

Rec. 16.001629 #970 12/17/19 RB



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:** 12/17/19

Ordinance Section No. _____ **Fee Paid:** \$970

Permit Request No. CS-2330-20

Hi Lisa,

As the committee recommended at the February Ag committee meeting, I moved the residential lot directly adjacent to the east property line.

1. I removed a residential infill criteria waiver.

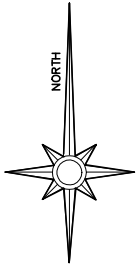
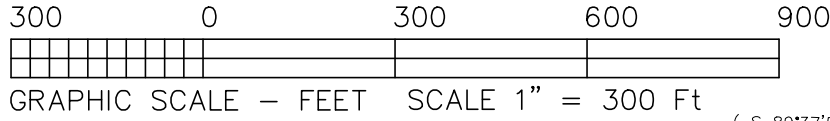
2. I would like to request a change in the lot size from 1.5 acres to 1.98 acres (Lot Size Waiver). One of the committee members who brought up the soil test issue, Marc Jones, told me at the Ag meeting that he would support more than 1.5 acres if I move the lot directly adjacent to the east property line. The CSM and site plan is attached. Our builder and surveyor further assessed the site and topography. With the 1.5 acres, the front setback has to be much closer to Adams Road. In addition, we would have to make 12 steps from the garage to the house. Because my wife has knee issues she cannot not go up and down almost one story of steps sometimes with groceries. Our builder said that the 1.98 acre layout results in a longer driveway and allows us to have a more manageable slope/grade on the driveway, which is very important considering snow, ice, and the potential for emergency vehicle access. Furthermore, there is a steep grade to the east. In order to keep the house off of that slope we need to extend the lot line further west. This make the lot size 1.98 acres. This allows fewer steps from the garage to the house and a less steep driveway.

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

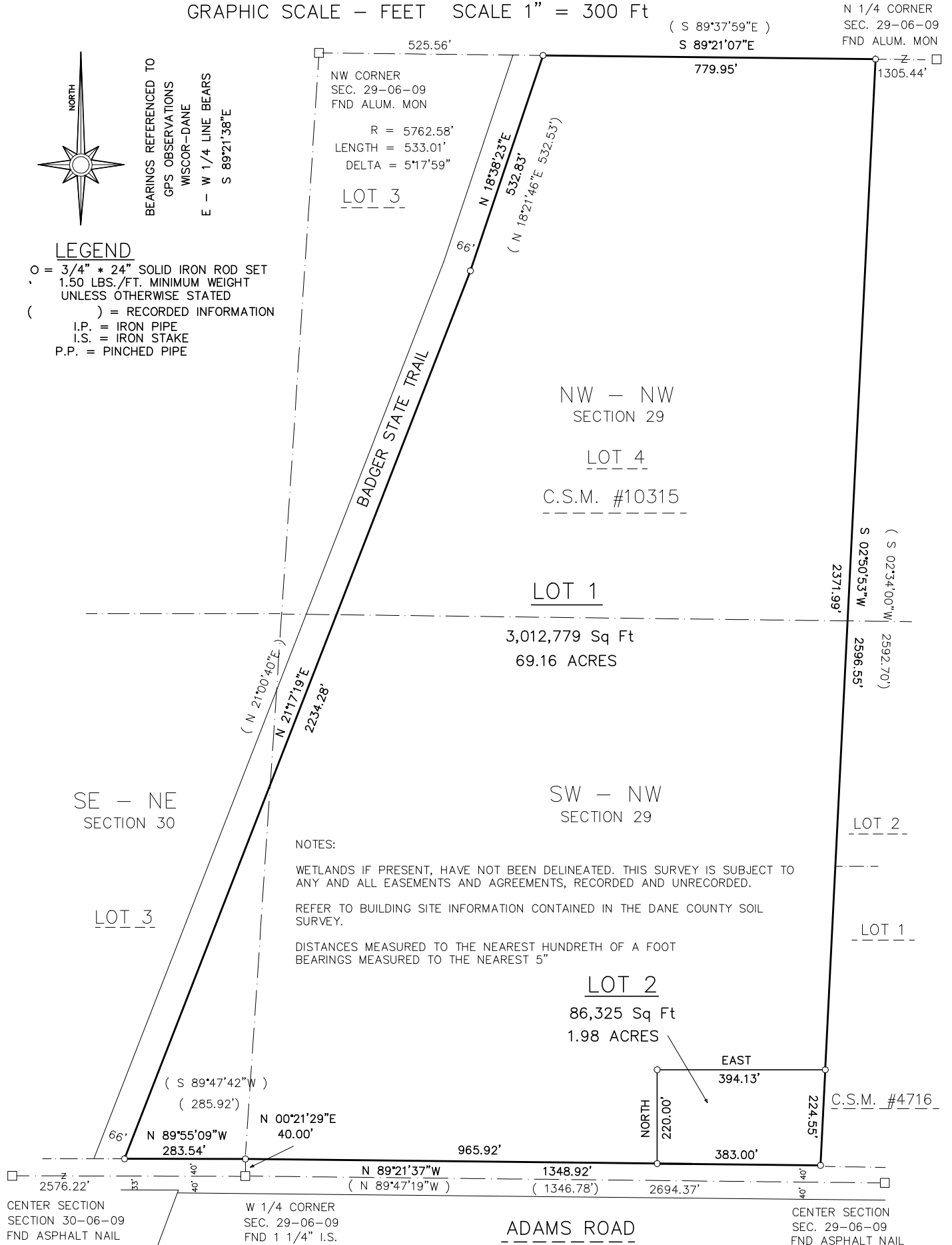
A REDIVISION OF LOT 4, CERTIFIED SURVEY MAP #10315, LOCATED IN THE W 1/2 OF THE NW 1/4, SECTION 29, AND THE SE 1/4 OF THE NE 1/4, SECTION 30, ALL IN T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



BEARINGS REFERENCED TO
GPS OBSERVATIONS
WISCONSIN-DANE
E - W 1/4 LINE BEARS
S 89°21'38"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

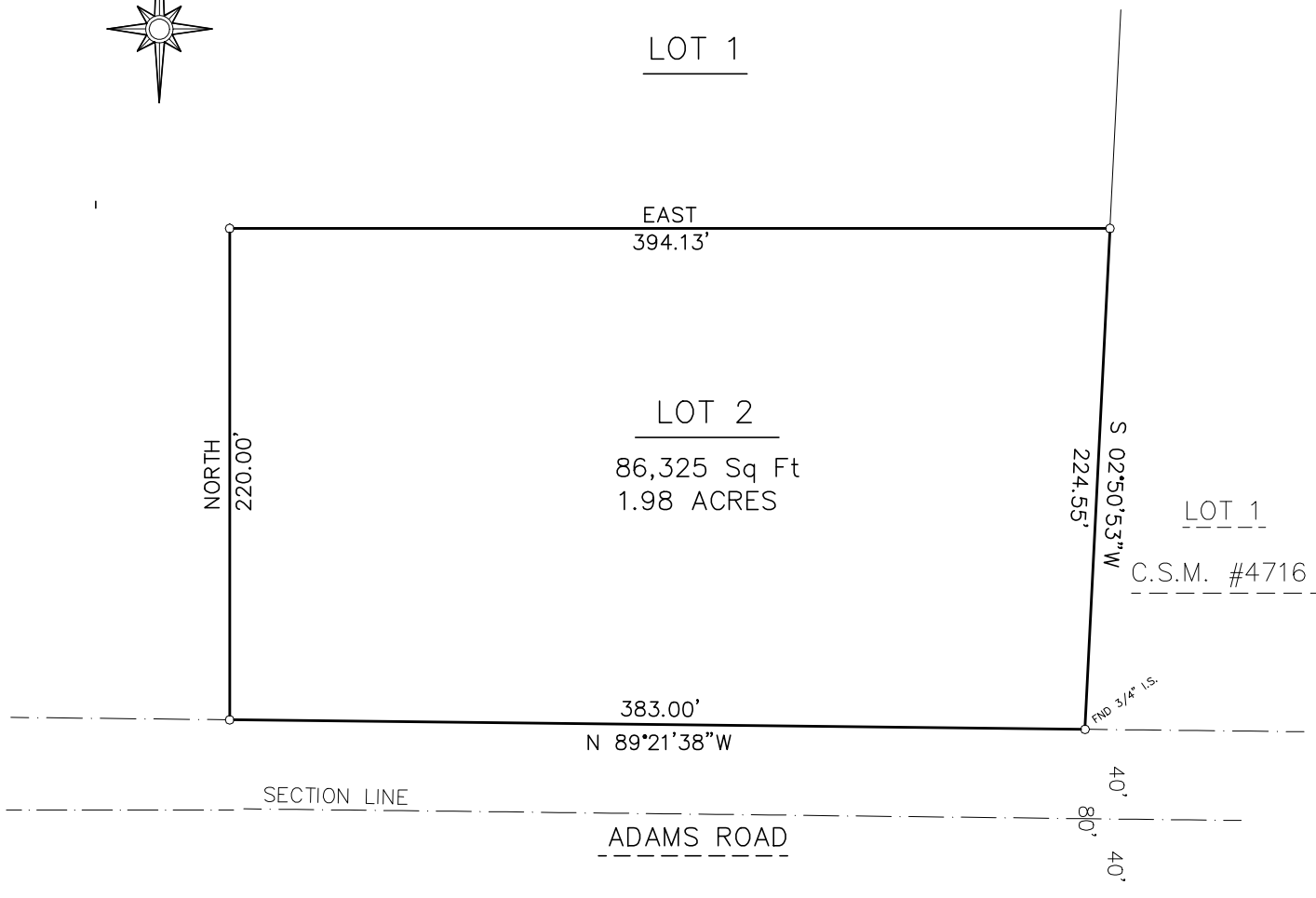
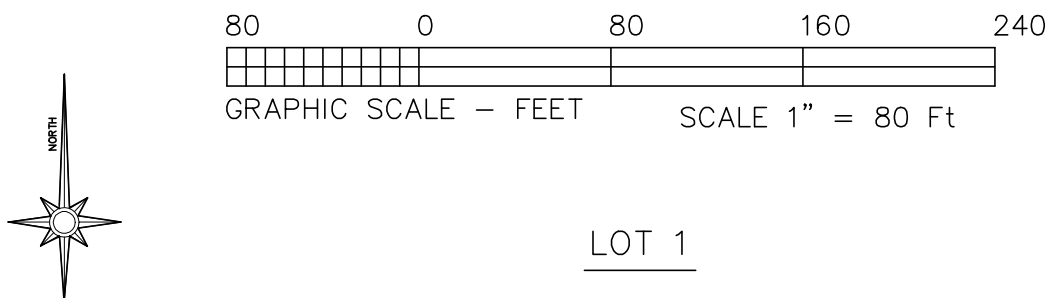


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LEGAL DESCRIPTION

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 _____.

DOCUMENT NO. _____

Kristi Chlebowski Dane County Register of Deeds

CERTIFIED SURVEY MAP NO. _____

SE - NE
SECTION 30

SW - NW
SECTION 29

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"

LOT 3

LOT 2

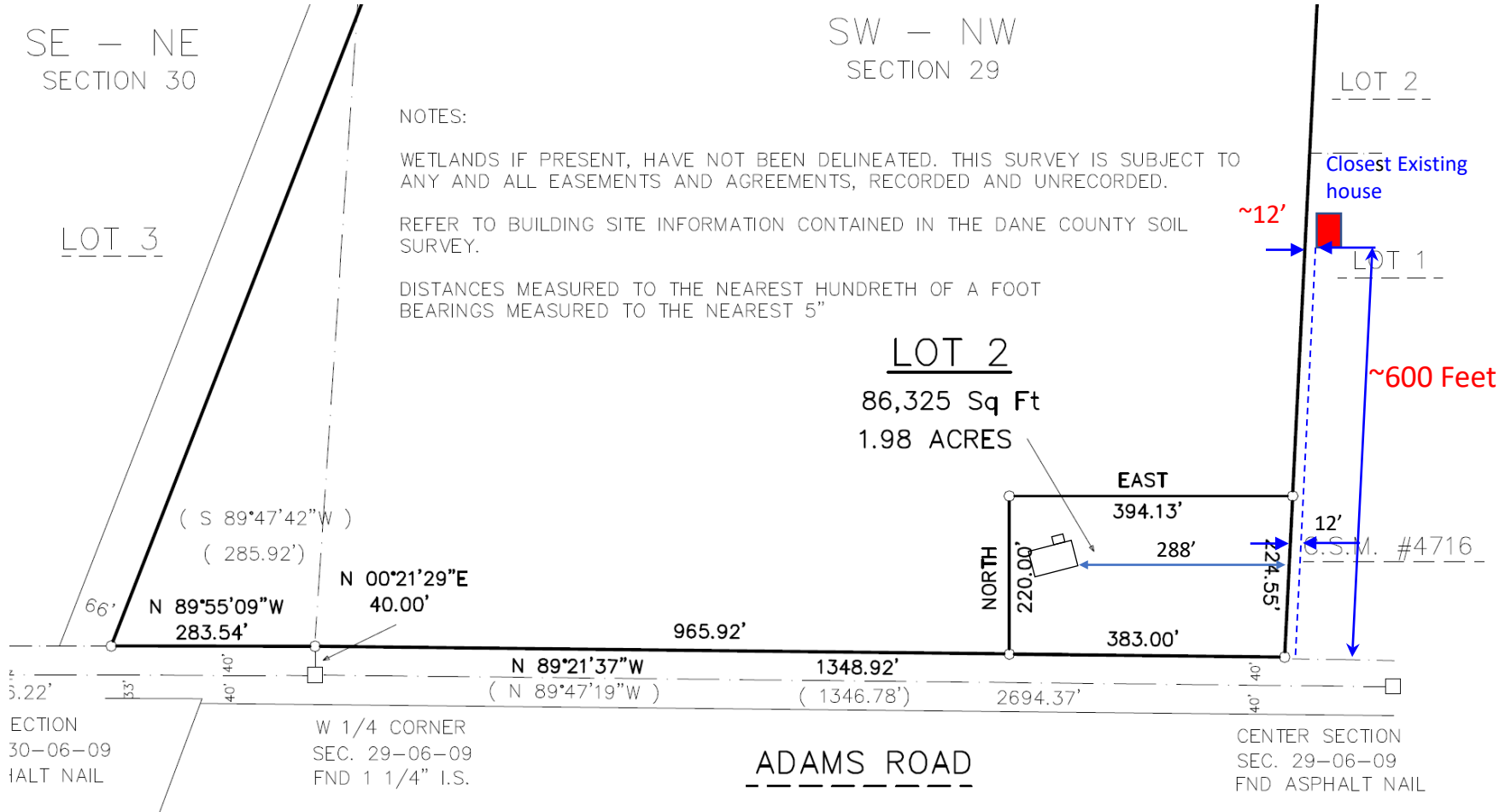
Closest Existing house

LOT 1

LOT 2

86,325 Sq Ft
1.98 ACRES

~600 Feet



SECTION
30-06-09
WALT NAIL

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

ADAMS ROAD

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