



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 R-L & A-T district to the R-R & A-T district the following described property:

1. Location of Property / Street Address: SW 1/4 SECTION 12, T6N, R9E / 2733 COUNTY HIGHWAY MM

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

SEE ATTACHED COVER LETTER

***Also submit in electronic format (MS WORD or plain text) by email to: planning@city.fitchburg.wi.us

2. Proposed Use of Property - Explanation of Request:

SEE ATTACHED COVER LETTER

3. Proposed Development Schedule: NONE, EXISTING CONDITIONS

4. Future Land Use Plan Classification: A-T AND R-R

***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@city.fitchburg.wi.us. Additional information may be requested.

Type of Residential Development (If Applicable): ALL SINGLE FAMILY PARCELS

Total Dwelling Units Proposed: NO ADDITIONAL 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: TRAILS AND TAILS STEWARDSHIP LIVING TRUST

Address: 4932 HAIGHT FARM RD Phone No: 608-225-1999

Contact Person: SONJIA SHORT

Email: SHORSJ@HOTMAIL.COM

Address: SAME Phone No: SAME

Respectfully Submitted By: *Sonjia Short* *Sonjia J. 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: _____ Publish: _____ and _____

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.

