



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

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the AX district to the AS district the following described property:

**AMENDED
 DECEMBER
 2022**

1. Location of Property/Street Address: _____

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

~~PART OF PROPOSED LOT 1 NEW CSM RR TO AX~~
 Lot 4, CSM # 15168 see attached CSM map, Kelly+Andy Lawrey
 Lot 2, CSM new CSM see attached CSM map Jones Family Trust
 Lot 2, CSM new CSM see attached CSM map Jones Family Trust

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. Proposed Use of Property - Explanation of Request:

Lot 4 Ag use, acreage change move from AX to AS
 Lot 2 From AX to RR to separate from Farm
 Lot 2 From AX to RE to separate from Farm

3. Proposed Development Schedule: _____

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning 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) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): AX to AS / AX to RR / AX to RE

Total Dwelling Units Proposed: no change No. Of Parking Stalls: no change

Type of Non-residential Development (If Applicable): NA

Proposed Hours of Operation: NA No. Of Employees: NA

Floor Area: NA No. Of Parking Stalls: NA

Sewer: Municipal Private Water: Municipal Private 22,66 S. Syene Rd Fitchburg

Current Owner of Property: Andy+Kelly Lawrey / Jones Family Syene Farm Trust

Address: 5112 Byene Rd, Fitchburg WI 53711 Phone No: 608-228-0063

Contact Person: Andy Lawrey / Marc Jones 608-695-3497

* Email: mjosyene@gmail.com

Address: 5112 Byene Rd, Fitchburg WI 53711 Phone No: _____

Respectfully Submitted By: Marc A. Jones Marc A. Jones
 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: JUNE 21, 2022 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$ 620.00

Permit Request No. CS-2453-22

May 16, 2022

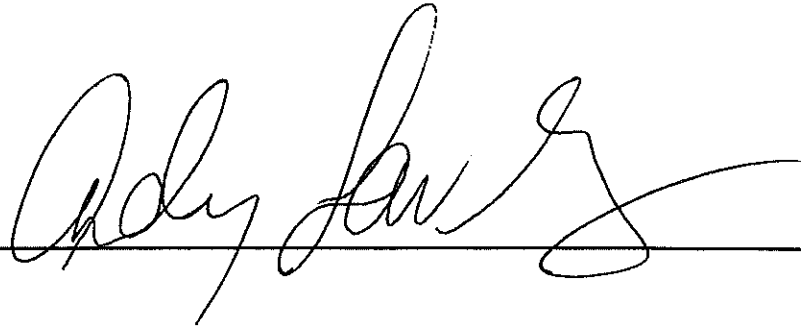
To: The City of Fitchburg, zoning

From: Andy and Kelly Lawry

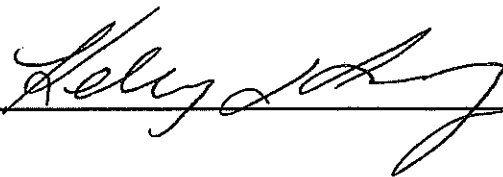
Subject:

Adjustment in the property line between our north property line, between our property and the Jones Family Syene Farm Trust property. Our land is now zoned AX and with this adjustment the zoning will need to be AS. We understand the difference between AX and AS, and we support this change to change the property line between the two properties.

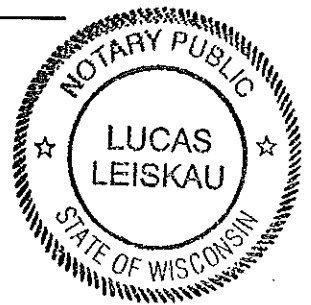
Andy Lawry



Kelly Lawry



State of Wisconsin
County of Dane



This Document was signed before me on
05/23/2022 By Andrew Lawry & Kelly Lawry.


EXP. 10/11/2023

May 16, 2022

To: The City of Fitchburg, zoning

From: Patrick M. Caine

Subject:

Adjustment in the property line between my north property line, between my property and the Jones Family Syene Farm Trust property. My land is now zoned RR and with this adjustment the zoning stay the same (RR). This change reduces my land by aprox ¼ acre, which leaves me with a conforming RR parcel.

Patrick M. Caine *Patrick M. Caine*

Sworn to before me 5/21/20

Cynthia Fiene
Notary Public

CYNTHIA FIENE
NOTARY PUBLIC, STATE OF WISCONSIN

Proposed Lot 2 (A-X to R-L):

Part of Lot 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282, as Document No. 5499476, and other lands located in the Northwest ¼ of the Southeast ¼, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ Corner of said Section 23; thence S87°41'36"E, 40.02 feet along the South line of said Southeast ¼ to the Southerly extension of the East right-of-way line of Syene Road; thence N00°31'50"E, 1457.29 feet along said extension and East right-of-way line to the point of beginning; thence continuing along said East right-of-way line N00°31'50"E, 251.22 feet to the South line of Lot 1, Certified Survey Map No. 8618; thence S89°27'38"E, 172.11 feet along said South line and its Easterly extension; thence S00°21'23"E, 251.22 feet; thence N89°28'10"W, 176.00 feet to the said East right-of-way line and the point of beginning; Containing 43,723 square feet, or 1.004 acres.

~~**Proposed Lot 3 (A-X to R-L):**~~

~~Part of the Northwest ¼ of the Southeast ¼, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows:~~

~~Commencing at the South ¼ Corner of said Section 23; thence N00°31'50"E, 1984.74 feet along the West line of said Northwest ¼; thence S89°43'38"E, 40.00 feet to the East right-of-way line of Syene Road and the point of beginning; thence N00°31'50"E, 231.13 feet along said right-of-way line; thence S89°28'10"E, 202.70 feet; thence S00°31'50"W, 179.81 feet; thence N89°28'10"W, 57.69 feet; thence S00°22'16"W, 50.67 feet; thence N89°43'38"W, 145.15 feet to said right-of-way line and the point of beginning; Containing 43,844 square feet, or 1.006 acres.~~

Part of Proposed Lot 1 (R-R to A-X):

Need new description for Lot 1

Part of Lot 1, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282, as Document No. 5499476, being part of the Southeast ¼ of the Southeast ¼ of Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ Corner of said Section 23; thence N87°24'37"W, 1628.14 feet to the Westerly right-of-way of Wisconsin River Rail Transit Commission; thence S13°14'13"E 1129.80 feet along said railway right-of-way; thence S13°21'28"E, 249.43 feet along said railway right-of-way to the point of beginning; thence S13°21'28"E, 92.50 feet along the East line of Certified Survey Map No. 15168; thence N87°33'06"W, 43.65 feet; thence N00°15'15"E, 89.07 feet along the West line of Certified Survey Map No. 15168; thence S87°33'06"E, 21.86 feet along the North line of Certified Survey Map No. 15168 to the point of beginning. Containing 2,915 square feet or 0.06 acres.

Lot 4 Remainder (A-X to A-S):

Part of Lot 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282, as Document No. 5499476, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the South $\frac{1}{4}$ Corner of said Section 23; thence S87°41'36"E, 40.02 feet along the South line of said Southeast $\frac{1}{4}$ to the Southerly extension of the East right-of-way line of Syene Road; thence N00°31'50"E, 33.05 feet to the North right-of-way line of Byrne Road and the point of beginning; thence N00°31'50"E, 1208.92 feet along the said East right-of-way line of Syene Road; thence S87°33'06"E, 1337.99 feet to the West line of Lot 1, Certified Survey Map No. 15168; thence S00°15'15"W, 710.37 feet along said West line to the North line of Lot 2, Certified Survey Map No. 15168; thence N87°41'36"W, 441.21 feet along said North line to the West line of said Lot 2; thence S00°31'26"W, 238.07 feet along said West line to the North line of Lot 3, Certified Survey Map No. 15168; thence N87°41'36"W, 260.54 feet along said North line to the West line of said Lot 3; thence S00°31'26"W, 260.59 feet along said West line to the North right-of-way line of Byrne Road; thence N87°23'53"W, 639.73 feet along said North right-of-way line to the East right-of-way line of Syene Road and the point of beginning; Containing 1,332,935 square feet, or 30.600 acres.

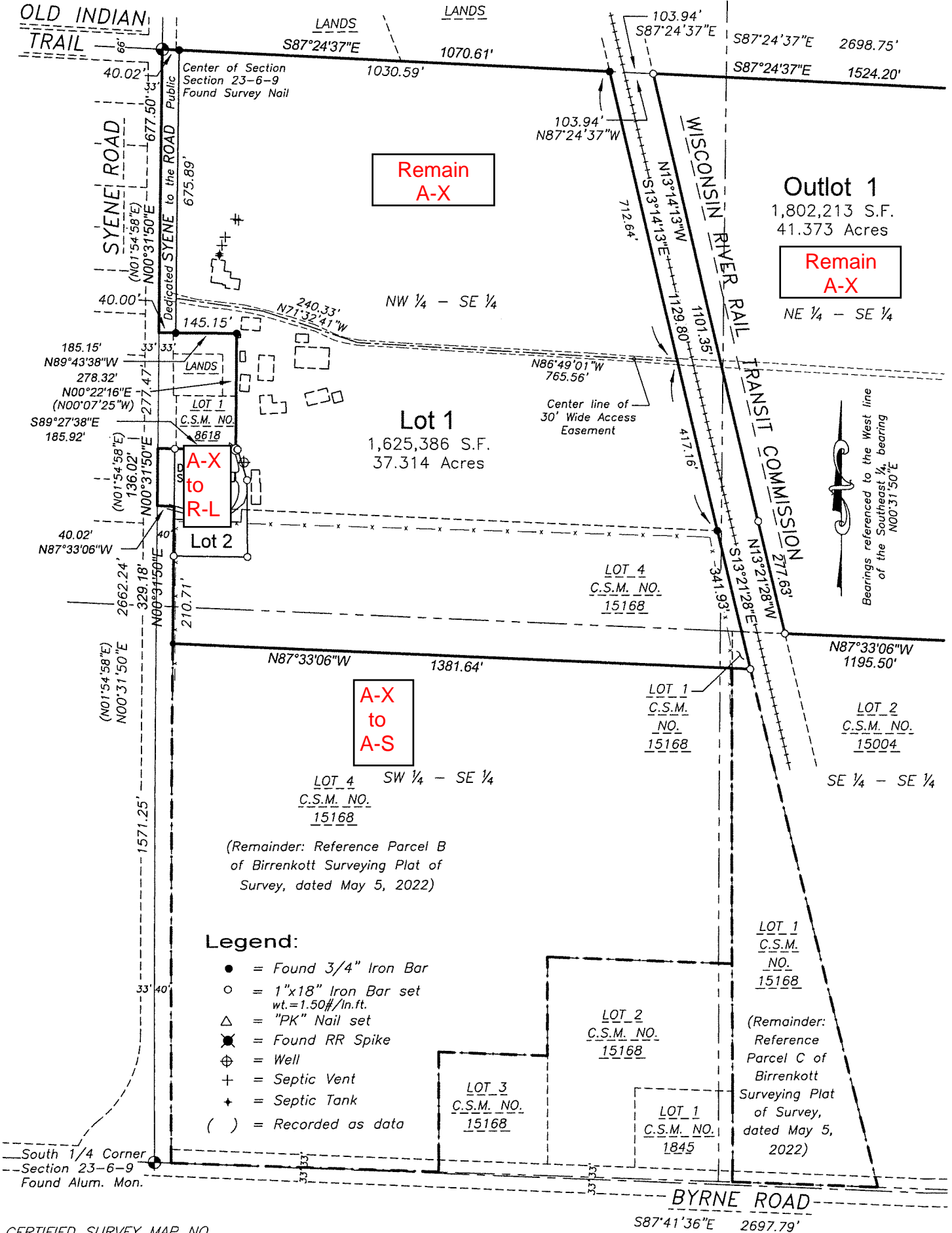
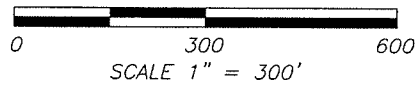


BIRRENKOTT SURVEYING

P.O. Box 237
 1677 N. Bristol Street
 Sun Prairie, WI. 53590
 Phone (608) 837-7463
 Fax (608) 837-1081

CERTIFIED SURVEY MAP

Parts of Lots 1 and 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282 as Document No. 4599476, and other lands in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, The Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin



Outlot 1
 1,802,213 S.F.
 41.373 Acres
Remain A-X
 NE 1/4 - SE 1/4

Remain A-X

Lot 1
 1,625,386 S.F.
 37.314 Acres

A-X to A-S

- Legend:**
- = Found 3/4" Iron Bar
 - = 1"x18" Iron Bar set wt.=1.50#/in.ft.
 - △ = "PK" Nail set
 - ⊙ = Found RR Spike
 - ⊕ = Well
 - ⊕ = Septic Vent
 - ⊕ = Septic Tank
 - () = Recorded as data

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

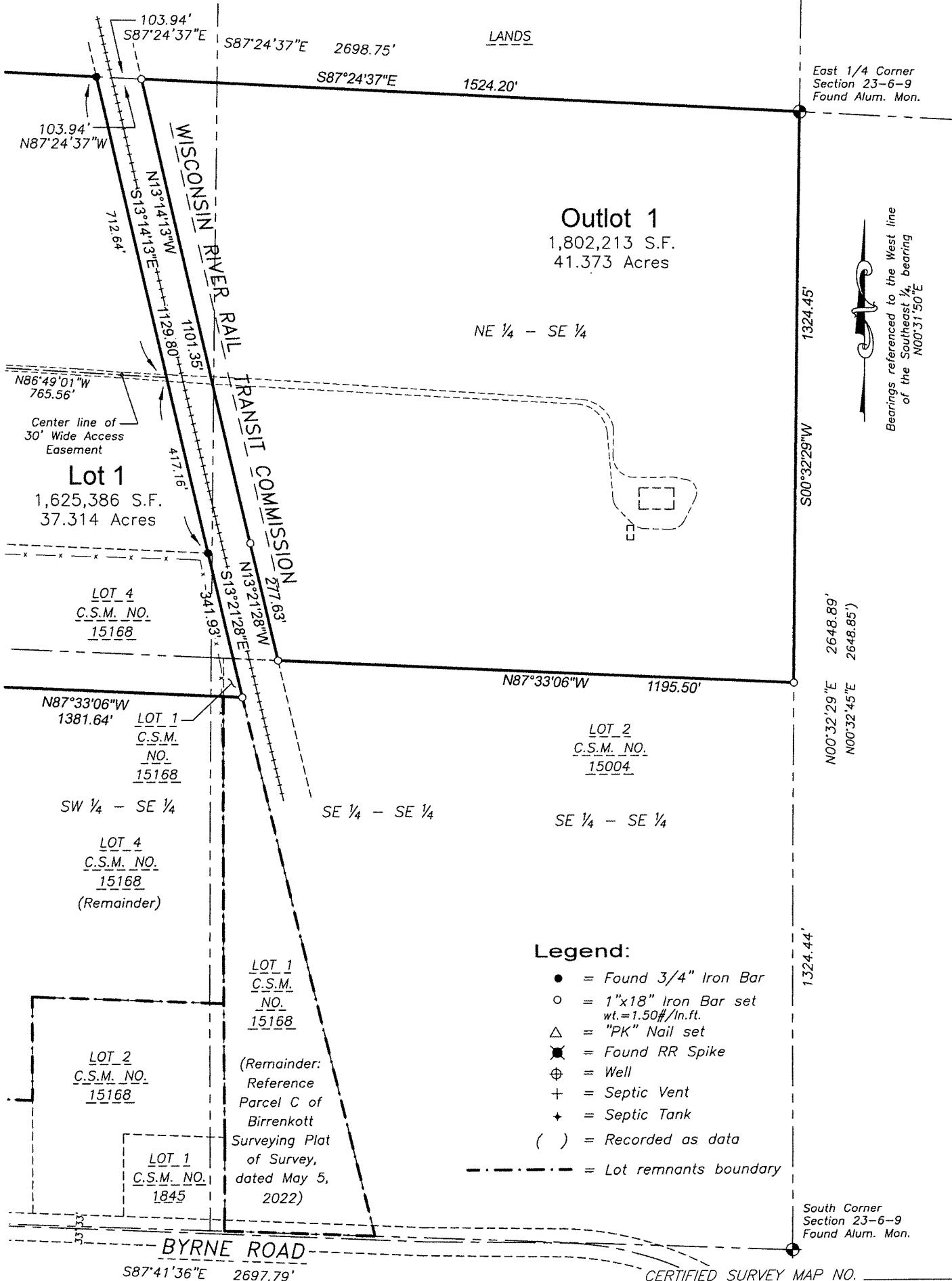
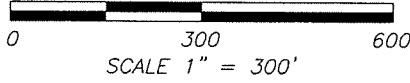


BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Parts of Lots 1 and 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282 as Document No. 4599476, and other lands in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, The Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin



Legend:

- = Found 3/4" Iron Bar
- = 1"x18" Iron Bar set wt.=1.50#/In.ft.
- △ = "PK" Nail set
- ⊗ = Found RR Spike
- ⊕ = Well
- + = Septic Vent
- ⊕ = Septic Tank
- () = Recorded as data
- - - - = Lot remnants boundary

South Corner
Section 23-6-9
Found Alum. Mon.

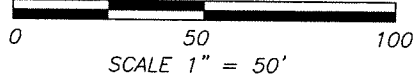


**BIRRENKOTT
SURVEYING**

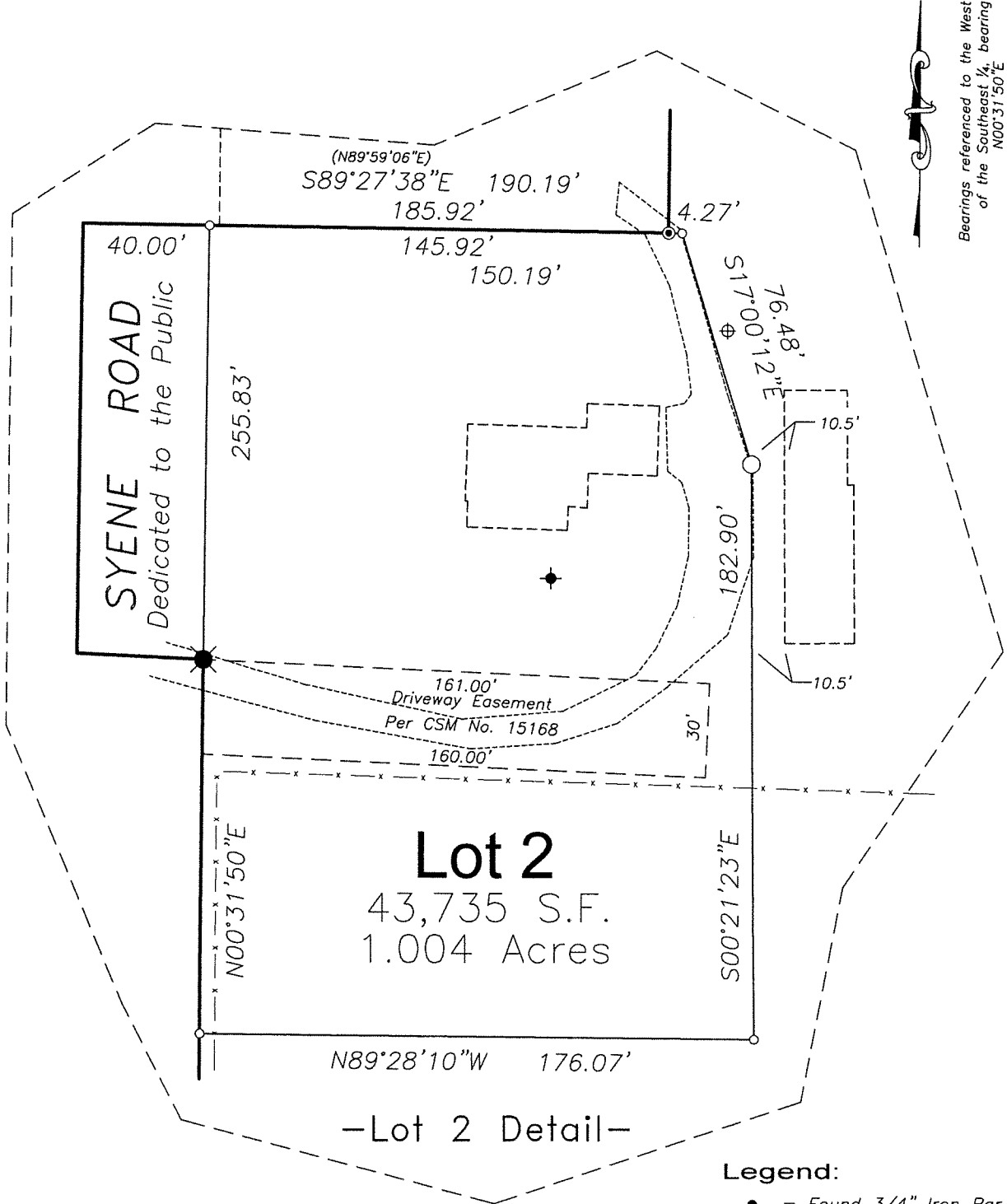
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Parts of Lots 1 and 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282 as Document No. 4599476, and other lands in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, The Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin



Bearings referenced to the West line of the Southeast 1/4, bearing N00°31'50"E



-Lot 2 Detail-

Legend:

- = Found 3/4" Iron Bar
- = 1"x18" Iron Bar set wt.=1.50#/In.ft.
- △ = "PK" Nail set
- ⊗ = Found RR Spike
- ⊕ = Well
- ⊕ = Septic Vent
- ⊕ = Septic Tank
- () = Recorded as data
- · - · - · - · - = Lot remnants boundary

Notes:

- Utilities Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- Wetlands, if present, have not been delineated, as part of this survey.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows above-ground improvements only. No guarantee is made for below-ground structures.
- Per the city of Fitchburg, the remaining portions of Lots 1 and 4, Certified Survey Map No. 15168, i.e., those portions of said Lots 1 and 4 not contained in this Certified Survey Map, shall be considered legal, conforming parcels.

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



CERTIFIED SURVEY MAP

DATED: November 15, 2022

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Mark A. Pynnonen, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

Parts of Lots 1 and 4, Certified Survey Map No. 15168, recorded in Volume 107 of Certified Survey Maps of Dane County on Pages 278-282 as Document No. 4599476, and other lands in the Northwest ¼ of the Southeast ¼, the Northeast ¼ of the Southeast ¼, the Southeast ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼, Section 23, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows:

Beginning at the East ¼ Corner of said Section 23; thence S00°32'29"W (recorded as S00°32'45"W), 1324.45 feet along the East line of said Southeast ¼; thence N87°33'06"W, 1195.50 feet along the South line of said Northeast ¼ of the Southeast ¼ to the Easterly right-of-way line of the Wisconsin River Rail Transit Commission Railroad; thence N13°21'28"W, 277.63 feet along said Easterly right-of-way line; thence continuing along said Easterly right-of-way line N13°14'13"W, 1101.35 feet to the North line of said Southeast ¼; thence N87°24'37"W, 103.94 feet along said North line to the Westerly right-of-way line of said Railroad; thence S13°14'13"E, 1129.80 feet along said Westerly right-of-way line; thence continuing along said Westerly right-of-way line S13°21'28"E, 341.93 feet; thence N87°33'06"W, 1381.64 feet to the East right-of-way line of Syene Road; thence N00°31'50"E, 329.18 feet along said East right-of-way line; thence N87°33'06"W, 40.02 feet to the West line of said Southeast ¼; thence N00°31'50"E (recorded as N01°54'58"E), 136.02 feet along said West line; thence S89°27'38"E (recorded as S89°27'38"E), 185.92 feet; thence N00°22'16"E (recorded as N00°07'25"W), 278.32 feet; thence N89°43'38"W, 185.15 feet to said West line; thence N00°31'50"E (recorded as N01°54'58"E), 677.50 feet along said West line to the Center of Section of said Section 23; thence S87°24'37"E, 1070.61 feet along the North line of said Southeast ¼ to the Westerly right-of-way line of said Railroad; thence continuing along said North line S87°24'37"E, 103.94 feet to said Easterly right-of-way line of said Railroad; thence continuing along said North line S87°24'37"E, 1524.20 feet to the point of beginning; Containing 3,503,789 square feet, or 80.436 acres.

City of Fitchburg Approval Certificate

This Certified Survey Map, including the road right of way, or other dedications herein, is hereby approved by the Common Council of the City of Fitchburg for recording this _____ day of _____ 2022.

Patti Anderson
City Clerk, City of Fitchburg

Dated

Owner's Certificate:

As owner, the Jones Family Syene Farm Trust, hereby certifies it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Fitchburg for approval.

Marc Jones, Trustee

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2022, the above-named Marc Jones, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires

Printed name

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2022

Surveyed For:

Jones Family Syene Farm Trust
2266 S. Syene Road
Fitchburg, WI 53711

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Surveyed: TAS
Drawn: MAP
Checked: MAP/CKC
Approved: DVB
Field book: 385/12
Tape/File:

Kristi Chlebowski, Register of Deeds

Document No. _____