

Final



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. Structures already exist. No additional dwelling units are requested.

**5. Zoning District:** Currently A-T and R-L to change to A-T and R-R

**6. Current Owner of Property:** Trails and Tails Stewardship Living Trust, Sonjia Short Trustee

**Address:** 4932 Haight Farm Rd **Phone No:** 608-225-1999

**7. Contact Person:** Sonjia Short

**Email:** shorsj@hotmail.com

**Address:** same **Phone No:** same

**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:**  Sonjia Short  
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.** \_\_\_\_\_

6/13/2019

Dear City of Fitchburg,

This is a request for a new CSM and rezone of the property in Fitchburg's Northeast Neighborhood for Trails and Tails Stewardship Living Trust, Sonjia Short, Trustee. Details follow:

### Purpose:

Consistent with the current City of Fitchburg Comprehensive Plan, this application to adjust lot boundaries and zoning for two 7+ acre lots, each with an existing dwelling unit, retains and improves on their agriculture use. Additionally, the remaining 38+ acre lot, currently zoned A-T and with no dwelling unit, maintains its agricultural use as the local region transitions and evolves. The Comprehensive Plan indicates the 38+ acre lot was approved for Institutional Use and Low Density Residential, as well as open space and wetland areas. We believe the community of Fitchburg will continue to promote the business of agriculture and today's marketplace supports sustainable and economically viable small farms and ag-use operations.

### Currently two lots, each with a dwelling unit

1. Parcel number 225/0609-123-9796-2 is zoned R-L Low Density Residential, 1.316 acres with an existing residential dwelling.
2. Parcel number 225/0609-123-9811-2 is zoned A-T Ag Transitional, 52.82 acres with an existing residential dwelling and contains the Fitchburg Landmark farmstead structures on one-half acre which we successfully nominated to the National Historic Register in 1993.

### Proposing a change from two lots to three lots, no additional dwelling units

1. New lot 1, 38.63 acres. Retains A-T zoning and field access (gravel and culvert) to County Highway MM.
2. New lot 2, 7.36 acres, change zoning from R-L and A-T to R-R. Existing dwelling unit and driveway to Haight Farm Road.
3. New lot 3, 7.62 acres, change zoning from A-T to R-R. Contains the historic site. Existing dwelling unit and driveway to County Highway MM.

### Legal Description of Property

A parcel of land being part of the SW 1/4 of Section 12, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Including a portion of Lot 1 and all of Lot 2 of Certified Survey Map No. 10819, Vol. 64, Pages 254-257, recorded as Document No. 3767157, more particularly described as follows:

Commencing at the West 1/4 of said Section 12; thence S 88°00'34" E along the north line of the SW 1/4 of said Section 12, 1,322.10 feet to the east right of way line of United States Highway "14" and also the point of beginning.

Thence continuing S 88°00'34" E along said north line, 39.31 feet; thence S 01°25'11" W along the east line of the NW 1/4 of the SW 1/4 of said Section 12, 1,326.92 feet; thence S 88°40'33" E along the north line of the SE 1/4 of the SW 1/4 of said Section 12, 1,120.16 feet; thence S 01°23'24" W, 90.03 feet; thence S 88°37'33" E, 181.77 feet to the west right of way line of County Highway "MM"; thence S 01°23'24" W along said west right of way line, 444.04 feet; thence N 88°34'41" W, 230.00 feet; thence S 01°23'24" W, 342.00 feet; thence S 88°34'30" E, 230.10 feet to said west right of way line; thence S 01°23'24" W along said west right of way line, 169.54 feet; thence N 89°21'17" W, 322.28 feet; thence S 00°25'23" W, 59.55 feet; thence N 89°18'34" W, 192.28 feet; thence S 35°37'11" W, 106.72 feet; thence S 01°22'50" W, 63.37 feet to the north right of way line of Haight Farm Road; thence along said north right of way line for the next 3 courses; thence N 89°26'23" W, 159.34 feet; thence S 00°33'54" W, 15.21 feet; thence N 89°18'29" W, 61.28 feet; thence N 00°53'25" E, 211.00 feet; thence N 89°19'01" W, 399.99 feet; thence N 00°44'25" E, 520.78 feet; thence S 86°23'21" W, 601.65 feet; thence S 00°47'31" W, 660.81 feet to the said north right of way line; thence N 84°30'23" W along said north right of way line, 293.57 feet to the east right of way line of United States Highway "14"; thence along said east right of way line for the next 5 courses; thence N 10°26'31" E 1,328.44 feet; thence N 15°16'37" E, 682.55 feet; thence N 23°32'46" E, 181.16 feet; thence N 37°47'46" E, 446.02 feet; thence N 30°51'02" E, 82.36 feet to the point of beginning. The above described parcel contains 2,335,091 square feet or 53.61 acres.



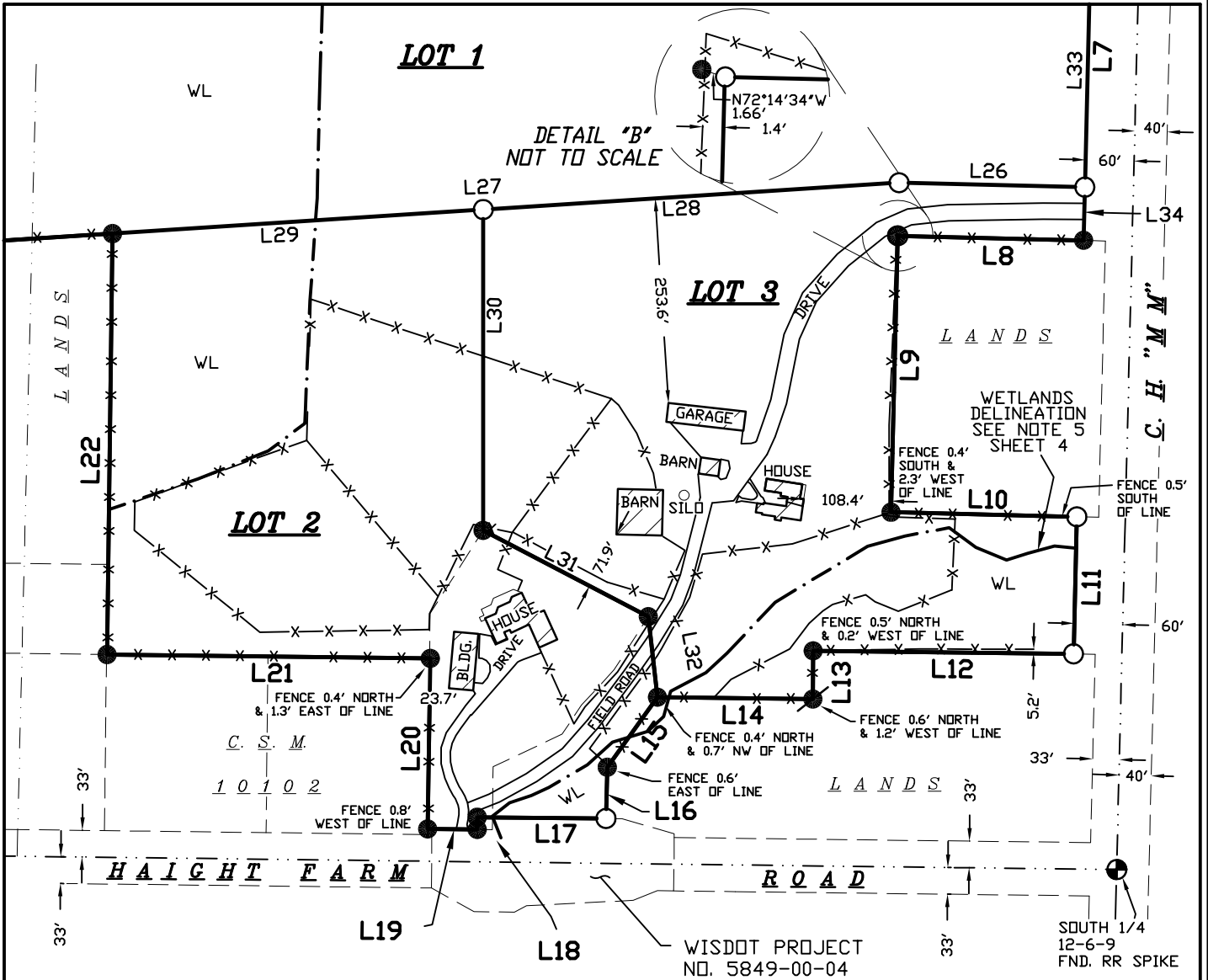


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of Section 12, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Including a portion of Lot 1 and all of Lot 2 of C.S.M. No. 10819.



### LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- WL = WETLANDS AREA
- · - = WETLANDS DELINEATION LINE



SCALE 1" = 200'



SURVEYORS SEAL



# CERTIFIED SURVEY MAP

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## **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owner, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4 of Section 12, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Including a portion of Lot 1 and all of Lot 2 of Certified Survey Map No. 10819, Vol. 64, Pages 254-257, recorded as Document No. 3767157, more particularly described as follows:

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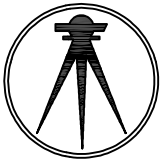
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Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of Section 12, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Including a portion of Lot 1 and all of Lot 2 of C.S.M. No. 10819.

### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL SECTION CORNER TIES FOR THE SW CORNER, SOUTH 1/4, CENTER 1/4 AND WEST 1/4 ARE FOUND AND VERIFIED.
- 5.) WETLANDS DELINEATION AS PER JSD PROFESSIONAL SERVICES INC. PROJECT NO. 13-5754, DATED JULY 15, 2004 AND ALSO STEPHEN J. HJORT WITH ECO-RESOURCE CONSULTING INC.

### LINE TABLE:

LINE #	BEARING	DISTANCE
L1	N 23°32'46" E (N 23°33'12" E)	181.16' (181.08')
L2	N 37°47'46" E (N 37°46'39" E)	446.02' (446.01')
L3	N 30°51'02" E (N 30°45'36" E)	82.36' (82.12')
L4	S 88°00'34" E (S 88°01'00" E)	39.31'
L5	S 01°23'24" W (S 00°37'02" W)	90.03' (90.00')
L6	S 88°37'33" E (S 89°25'50" E)	181.77' (182.00')
L7	S 01°23'24" W (S 00°37'02" W)	444.04' (444.11')
L8	N 88°34'41" W (S 89°19'02" W)	230.00' (230.00')
L9	S 01°24'28" W (S 00°37'02" W)	342.00' (342.00')
L10	S 88°34'30" E (S 89°16'07" E)	230.10' (230.00')
L11	S 01°23'24" W (S 00°37'02" W)	169.54'
L12	N 89°21'17" W (S 89°55'08" W)	322.28' (322.00')
L13	S 00°25'23" W (S 00°04'52" E)	59.55' (59.55')
L14	N 89°18'34" W (S 89°55'08" W)	192.28' (192.43')
L15	S 35°37'11" W (S 34°48'36" W)	106.72' (106.53')
L16	S 01°22'50" W (S 00°37'02" W)	63.37'
L17	N 89°26'23" W (N 89°26'22" W)	159.34'
L18	S 00°33'54" W (S 00°33'38" W)	15.21' (15.22')
L19	N 89°18'29" W (N 89°18'14" W)	61.28'
L20	N 00°53'25" E (N 00°07'19" W)	211.00' (210.80')
L21	N 89°19'01" W (S 89°55'20" W)	399.99' (400.00')
L22	N 00°44'25" E (N 00°07'19" W)	520.78' (520.60')
L23	S 86°23'21" W (S 85°37'58" W)	601.65' (601.65')
L24	S 00°47'31" W (S 00°07'19" E)	660.81' (660.81')
L25	N 84°30'23" W (N 84°34'22" W)	293.57' (293.57')
L26	S 88°34'41" E	230.00'
L27	S 86°17'03" W	975.53'
L28	N 86°17'03" E	516.06'
L29	N 86°17'03" E	459.47'
L30	N 00°00'00" E	396.90'
L31	N 62°27'20" W (N 63°15'45" W)	230.61' (230.42')
L32	N 06°32'16" W	100.35'
L33	S 01°23'24" W (S 00°37'02" W)	378.04'
L34	S 01°23'24" W (S 00°37'02" W)	66.00'

SURVEYORS SEAL



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### **CITY OF FITCHBURG APPROVAL**

Resolved that this certified survey map is hereby acknowledged and approved by the City of Fitchburg on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Patti Anderson  
City Clerk

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

### **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Authorized Representative  
Trails and Tails Stewardship Living Trust

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYORS SEAL**