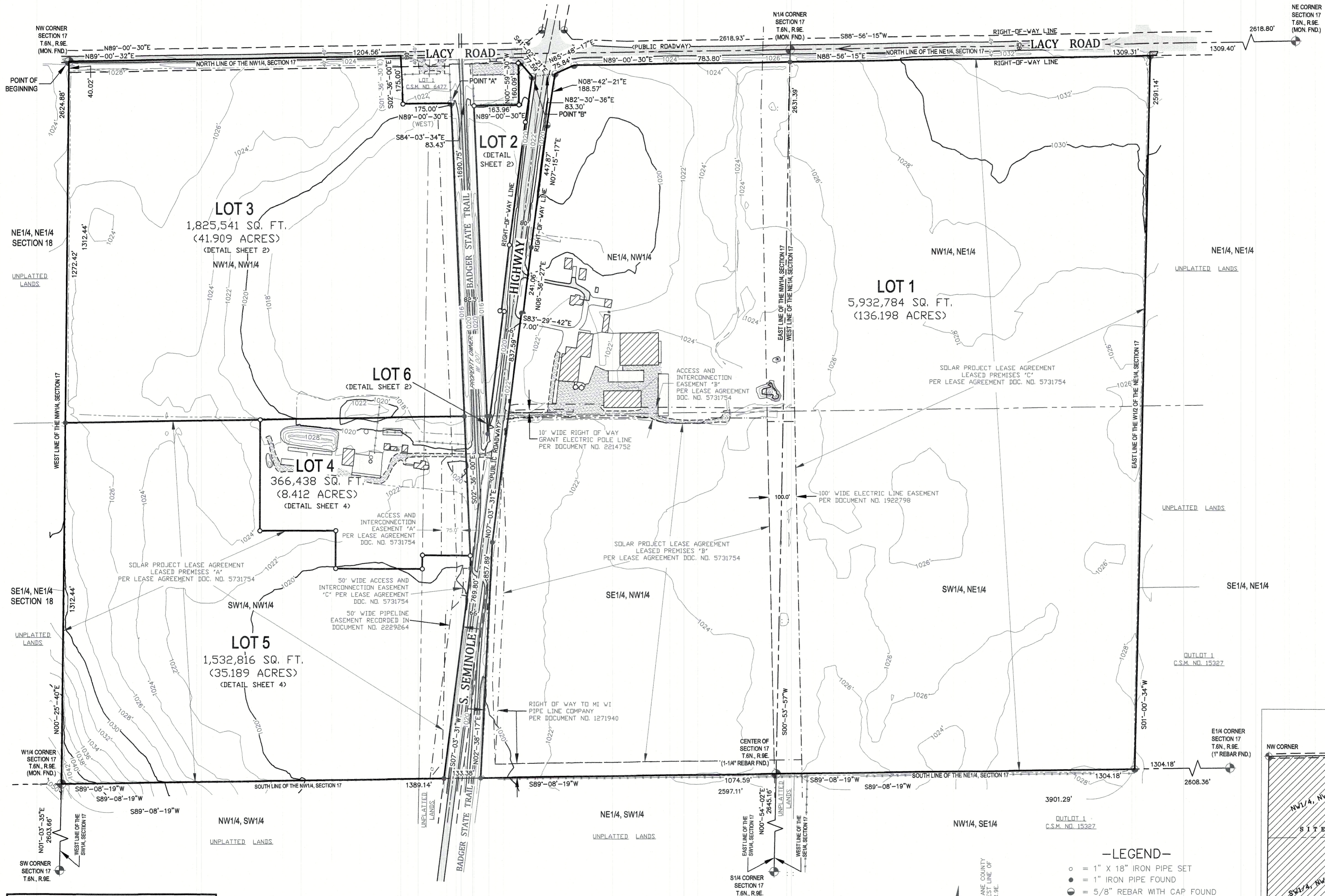
AND ALSO

Commencing at said Point "B"; thence N82°-30'-36"E 83.30 feet to a point at the intersection of the east line of S. Seminole Highway and the south line of Lacy Road and the point of beginning; thence N65°-48'-17"E 75.84 feet along said south line of Lacy Road; thence N89°-00'-30"E 783.80 feet along said south line of Lacy Road; thence N88°-56'-15"E 1309.31 feet along said south line of Lacy Road to a point on the east line of the W1/2 of the NE1/4 of said Section 17; thence S01°-00'-34"W 2591.14 feet along said east line of the W1/2 of the NE1/4 to a point on the south line of the NE1/4 of said Section 17; thence S89°-08'-19"W 1304.18 feet along said south line of the NE1/4 of Section 17 to the southwest corner thereof; thence continue S89°-08'-19"W 1074.59 feet along the south line of the NW1/4 of said Section 17 to a point on the east line of the Badger State Trail; thence N02°-38'-17"E 857.89 feet along said east line of the Badger State Trail to a point on the east line of S. Seminole Highway; thence N07°-03'-31"E 837.59 feet along said east line of S. Seminole Highway; thence S83°-29'-42"E 7.00 feet along said east line of S. Seminole Highway; thence N06°-36'-27"E 241.06 feet along said east line of S.

Seminole Highway; thence N07°-15'-17"E 447.87 feet along said east line of S. Seminole Highway; thence N08°-42'-21"E along said east line of S. Seminole Highway to the point of beginning. Being subject any and all easements and restrictions of record.

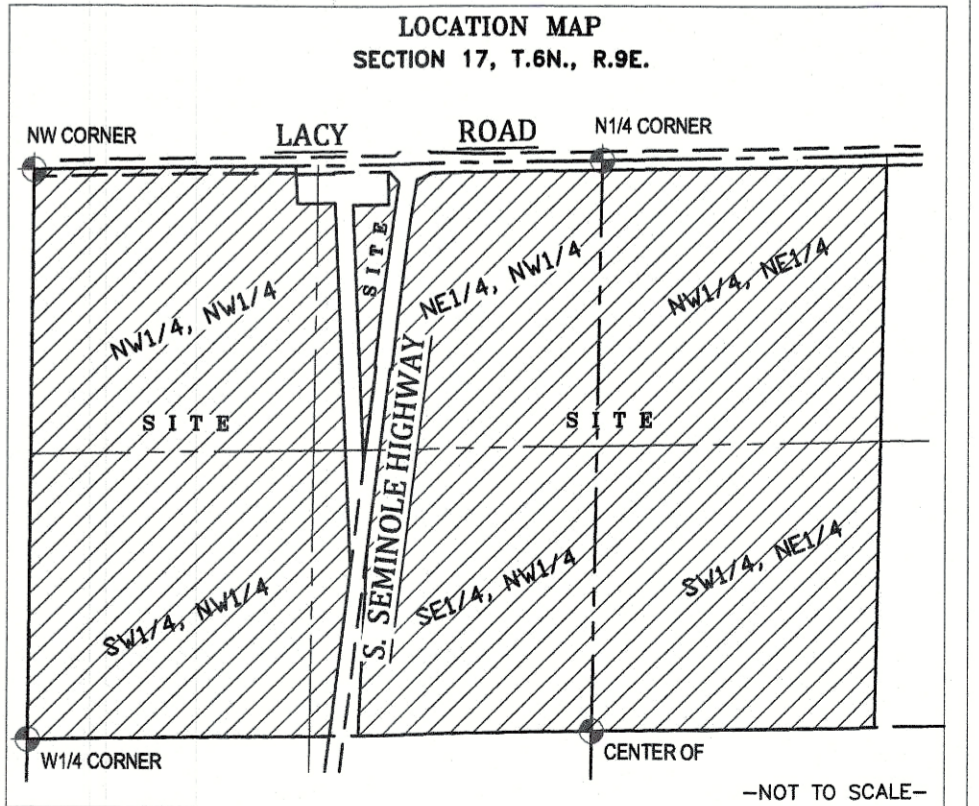
# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



**SURVEY NOTES:**  
 -VERTICAL DATUM REFERENCED TO NAVD 88  
 -ALL LAND INCLUDED WITHIN THIS SUBDIVISION PLAT AS WELL AS ALL ADJOINING PROPERTIES ARE ZONED EXCLUSIVE AGRICULTURE

WISCONSIN  
 STEVEN C. DELONG  
 5-2791  
 JUN 14 2021

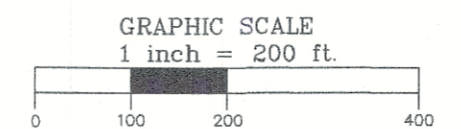


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

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

Department of Administration

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ⊙ = 5/8" REBAR WITH CAP FOUND
  - ⊙ = COUNTY MONUMENT FOUND
  - ( ) = RECORDED INFORMATION



BEARING REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 17, T.6N., R.9E. WHICH BEARS: N00°-25'-40"E

SURVEY PREPARED BY:

**MERIDIAN SURVEYING, LLC**

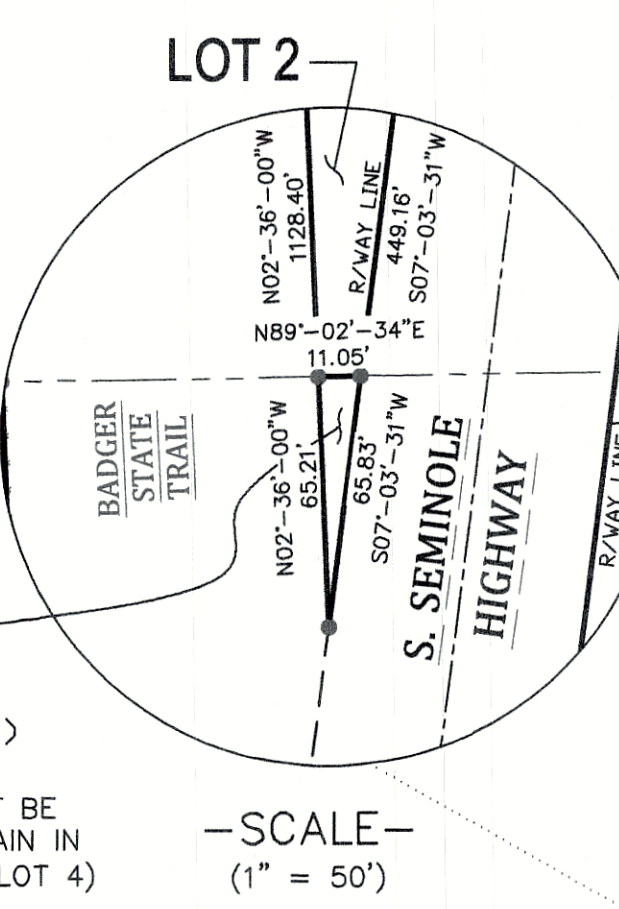
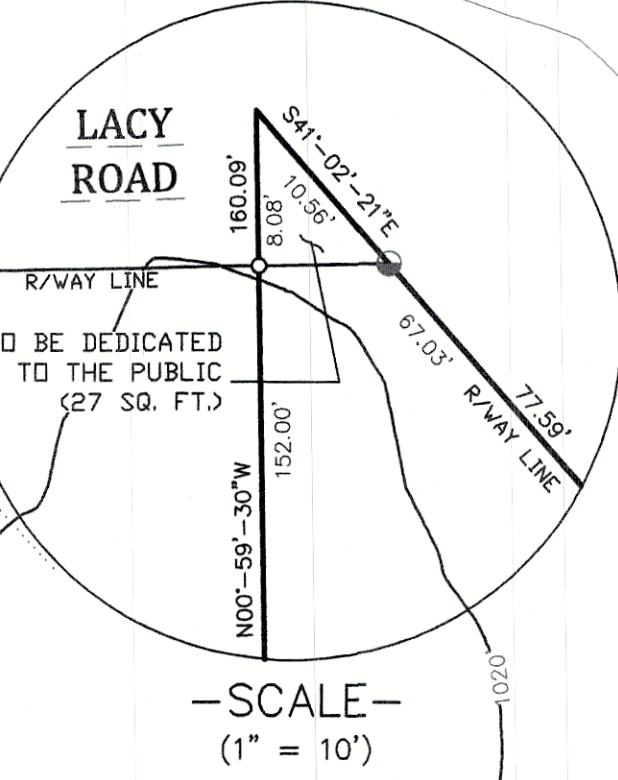
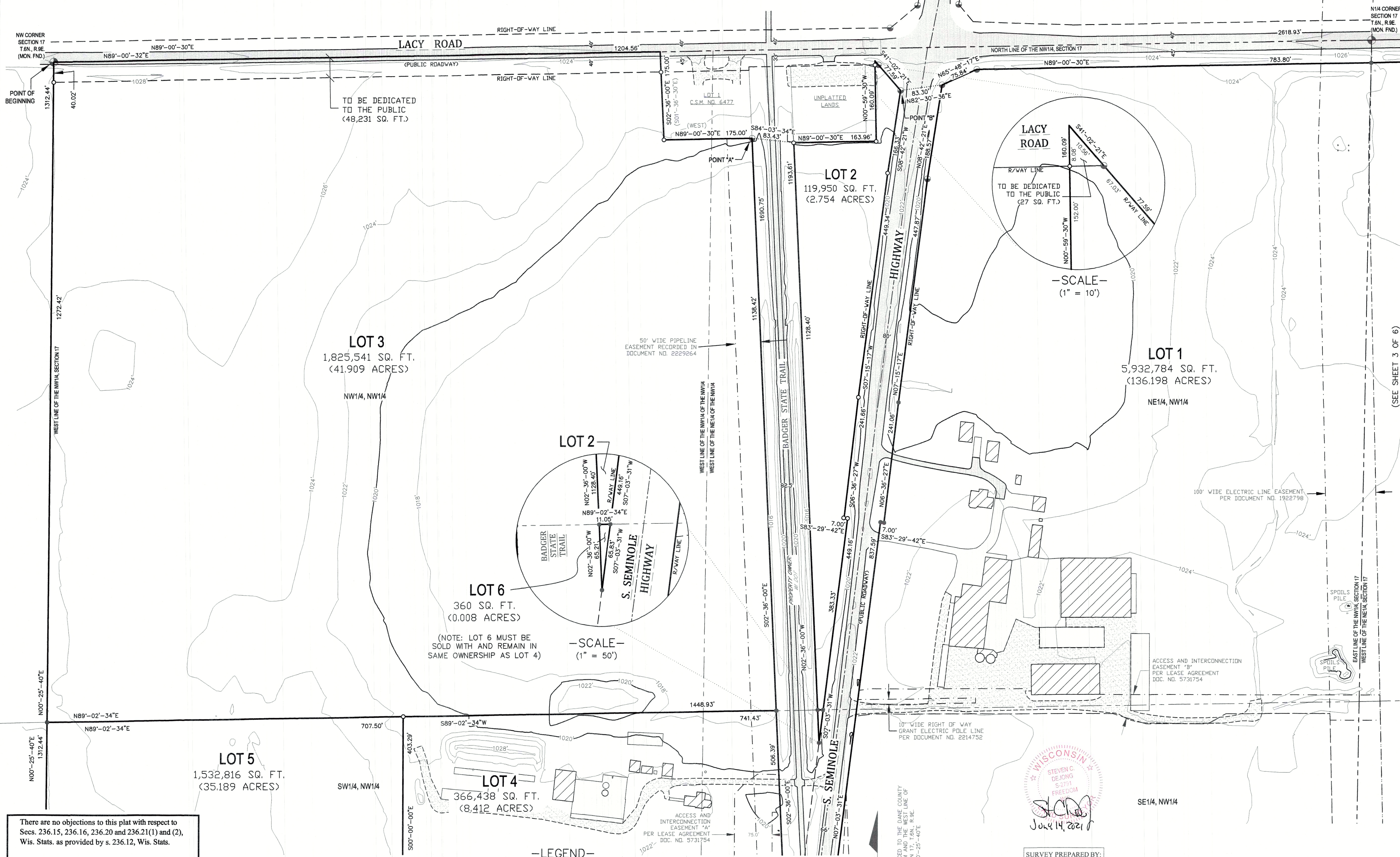
920-993-0881  
 920-273-6037

DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
JOB NO.: 12793	SHEET 1 OF 6

SURVEYED FOR:  
 PATRICK O'BRIEN AND  
 THOMAS O'BRIEN  
 2652 S SEMINOLE HWY  
 FITCHBURG WI 53711

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

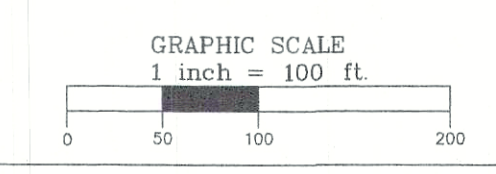


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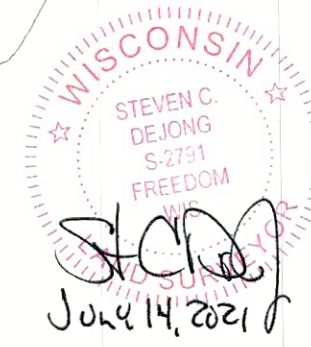
Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

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  - ⊙ = 5/8" REBAR WITH CAP FOUND
  - ⊕ = COUNTY MONUMENT FOUND
  - ( ) = RECORDED INFORMATION



SURVEYED FOR:  
PATRICK O'BRIEN AND  
THOMAS O'BRIEN  
2652 S SEMINOLE HWY  
FITCHBURG WI 53711



SURVEY PREPARED BY:  
**MERIDIAN SURVEYING, LLC**  
N9637 Friendship Drive  
Kaukauna, WI 54130  
Office: 920-993-0881  
Fax: 920-273-6037

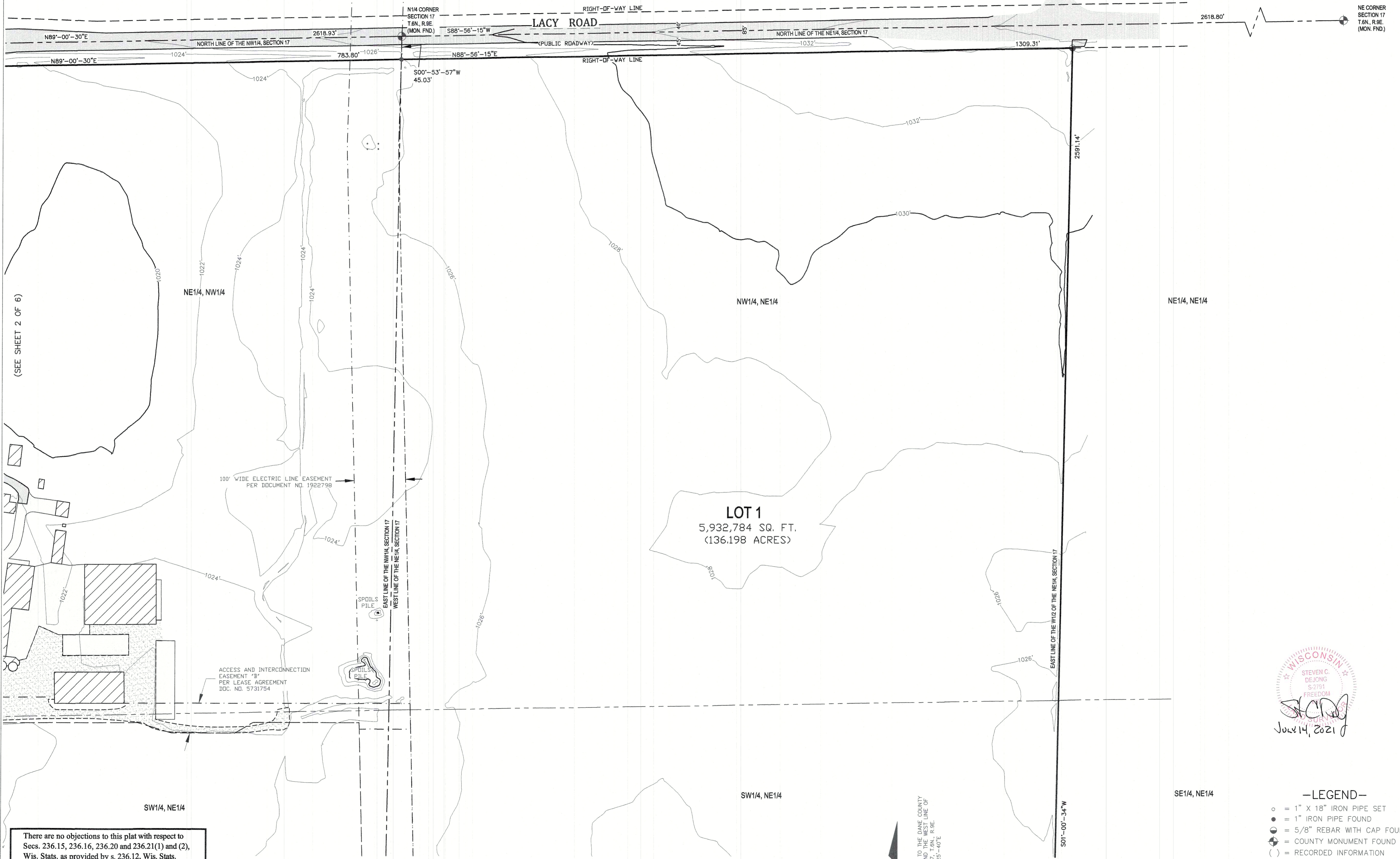
DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
JOB NO.: 12793	SHEET 2 OF 6

(SEE SHEET 4 OF 6)

(SEE SHEET 3 OF 6)

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4,  
THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN




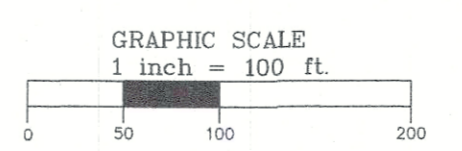
(SEE SHEET 2 OF 6)

(SEE SHEET 5 OF 6)

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

BEARINGS REFERENCED TO THE DANE COUNTY RECORDS IN THE PLAT ARE THE LINE OF THE NW1/4, SECTION 17, T.6N., R.9E. WHICH BEARS: N00°-25'-40"E

WISCONSIN  
STEVEN C. DEJONG  
S2191  
FREEDOM  
SURVEYING, LLC  
JUL 14, 2021

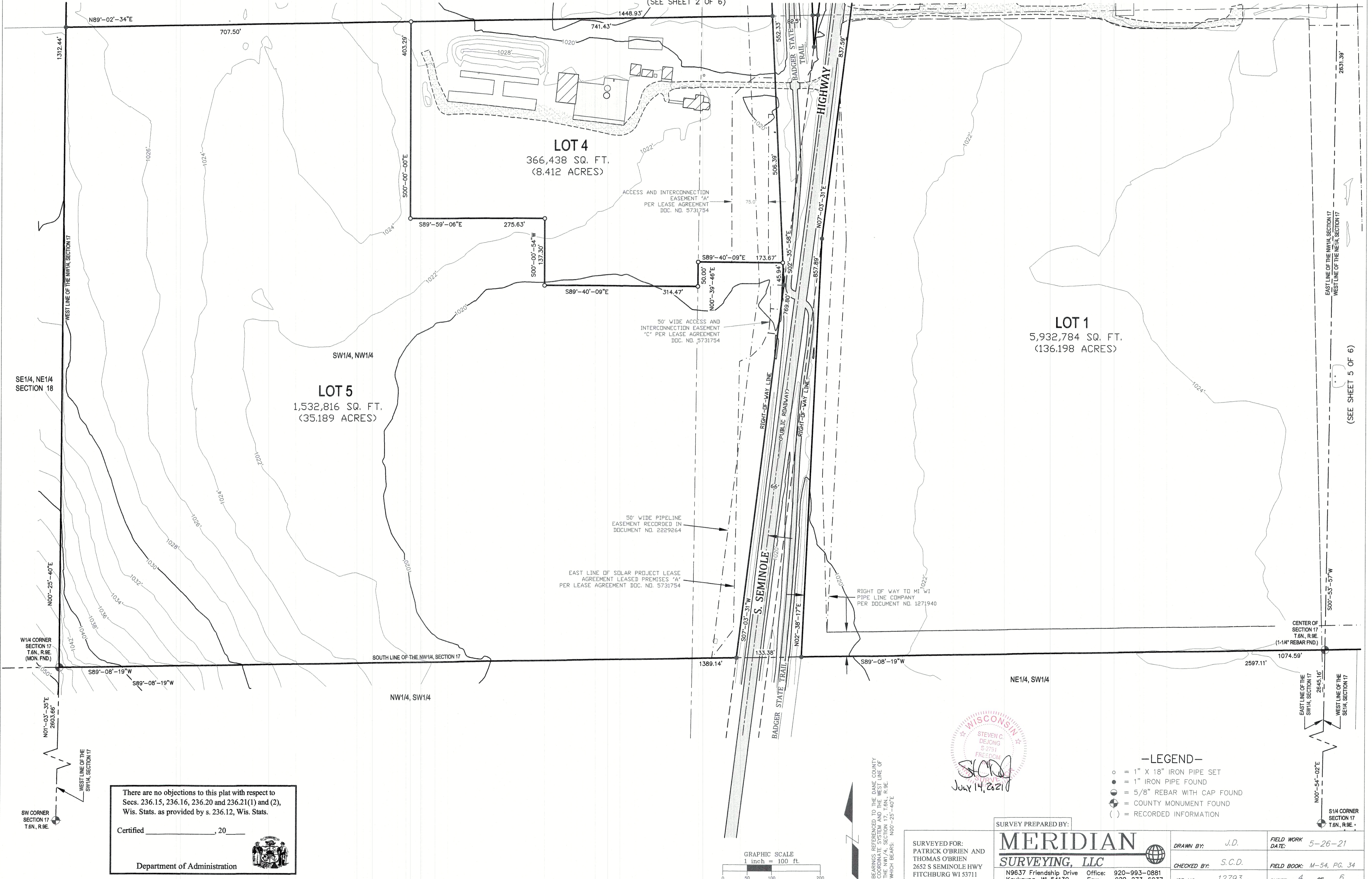
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SURVEYED FOR: PATRICK O'BRIEN AND THOMAS O'BRIEN 2652 S SEMINOLE HWY FITCHBURG WI 53711		SURVEY PREPARED BY: <b>MERIDIAN</b> SURVEYING, LLC		DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
N9637 Friendship Drive Kaukauna, WI 54130		Office: 920-993-0881 Fax: 920-273-6037		CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
				JOB NO.: 12793	SHEET 3 OF 6

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

(SEE SHEET 2 OF 6)



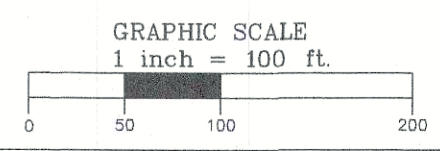
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

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

Department of Administration



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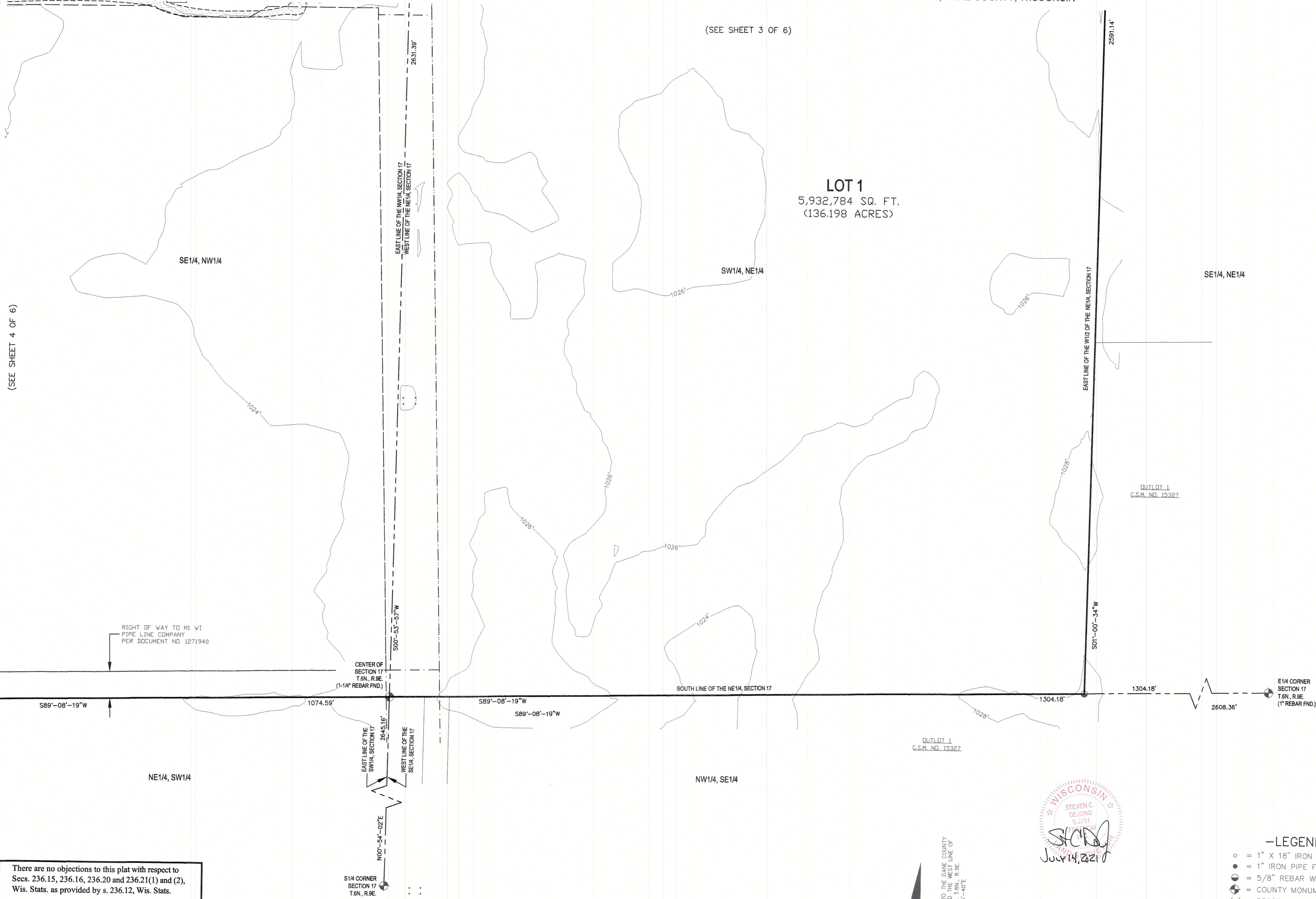
BEARINGS REFERENCED TO THE DANE COUNTY MERIDIAN ARE SHOWN IN THIS LINE OF THE NW1/4, SECTION 17, T.6N., R.9E., WHICH BEARS: N00-25-40°E

SURVEY PREPARED BY:		<b>MERIDIAN SURVEYING, LLC</b>	
SURVEYED FOR: PATRICK O'BRIEN AND THOMAS O'BRIEN 2652 S SEMINOLE HWY FITCHBURG WI 53711		Office: 920-993-0881 Fax: 920-273-6037	Office: 920-993-0881 Fax: 920-273-6037
DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21	CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
JOB NO.: 12793	SHEET 4 OF 6		

# PRELIMINARY PLAT OF O'BRIEN FLATS

BEING ALL OF THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, AND THE SW1/4 OF THE NE1/4, AND ALSO A PART OF THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, ALL IN SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

(SEE SHEET 3 OF 6)




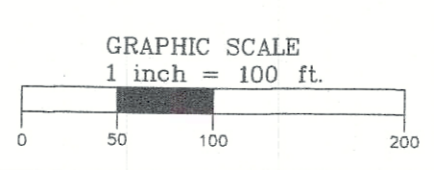
(SEE SHEET 4 OF 6)

**LOT 1**  
5,932,784 SQ. FT.  
(136.198 ACRES)

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

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE MERIDIAN LINE OF THE NW1/4, SECTION 17, T.6N., R.9E. WHICH BEARS: N00-25'-40"E

WISCONSIN  
STEVEN C. DEJONG  
S-2791  
Surveyor  
July 14, 2021

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SURVEYED FOR: PATRICK O'BRIEN AND THOMAS O'BRIEN 2652 S SEMINOLE HWY FITCHBURG WI 53711		SURVEY PREPARED BY: <b>MERIDIAN SURVEYING, LLC</b> N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037		DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
				CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
				JOB NO.: 12793	SHEET 5 OF 6

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**Legal Description:**

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Jeffrey O'Brien, a parcel of land being all of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), and also a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), all in Section Seventeen (17), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 9,777,889 square feet (224.470 acres) of land and being described by:

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AND ALSO

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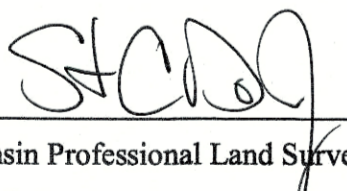
AND ALSO

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That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of Fitchburg Subdivision Regulations in surveying, dividing and mapping the same.

Dated this 14<sup>th</sup> day of July, 2021

  
Steven C. De Jong  
Wisconsin Professional Land Surveyor, S-2791



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



**OWNER'S CERTIFICATE:**

The O'Brien Family Farm LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. The O'Brien Family Farm LLC, does further 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

IN WITNESS WHEREOF, the O'Brien Family Farm LLC, has caused these presents to be signed by Patrick J. O'Brien and Thomas G. O'Brien, its Managing Members, at Madison, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

O'Brien Family Farm LLC  
By Patrick J. O'Brien, Managing Member

By Patrick J. O'Brien, Managing Member  
O'Brien Family Farm LLC.

O'Brien Family Farm LLC  
By Thomas G. O'Brien, Managing Member

By Thomas G. O'Brien, Managing Member  
O'Brien Family Farm LLC.

State of Wisconsin )  
) SS.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Patrick J. O'Brien and Thomas G. O'Brien, its Managing Members to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent:

**CITY OF FITCHBURG TREASURER'S CERTIFICATE:**

The O'Brien Family Farm LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of O'Brien Family Farm LLC as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Anne Cervantes, City of Fitchburg Treasurer

**CITY OF FITCHBURG APPROVAL:**

Resolved, that the plat of O'Brien Family Farm LLC, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution 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 dedicated and rights conveyed by said plat of O'Brien Family Farm LLC to the City of Fitchburg for public use.

Mary de Alderete, City Clerk  
City of Fitchburg, Dane County, Wisconsin

**DANE COUNTY TREASURER'S CERTIFICATE:**

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the land included in the plat of O'Brien Family Farm LLC, as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Adam Gallagher, Dane County Treasurer

SURVEY PREPARED BY:		<b>MERIDIAN</b>	
SURVEYED FOR: PATRICK O'BRIEN AND THOMAS O'BRIEN 2652 S SEMINOLE HWY FITCHBURG WI 53711		 <b>SURVEYING, LLC</b> N9637 Friendship Drive Office: 920-993-0881 Kaukauna, WI 54130 Fax: 920-273-6037	
DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21	CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
JOB NO.: 12793	SHEET 6 OF 6		