



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 2689 McGaw Rd

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Lot 1, Certified Survey Map No. 10040

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: 1 residential home

3. Proposed Use of Property: 2 residential home sites

4. Proposed Development Schedule: 1 home is existing and new lot will not be improved until sold

5. Zoning District: R-L

6. Future Land Use Plan Classification: Low Density Residential

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): 2 Lot Certified Survey Map

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: N/A

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: N/A **No. Of Employees:** N/A

Floor Area: N/A **No. Of Parking Stalls:** N/A

Sewer: Municipal Private **Water:** Municipal Private

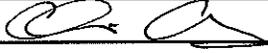
Current Owner of Property: Bill Camperlino

Address: 2689 McGaw Rd **Phone No:** 608-469-3775

Contact Person: Chris Adams - Williamson Surveying and Associates, LLC

Email: chris@williamsonsurveying.com

Address: 104A W MAIN ST, Waunakee, WI 53597 **Phone No:** 608-255-5705

Respectfully Submitted By:  - Chris Adams agent

Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

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:** 8/13/19 **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** \$ 480.00

Permit Request No. CU-2311-19

*Recpt # 12.002112
 ya 8/13/2019*

CUP Cover Letter

August 13, 2019

The attached CUP application for Bill Camperlino is a request to approve a reduced setback for the existing house. The portion of the home that is closest to the setback in question is a 4-season porch that was legally permitted on this original property. We are proposing to split this property into two lots to create an infill lot for Bill to sell. In order to achieve the minimum lot width of 80' for the proposed new lot, the existing 4-season porch will end up as a 29.7' setback to the new lot line. We are requesting this CUP to allow for this reduces setback.

Thank you for your consideration.

Chris Adams

Williamson Surveying and Associates, LLC

Handwritten signature of Chris Adams, consisting of two distinct, stylized cursive marks.



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

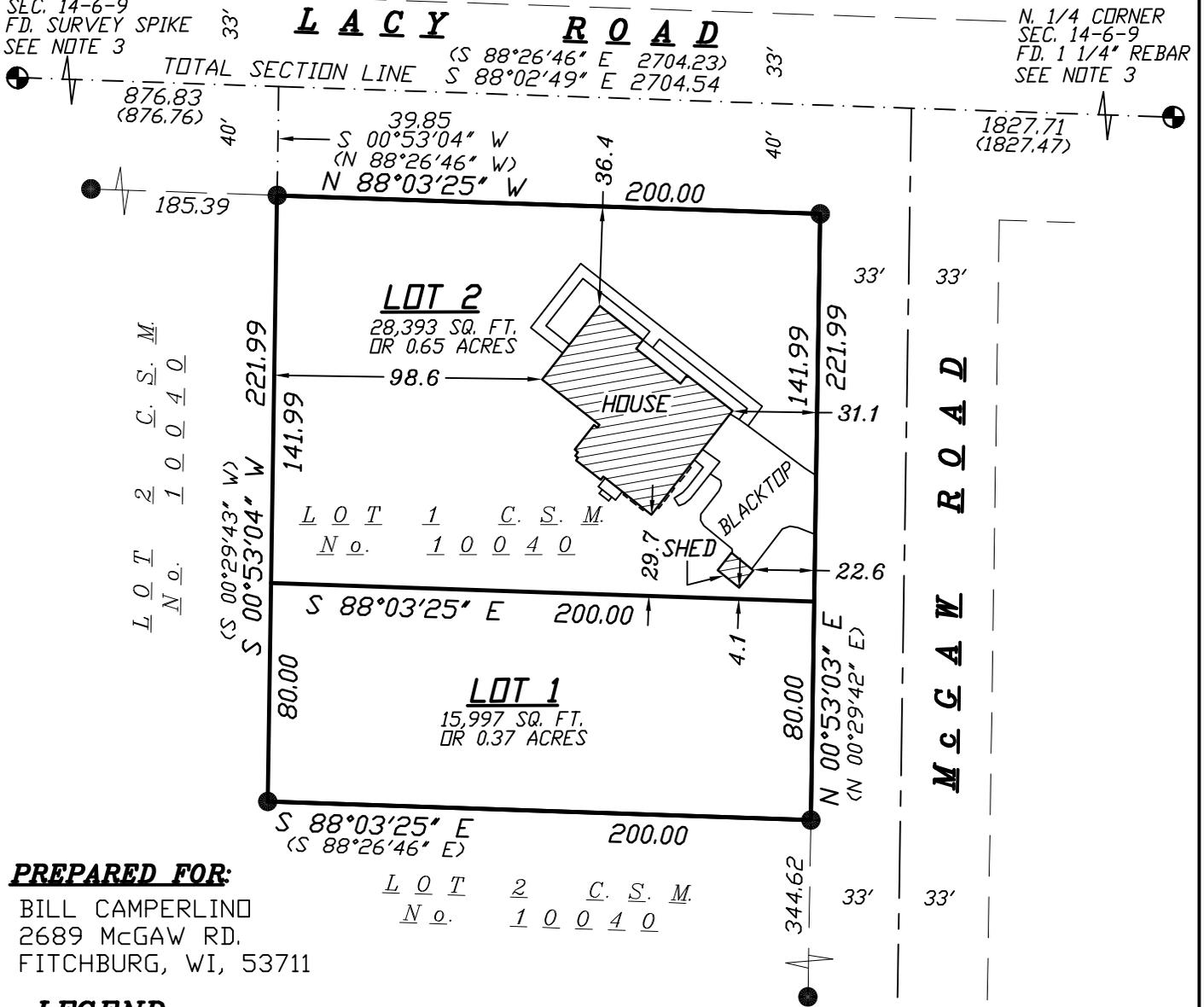
Located in the NW 1/4 of the NW 1/4 of Section 14, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map No. 10040, recorded in the Dane County Register of Deeds Office in Vol. 58 of Certified Survey, Page 283 through 285, as Doc. No. 3318208.

NOTES:

SEE SHEET 2 FOR ALL NOTES.

NW CORNER
SEC. 14-6-9
F.D. SURVEY SPIKE
SEE NOTE 3

N. 1/4 CORNER
SEC. 14-6-9
F.D. 1 1/4" REBAR
SEE NOTE 3



PREPARED FOR:

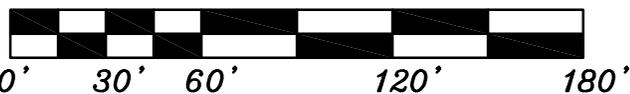
BILL CAMPERLINO
2689 MCGAW RD.
FITCHBURG, WI, 53711

LOT 2 C.S.M.
No. 10040

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊕ = DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 60'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW 1/4 OF SECTION 14-6-9
LINE TO BEAR S 88°02'49" E



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 NW ¼ of the NW ¼ of Section 14, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map No. 10040, recorded in the Dane County Register of Deeds Office in Vol. 58 of Certified Survey, Page 283 through 285, as Doc. No. 3318208.

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 the City of Fitchburg, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being more particularly described as follows:

Lot 1 Certified Survey Map No. 10040, recorded in the Dane County Register of Deeds Office in Vol. 58 of Certified Survey, Page 283 through 285, as Doc. No. 3318208. Located in the NW 1/4 of the NW 1/4 of Section 14, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

Total Area: 44,390 sq. ft. or 1.02 acres

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

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

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 AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FOUND SURVEY SPIKE AND ALL TIES AT THE NW CORNER OF SECTION 14-6-9 PER LATEST TIES SHEET. FOUND 1 ¼ REBAR AND ALL TIES PER THE LATEST TIE SHEET ON RECORDED FOR THE NORTH ¼ CORNER OF SECTION 14-6-9.

OWNERS' CERTIFICATE:

As owner, I hereby certify that we 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 to be submitted to the City of Fitchburg for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

William G. Camperlino

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named William G. Camperlino 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

Sheet 2 of 3

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

19W-144



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

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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, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Kristine S. Kellor

Personally came before me this _____ day of _____, 20____ the above named Kristine S. Kellor to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

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

SURVEYORS SEAL
PRELIMINARY ONLY FOR REVIEW