

PRELIMINARY PLAT OF NO OAKS RANCH SUBDIVISION

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	58.39'	485.00'	6°53'51"	N 53°18'16" E	58.35'
C2	21.21'	80.00'	15°11'31"	S 69°06'29" W	21.15'
C3	61.81'	55.00'	64°23'32"	N 71°06'10" W	58.61'
C4	70.45'	735.00'	5°29'30"	N 36°00'41" W	70.42'
C5	116.56'	490.00'	13°54'46"	N 26°18'34" W	116.27'
C6	278.38'	245.00'	65°6'4"	N 51°55'02" W	263.64'

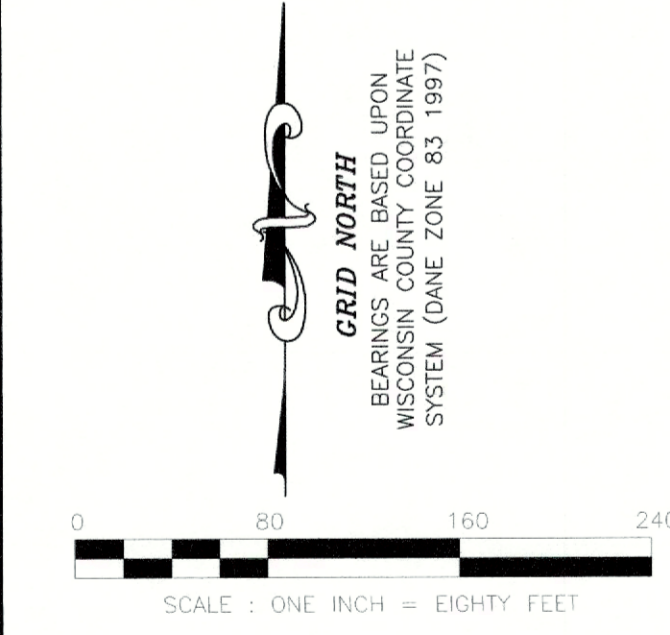
ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION:

OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15163, AS RECORDED IN VOLUME 107 OF CERTIFIED SURVEY MAPS, ON PAGES 257-261, AS DOCUMENT NUMBER 5498225 AND OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15164, AS RECORDED IN VOLUME 107 OF CERTIFIED SURVEY MAPS, ON PAGES 262-266, AS DOCUMENT NUMBER 5498226, DANE COUNTY REGISTRY, LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NOTES:

- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- Total Parcel Area = 3,839,439 sq. ft. or 88,1414 acres.
- Contours were obtained from the Dane County GIS.
- Outlots 1 & 2 to be Dedicated to the Public for Park.
- Outlots 10, 12, 13, 20, 23 & 25 are for "Open Space".
- Outlots 9, 11, 14, 16, 17, 18, 19 & 24 are for "Private Alleys" and public utility easements.
- Outlots 4 & 15 to be Dedicated to the Public for Park and Civic use.
- Outlot 5 is for Multi-Use Path, Sign and Open Space.
- Outlot 3 to be Dedicated to the Public for Conservancy, Open Space and Environmental Corridor.
- Outlot 26 & 27 to be Dedicated to the Public for Conservancy, Stormwater Management, Open Space, Environmental Corridor, Sanitary Sewer and Multi-Use Path.
- Outlots 6, 7 & 8 to be Dedicated to the Public for Stormwater Management, Open Space, Environmental Corridor, Sanitary Sewer and Multi-Use Path.
- Outlot 21 to be Dedicated to the Public for Conservancy and Environmental Corridor.
- Outlot 22 to be Dedicated to the Public for Stormwater Management, Open Space, Environmental Corridor.
- Proposed Zoning is:
 - T-4 = Lots 40, 46, 100-231
 - T-5 = Lots 34-36, 38-39, 41, 47-49



ENGINEER :
Debbie Hatfield, PE
MSA Professional Services, Inc.
1702 Pankrotz Street
Madison, WI 53704

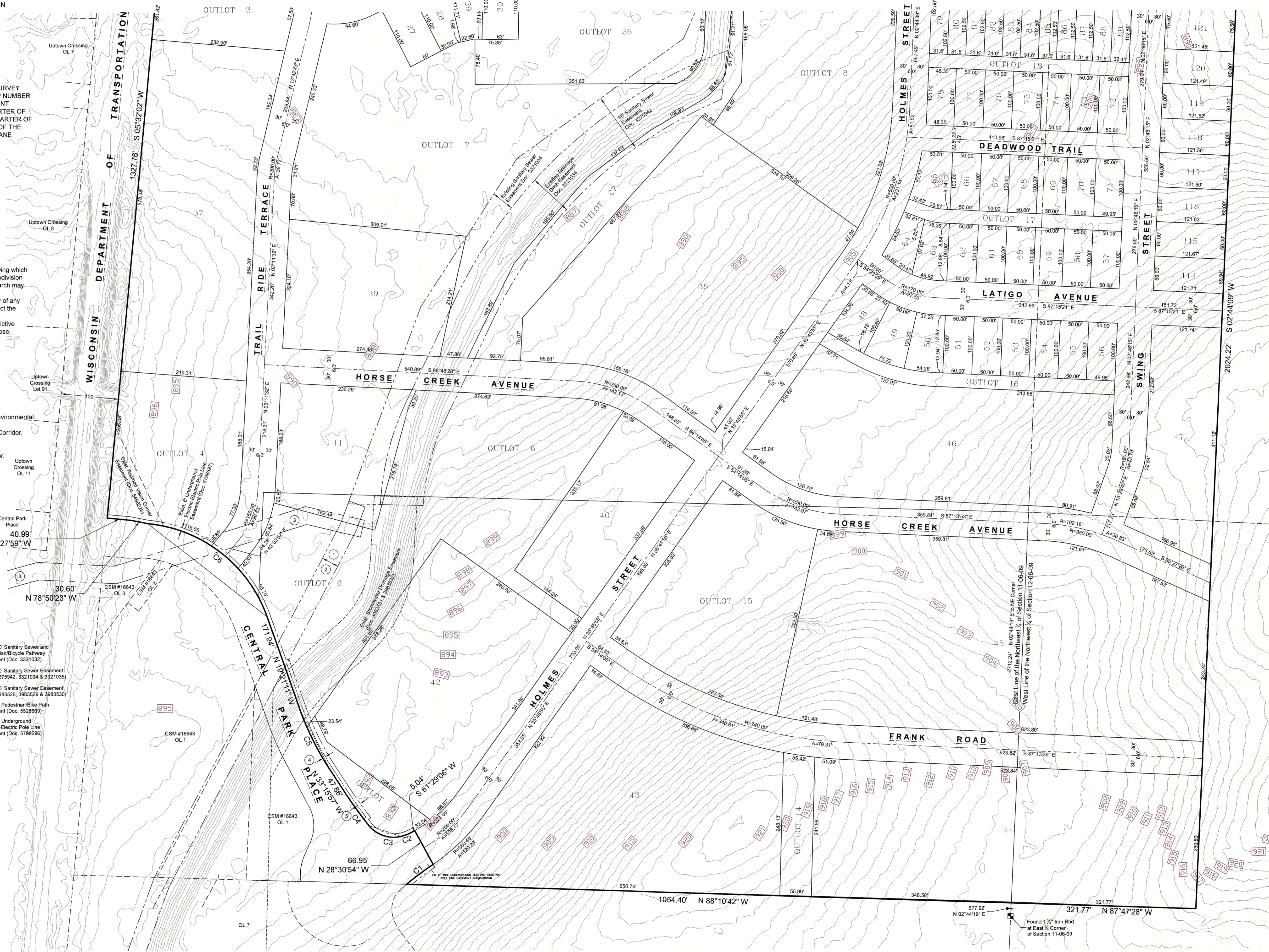
PLANNER :
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OWNER/SUBDIVIDER :
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1242 S. Cherokee Drive
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Date: 08-15-2025
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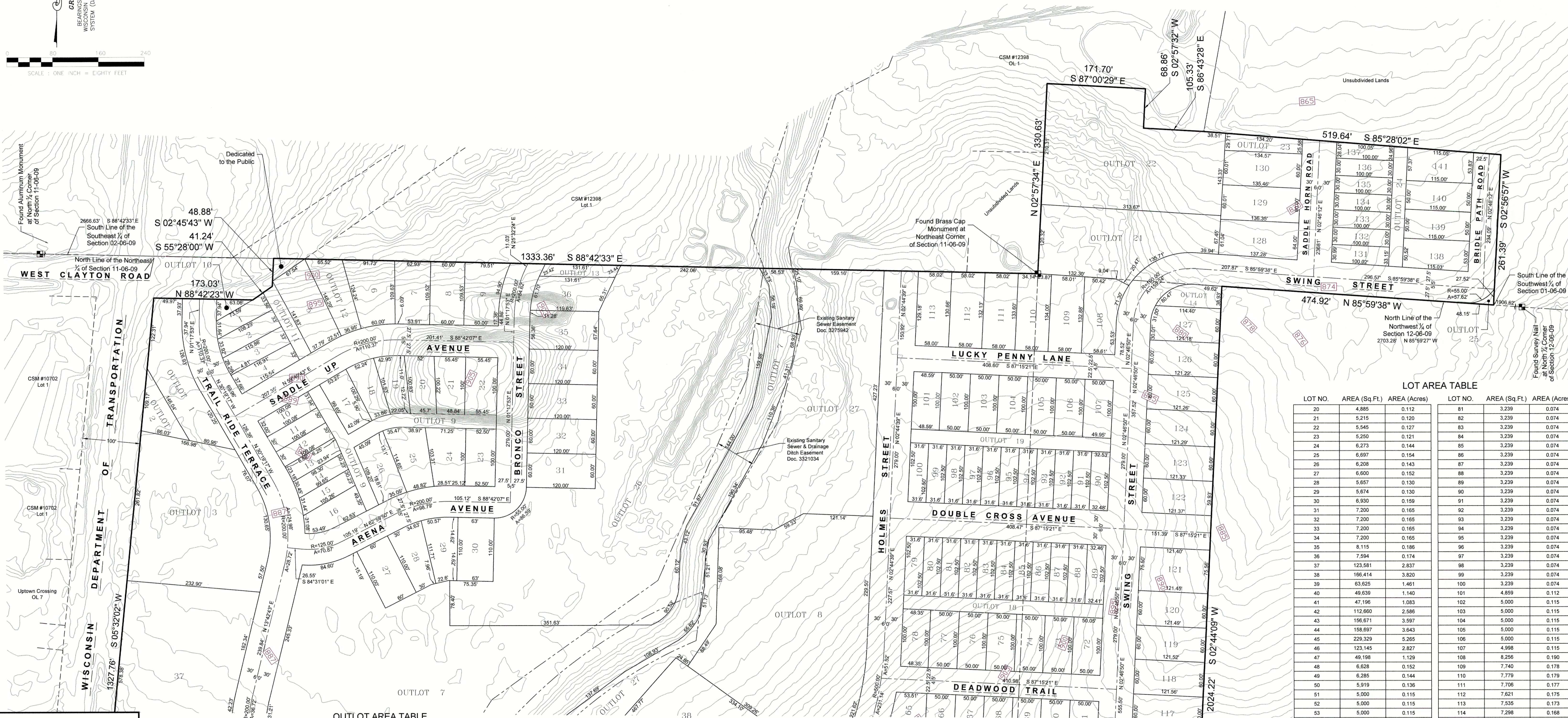
- Exist. 30' Sanitary Sewer and Pedestrian/Bicycle Pathway Easement (Doc. 3321032)
- Exist. 30' Sanitary Sewer Easement (Doc. 3279942, 3321034 & 3321035)
- Exist. 30' Sanitary Sewer Easement (Doc. 3983526, 3983529 & 3983530)
- Exist. 5' Pedestrian/Bike Path Easement (Doc. 5529669)
- Exist. 6' Underground Electric-Electric Pole Line Easement (Doc. 5798966)



Found 1 1/2" Iron Rod at East 1/2 Corner of Section 11-06-09

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OUTLOT AREA TABLE

OUTLOT NO.	AREA (Sq.Ft.)	AREA (Acres)
1	16,440	0.377
2	4,669	0.107
3	55,781	1.281
4	59,152	1.358
5	12,763	0.293
6	158,950	3.649
7	213,277	4.896
8	97,816	2.246
9	11,867	0.272
10	1,196	0.027
11	3,221	0.074
12	6,606	0.152
13	2,812	0.065
14	3,834	0.088
15	84,943	1.950
16	12,544	0.288
17	9,085	0.209
18	8,362	0.192
19	8,365	0.192
21	31,827	0.731
22	56,766	1.303
23	3,715	0.085
24	4,992	0.115
25	388	0.009
26	184,271	4.230
27	124,113	2.849
TOTAL AREA	1,177,755	27.038

ROADWAY DEDICATION AREA TABLE

	AREA (Sq.Ft.)	AREA (Acres)
West Clayton Road	1,062	0.024
All Internal Roadways	682,803	15.675
TOTAL AREA	683,865	15.699

LOT AREA TABLE

LOT NO.	AREA (Sq.Ft.)	AREA (Acres)
1	3,110	0.071
2	3,717	0.085
3	3,857	0.089
4	4,104	0.094
5	9,194	0.211
6	8,632	0.198
7	6,732	0.155
8	6,571	0.151
9	7,161	0.164
10	3,202	0.074
11	3,002	0.069
12	3,002	0.069
13	2,976	0.068
14	2,959	0.068
15	3,062	0.070
16	4,860	0.112
17	5,058	0.116
18	4,355	0.100
19	4,467	0.103

LOT AREA TABLE

LOT NO.	AREA (Sq.Ft.)	AREA (Acres)	LOT NO.	AREA (Sq.Ft.)	AREA (Acres)
20	4,885	0.112	81	3,239	0.074
21	5,215	0.120	82	3,239	0.074
22	5,545	0.127	83	3,239	0.074
23	5,250	0.121	84	3,239	0.074
24	6,273	0.144	85	3,239	0.074
25	6,697	0.154	86	3,239	0.074
26	6,208	0.143	87	3,239	0.074
27	6,600	0.152	88	3,239	0.074
28	5,657	0.130	89	3,239	0.074
29	5,674	0.130	90	3,239	0.074
30	6,930	0.159	91	3,239	0.074
31	7,200	0.165	92	3,239	0.074
32	7,200	0.165	93	3,239	0.074
33	7,200	0.165	94	3,239	0.074
34	7,200	0.165	95	3,239	0.074
35	8,115	0.186	96	3,239	0.074
36	7,594	0.174	97	3,239	0.074
37	123,581	2.837	98	3,239	0.074
38	166,414	3.820	99	3,239	0.074
39	63,625	1.461	100	3,239	0.074
40	49,639	1.140	101	4,859	0.112
41	47,196	1.083	102	5,000	0.115
42	112,860	2.586	103	5,000	0.115
43	156,671	3.597	104	5,000	0.115
44	158,697	3.643	105	5,000	0.115
45	229,329	5.265	106	5,000	0.115
46	123,145	2.827	107	4,998	0.115
47	49,198	1.129	108	8,256	0.190
48	6,628	0.152	109	7,740	0.178
49	6,285	0.144	110	7,779	0.179
50	5,919	0.136	111	7,706	0.177
51	5,000	0.115	112	7,621	0.175
52	5,000	0.115	113	7,535	0.173
53	5,000	0.115	114	7,298	0.168
54	5,000	0.115	115	7,299	0.168
55	5,000	0.115	116	7,297	0.168
56	4,998	0.115	117	7,295	0.167
57	5,002	0.115	118	7,293	0.167
58	5,000	0.115	119	7,290	0.167
59	5,000	0.115	120	7,288	0.167
60	5,000	0.115	121	9,171	0.211
61	5,000	0.115	122	7,277	0.167
62	5,000	0.115	123	7,279	0.167
63	5,292	0.121	124	7,277	0.167
64	4,451	0.102	125	7,274	0.167
65	5,981	0.137	126	7,272	0.167
66	5,000	0.115	127	7,204	0.165
67	5,000	0.115	128	8,553	0.196
68	5,000	0.115	129	8,154	0.187
69	5,000	0.115	130	8,101	0.186
70	5,000	0.115	131	3,207	0.074
71	4,998	0.115	132	3,000	0.069
72	5,002	0.115	133	3,000	0.069
73	5,000	0.115	134	3,000	0.069
74	5,000	0.115	135	3,000	0.069
75	5,000	0.115	136	3,000	0.069
76	5,000	0.115	137	2,650	0.061
77	5,000	0.115	138	5,952	0.137
78	4,835	0.111	139	5,750	0.132
79	3,239	0.074	140	5,750	0.132
80	3,239	0.074	141	6,394	0.147
TOTAL AREA	1,965,265	45.116			

ENGINEER :
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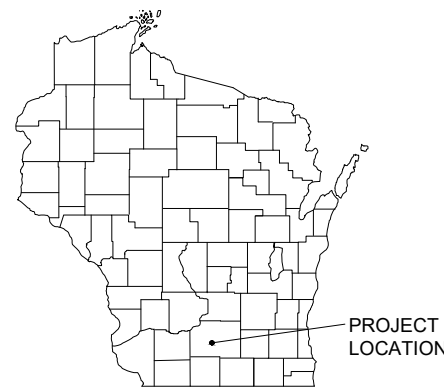


NO OAKS PRELIMINARY PLAT

NO OAKS RANCH, LLC CITY OF FITCHBURG DANE COUNTY, WISCONSIN

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PROJECT LOCATION

LEGEND

	EXISTING WATER MAIN
	EXISTING WATER MAIN, VALVE & HYDRANT
	EXISTING WATER SERVICE & CURB STOP
	PROPOSED WATER MAIN, VALVE, & HYDRANT
	PROPOSED WATER SERVICE & CURB STOP
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	EXISTING FORCEMAIN
	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED STORM SEWER & MANHOLE
	BURIED ELECTRIC
	BURIED GAS & VALVE
	BURIED CABLE TELEVISION
	BURIED TELEPHONE
	BURIED FIBER OPTICS
	OVERHEAD UTILITY
	RAILROAD TRACKS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING CULVERT PIPE
	PROPOSED CULVERT PIPE
	FENCE LINE
	DRAINAGE ARROW
	SILT FENCE
	RIGHT-OF-WAY
	BASELINE
	PROPERTY LINE
	TREE LINE
	BENCHMARK
	IRON PIPE
	IRON ROD
	CONTROL POINT
	UTILITY POLE & GUY
	SOIL BORING
	LIGHT POLE
	PEDESTAL
	STREET SIGN
	MAILBOX
	FLAGPOLE
	TREE - DECIDUOUS
	TREE - CONIFEROUS
	TREE TO BE REMOVED

UTILITIES

GAS:
MADISON GAS AND ELECTRIC
SHAUN ENDRES
133 S. BLAIR STREET P.O. BOX 1231
MADISON, WI 53703-3471
PHONE: 608-213-6708 (CELL)
608-252-1224 (WORK)

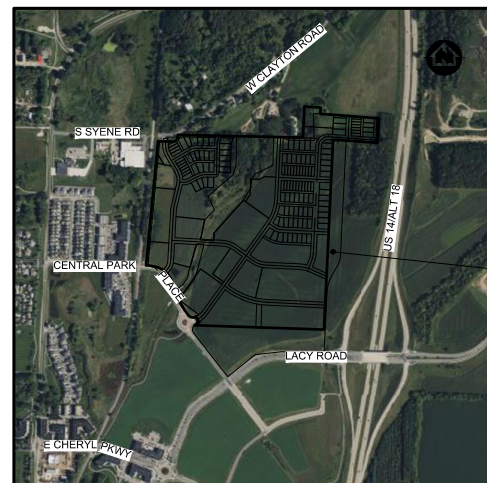
ELECTRIC:
MADISON GAS AND ELECTRIC
MARK GAUGER
133 S. BLAIR STREET
P.O. BOX 1231
MADISON, WI 53703-3471
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608-252-1570

TELEPHONE:
AT&T
LISA SUPRENARD
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MADISON, WI 53704
PHONE: 920-202-0652

CITY OF FITCHBURG PUBLIC WORKS:
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TRACY FOSS - ASST. DIRECTOR OF PUBLIC WORKS
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CHARTER COMMUNICATIONS
ROBERT TENUTA
1320 N. DR. MARTIN LUTHER KING JR. DR.
MILWAUKEE, WI 53212
PHONE: 414-758-5688

TDS:
TELCOM
DAVID O' BRIEN
525 JUNCTION ROAD
MADISON, WI 53717
PHONE: 608-577-9654



PROJECT LOCATION

LOCATION MAP

NOT TO SCALE

Dial **811** or (800) 242-8511
www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT DATE:	DRAWN BY: Init	NO.	DATE	REVISION	BY:
	DESIGNED BY: Init				
	CHECKED BY: Init				

PRELIMINARY



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NO OAKS PRELIMINARY PLAT
NO OAKS RANCH, LLC
FITCHBURG, DANE COUNTY, WI

TITLE SHEET

PROJECT NO.
22360002
SHEET
G 1



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	Init	Init				
	Init	Init				
	Init	Init				

PRELIMINARY

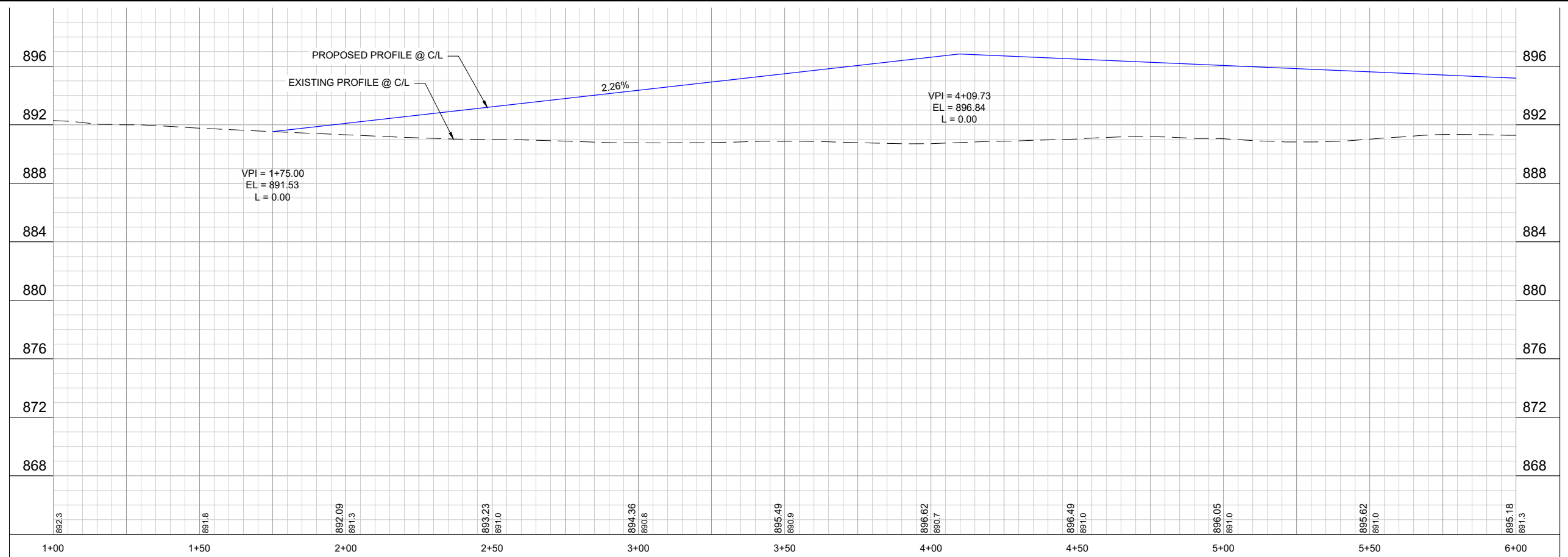
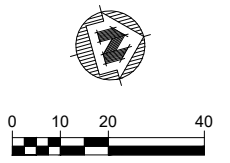
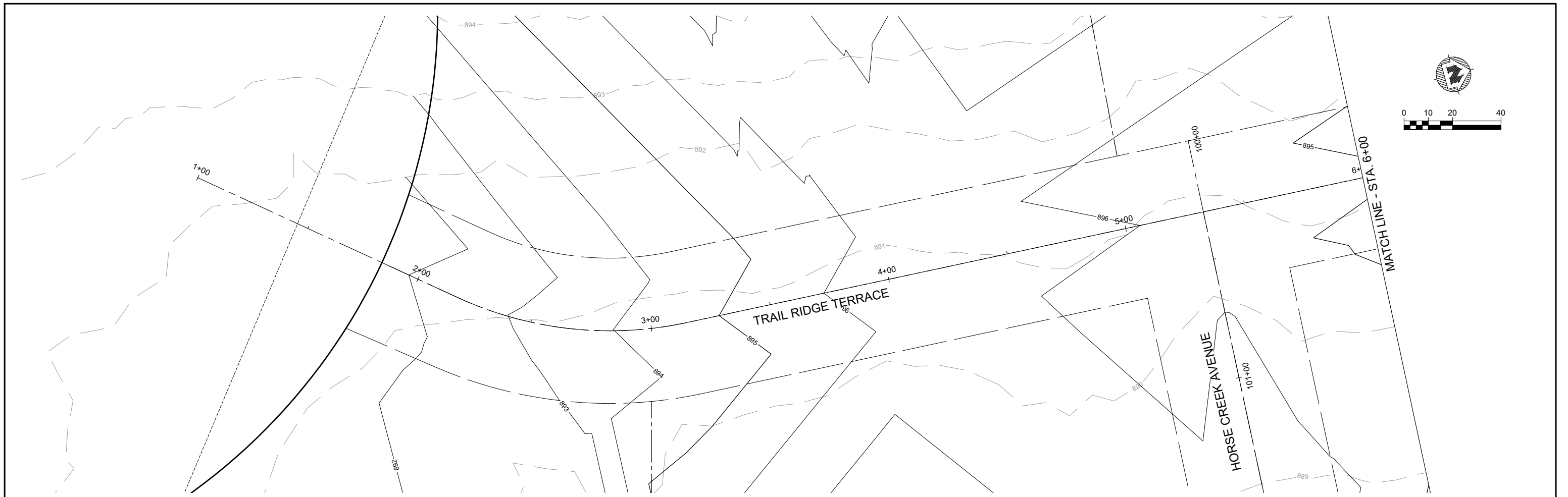


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 FITCHBURG, DANE COUNTY, WI

OVERALL SITE PLAN

PROJECT NO.
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 SHEET
G 2



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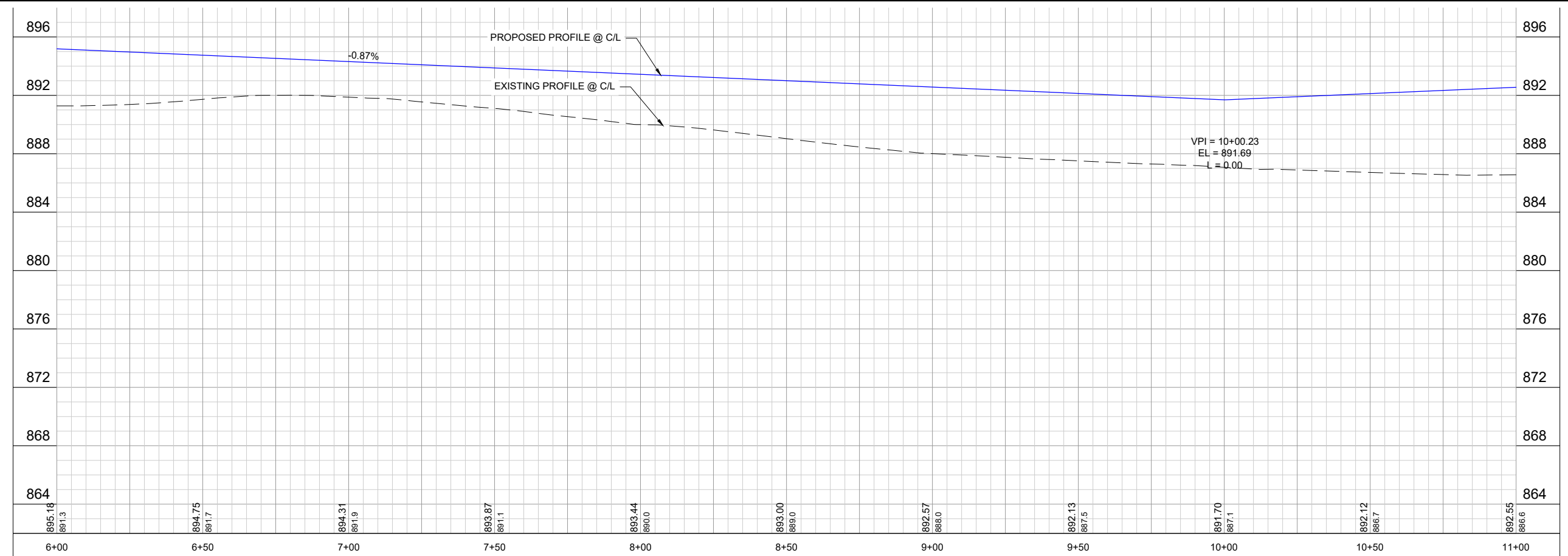
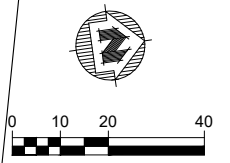
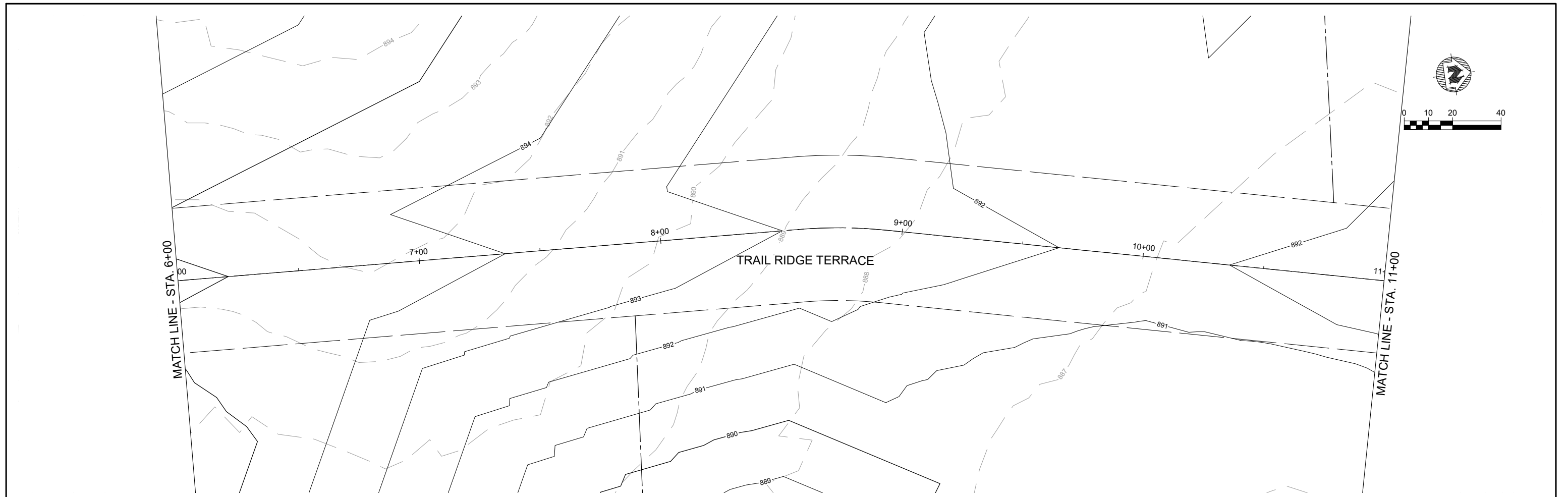


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 NO OAKS RANCH, LLC
 FITCHBURG, DANE COUNTY, WI

PLAN & PROFILE SHEET - TRAIL RIDGE TERRACE

PROJECT NO.
22360002
 SHEET
PP 1



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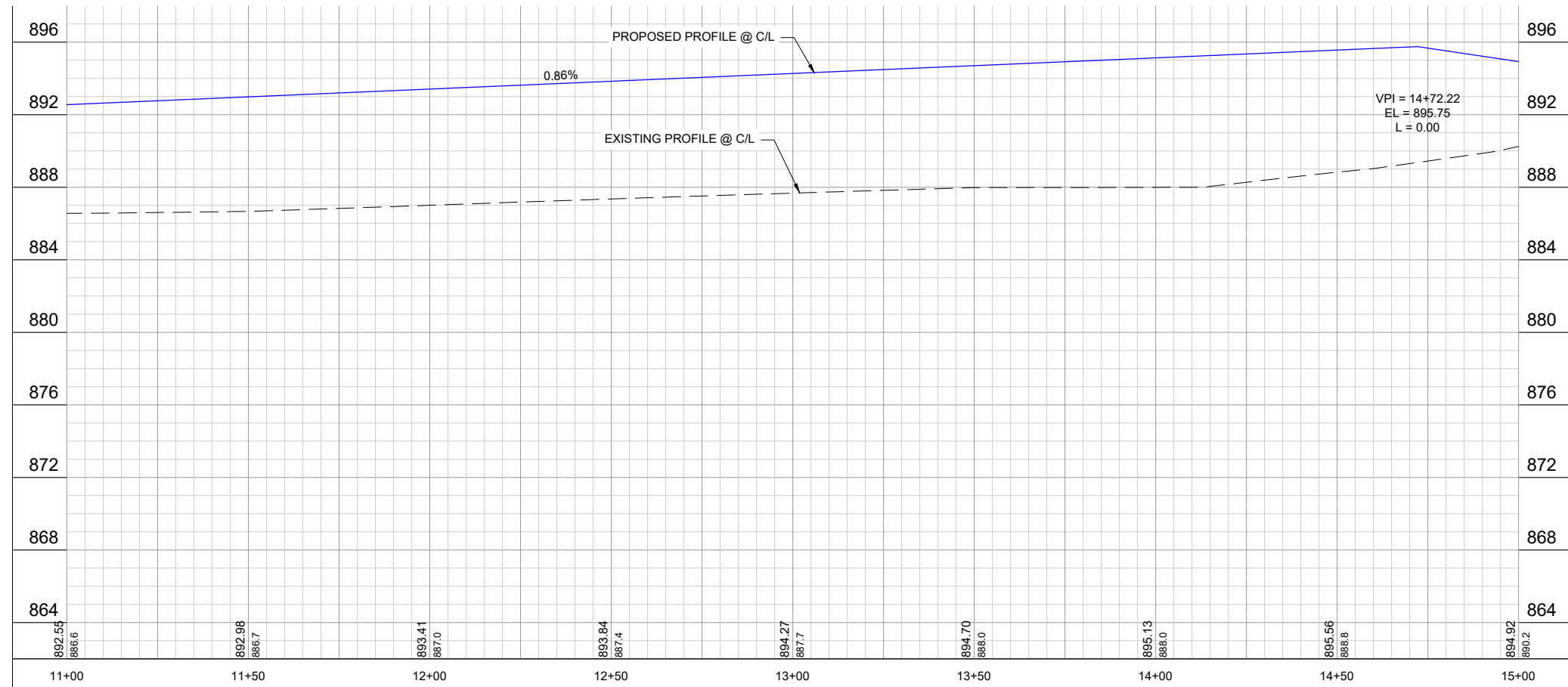
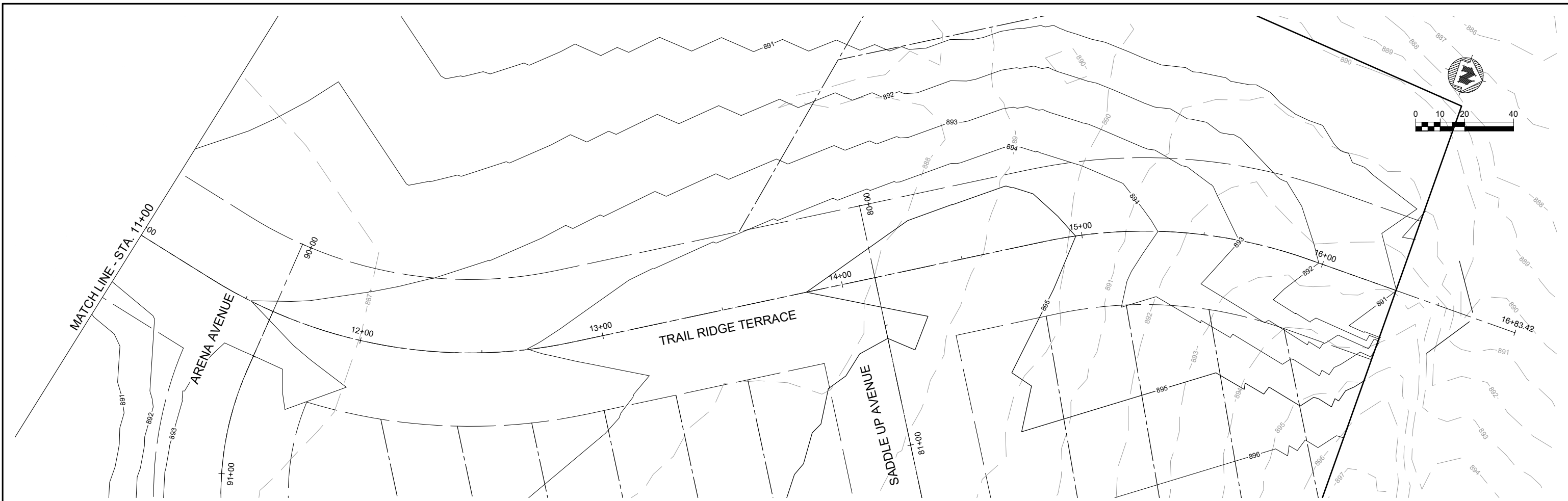
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 FITCHBURG, DANE COUNTY, WI

PLAN & PROFILE SHEET - TRAIL RIDGE TERRACE

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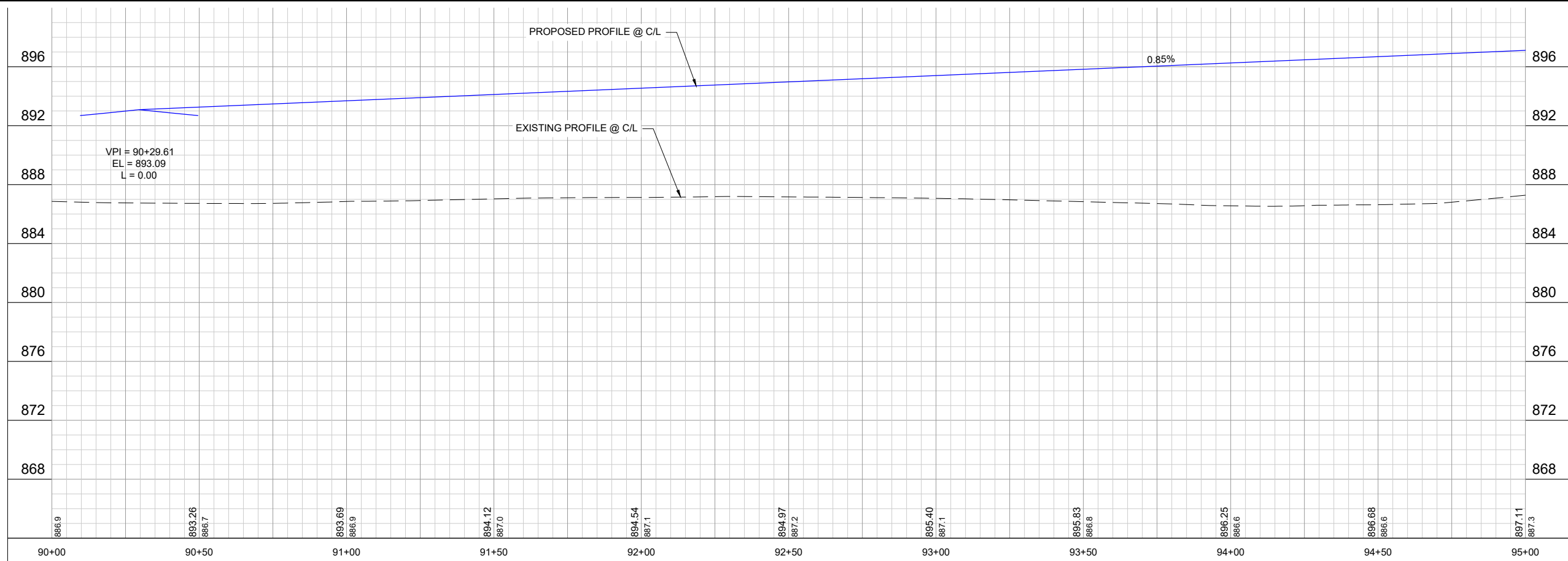
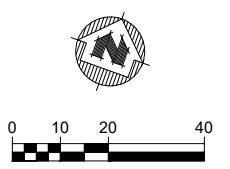
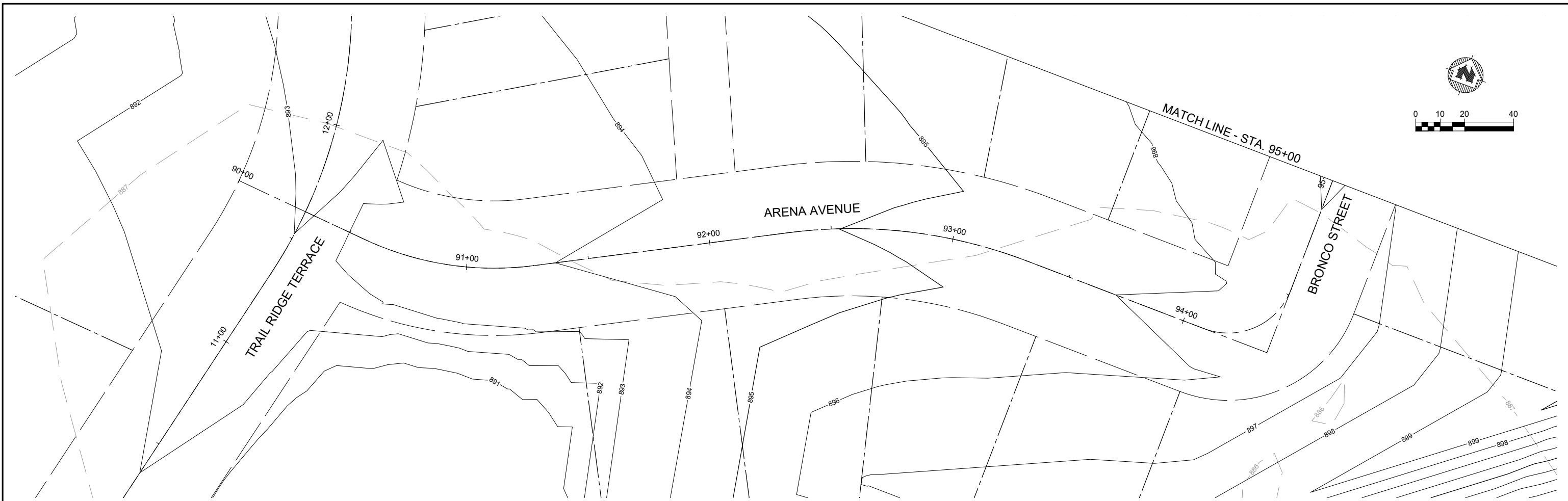


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PLAN & PROFILE SHEET - TRAIL RIDGE TERRACE

PROJECT NO.
22360002
SHEET
PP 3



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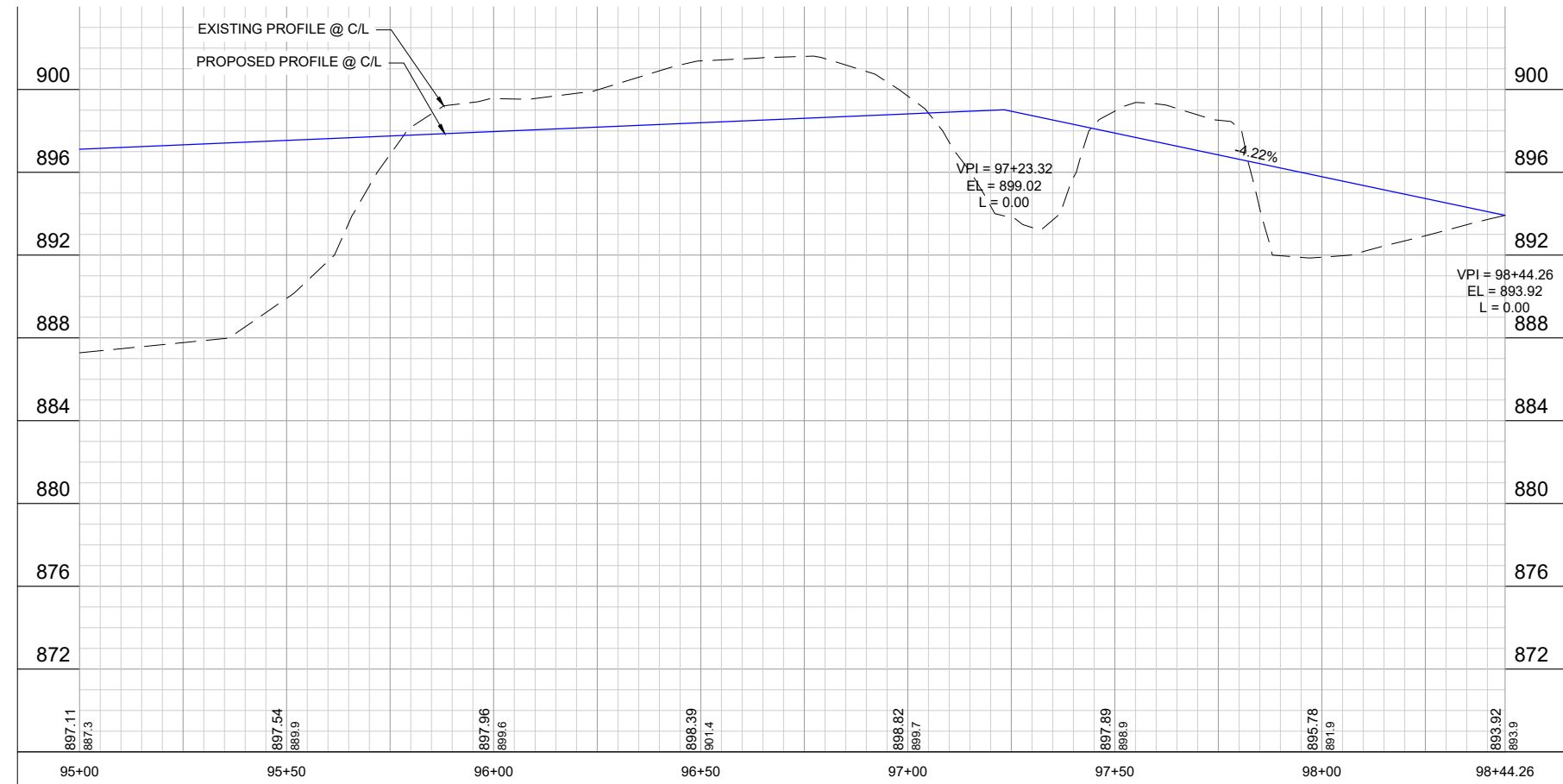


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PLAN & PROFILE SHEET - ARENA AVE BRONCO ST

PROJECT NO.
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PP 4



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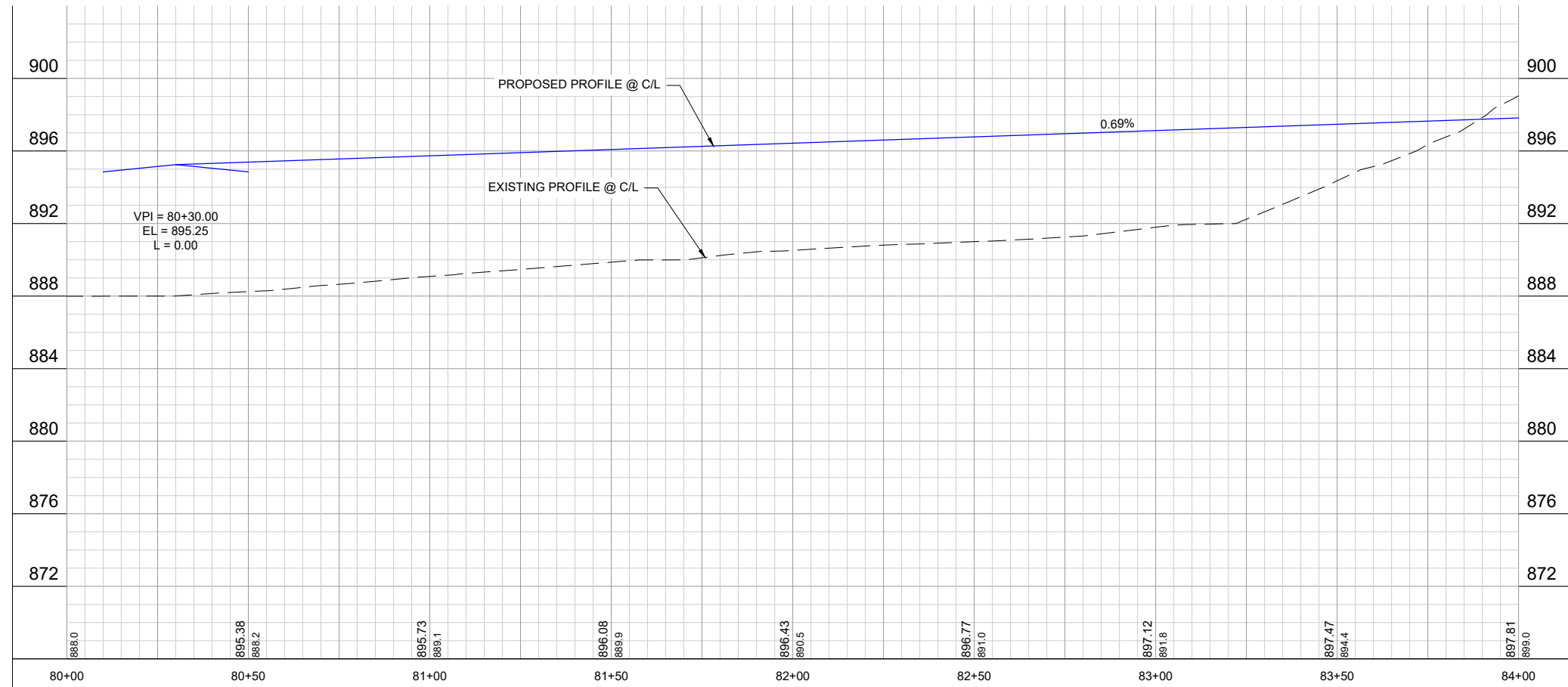
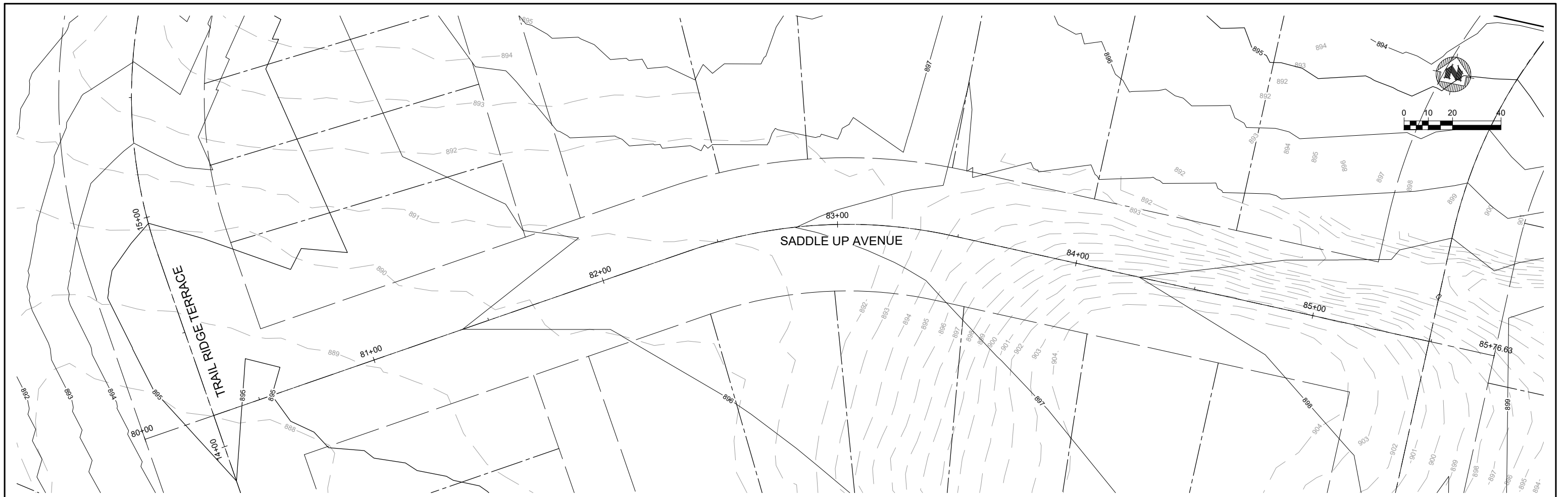


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PROJECT NO.
22360002
 SHEET
PP 5



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
9/17/2025 12:21 PM	Init				
	DESIGNED BY:				
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PRELIMINARY

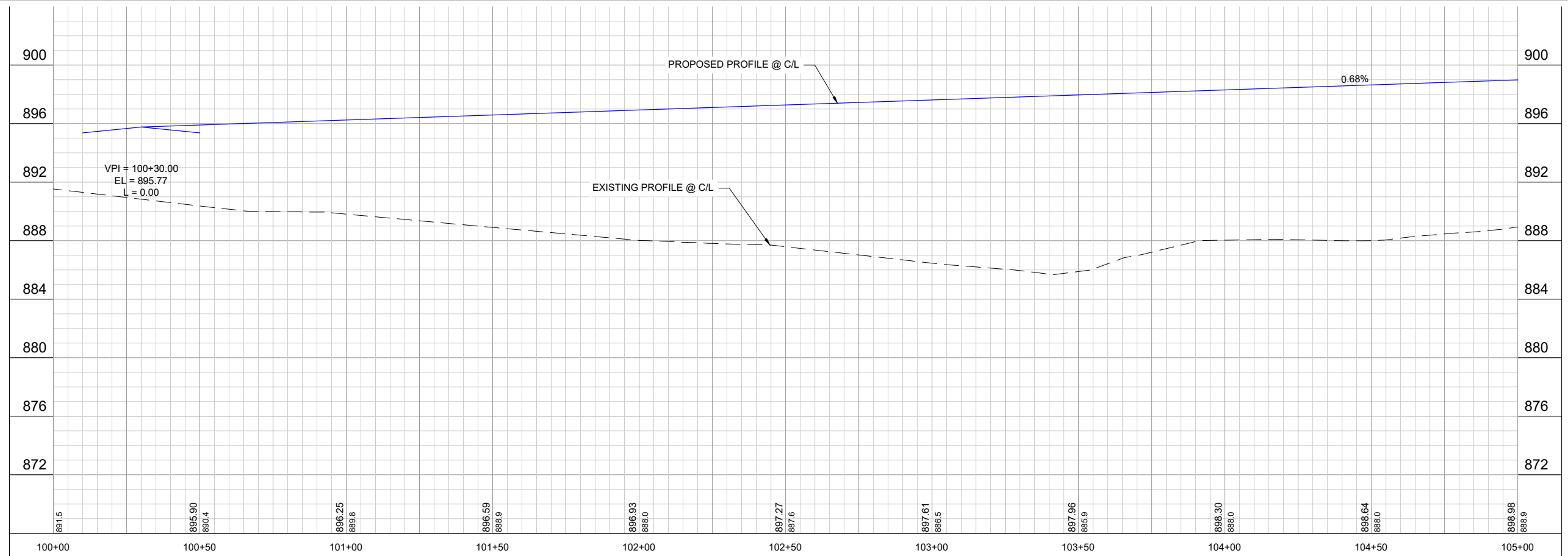
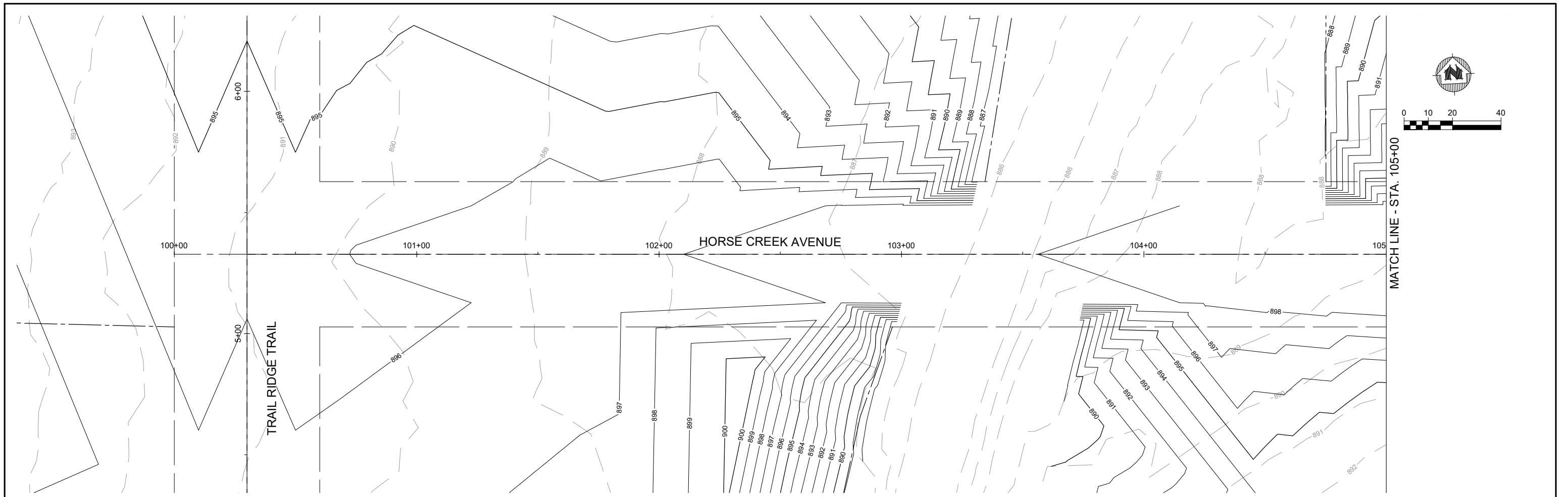


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PROJECT NO.
22360002
 SHEET
PP 6



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	Init				
	Init				
	Init				

PRELIMINARY

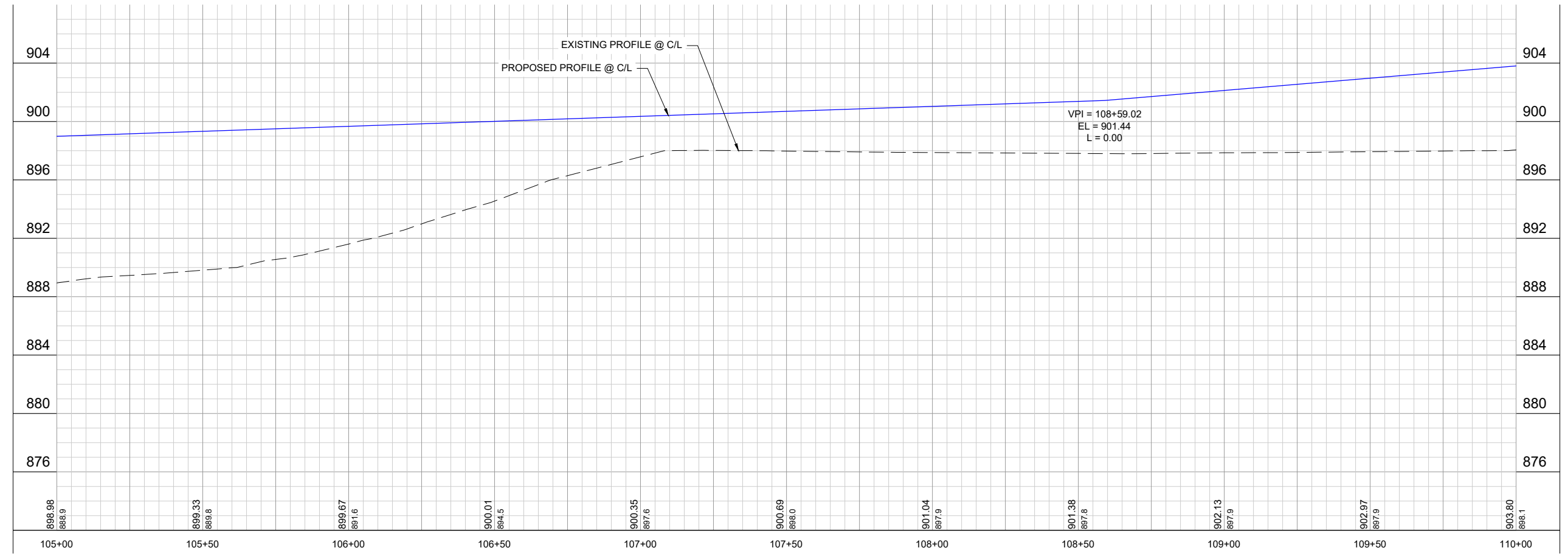
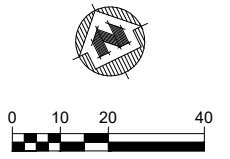
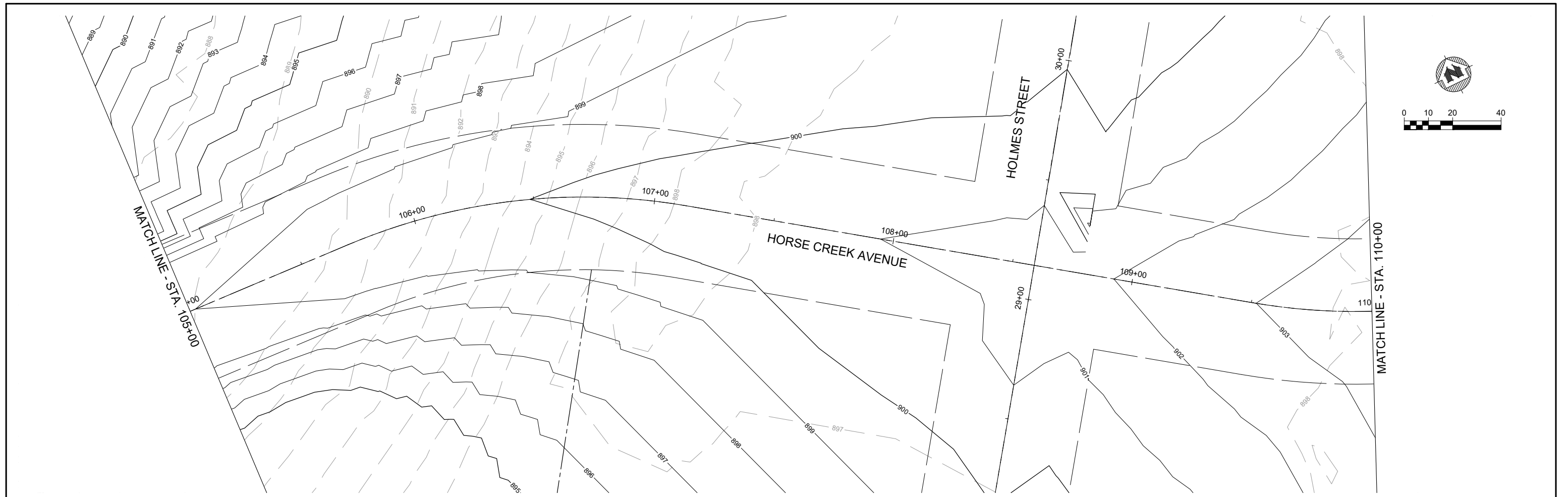


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PROJECT NO.
22360002
 SHEET
PP 7



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	Init				
	Init				
	Init				

PRELIMINARY

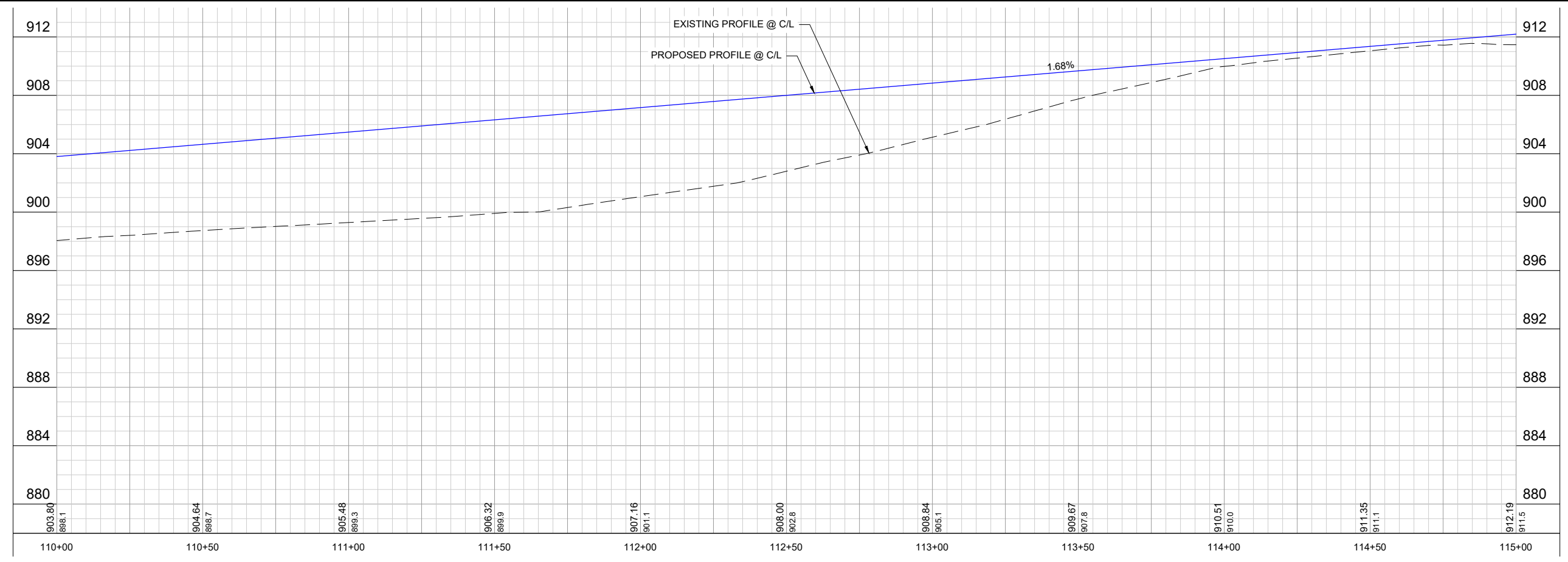
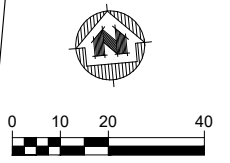
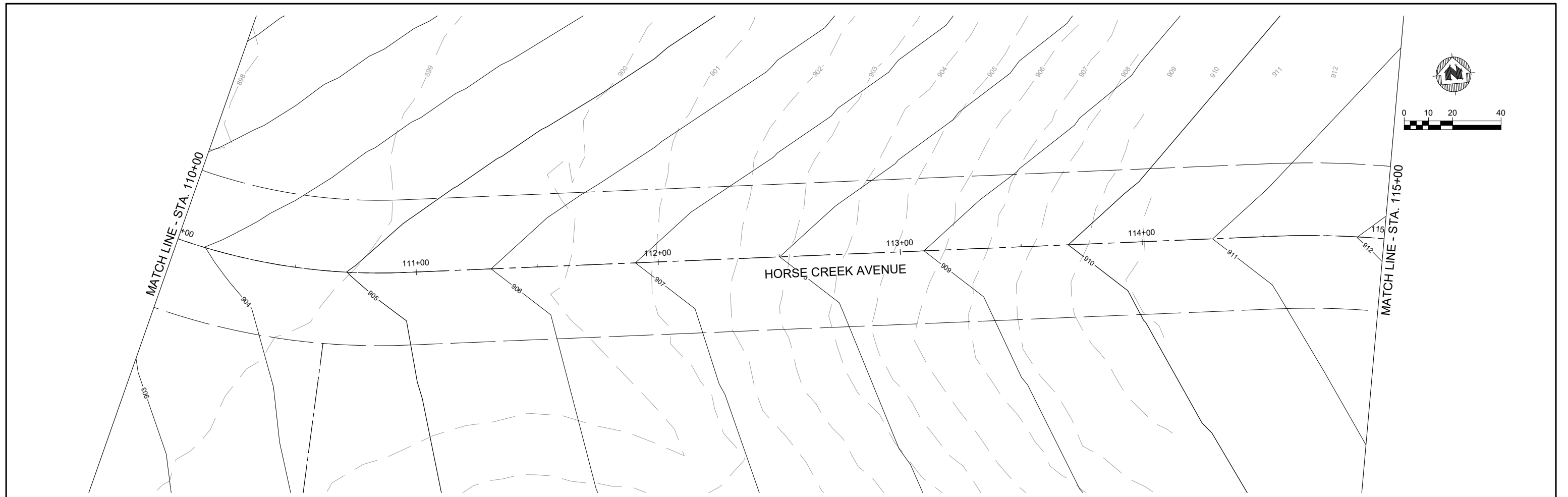


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PP 8



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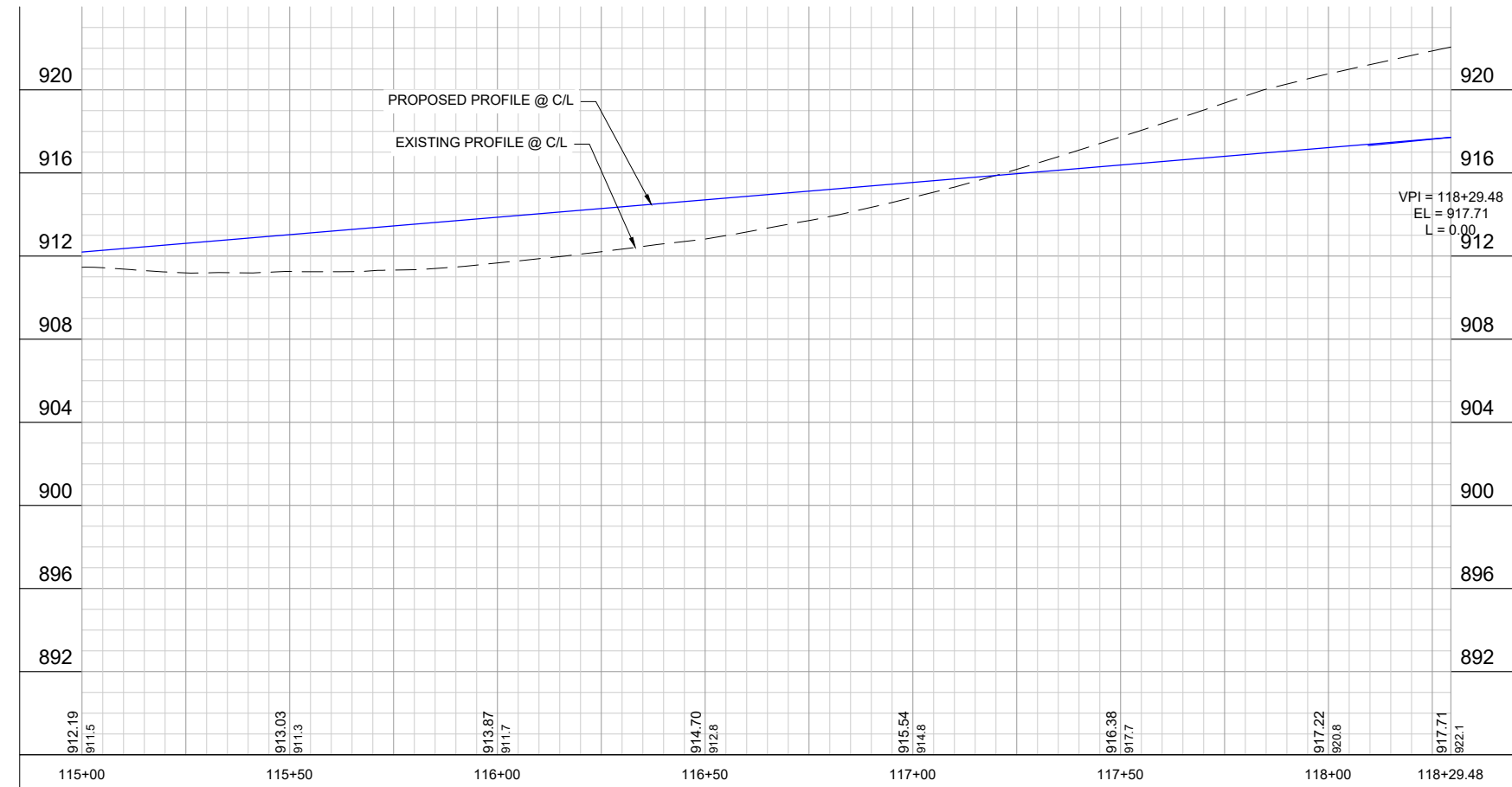
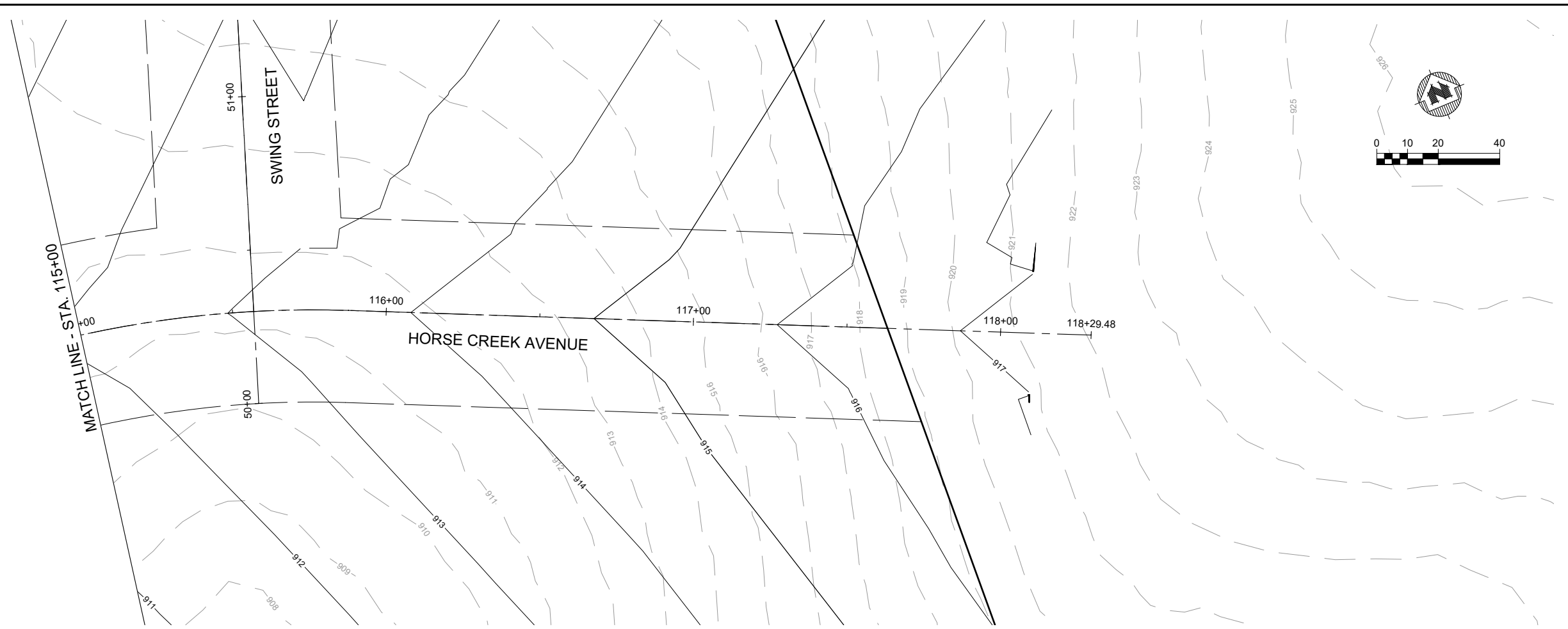


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PROJECT NO.
22360002
 SHEET
PP 9



NO.	DATE	REVISION	BY

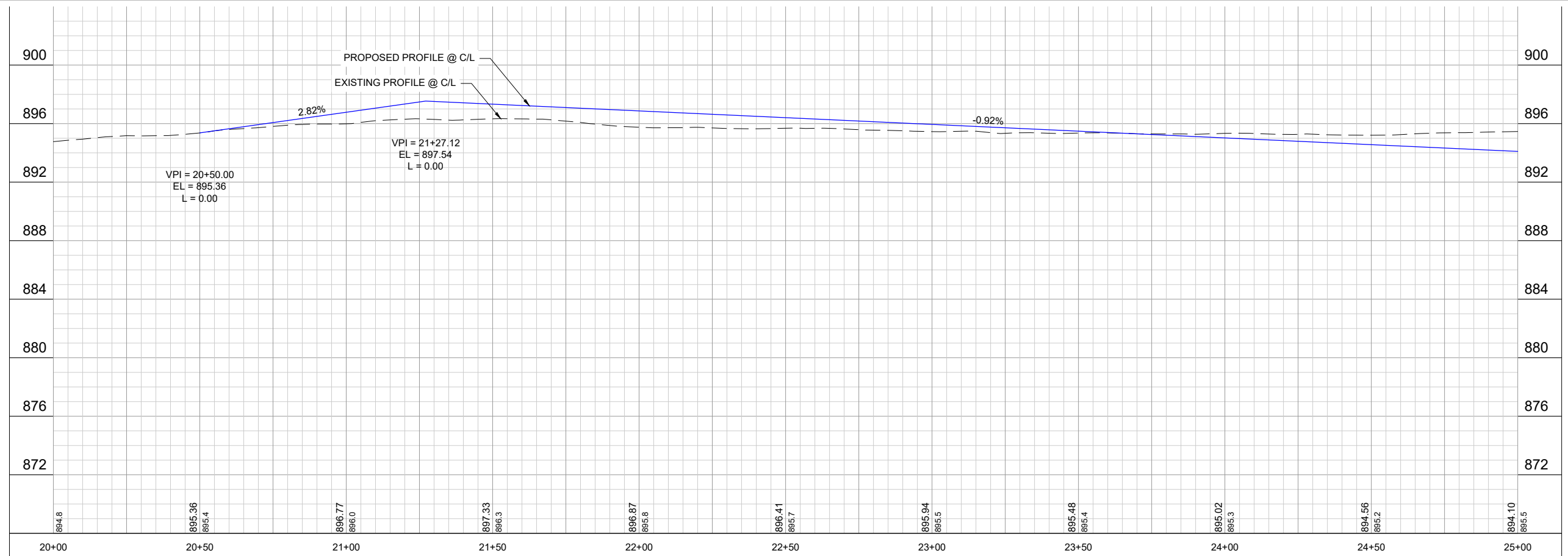
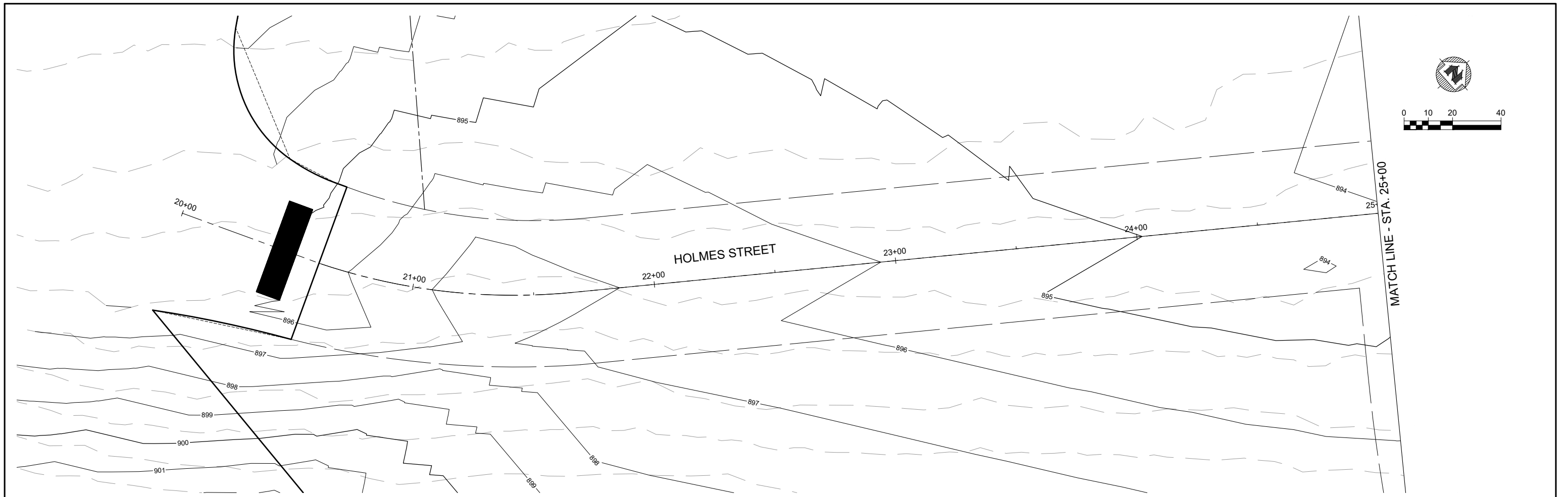
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PROJECT NO.
22360002
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PP 10



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PLAN & PROFILE SHEET - HOLMES ST

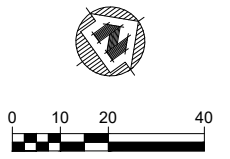
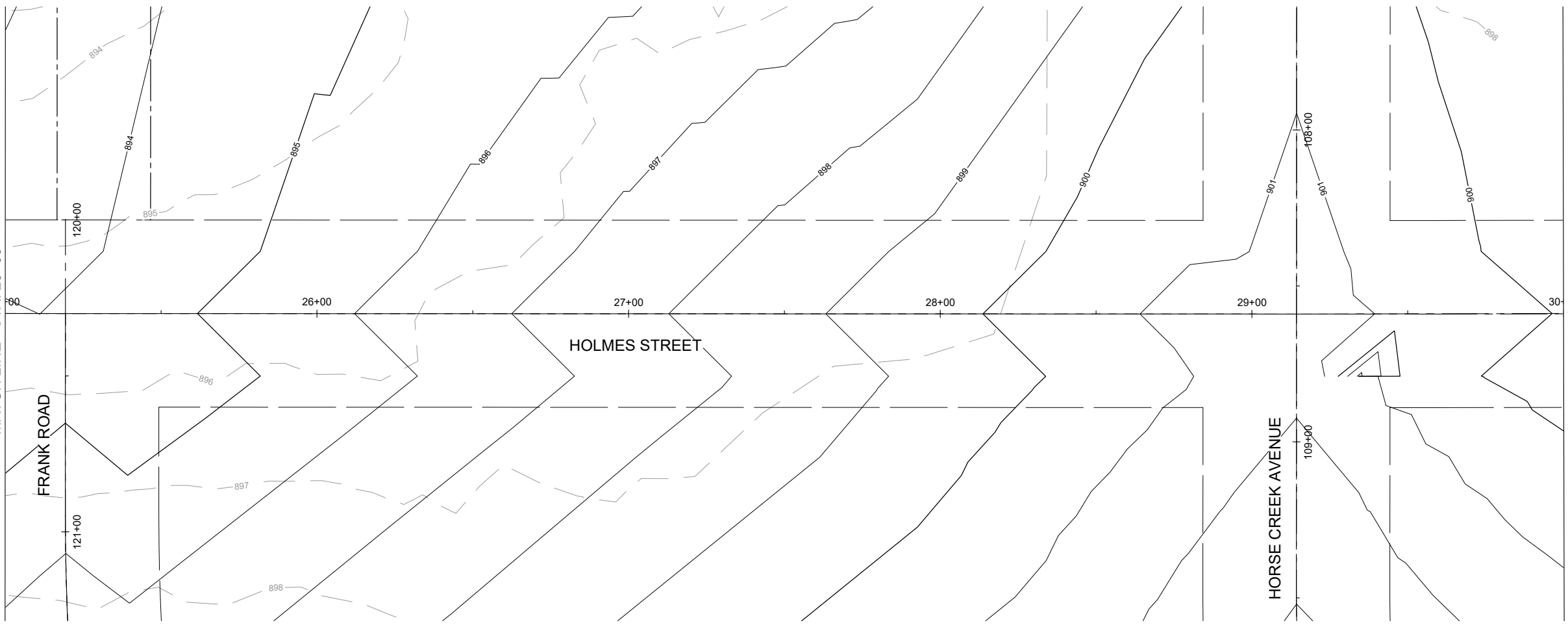
PROJECT NO.
22360002
 SHEET
PP 11

MATCH LINE - STA. 25+00

FRANK ROAD

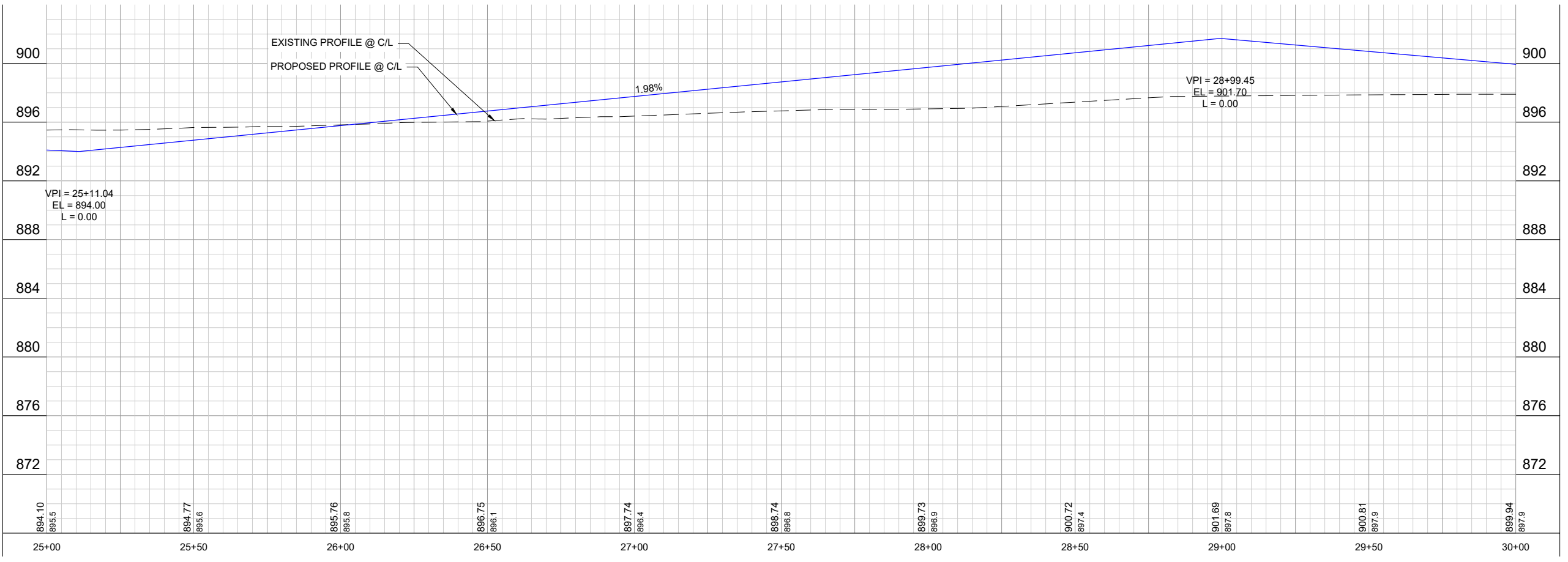
120+00

121+00



MATCH LINE - STA. 30+00

HORSE CREEK AVENUE



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	Init				
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PRELIMINARY

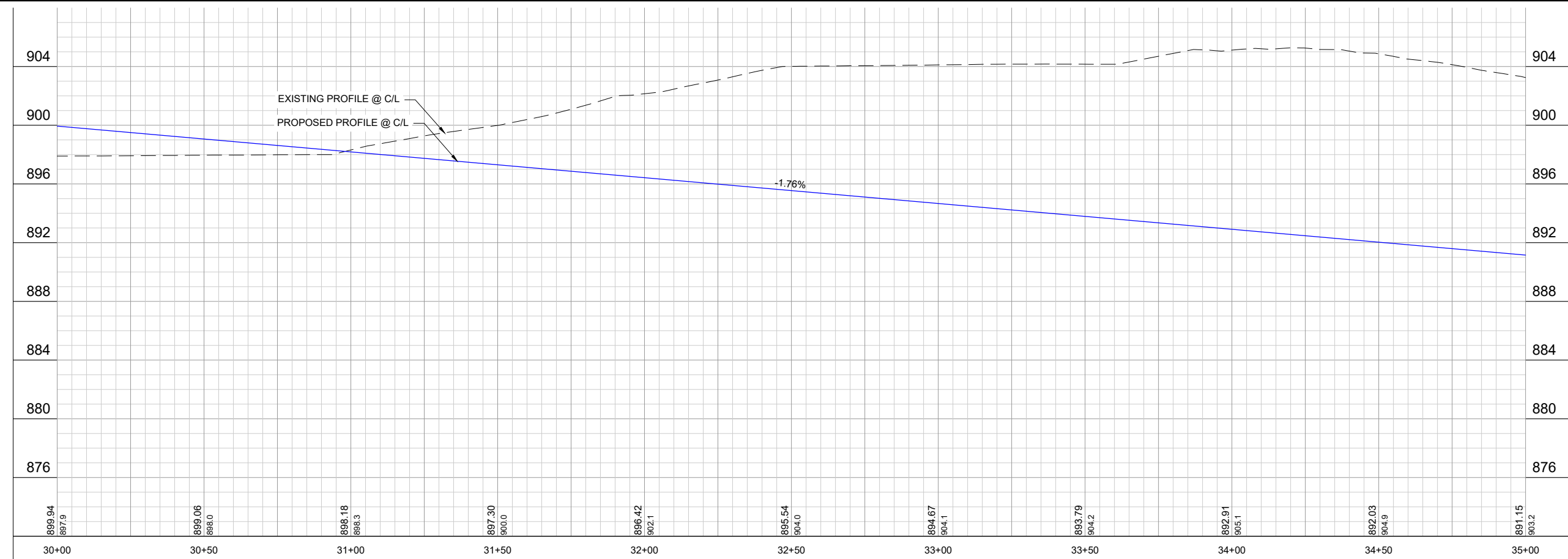
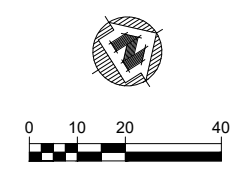
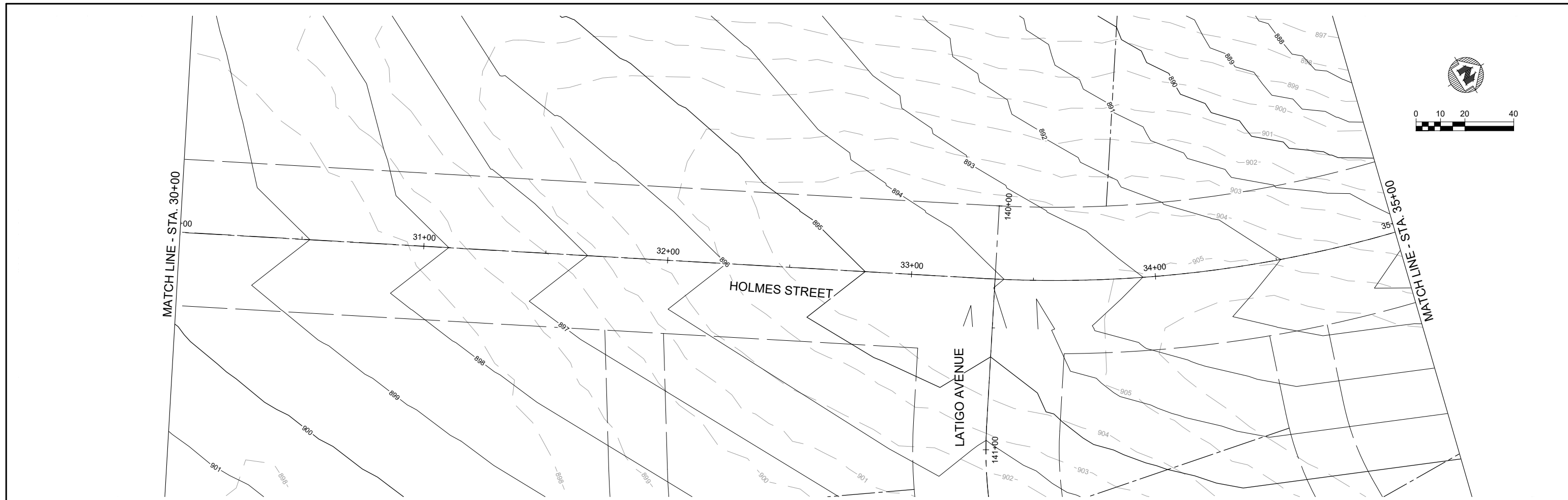


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PP 12



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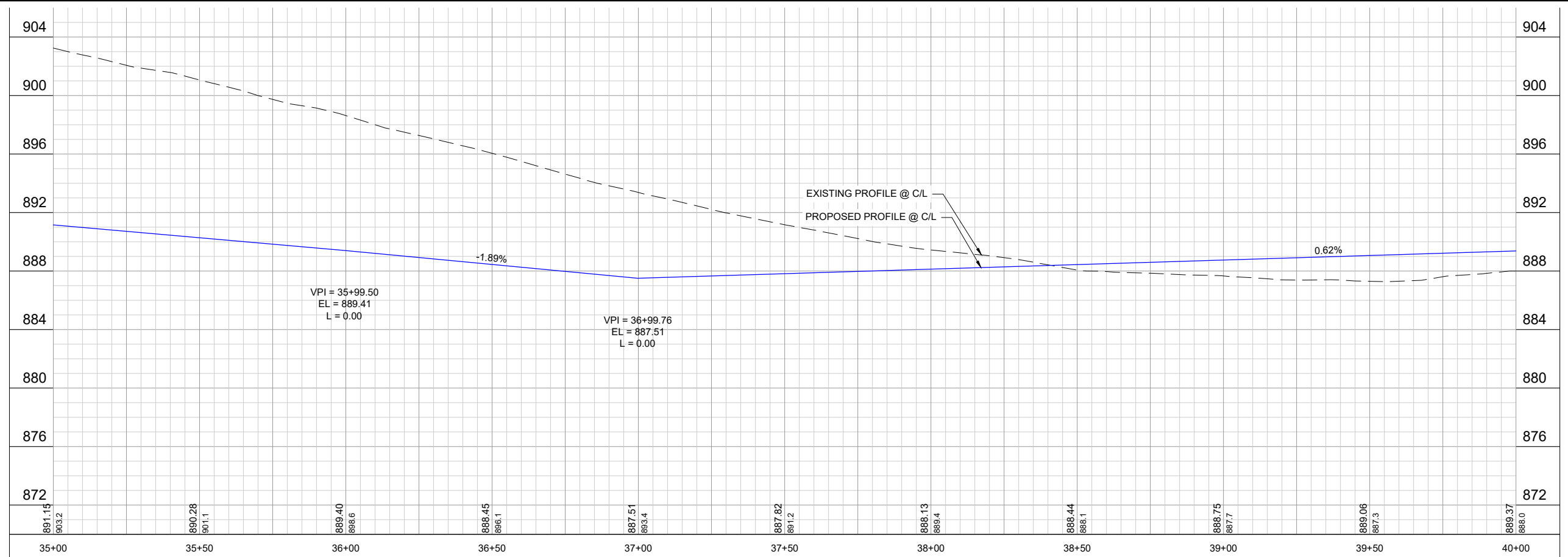
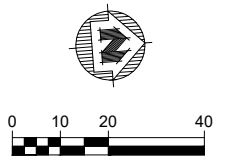
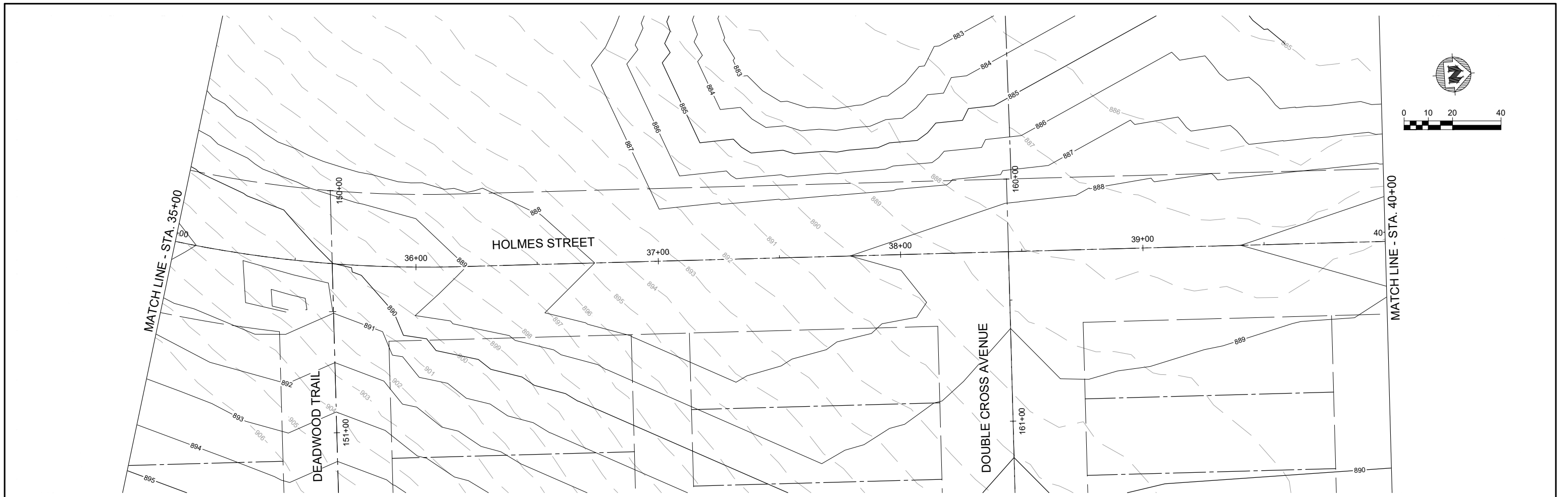
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PP 13



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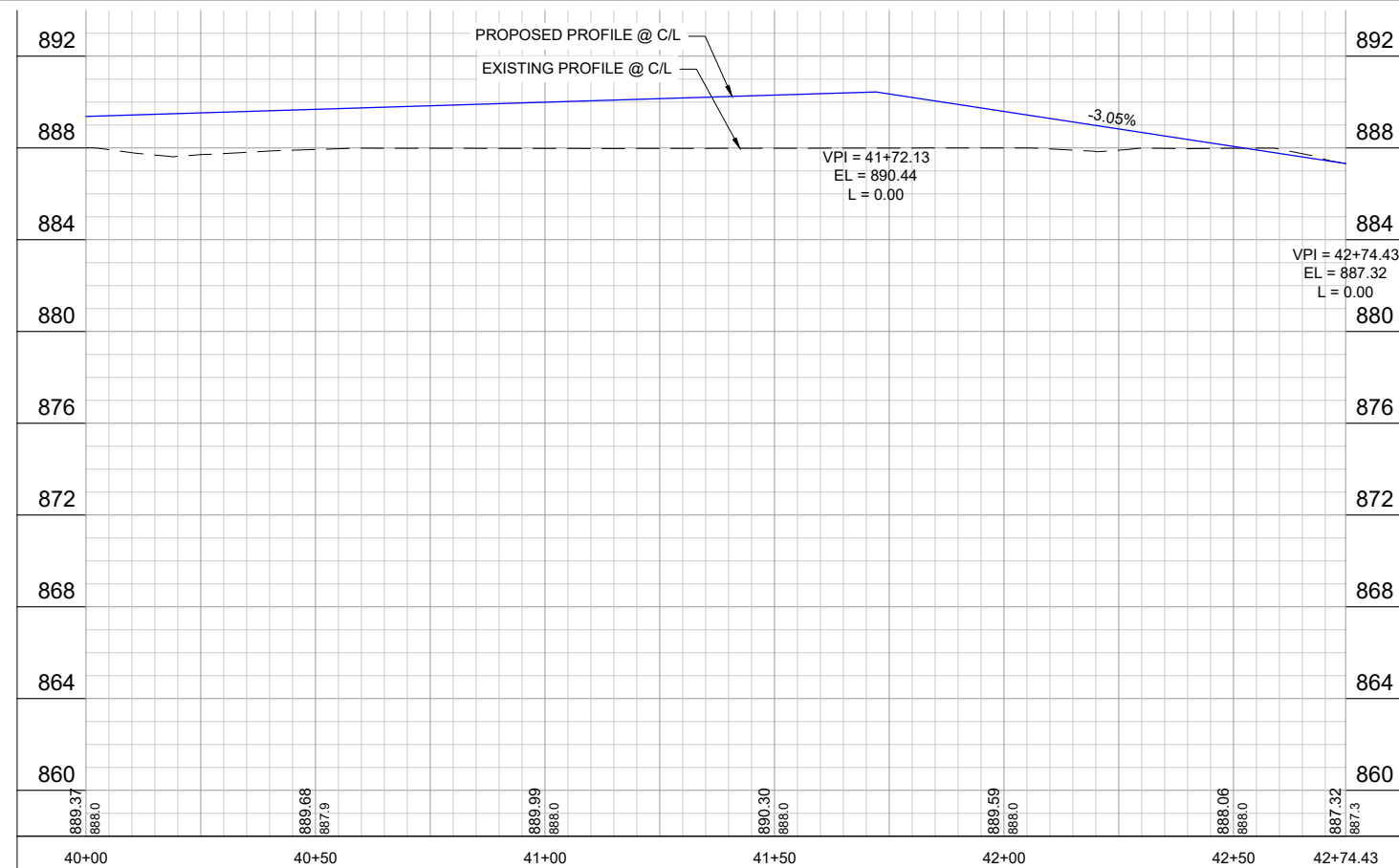
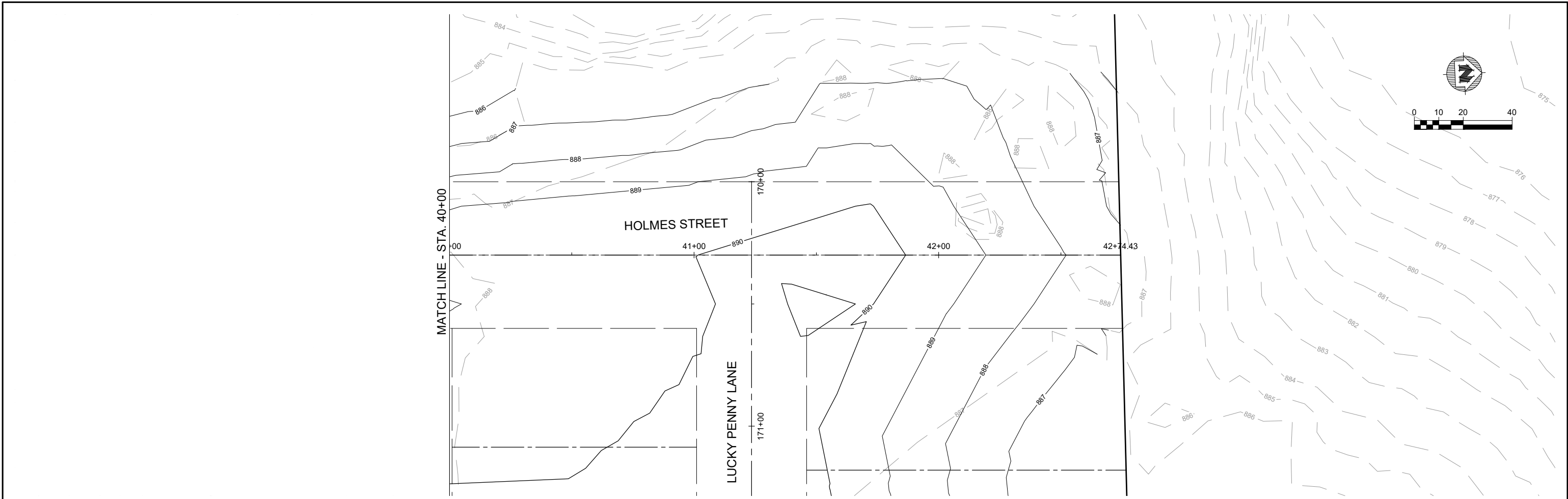


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PP 14



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	Init				

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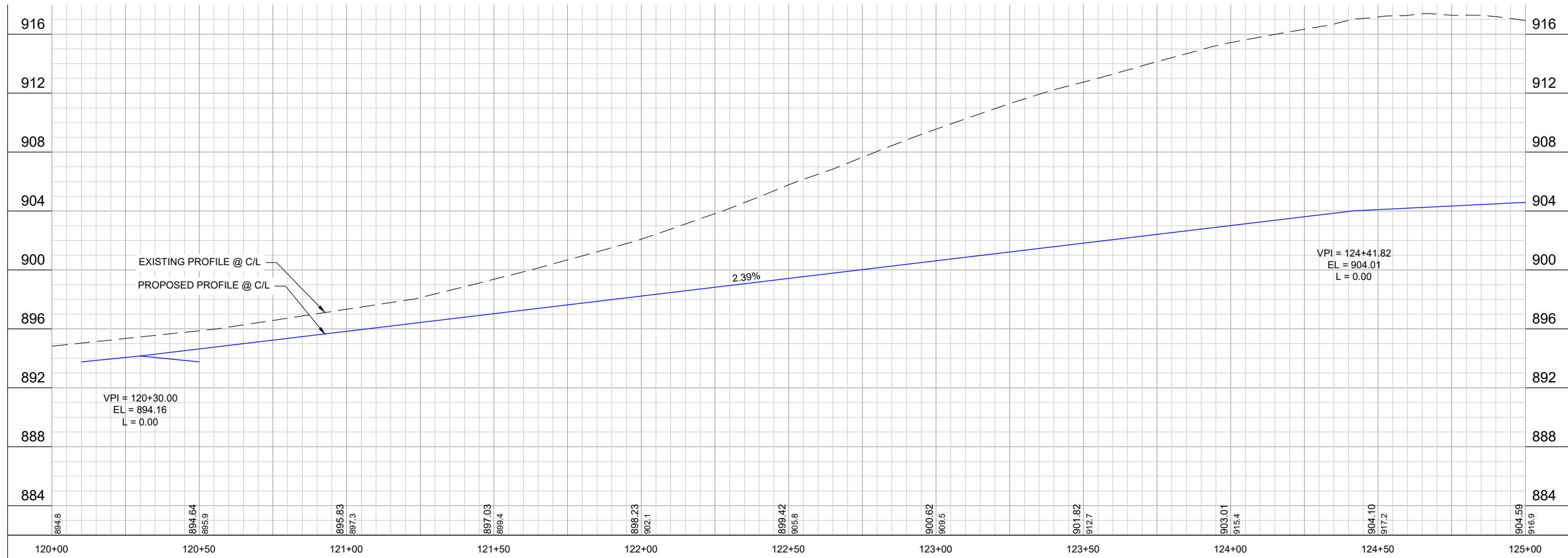
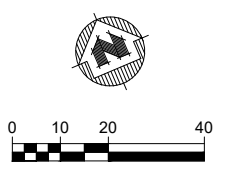
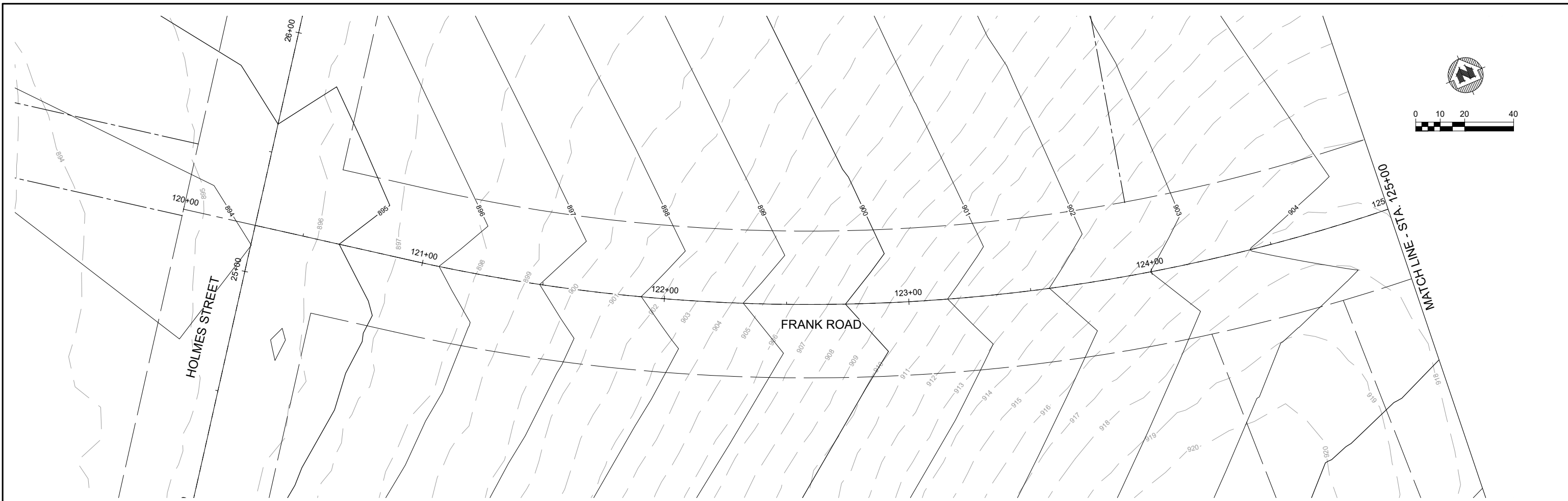


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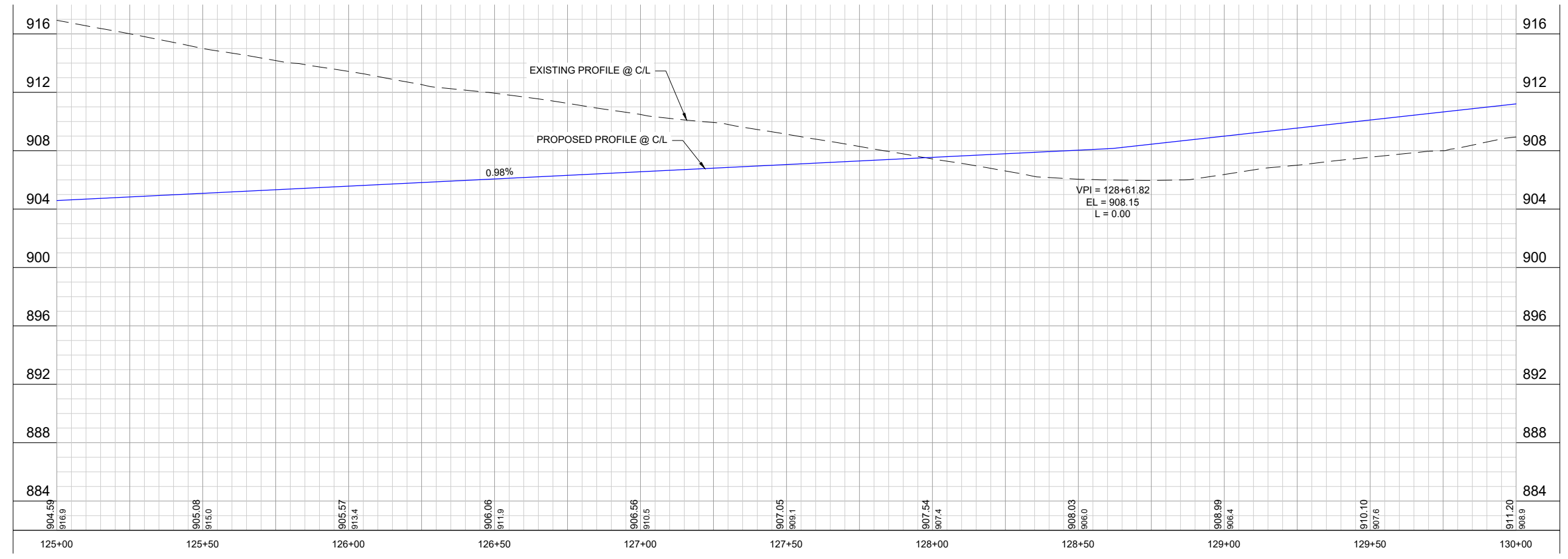
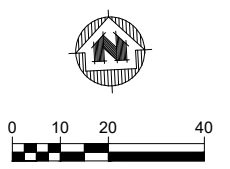
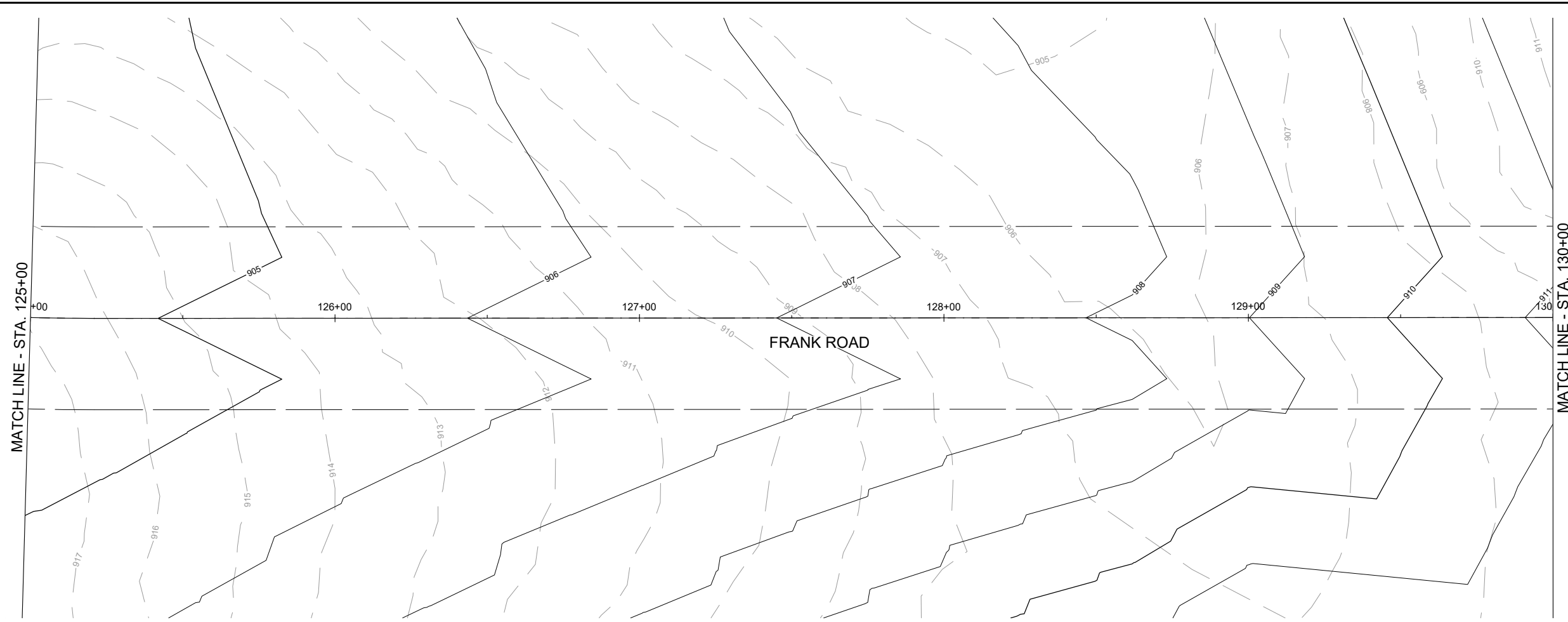


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PP 16



PROJECT DATE:	DRAWN BY: Init	NO.	DATE	REVISION	BY
	DESIGNED BY: Init				
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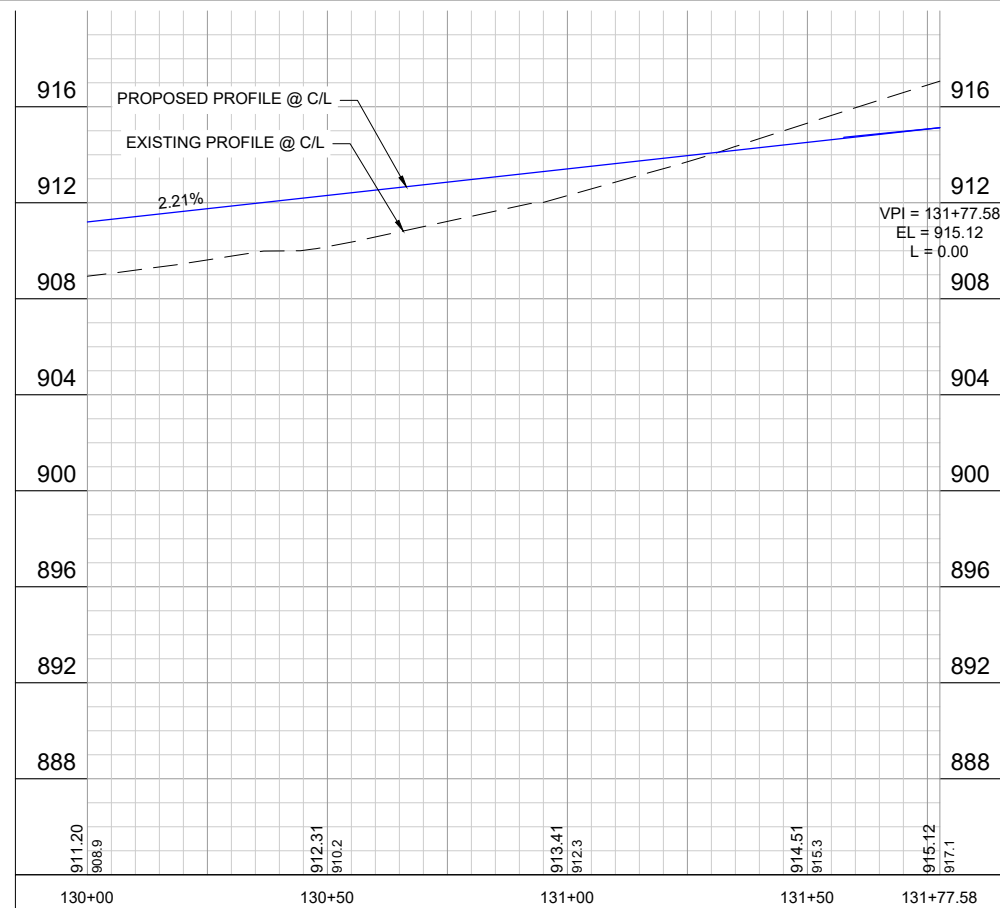
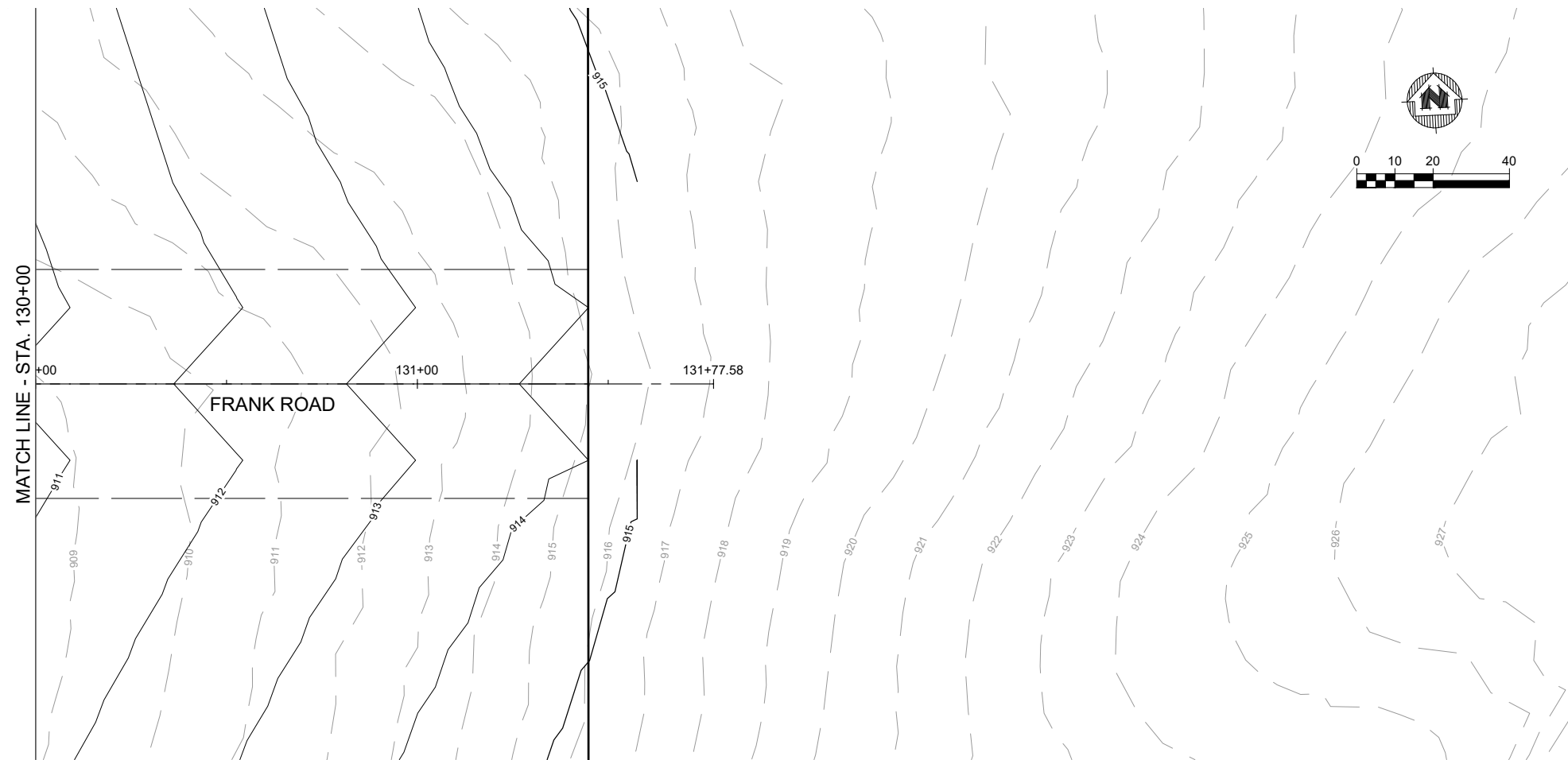


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PP 17



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	Init				
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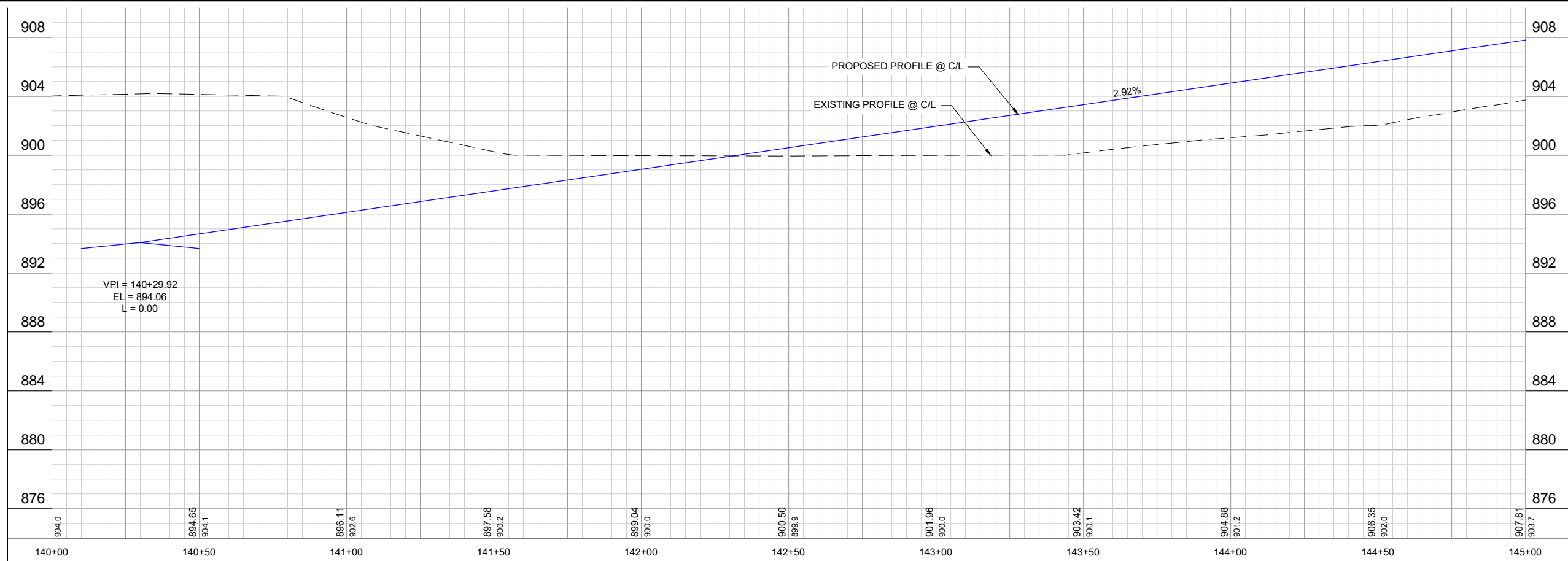
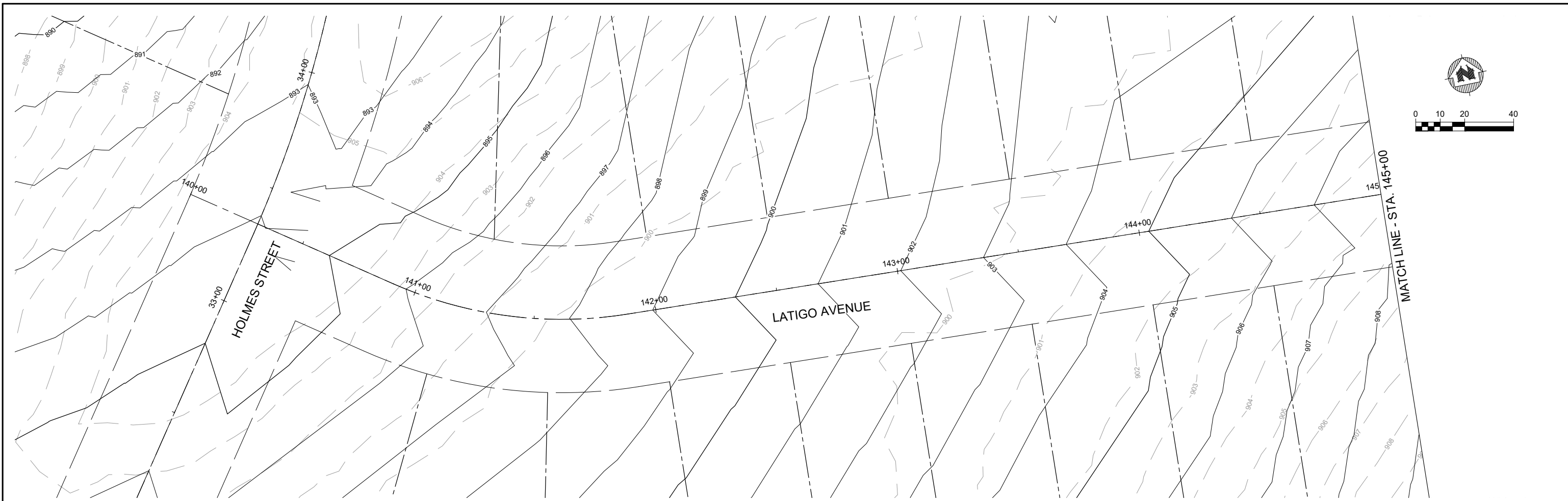
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PLAN & PROFILE SHEET - FRANK RD

PROJECT NO.
22360002
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PP 18



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PLAN & PROFILE SHEET - LATIGO AVE

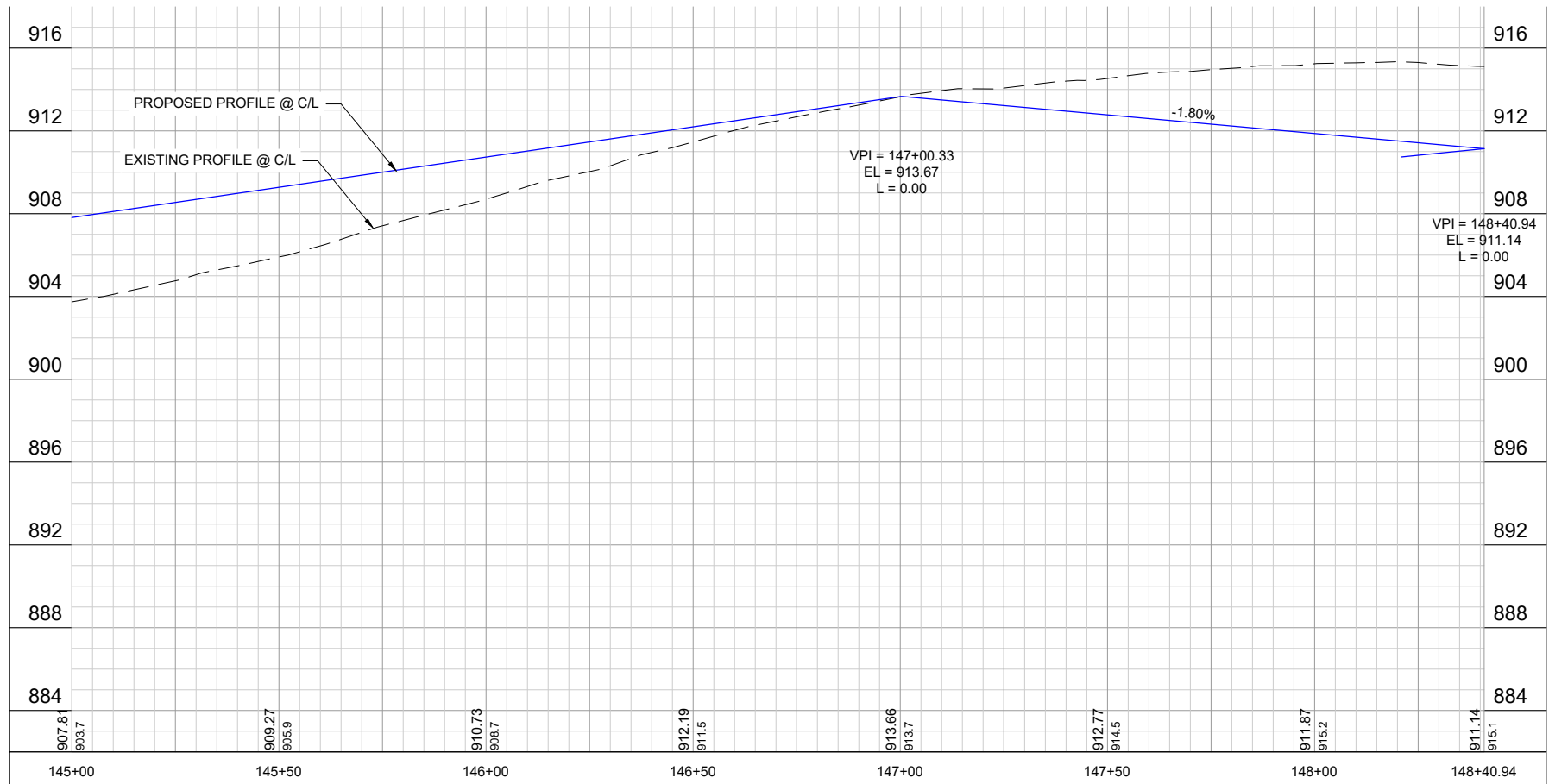
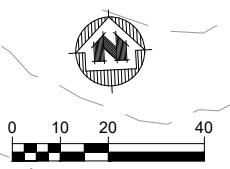
PROJECT NO.
22360002
 SHEET
PP 19

PLOT DATE: 9/17/2025 12:23 PM, G:\222630\22630002\CADD\No Oaks Ranch Preliminary Plat\Sheets\22360002 Plan & Profile Sheets - Latigo Ave.dwg

MATCH LINE - STA. 145+00

SWING STREET

LATIGO AVENUE



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
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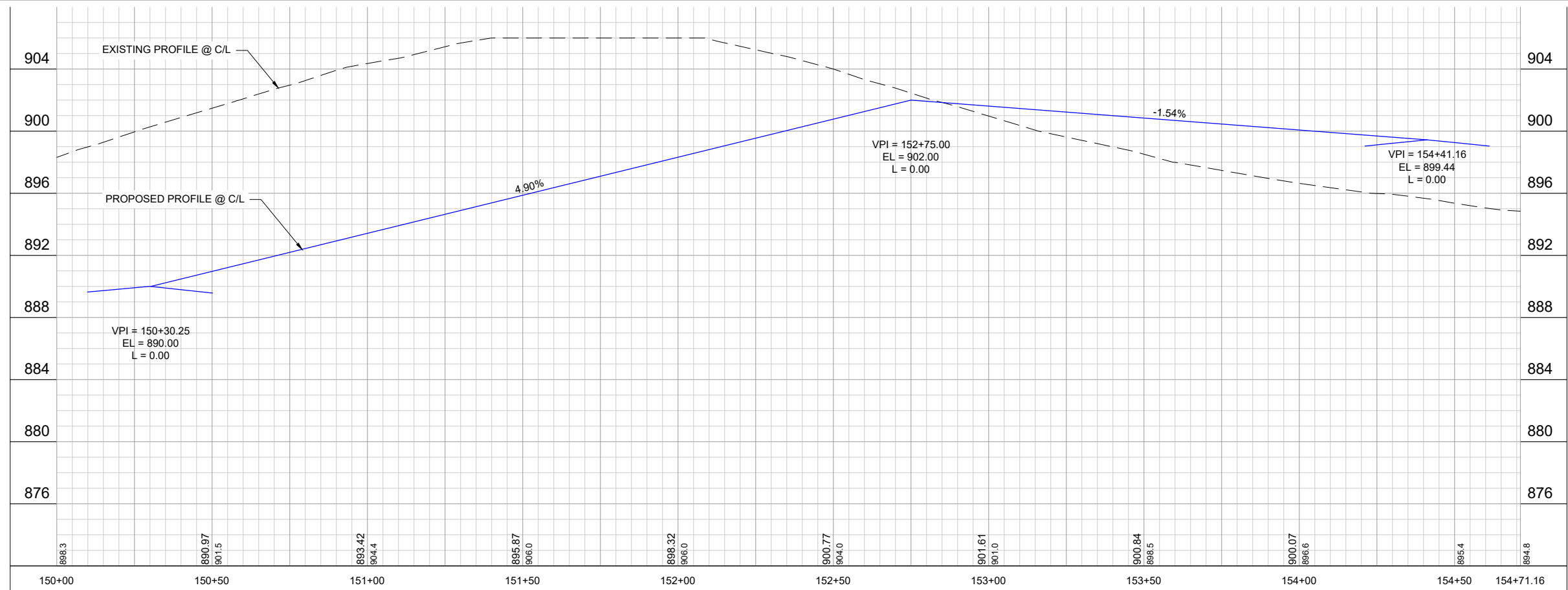
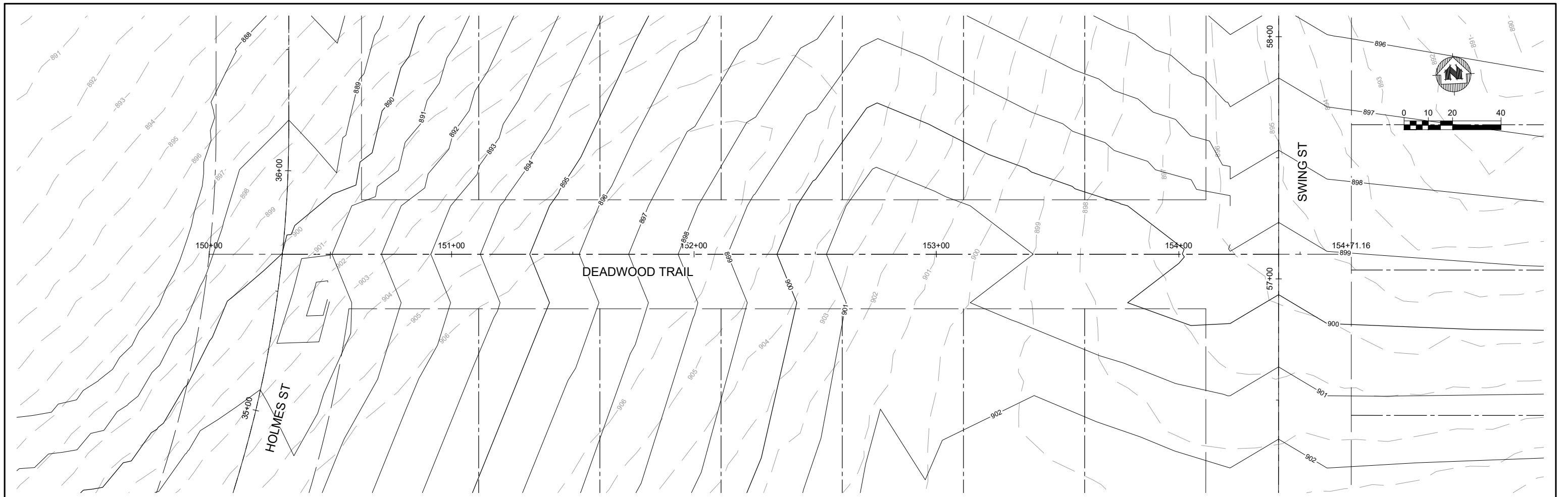


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PLAN & PROFILE SHEET - LATIGO AVE

PROJECT NO.
22360002
 SHEET
PP 20



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
9/17/2025 12:23 PM, G:\222630\22630002\CADD\No Oaks Ranch Preliminary Plat\Sheets\22630002 Plan & Profile Sheets - Deadwood Trail.dwg	Init				
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	Init				

PRELIMINARY

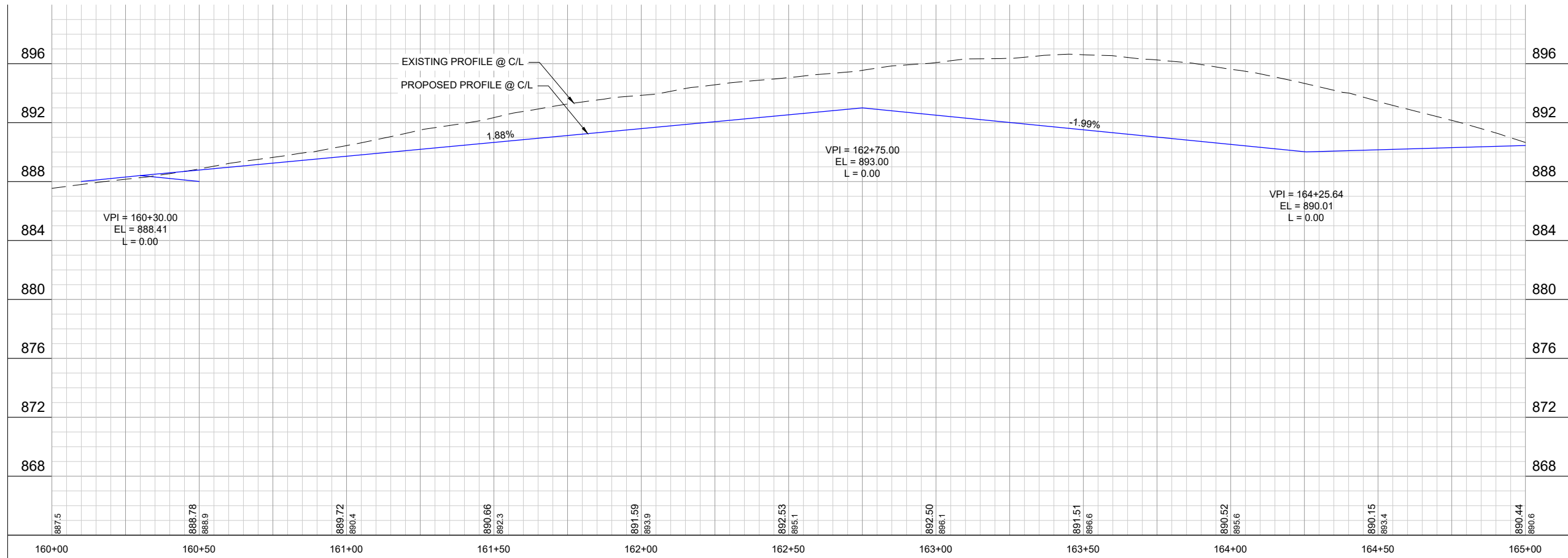
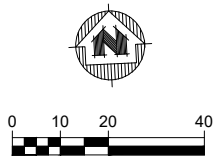
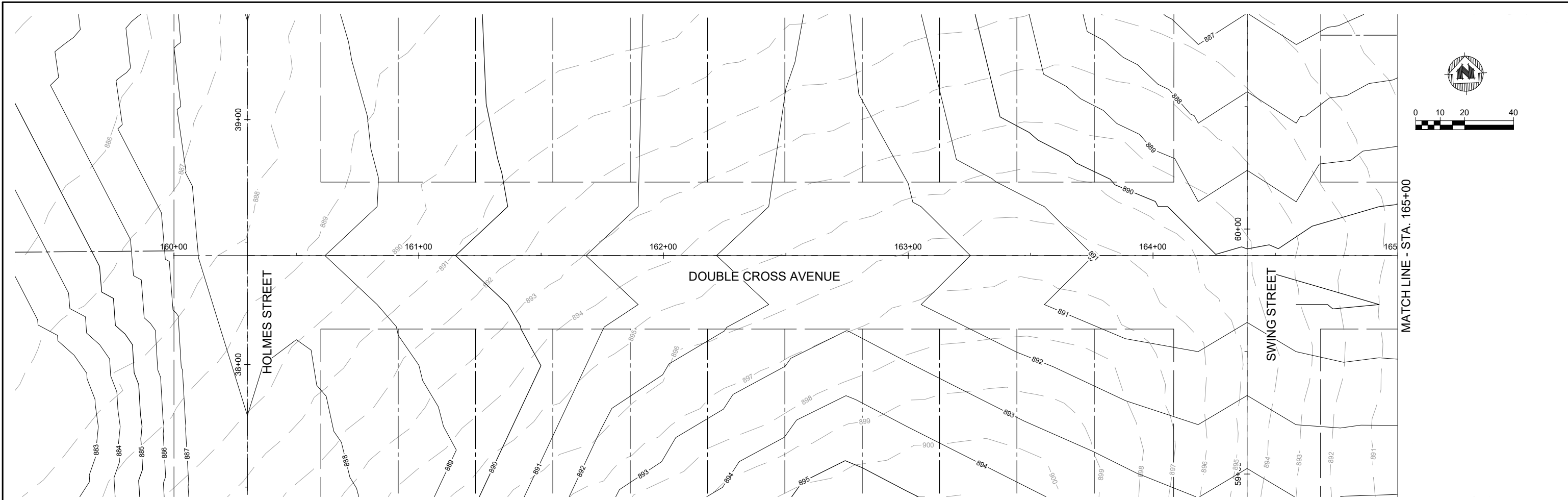


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PLAN & PROFILE SHEET - DEADWOOD TRAIL

PROJECT NO.
22360002
 SHEET
PP 21



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	Init				
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	Init				

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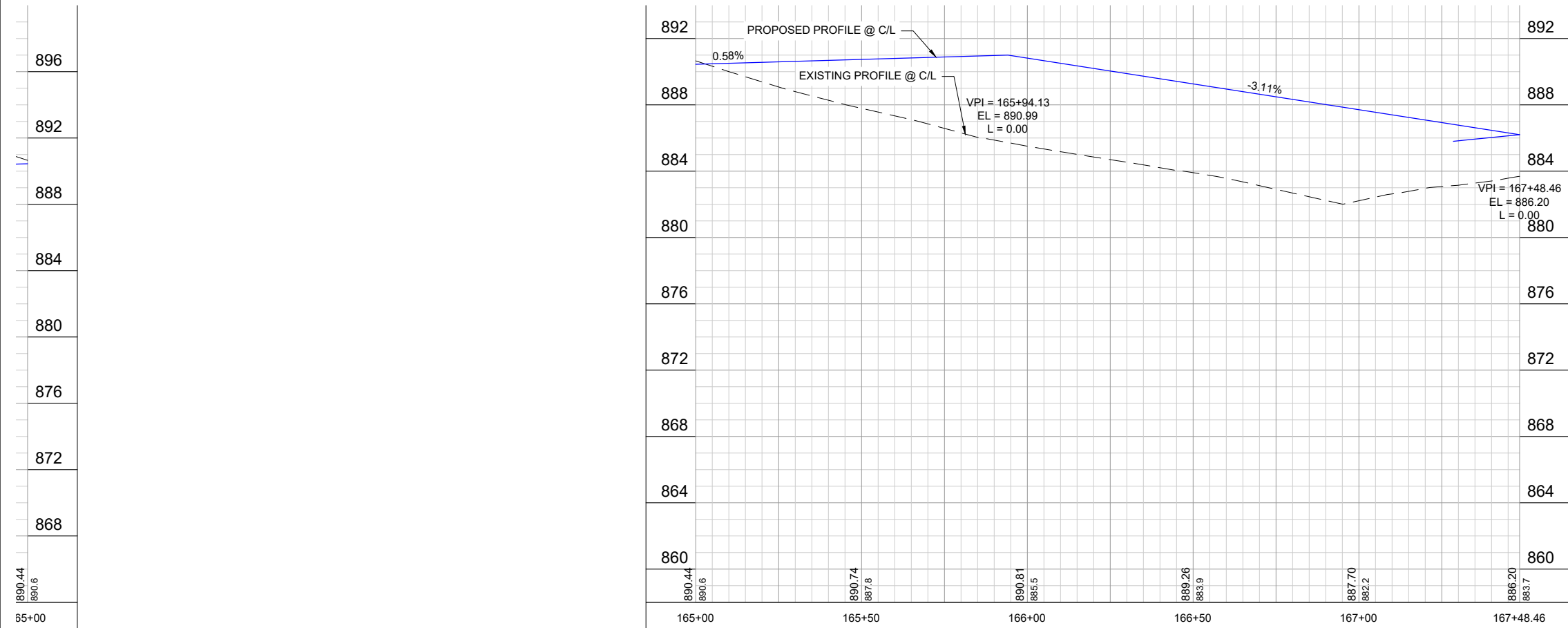
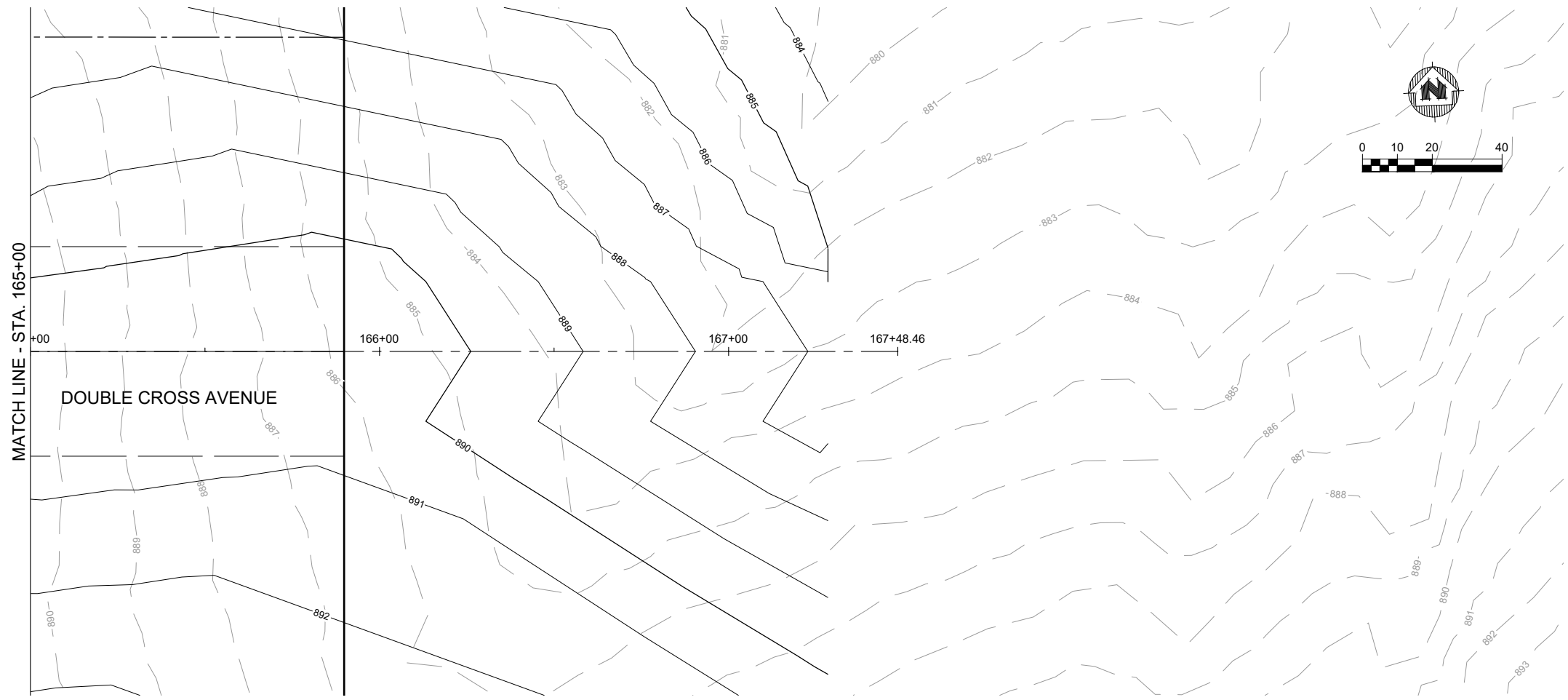


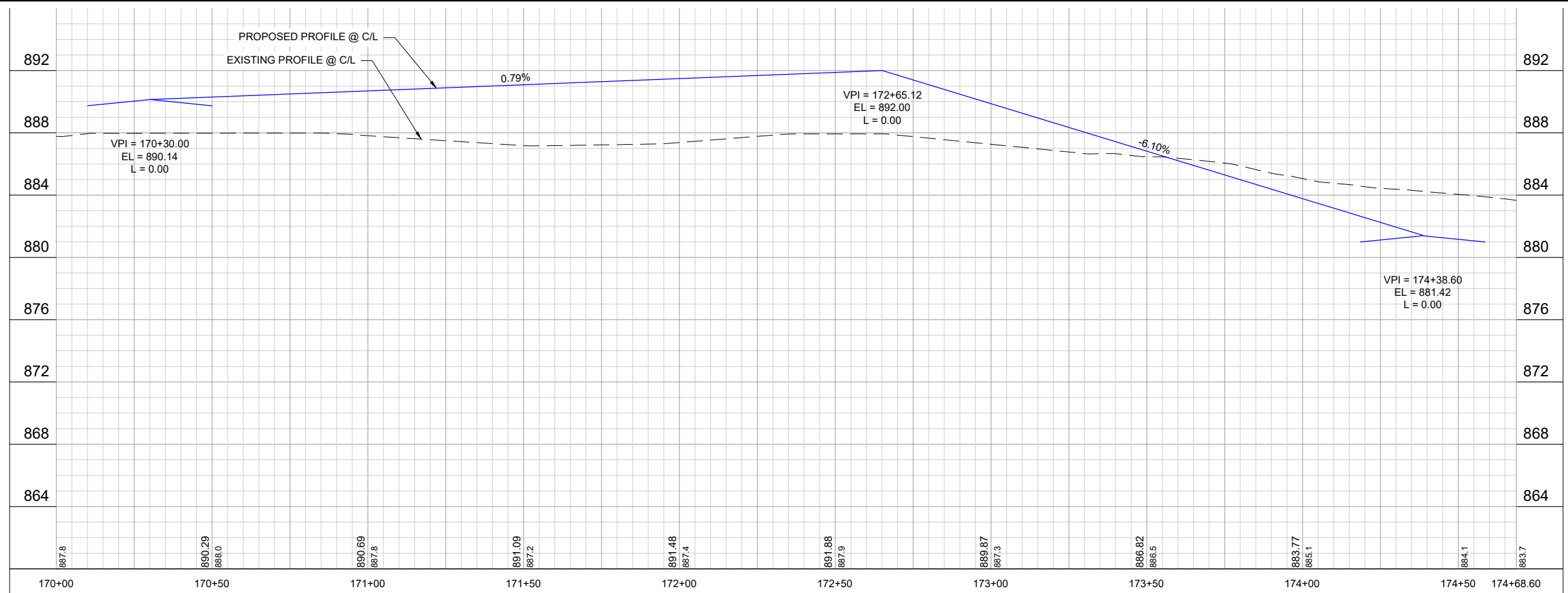
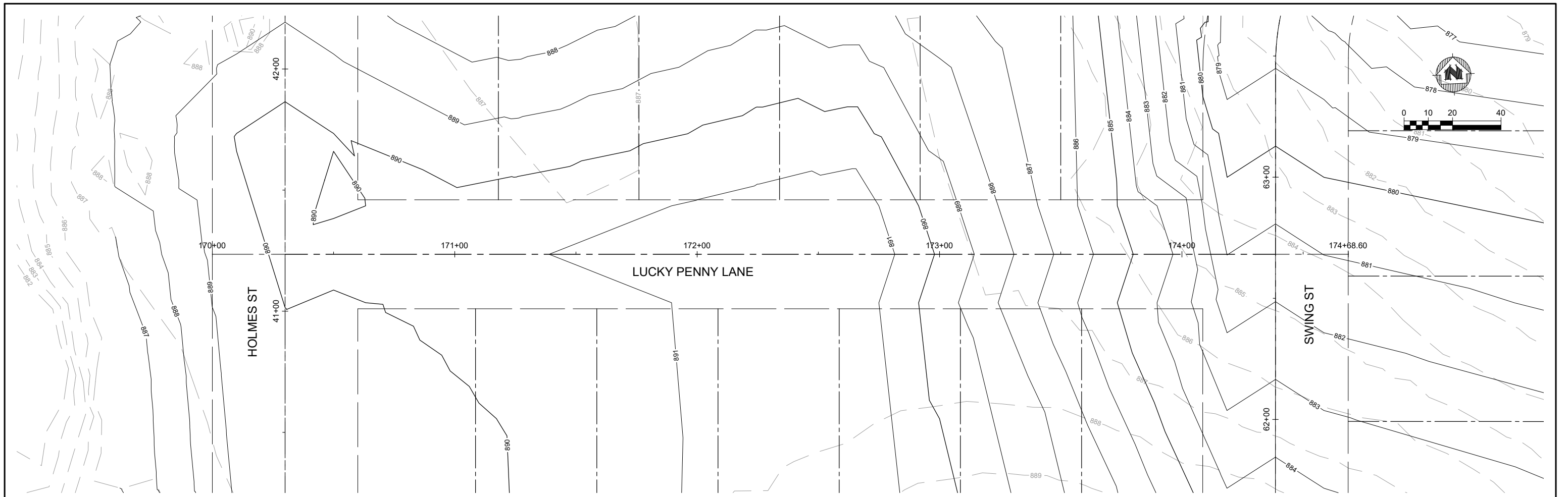
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PLAN & PROFILE SHEET - DOUBLE CROSS AVE

PROJECT NO.
22360002
 SHEET
PP 22





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	CHECKED BY: Init				

PRELIMINARY



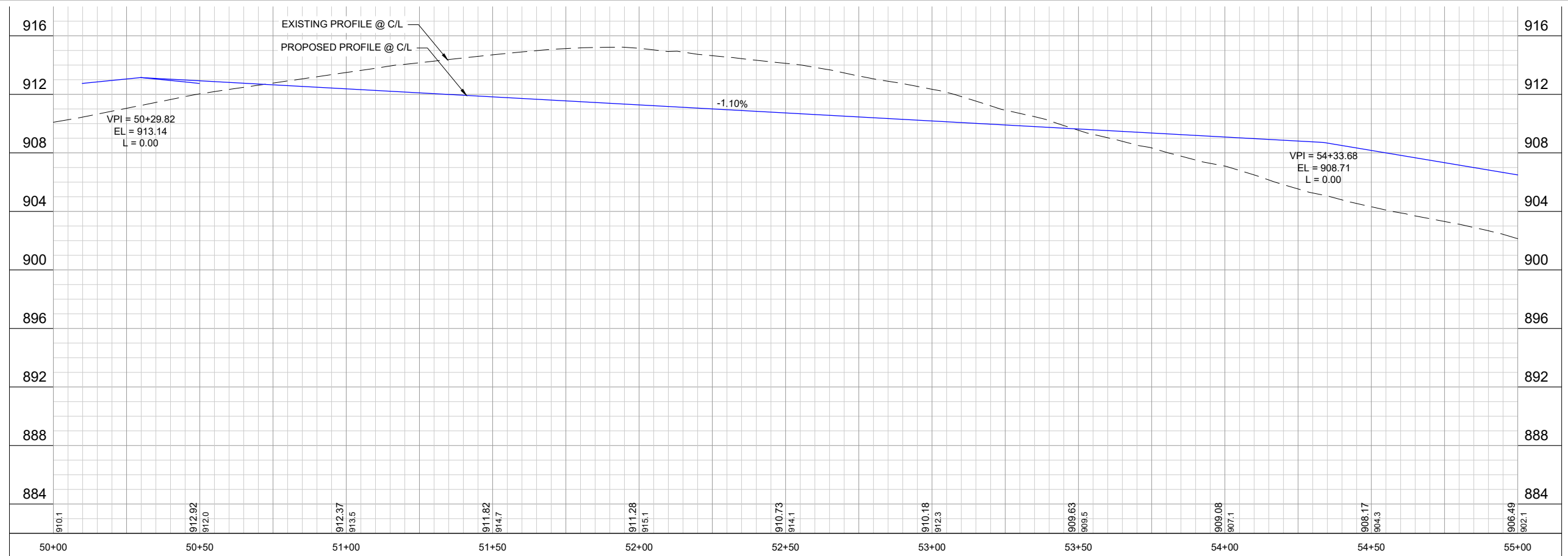
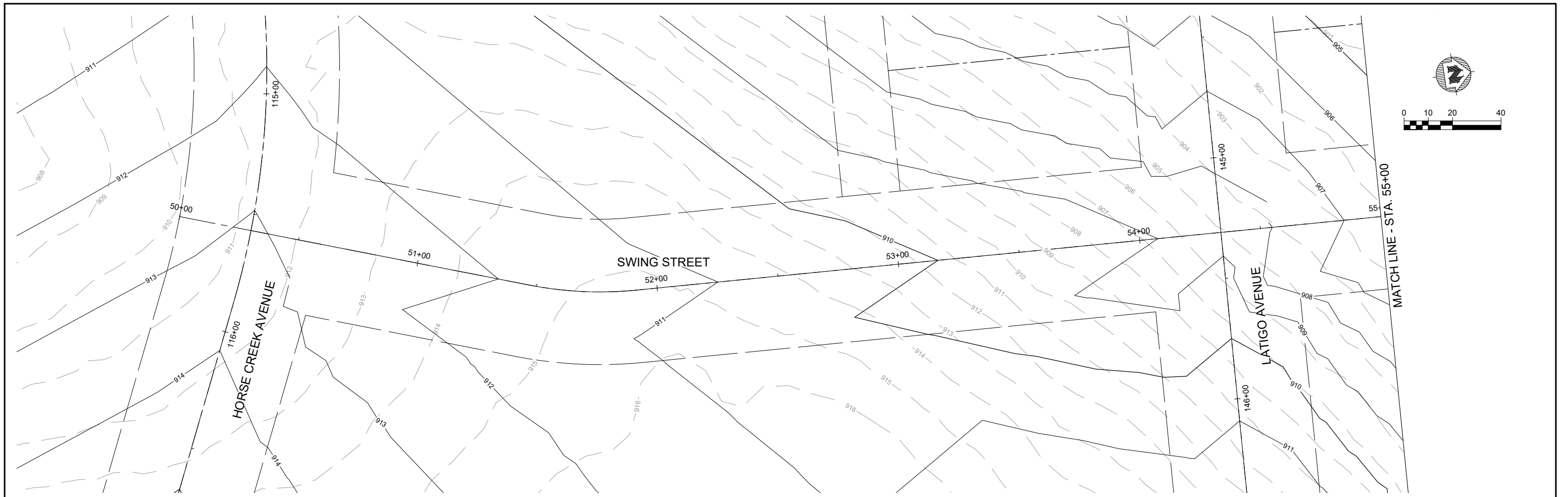
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PLAN & PROFILE SHEET - LUCKY PENNY LANE

PROJECT NO.
22360002
 SHEET
PP 24

PLOT DATE: 9/17/2025 12:24 PM, G:\222630\22630002\CADD_No Oaks Ranch Preliminary Plat\Sheets\22360002 Plan & Profile Sheets - Lucky Penny Lane.dwg



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	DESIGNED BY: Init				
	CHECKED BY: Init				

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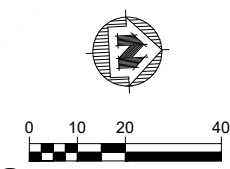
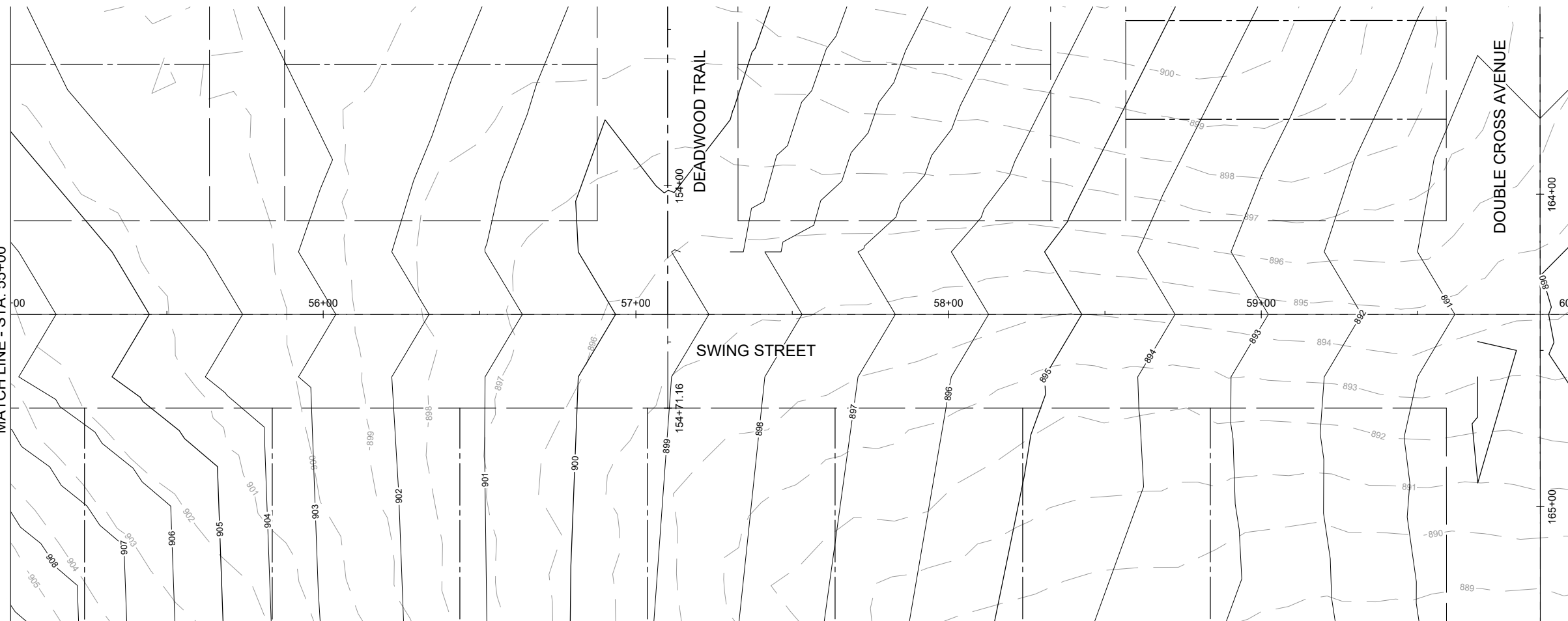
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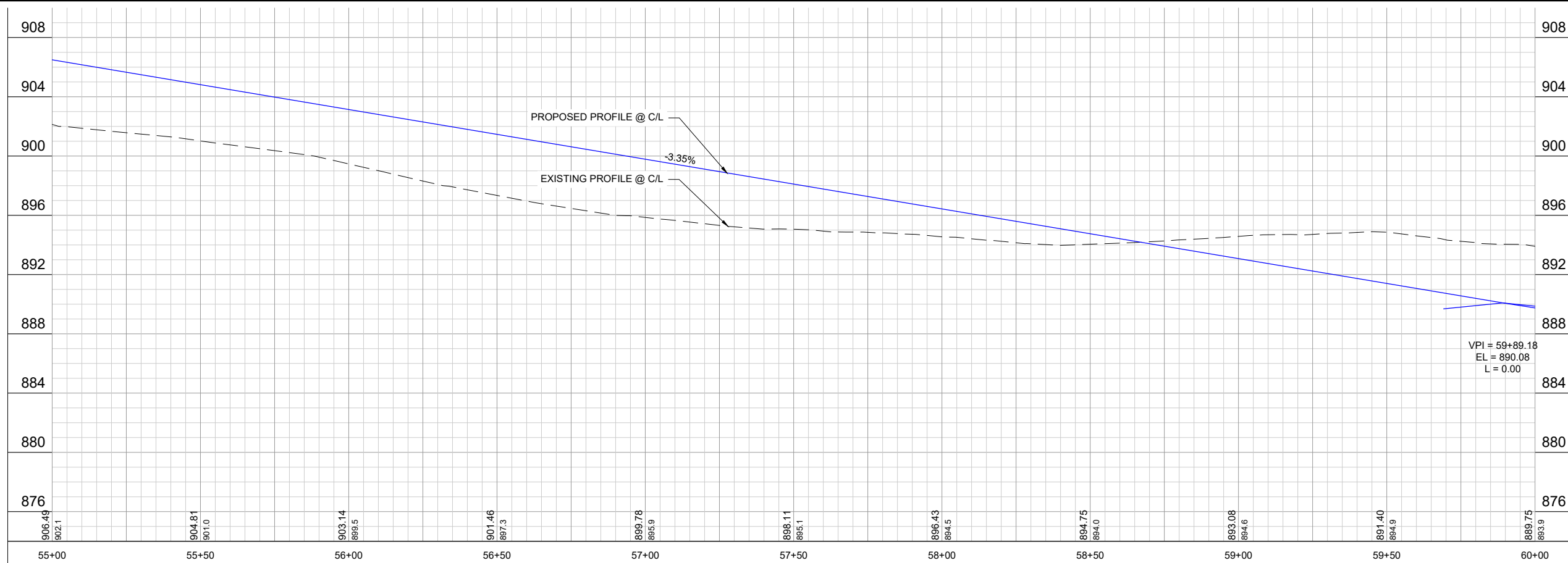
PLAN & PROFILE SHEET - SWING ST

PROJECT NO.
22360002
 SHEET
PP 25

MATCH LINE - STA. 55+00



MATCH LINE - STA. 60+00



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	CHECKED BY: Init				

PRELIMINARY

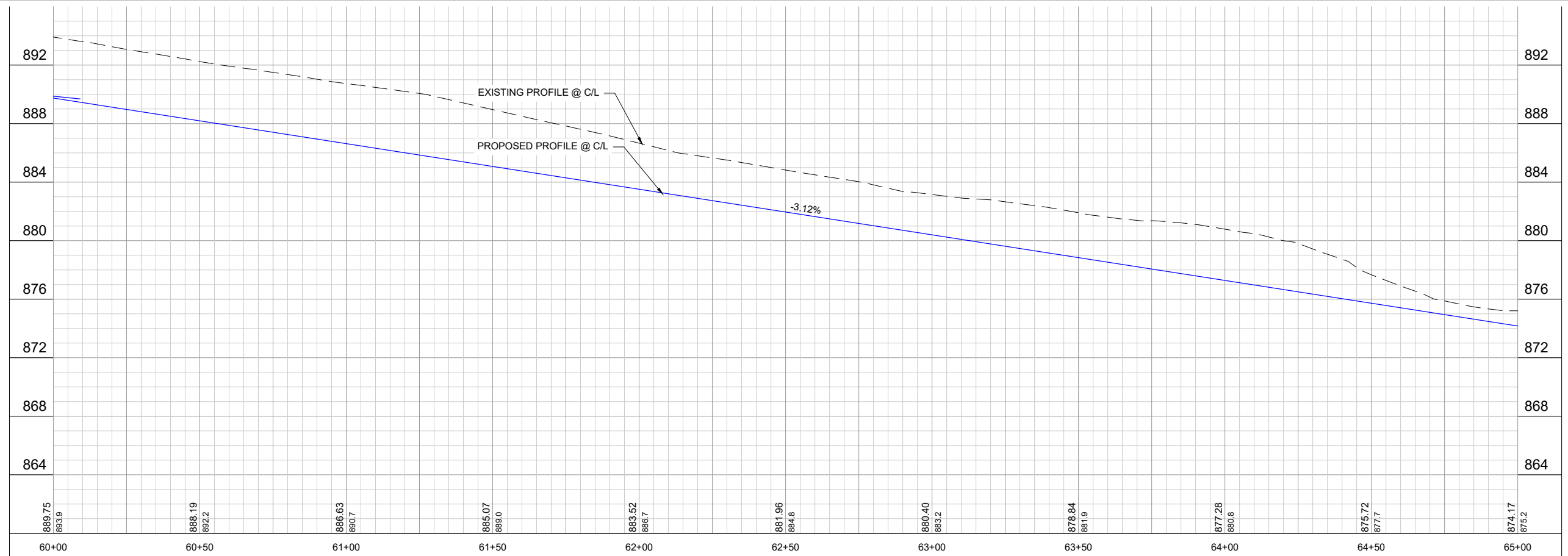


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PROJECT NO.
22360002
SHEET
PP 26



PROJECT DATE:	DRAWN BY: Init	NO.	DATE	REVISION	BY
	DESIGNED BY: Init				
	CHECKED BY: Init				

PRELIMINARY

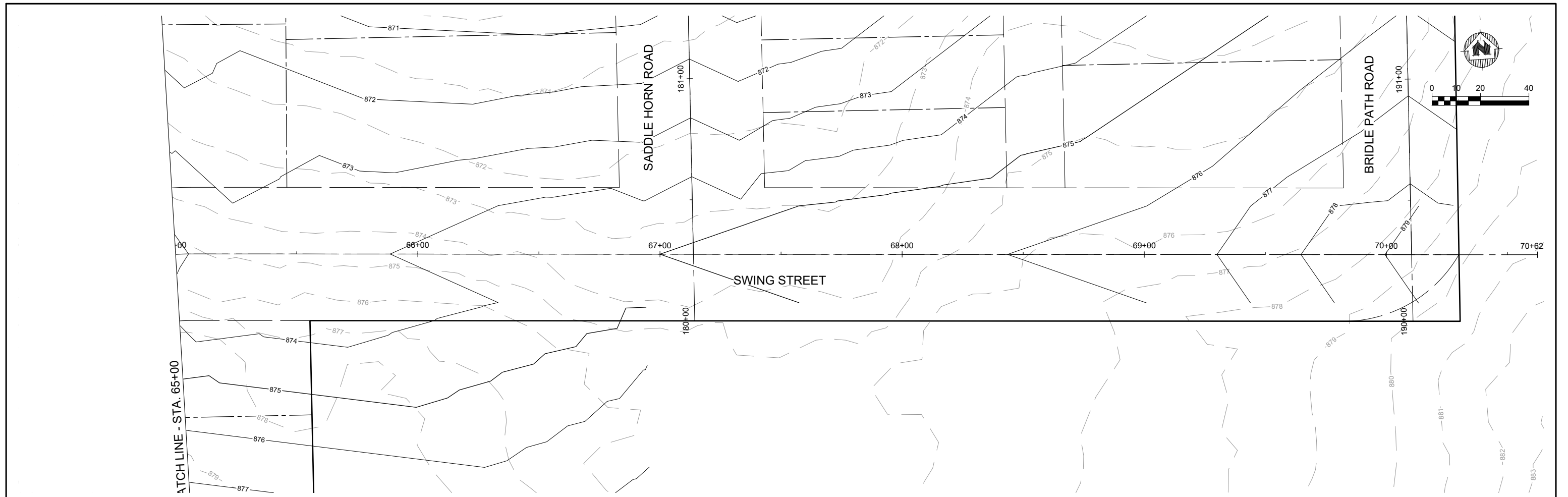


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PROJECT NO.
22360002
 SHEET
PP 27



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	Init				
	Init				
	Init				

PRELIMINARY

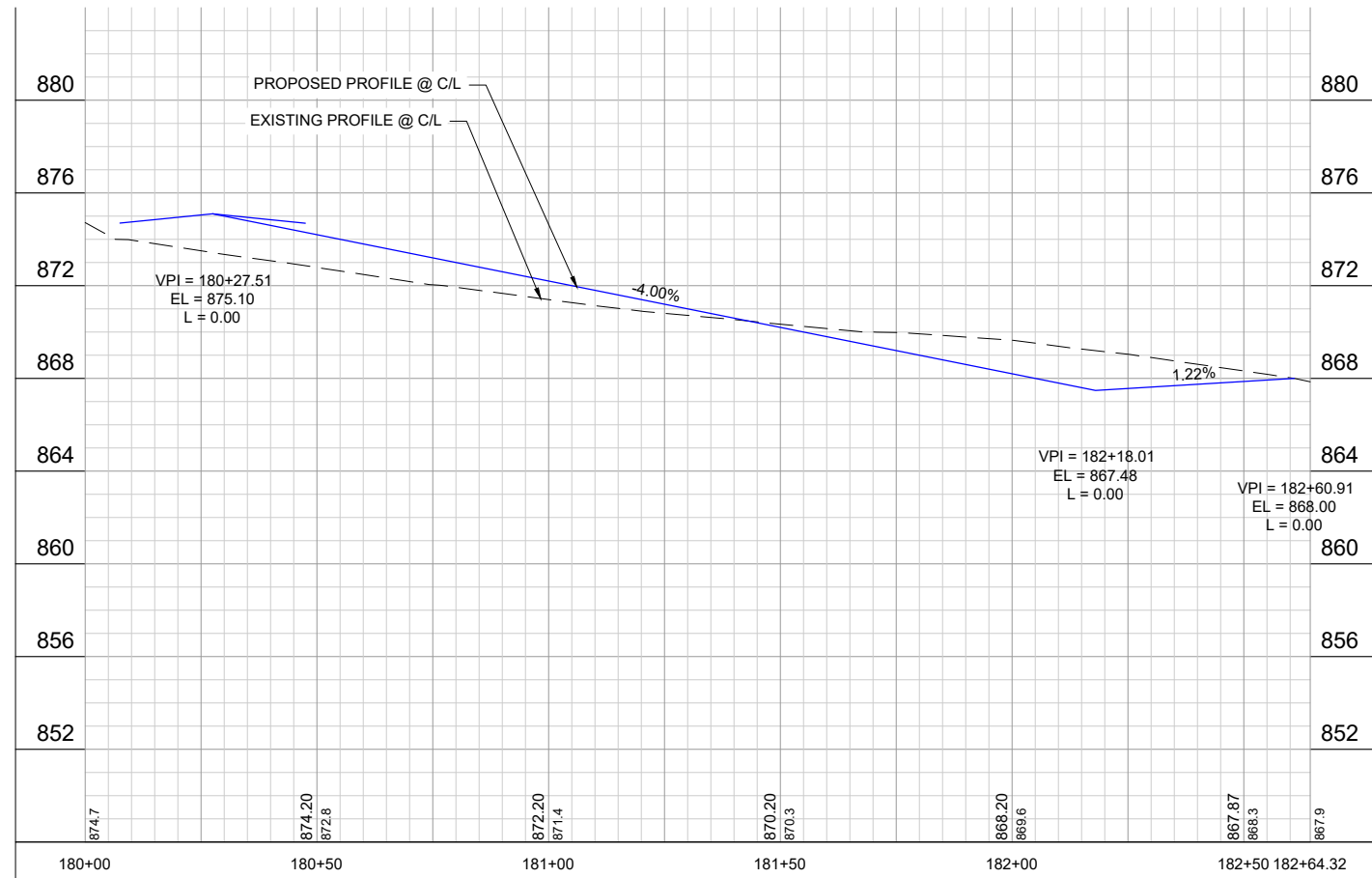
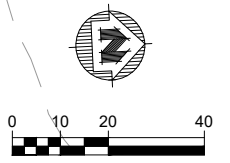
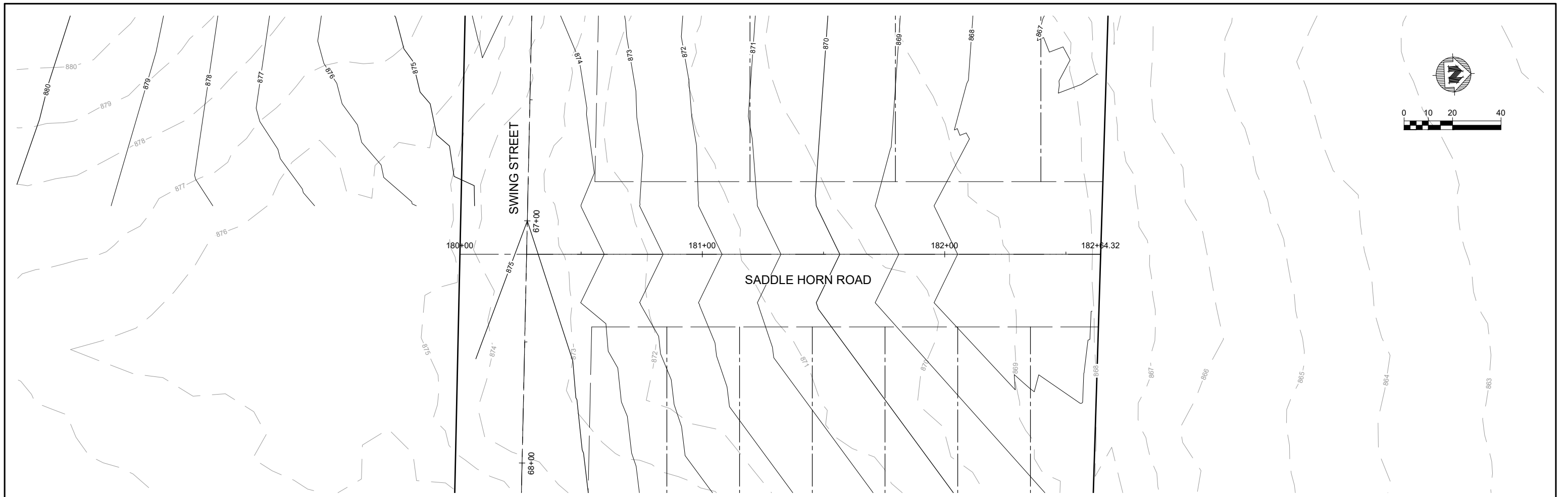


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PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	Init				
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	Init				

PRELIMINARY

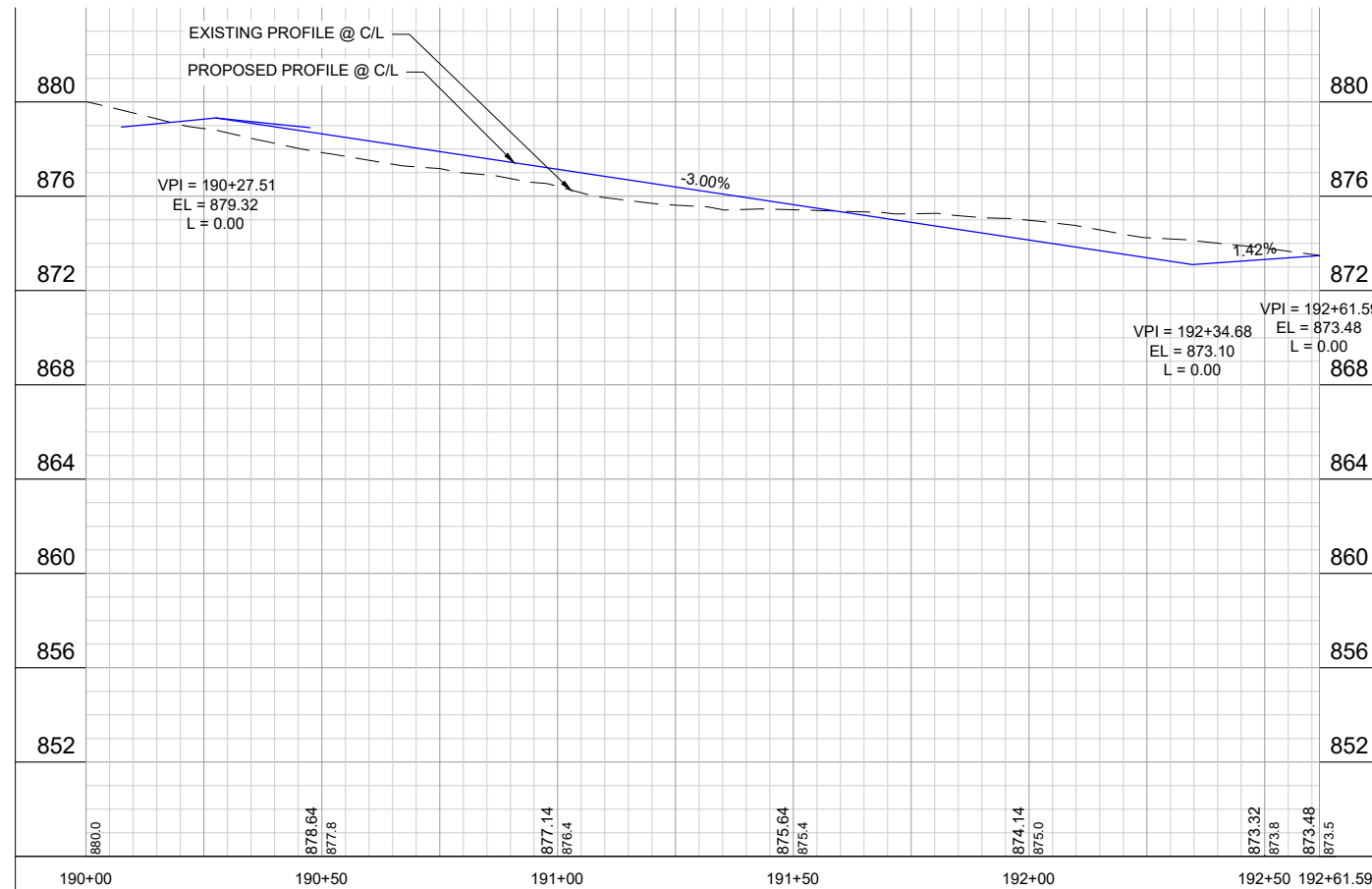
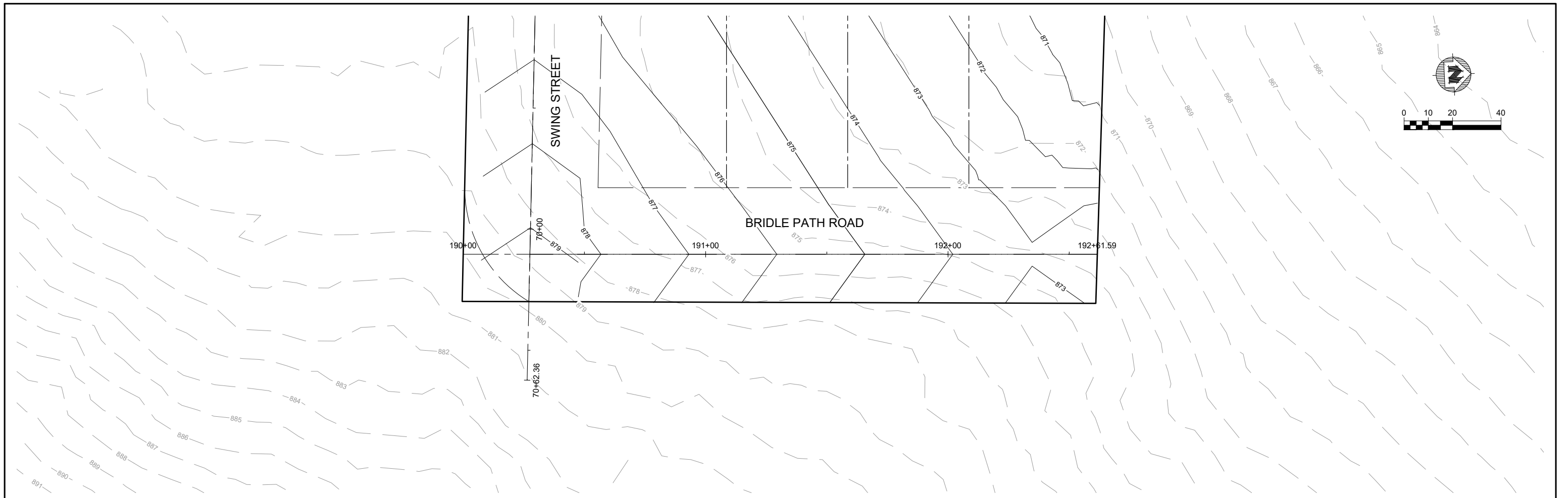


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PP 29



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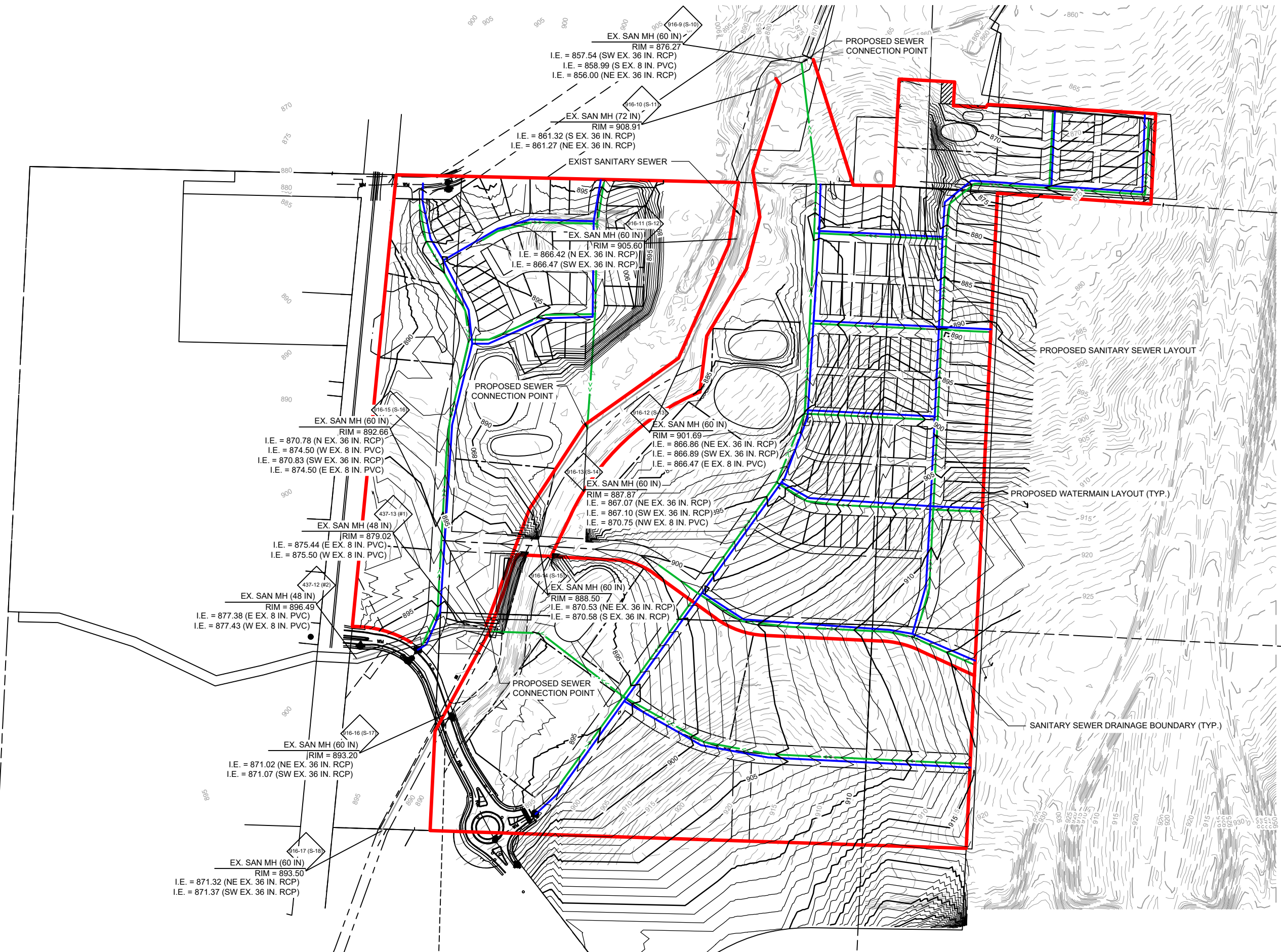
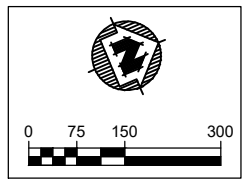


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