



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
 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.

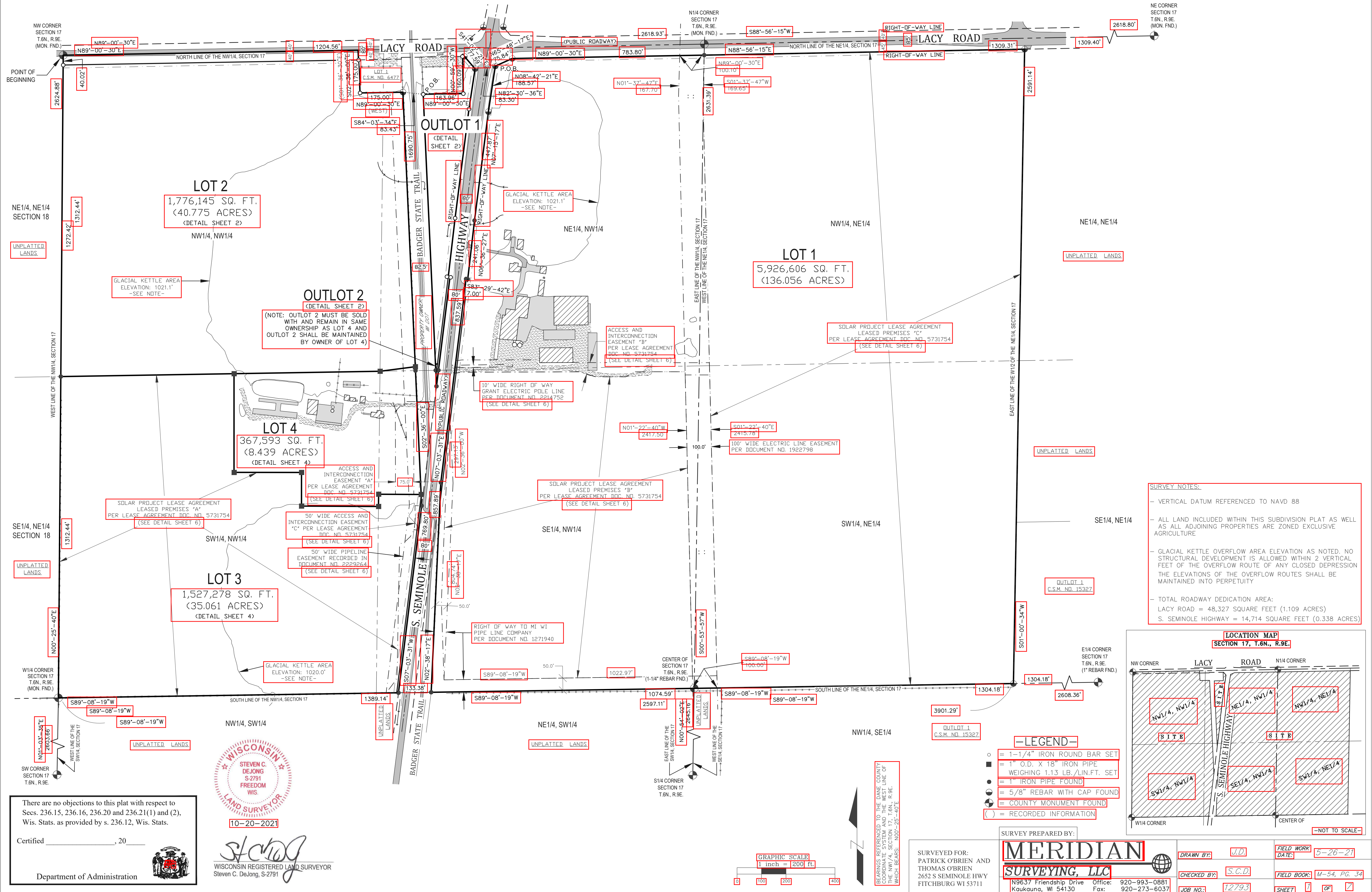
For City Use Only: **Date Received:** _____

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

Permit Request No. _____

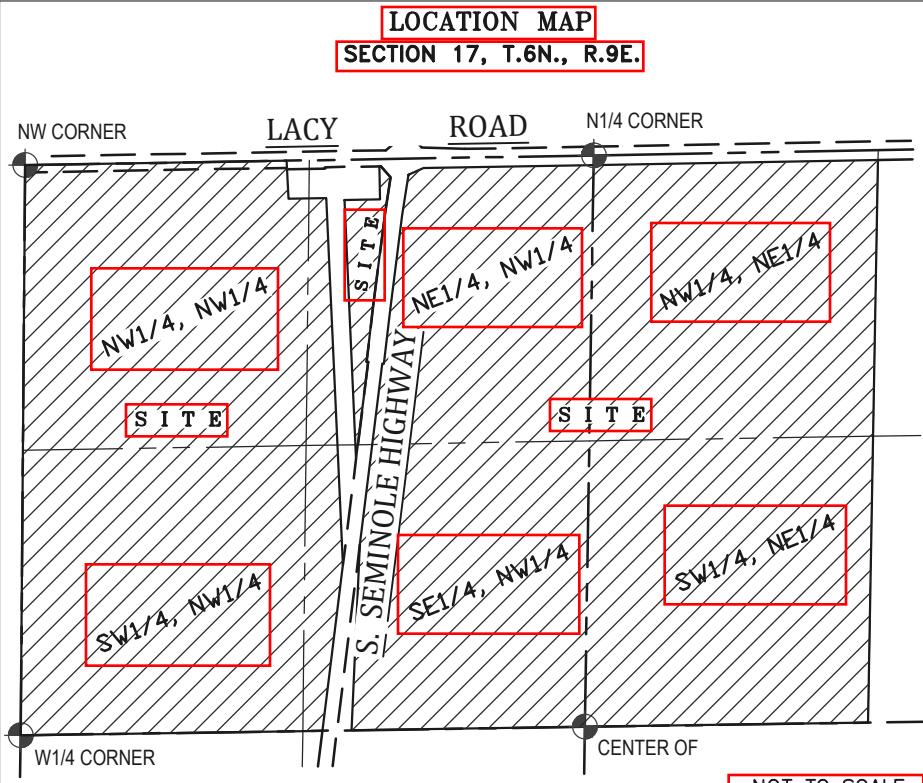
FINAL PLAT OF O'BRIEN FLATS

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
- GLACIAL KETTLE OVERFLOW AREA ELEVATION AS NOTED. NO STRUCTURAL DEVELOPMENT IS ALLOWED WITHIN 2 VERTICAL FEET OF THE OVERFLOW ROUTE OF ANY CLOSED DEPRESSION THE ELEVATIONS OF THE OVERFLOW ROUTES SHALL BE MAINTAINED INTO PERPETUITY
- TOTAL ROADWAY DEDICATION AREA:
LACY ROAD = 48,327 SQUARE FEET (1.109 ACRES)
S. SEMINOLE HIGHWAY = 14,714 SQUARE FEET (0.338 ACRES)

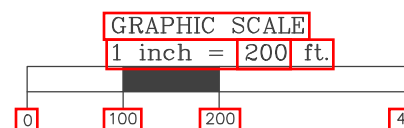


- LEGEND-**
- = 1-1/4" IRON ROUND BAR SET
 - = 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LB./LIN.FT. SET
 - = 1" IRON PIPE FOUND
 - = 5/8" REBAR WITH CAP FOUND
 - = COUNTY MONUMENT FOUND
 - () = RECORDED INFORMATION

SURVEY PREPARED BY:

MERIDIAN SURVEYING, LLC		DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
N9637 Friendship Drive Kaukauna, WI 54130		CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
Office: 920-993-0881 Fax: 920-273-6037		JOB NO.: 12793	SHEET 1 OF 2

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



WISCONSIN
STEVEN C. DEJONG
S-2791
FREEDOM
WIS.
10-20-2021

WISCONSIN REGISTERED LAND SURVEYOR
Steven C. DeJong, S-2791

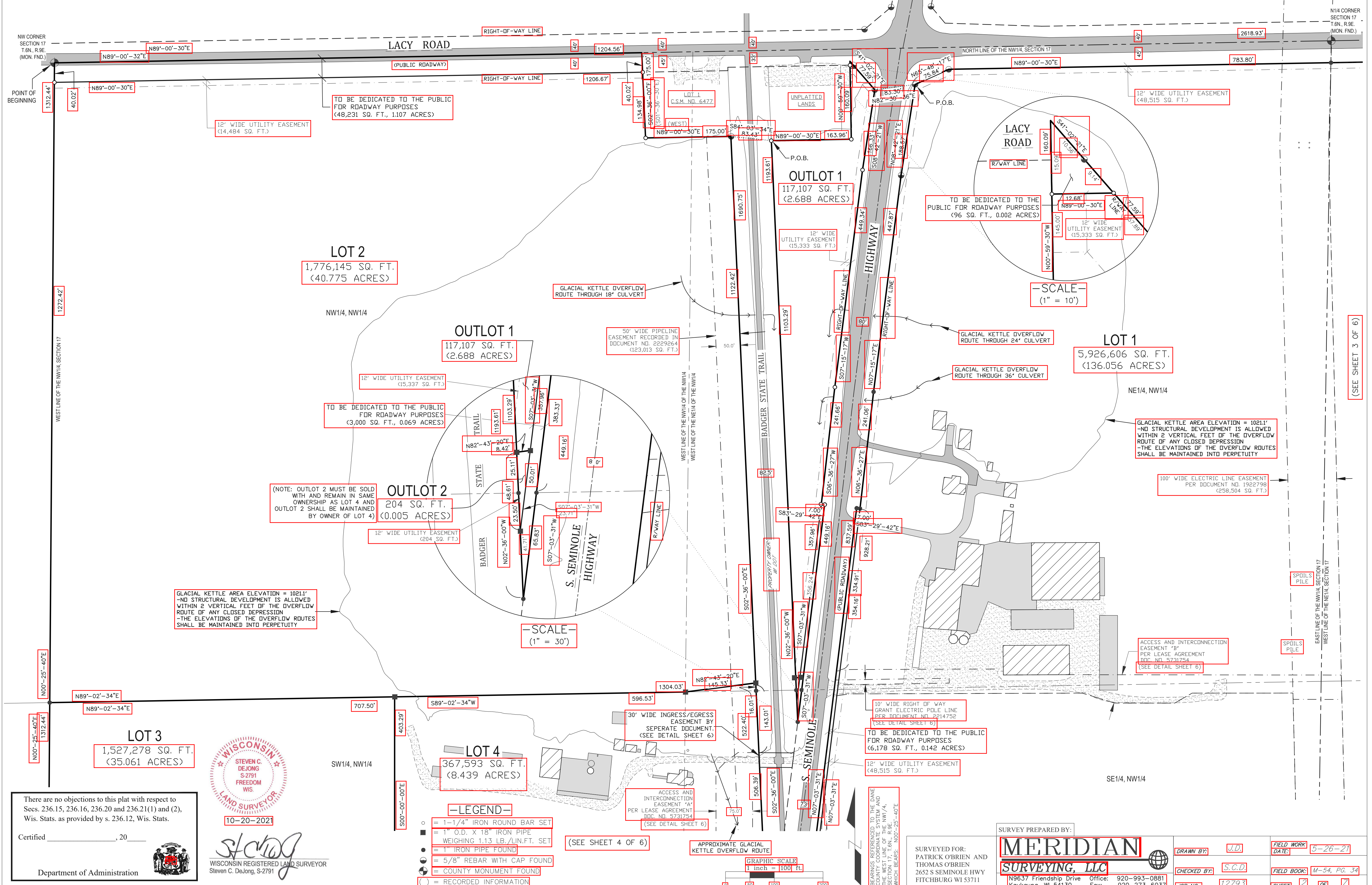
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

FINAL 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)



STEVEN C. DEJONG
S-2791
FREEDOM
WIS.
10-20-2021
Surveyor

- LEGEND-**
- = 1-1/4" IRON ROUND BAR SET
 - = 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LB./LIN.FT. SET
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GRAPHIC SCALE
1 inch = 100 ft.

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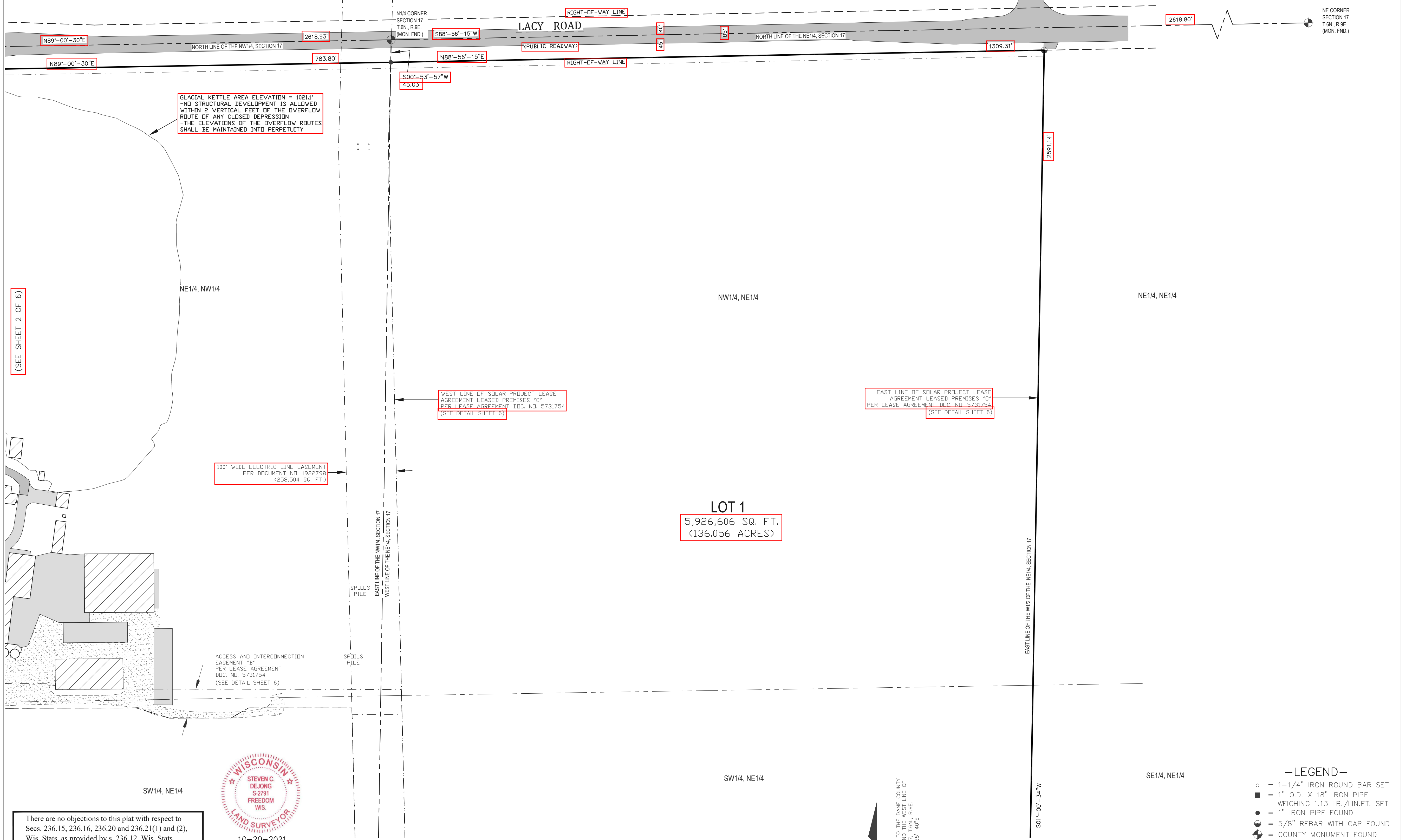
SURVEYED FOR:
PATRICK O'BRIEN AND
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2652 S SEMINOLE HWY
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SURVEY PREPARED BY:
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DRAWN BY:	J.D.	FIELD WORK DATE:	5-26-21
CHECKED BY:	S.C.D.	FIELD BOOK:	M-54, PG. 34
JOB NO.:	12793	SHEET:	2 OF 2

FINAL 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



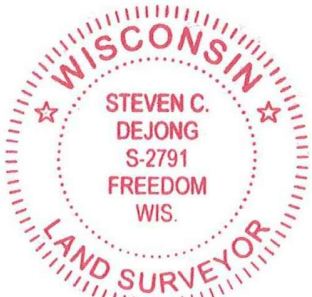
GLACIAL KETTLE AREA ELEVATION = 1021.1'
 -NO STRUCTURAL DEVELOPMENT IS ALLOWED WITHIN 2' VERTICAL FEET OF THE OVERFLOW ROUTE OF ANY CLOSED DEPRESSION
 -THE ELEVATIONS OF THE OVERFLOW ROUTES SHALL BE MAINTAINED INTO PERPETUITY

100' WIDE ELECTRIC LINE EASEMENT
 PER DOCUMENT NO. 1922798
 (258,504 SQ. FT.)

WEST LINE OF SOLAR PROJECT LEASE AGREEMENT LEASED PREMISES 'C'
 PER LEASE AGREEMENT DDC NO. 5731754
 (SEE DETAIL SHEET 6)

EAST LINE OF SOLAR PROJECT LEASE AGREEMENT LEASED PREMISES 'C'
 PER LEASE AGREEMENT DDC NO. 5731754
 (SEE DETAIL SHEET 6)

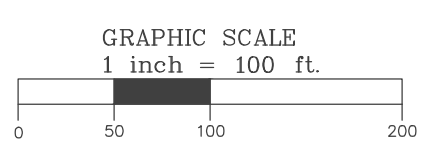
LOT 1
 5,926,606 SQ. FT.
 (136.056 ACRES)



10-20-2021
 Steven C. DeJong
 WISCONSIN REGISTERED LAND SURVEYOR
 Steven C. DeJong, 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.
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 Department of Administration

(SEE SHEET 5 OF 6)



BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 17, T.6N., R.9E., WHICH BEARS: 100°-25'-40"E

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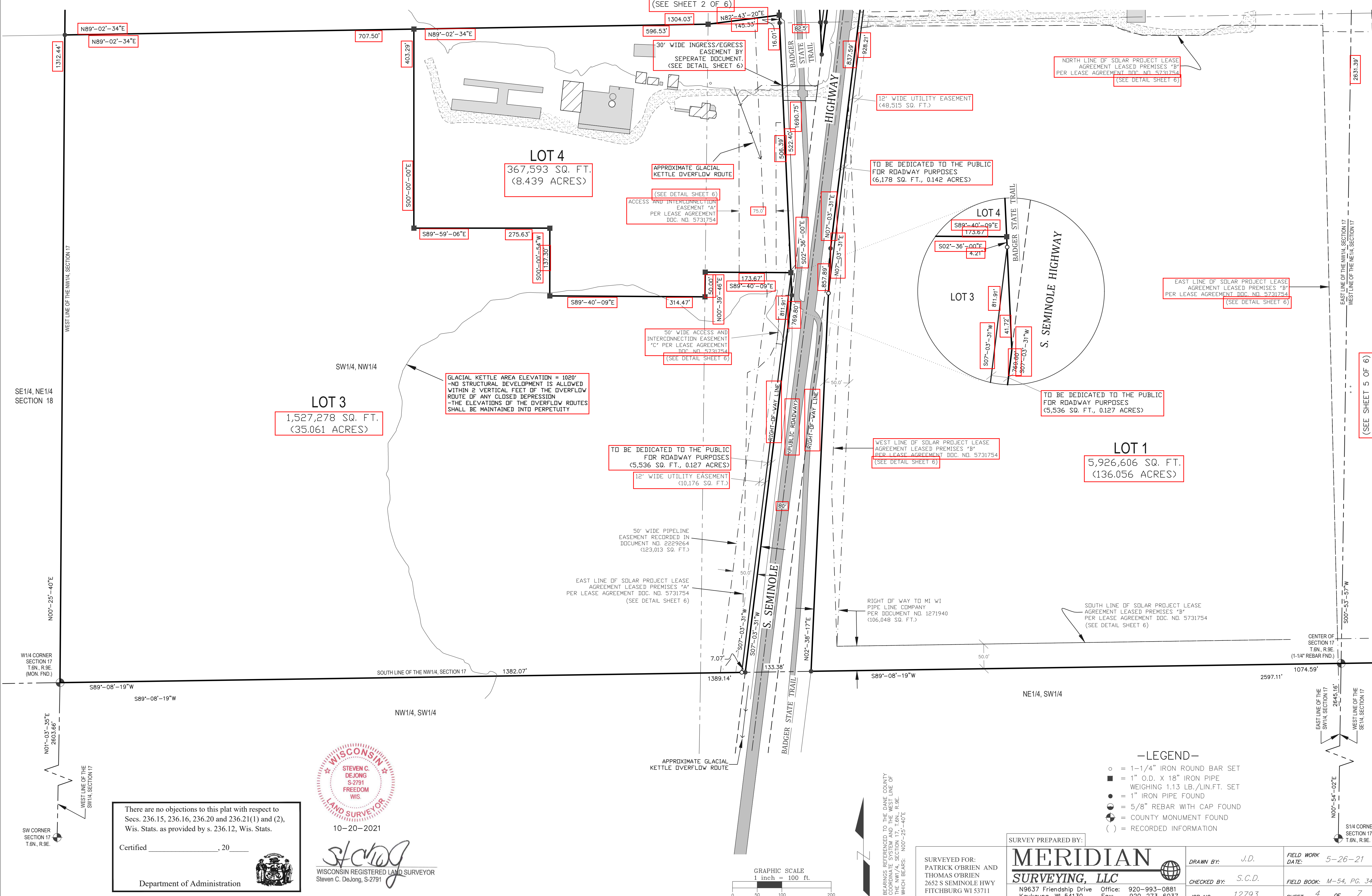
SURVEYED FOR:
 PATRICK O'BRIEN AND
 THOMAS O'BRIEN
 2652 S SEMINOLE HWY
 FITCHBURG WI 53711

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	3 OF 7

FINAL PLAT OF O'BRIEN FLATS

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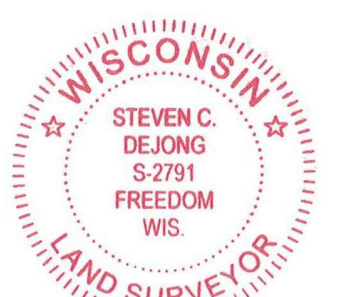
GLACIAL KETTLE AREA ELEVATION = 1020'
-NO STRUCTURAL DEVELOPMENT IS ALLOWED WITHIN 2' VERTICAL FEET OF THE OVERFLOW ROUTE OF ANY CLOSED DEPRESSION
-THE ELEVATIONS OF THE OVERFLOW ROUTES SHALL BE MAINTAINED INTO PERPETUITY

LOT 3
1,527,278 SQ. FT.
(35.061 ACRES)

LOT 4
367,593 SQ. FT.
(8.439 ACRES)

LOT 1
5,926,606 SQ. FT.
(136.056 ACRES)

- LEGEND-**
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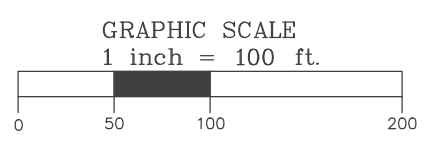
Certified _____, 20____

Department of Administration

10-20-2021

Steven C. DeJong

WISCONSIN REGISTERED LAND SURVEYOR
Steven C. DeJong, S-2791



BEARINGS 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:
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N9637 Friendship Drive Kaukauna, WI 54130
Office: 920-993-0881 Fax: 920-273-6037

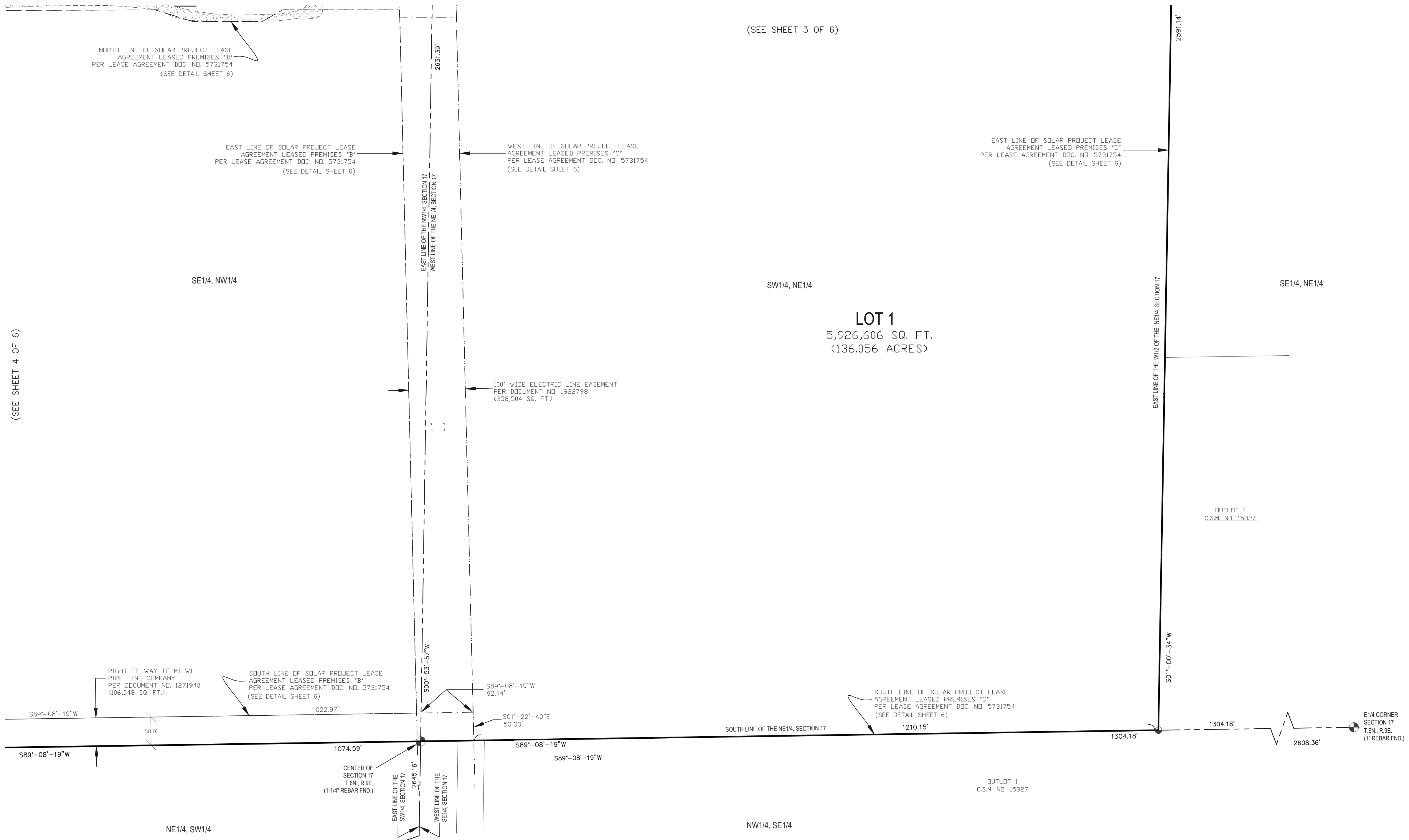
SURVEYED FOR:
PATRICK O'BRIEN AND THOMAS O'BRIEN
2652 S SEMINOLE HWY
FITCHBURG WI 53711

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 7

FINAL PLAT OF O'BRIEN FLATS

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(SEE SHEET 3 OF 6)



(SEE SHEET 4 OF 6)

(SEE SHEET 5 OF 6)

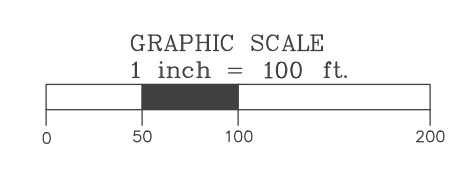
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 Steven C. DeJong, S-2791



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

SURVEY PREPARED BY:

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DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
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LACY ROAD

S. SEMINOLE HIGHWAY

LOT 2

LOT 4

LOT 3

LOT 1

LOT 1

Line #	Direction	Length
L1	N00°25'40"E	1312.44'
L2	N89°02'34"E	707.50'
L3	S00°00'00"E	403.29'
L4	S89°59'06"E	275.63'
L5	S00°00'54"W	137.30'
L6	S89°40'09"E	314.47'
L7	N00°39'46"E	50.00'
L8	S89°40'09"E	173.67'
L9	S02°36'00"E	45.93'
L10	N89°40'09"W	27.22'
L11	S00°02'21"E	63.22'
L12	S05°36'07"W	31.49'
L13	S26°08'13"W	34.78'
L14	S46°31'42"W	28.09'
L15	S64°04'34"W	27.01'
L16	S01°05'05"W	549.58'
L17	S37°12'55"W	73.44'
L18	S89°08'19"W	1338.66'

SOLAR PROJECT LEASE AGREEMENT
LEASED PREMISES "A"
PER LEASE AGREEMENT DDC. NO. 5731754
(1,503,599 SQ. FT.)

Line #	Direction	Length
L19	N82°34'09"E	34.43'
L20	N89°48'10"E	476.04'
L21	S72°59'57"E	70.37'
L22	N89°57'52"E	122.49'
L23	N60°13'32"E	41.25'
L24	N89°58'31"E	206.79'
L25	S01°23'00"E	1243.39'
L26	S89°08'19"W	1014.99'
L27	N01°55'01"W	315.83'
L28	N02°13'20"E	300.36'
L29	N02°42'28"E	427.12'
L30	N02°15'34"E	58.32'
L31	N07°03'31"E	152.53'

SOLAR PROJECT LEASE AGREEMENT
LEASED PREMISES "B"
PER LEASE AGREEMENT DDC. NO. 5731754
(1,238,177 SQ. FT.)

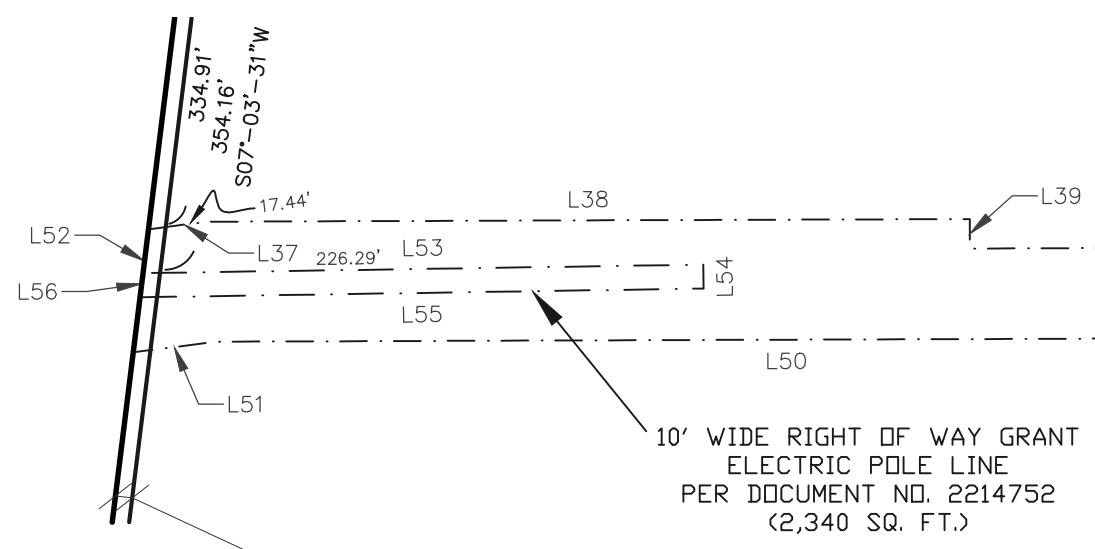
Line #	Direction	Length
L32	N88°56'15"E	1309.15'
L33	S01°00'34"W	2591.14'
L34	S89°08'19"W	1210.15'
L35	N01°22'40"W	2415.78'
L36	N01°37'47"E	169.65'

SOLAR PROJECT LEASE AGREEMENT
LEASED PREMISES "C"
PER LEASE AGREEMENT DDC. NO. 5731754
(3,269,964 SQ. FT.)

W1/4 CORNER
SECTION 17
T.6N., R.9E.
(MON. FND.)

SOUTH LINE OF THE NW1/4, SECTION 17

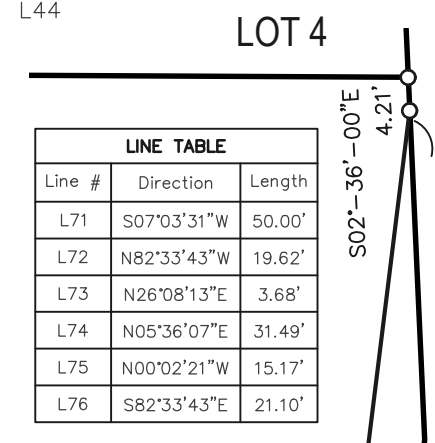
CENTER OF
SECTION 17
T.6N., R.9E.
(1-1/4" REBAR FND.)



LOT 1

ACCESS AND INTERCONNECTION EASEMENT "B"
PER LEASE AGREEMENT DDC. NO. 5731754
(48,135 SQ. FT.)

Line #	Direction	Length
L37	N82°34'09"E	24.67'
L38	N89°48'10"E	317.64'
L39	S00°35'36"E	12.32'
L40	N89°42'36"E	135.90'
L41	S89°54'47"E	457.20'
L42	S89°57'03"E	100.03'
L43	S01°22'22"E	50.02'
L44	N89°57'03"W	100.03'
L45	N01°22'22"W	12.96'
L46	S89°58'38"W	206.79'
L47	S60°13'32"W	41.25'
L48	S89°57'52"W	122.49'
L49	N72°59'57"W	70.37'
L50	S89°48'10"W	476.04'
L51	S82°34'09"W	34.43'
L52	N07°03'31"E	51.64'



LOT 3

TO BE DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES
(5,536 SQ. FT., 0.127 ACRES)

LOT 4

Line #	Direction	Length
L71	S07°03'31"W	50.00'
L72	N82°33'43"E	19.62'
L73	N26°08'13"E	3.68'
L74	N05°36'07"E	31.49'
L75	N00°02'21"W	15.17'
L76	S82°33'43"E	21.10'

LOT 2

LOT 4

Line #	Direction	Length
L53	N89°08'59"E	233.35'
L54	S00°53'01"E	10.00'
L55	S89°08'59"W	234.74'
L56	N07°03'31"E	10.10'
L57	S02°36'00"E	75.11'
L58	N89°32'30"W	16.51'
L59	S00°05'23"E	303.93'
L60	N89°40'09"W	75.00'
L61	N00°04'42"W	339.12'
L62	N43°51'26"E	26.79'
L63	N53°01'41"E	33.74'
L64	S89°32'30"E	42.58'

S. SEMINOLE HIGHWAY

ACCESS AND INTERCONNECTION
EASEMENT "A" PER LEASE AGREEMENT
DDC. NO. 5731754
(28,686 SQ. FT.)

-EASEMENTS ARE NOT TO SCALE-

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

WISCONSIN
STEVEN C. DEJONG
S-2791
FREEDOM
WIS.
LAND SURVEYOR
10-20-2021

Steven C. DeJong
WISCONSIN REGISTERED LAND SURVEYOR
Steven C. DeJong, S-2791

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

SURVEYED FOR: PATRICK O'BRIEN AND THOMAS O'BRIEN 2652 S SEMINOLE HWY FITCHBURG WI 53711	MERIDIAN SURVEYING, LLC	DRAWN BY: J.D.	FIELD WORK DATE: 5-26-21
		CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG. 34
SURVEY PREPARED BY:		JOB NO.: 12793	SHEET 6 OF 7
N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037			

