

December 16, 2019

Dear Plan Commission Committee, Ag and Rural Affairs Committee and Common Council:

I am submitting a Land division application with a Certified Survey Map and Rezoning application to create a new CSM and to rezone 1.5 acres for a residential rural building site. I understand that the property (71.08 acres) is allowed one new building site. I am asking to waive these two Rural Residential Development Criteria.

A. History of tillage

The proposed rural residential building site has been farmed in the last year. Our proposed residential lot site is at the corner of Adams Road and an access lane for farm equipment. (See attached map). A farmer who is interested in renting the remaining land has reviewed the proposed building site. He believes that this is an ideal location for a residential lot for land division and that creating this rural residential lot does not disrupt farming practices (See attached letters from the farmer).

B. Residential Infill

According to a certified soil test professional (Paul Hardy), "The proposed house and septic system location shown on the soil test report (See attached perc test report)) was chosen because of the importance to keep both out of the drainage swale that is present in the southeast portion of the lot (Lot 4 CSM 10315). The swale runs from the southeast corner of the lot and extends about 500 feet to the northwest. Locating the house in that area would likely lead to unnecessary water problems. The septic absorption system should also not be located in such an area. The proposed building site is situated such that both the house and septic absorption system would be located in the optimum locations."

Thank you for your consideration.

Sincerely,



Chang-Beom Eom
608-217-3329

Attachment:

1. Land division application and a Certified Survey Map
2. Rezoning application
3. Letter from a farmer (Justification of History of tillage criteria)
4. Perc test report (Justification of Residential Infill criteria)
5. Google map showing the proposed land division, vehicular access point and proposed structure



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: 2

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: A-X

6. Current Owner of Property: Helen Purcell

Address: 6174 Adams Road, Fitchburg, WI 53573 **Phone No:** _____

7. Contact Person: Chang-Beom Eom

Email: ceom@wisc.edu

Address: 830 Hidden Cave Road, Madison, WI 53717 **Phone No:** 608-217-3329

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: Paul Maxwell, POA for Helen Purcell Paul Maxwell, POA for Helen Purcell

C240DF4C8ABC491
 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:** _____

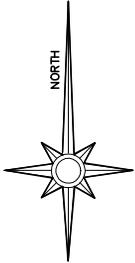
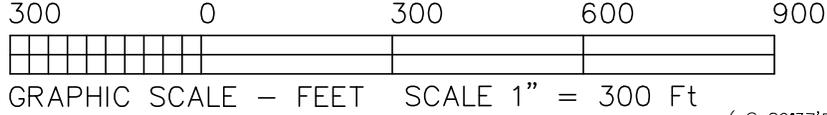
Permit Request No. _____

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

A REDIVISION OF LOT 4, CERTIFIED SURVEY MAP #10315, LOCATED IN THE W 1/2 OF THE NW 1/4, SECTION 29, AND THE SE 1/4 OF THE NE 1/4, SECTION 30, ALL IN T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

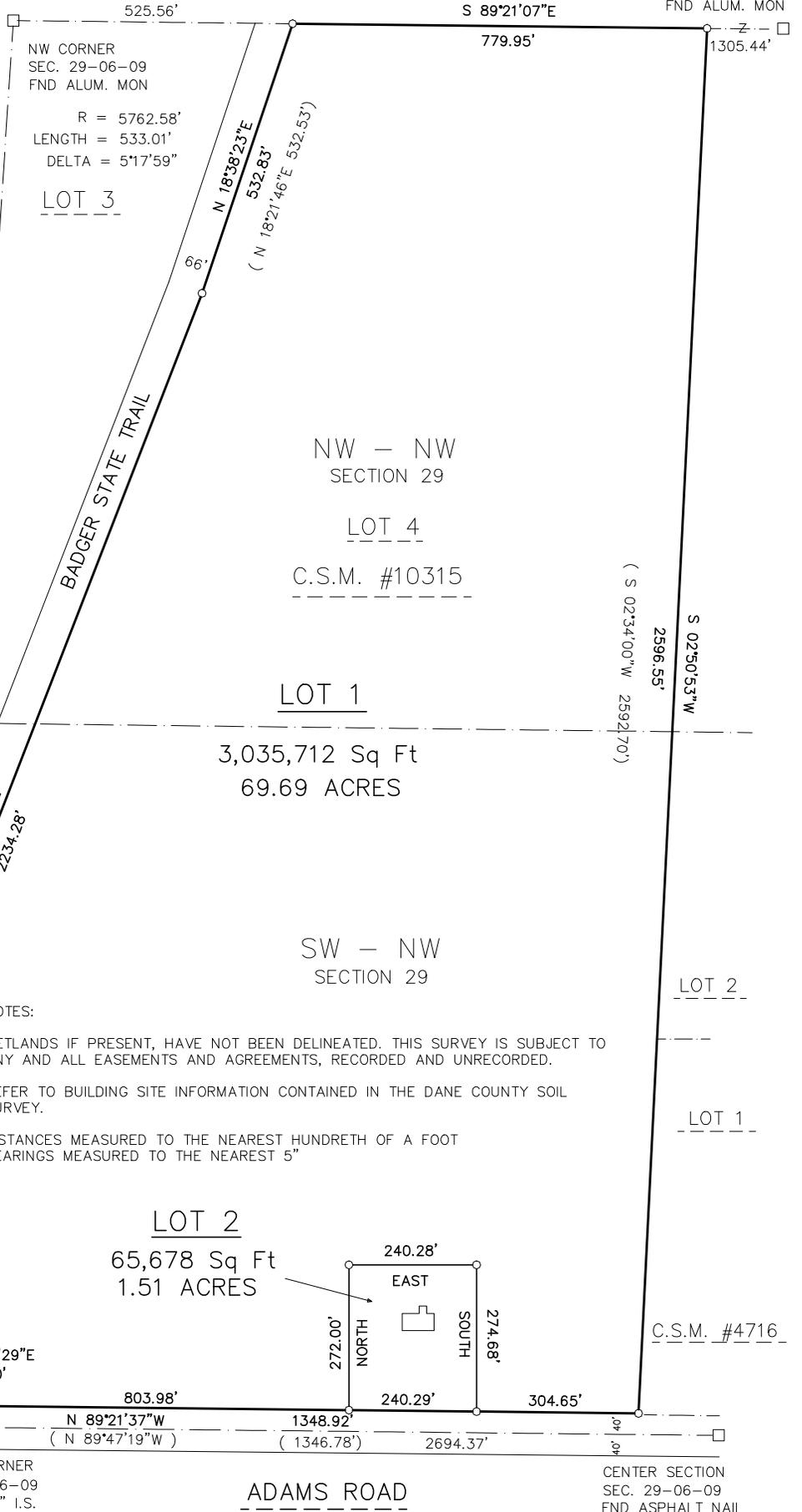


BEARINGS REFERENCED TO
GPS OBSERVATIONS
WISCONSIN-DANE
E - W 1/4 LINE BEARS
S 89°21'36"E

LEGEND

- = 3/4" * 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- P.P. = PINCHED PIPE

(S 89°37'59"E)
S 89°21'07"E
N 1/4 CORNER
SEC. 29-06-09
FND ALUM. MON



NOTES:

WETLANDS IF PRESENT, HAVE NOT BEEN DELINEATED. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT
BEARINGS MEASURED TO THE NEAREST 5"

CENTER SECTION
SECTION 30-06-09
FND ASPHALT NAIL

W 1/4 CORNER
SEC. 29-06-09
FND 1 1/4" I.S.

CENTER SECTION
SEC. 29-06-09
FND ASPHALT NAIL

ADAMS ROAD

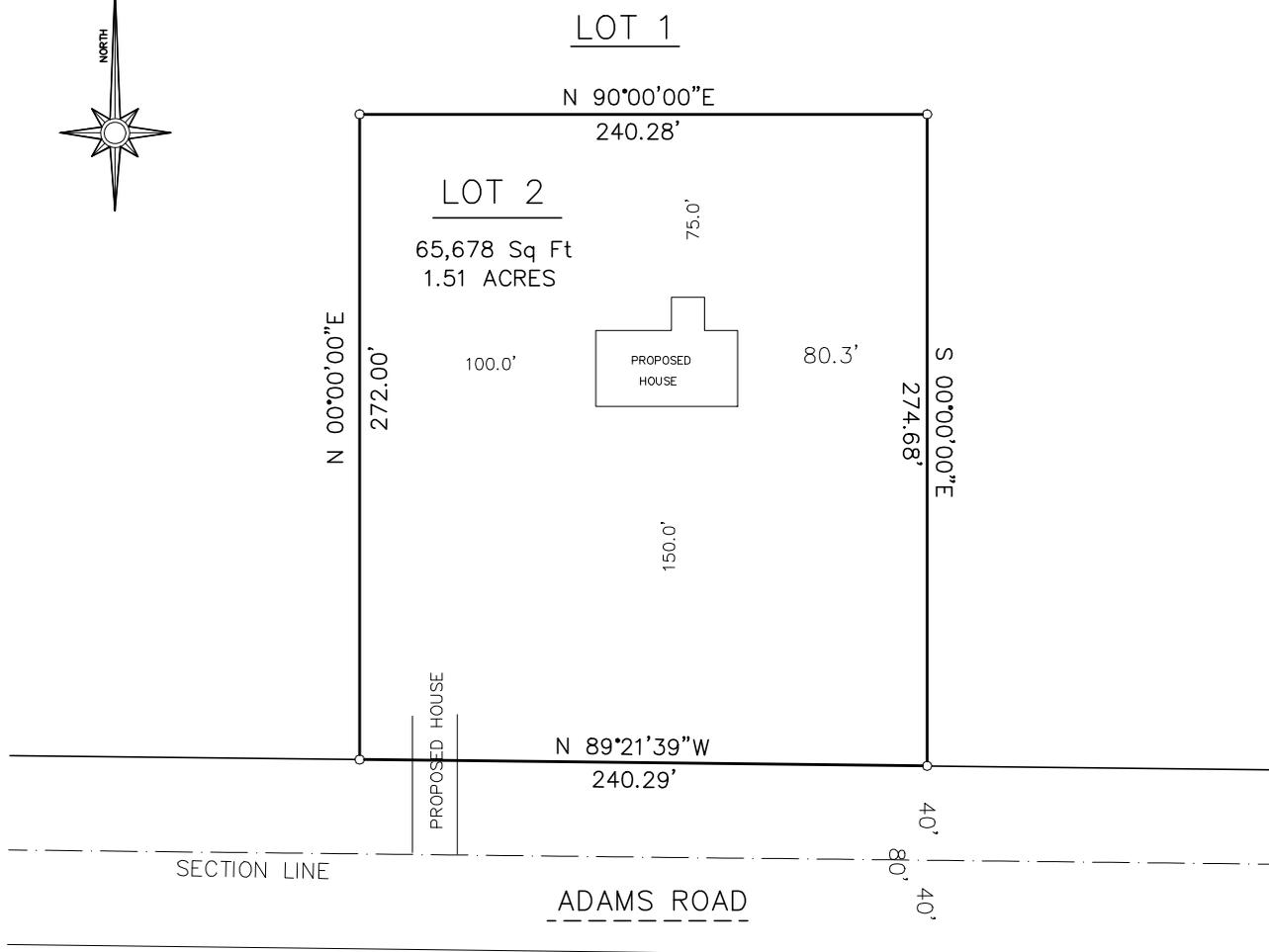
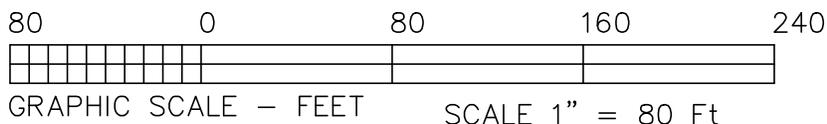
DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

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LEGAL DESCRIPTION

Lot 4, Certified Survey Map #10315, recorded in Volume 60, pages 280–283 as Document #3442775 Dane County Register of Deeds, located in the W 1/2 of the NW 1/4, Section 29, and the SE 1/4 of the NE 1/4, Section 30, all in T06N, R09E, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, Professional Land Surveyor S-1957, do hereby certify that by the direction of Chang – Beom Eom, I have surveyed, divided and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7, and the subdivision regulations of the City of Fitchburg, Dane County, Wisconsin.

Anthony J. Walker RLS 1957

CITY OF FITCHBURG APPROVAL

This Certified Survey, has been duly filed and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

City of Fitchburg Clerk

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at _____ O'clock ____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____.

Kristi Chlebowski Dane County Register of Deeds

DOCUMENT NO. _____

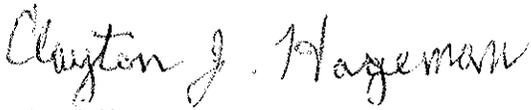
CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

To whom it may concern:

I, Clayton Hageman, would be interested in renting the remaining acreage of Helen Purcell's 68 tillable acres, after the residential lot removal, from the new owner. I will be using the land to grow corn, soybean and alfalfa/hay crops.

I reviewed the map showing the proposed rural residential lot location on the farmland. This proposed residential lot sits at the corner of Adams Road and an access lane currently used for farm equipment. This is an ideal location for a residential lot for land division. If Fitchburg Council approves the residential lot at the proposed location, then it would not dispute farming practices and I support their application for creating a rural residential lot.



Clayton J. Hageman

12/03/2019

in accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Dane
Parcel I.D.	0609-292-8510-2*
Reviewed by	Date

Property Owner Young-lee-Eom	Property Location Govt. Lot SE 1/4 NE 1/4 S 30 T 6 N R 9 E (or) W		
Property Owner's Mailing Address 830 Hidden Cave Road	Lot # 2	Block #	Subd. Name or CSM# Proposed CSM
City Madison,	State WI	Zip Code 53717	Phone Number 608,217-3329
<input checked="" type="checkbox"/> City		<input type="checkbox"/> Village	<input type="checkbox"/> Town
Fitchburg		Nearest Road Adams Road	

New Construction Use: Residential / Number of bedrooms **4** Code derived design flow rate **600** GPD

Replacement Public or commercial - Describe: _____

Parent material **Loess Over Glacial Till** Flood Plain elevation if applicable **N/A** ft.

General comments and recommendations: **Suitable For In-Ground Absorption System**
***Parent Parcel Number For Lot 4 CSM 10315**

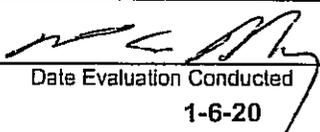
101 Boring # Boring Pit Ground surface elev. **101.8** ft. Depth to limiting factor **>116** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
									A	0-12
B1	12-46	10YR4/4	None	sicl	2msbk	mfr	gw	1vf	0.4	0.6
IIB2	46-60	10YR4/6	None	scl	1csbk	mfi	cw		0.2	0.3
IIC	60-116	10YR5/4	None	sl	1msbk	mfr			0.4	0.7

102 Boring # Boring Pit Ground surface elev. **99.7** ft. Depth to limiting factor **>112** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
									A	0-9
IIB	9-28	10YR4/6	None	scl	2msbk	mfr	cw	1vf	0.4	0.6
IIC	28-112	10YR5/4,5/3	None	sl/ogt	1msbk	mfr			0.4	0.7
			Old Gray Till (ogt) ~100-112"							

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD₅ < 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Paul A. Hardy	Signature 	CST Number 225394
Address 7226 Timberwood Drive, Madison, WI 53719	Date Evaluation Conducted 1-6-20	Telephone Number 608-848-4869

Boring # Boring
 Pit Ground surface elev. 100.0 ft. Depth to limiting factor >120 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	0.6	0.8
B1	12-44	10YR4/4	None	sicl	2msbk	mfr	gw	1vf	0.4	0.6
B2	44-60	10YR4/4	None	sicl	1csbk	mfi	gw	1vf	0.2	0.3
IIB3	60-72	10YR4/6	None	scl	1msbk	mfr	cw		0.2	0.3
IIC	72-120	10YR5/4	None	sl	1msbk	mvfr			0.4	0.7

Boring # Boring
 Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

Boring # Boring
 Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

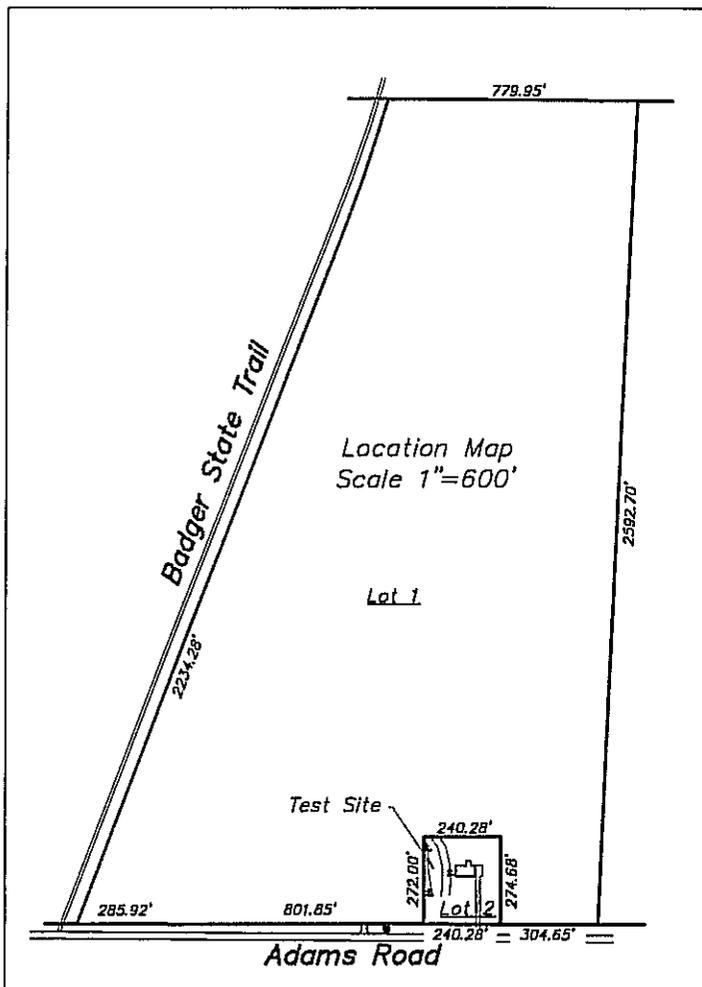
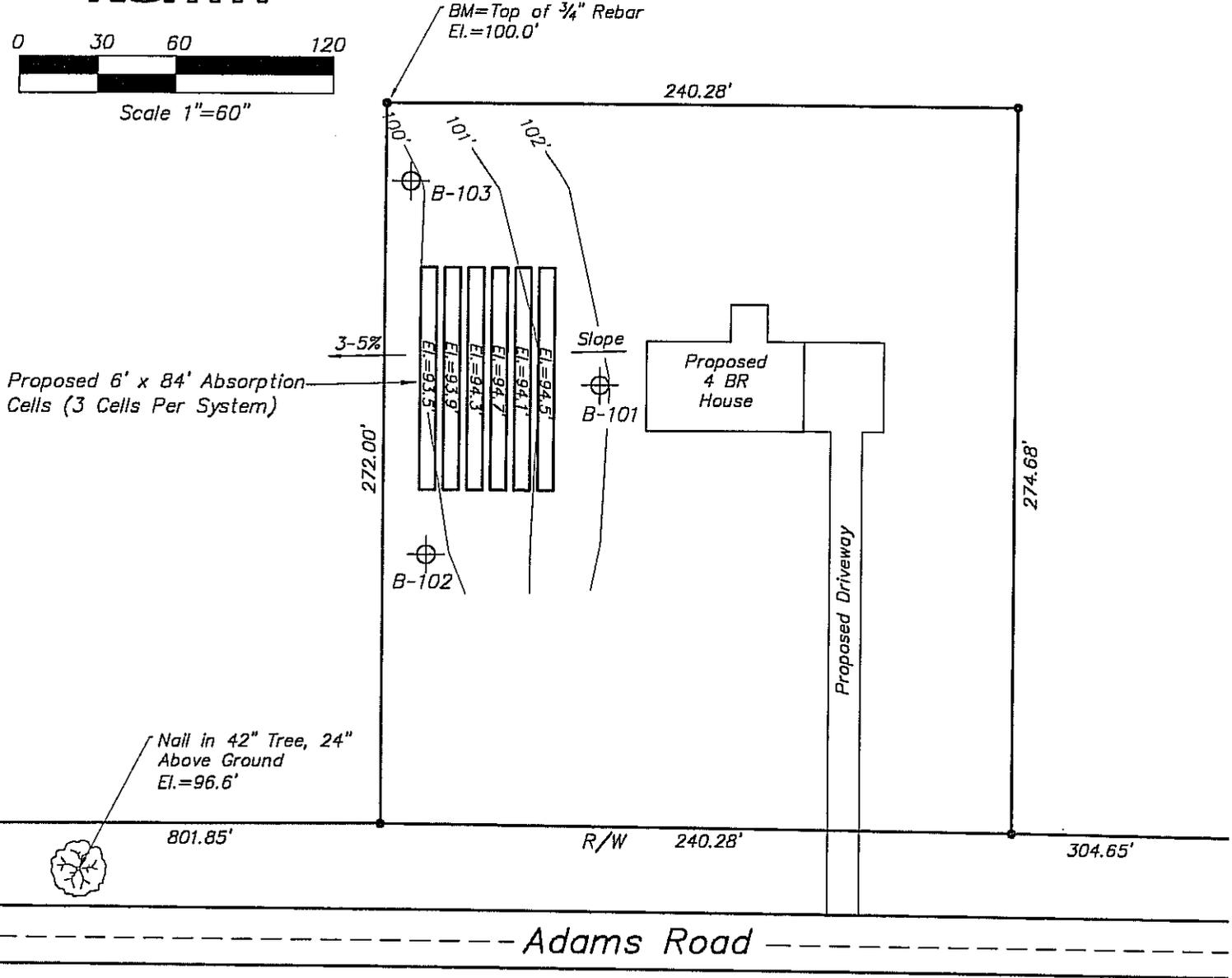
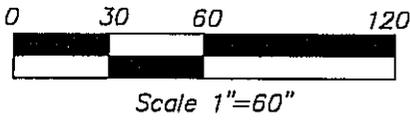
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Young-lee-Eom Site
 Lot 2 Preliminary Certified Survey Map
 SE1/4, NE1/4, Section 30 T6N, R9E
 City of Fitchburg, Dane County, Wisconsin



[Handwritten Signature]
 CST 225394
 1-6-20



