



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: 3

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: R-L

6. Current Owner of Property: HDP Stoner Prairie LLC

Address: 5989 Monona Drive, Monona WI, 53716 **Phone No:** (608) 729-5366

7. Contact Person: William Ryan Homes - Nate Wynsma, Vice President of Land

Email: nwynsma@wmryan.com

Address: 945 N. Plum Grove Road, Schaumburg, IL 60173 **Phone No:** (847) 995-8700 ext. 113

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:  **Nate Wynsma**
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

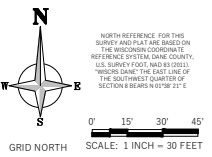
PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 5/23/2017

Ordinance Section No. _____ **Fee Paid:** \$905.00

Permit Request No. FP-2156-17

R #1-14020
 YA 5-23-17



ASTOR DRIVE ADDITION TO STONER PRAIRIE

OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss
I, MISTY DODGE, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF FITCHBURG, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF:
THIS _____ DAY OF _____, 20____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF ASTOR DRIVE ADDITION TO STONER PRAIRIE.
DATE _____ MISTY DODGE, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss
I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF:
THIS _____ DAY OF _____, 20____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF ASTOR DRIVE ADDITION TO STONER PRAIRIE.
DATE _____ ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)
DANE COUNTY) ss
"RESOLVED THAT THIS PLAT KNOWN AS ASTOR DRIVE ADDITION TO STONER PRAIRIE, LOCATED IN THE CITY OF FITCHBURG WAS HEREBY APPROVED BY
RESOLUTION NO. _____ FILE 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 AND RIGHTS DEDICATED BY SAID ASTOR DRIVE ADDITION TO STONER PRAIRIE FOR PUBLIC USE.
DATE _____ PATTI ANDERSON, CITY CLERK

OWNER'S CERTIFICATE OF DEDICATION

HDP STONER PRAIRIE LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO 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
WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____
IN PRESENCE OF:

HDP STONER PRAIRIE LLC
BY: MANAGING MEMBER

STATE OF WISCONSIN)
COUNTY) ss
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____
THE ABOVE NAMED _____ MANAGING MEMBER TO ME
KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED THE SAME.
NOTARY PUBLIC, _____
WISCONSIN
MY COMMISSION EXPIRES _____

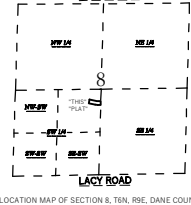
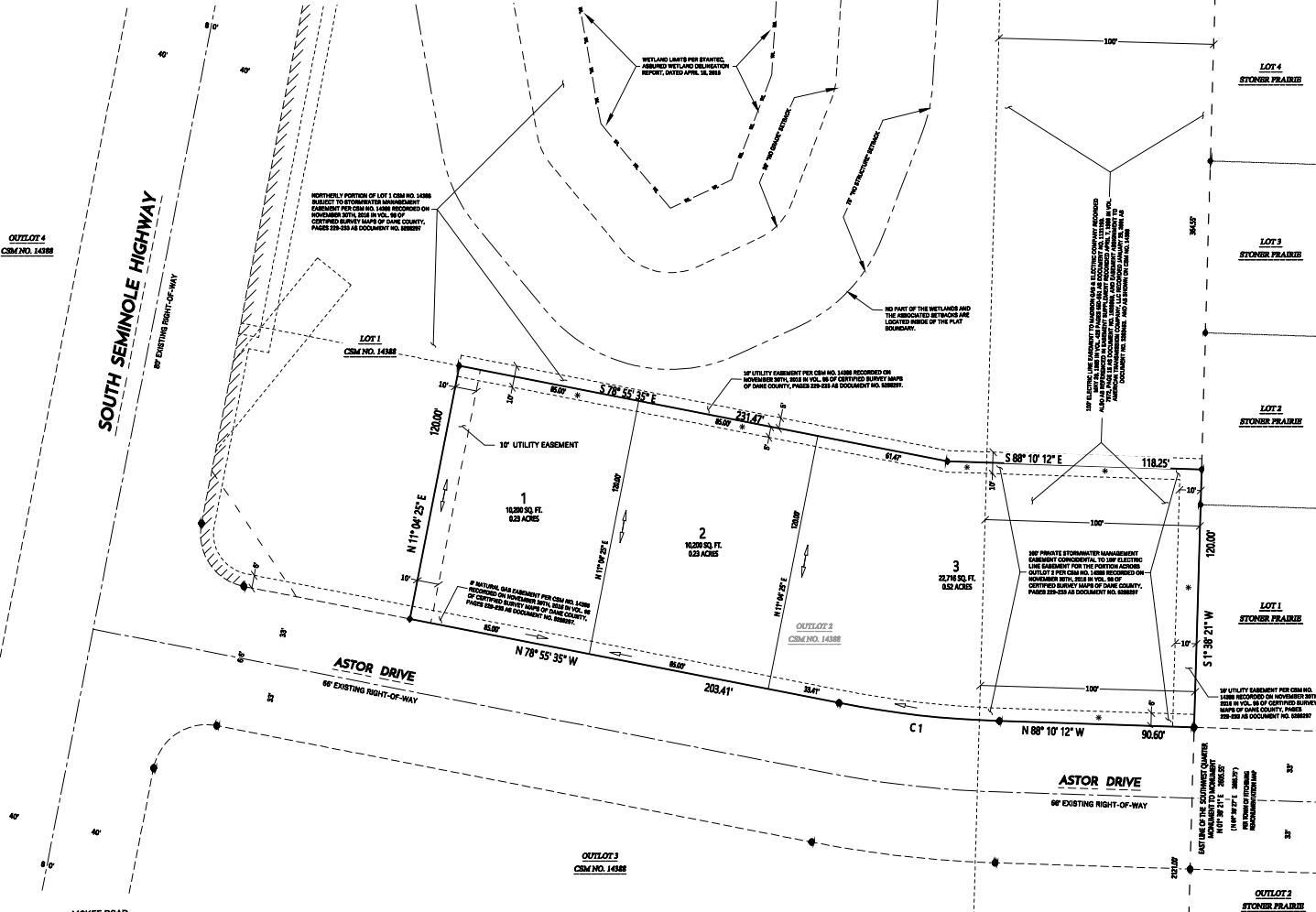
SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES AND UNDER THE DIRECTION OF WILLIAM RYAN HOMES WISCONSIN, INC., I HAVE SURVEYED, DIVIDED AND MAPPED ASTOR DRIVE ADDITION TO STONER PRAIRIE, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND THAT THIS LAND IS LOCATED IN THE NE-1/4 OF THE SW-1/4 OF SECTION 8, T8N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, CONTAINING 43.116 ACRES OF LAND AND DESCRIBED AS FOLLOWS:
OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED ON NOVEMBER 30TH, 2016 IN VOLUME 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.
PARCEL CONTAINS 43.116 SQUARE FEET OR 0.99 ACRES
DATED THIS 22ND DAY OF MAY, 2017.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR
REVISED THIS XXTH DAY OF XXXXXXXXXX, 2017.

OFFICE OF THE REGISTER OF DEEDS
COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF PLATS _____
PAGE(S) _____
REGISTER OF DEEDS

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



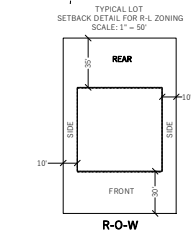
LEGEND

(Symbol)	FOUND PLSS SECTION MONUMENT TYPE NOTED	(Symbol)	PLAT BOUNDARY
(Symbol)	FOUND 1" REBAR	(Symbol)	PLATTED LINE
(Symbol)	FOUND 2" REBAR	(Symbol)	RIGHT OF WAY LINE
(Symbol)	DRAINAGE INDICATORS	(Symbol)	CENTERLINE
(Symbol)	RECORDED AS	(Symbol)	SECTION/QUARTER LINE
(Symbol)		(Symbol)	EXISTING EASEMENT LINE
(Symbol)		(Symbol)	EASEMENT LINE
(Symbol)		(Symbol)	VISION LINE

CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	75.34'	467.04'	9° 14' 33"	N89° 32' 53" W	75.32'	N89° 10' 12" W	N10° 52' 35" W

- NOTES**
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT, ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
 - ALL INTERIOR LOT CORNERS NOT SHOWN ARE MONUMENTED WITH 1" X 1/8" REBAR - 2.55 LBS./LN. FT.
 - DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES. DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH MAIN STRUCTURE AND MAINTAINED BY THE LOT OWNERS UNLESS MODIFIED BY THE APPROVAL OF THE CITY ENGINEER. FOR LOTS THAT HAVE NO SLOPE ALONG THE LOT LINE AND HAVE A PRIVATE STORMWATER MANAGEMENT AND CONFORMANCE EASEMENT WITHIN THEIR RESPECTIVE BOUNDARIES, AN "S" HAS BEEN SHOWN.
 - ALL ABOVE GROUND TRANSFORMERS AND PEDESTALS SHALL BE LOCATED ALONG THE REAR LOT LINES.
 - UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.13, WISCONSIN STATUTES. UTILITY EASEMENTS AS SHOWN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVE THE RIGHT TO BE THE AREA. THE FINAL GRADE ABOVE UTILITY EASEMENTS, SHOWN HEREON, SHALL NOT BE ALTERED BY MORE THAN 18 INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES WHOSE IT IS.
 - ALL RIGHT OF WAYS DEPICTED ADJACENT TO THE PLAT BOUNDARY ARE EXISTING.



S 1/2 CORNER SECTION 8-T8N-R9E FOUND DANE COUNTY ALUMINUM CAP IN CONCRETE MONUMENT N-6548527 (6548527) E-8018611 (8018611)

PREPARED FOR:
WILLIAM RYAN HOMES
WISCONSIN, INC.
5359 MONONA DRIVE
MONONA, WI 53176

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

