



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 \_\_\_\_\_ district to the \_\_\_\_\_ district the following described property:

**1. Location of Property/Street Address:** Lot 4 of CSM 10315 on Adams Road (Parcel #: 0609-292-8510-2), Fitchburg,

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

Lot 4 of CSM 10315 on Adams Road (Parcel #: 0609-292-8510-2), Fitchburg, WI

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

**2. Proposed Use of Property - Explanation of Request:**

Creating building site Residential RR

**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): \_\_\_\_\_

**Total Dwelling Units Proposed:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development** (If Applicable): \_\_\_\_\_

**Proposed Hours of Operation:** \_\_\_\_\_ **No. Of Employees:** \_\_\_\_\_

**Floor Area:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

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

**Current Owner of Property:** Helen Purcell

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

**Contact Person:** Chang-Beom Eom

**Email:** ceom@wisc.edu

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

**Respectfully Submitted By:** Paul Maxwell, POA for Helen Purcell Paul Maxwell, POA for Helen Purcell  
 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.** \_\_\_\_\_

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:

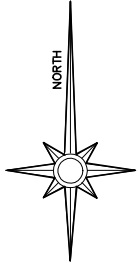
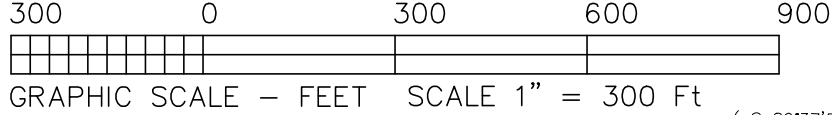
1. Land division application and a Certified Survey Map
2. Rezoning application
3. Letter from a farmer (Justification of History of tillage criteria)
4. Perc test report (Justification of Residential Infill criteria)
5. Google map showing the proposed land division, vehicular access point and proposed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

# CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

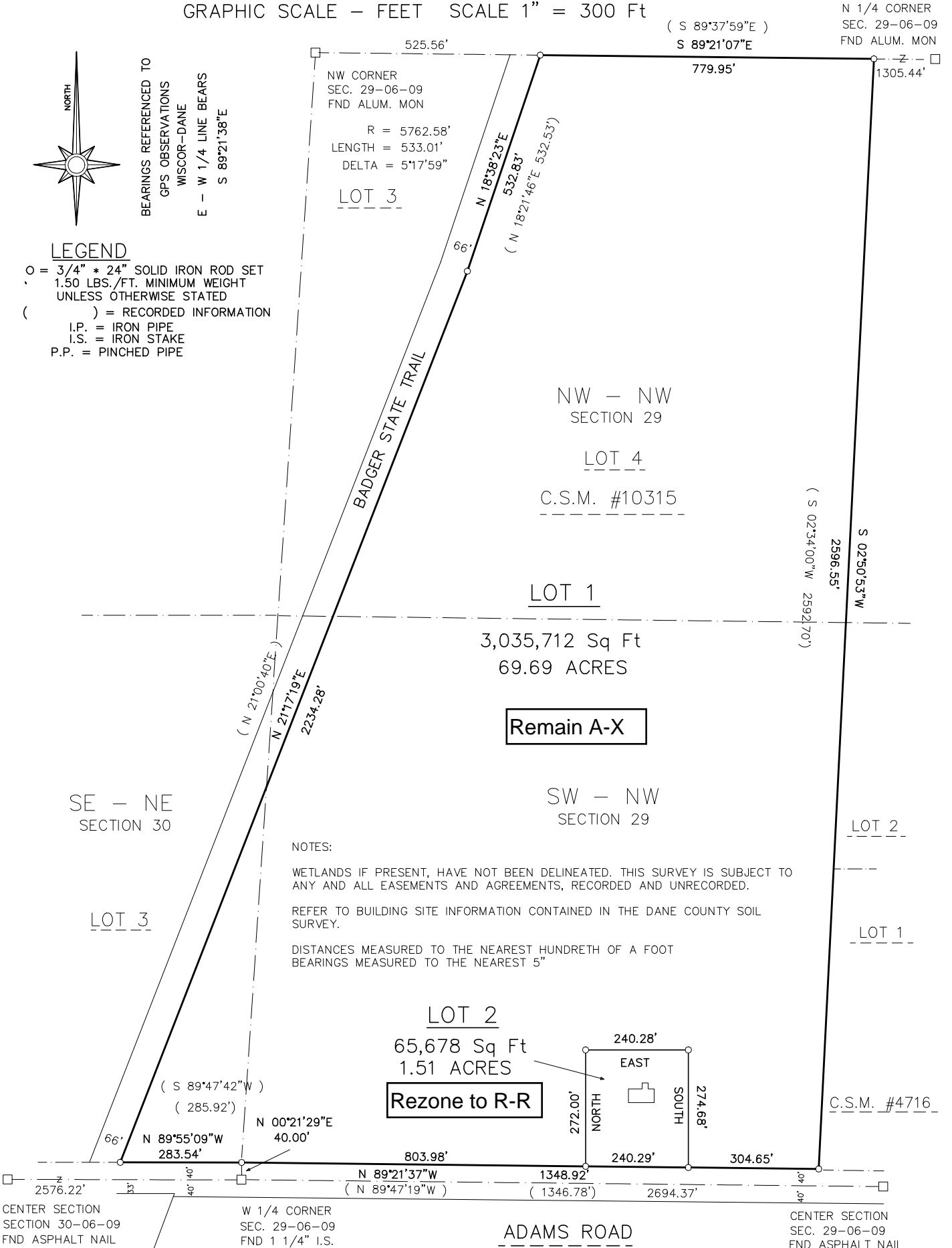
A REDIVISION OF LOT 4, CERTIFIED SURVEY MAP #10315, LOCATED IN THE W 1/2 OF THE NW 1/4, SECTION 29, AND THE SE 1/4 OF THE NE 1/4, SECTION 30, ALL IN T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



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



#### 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"

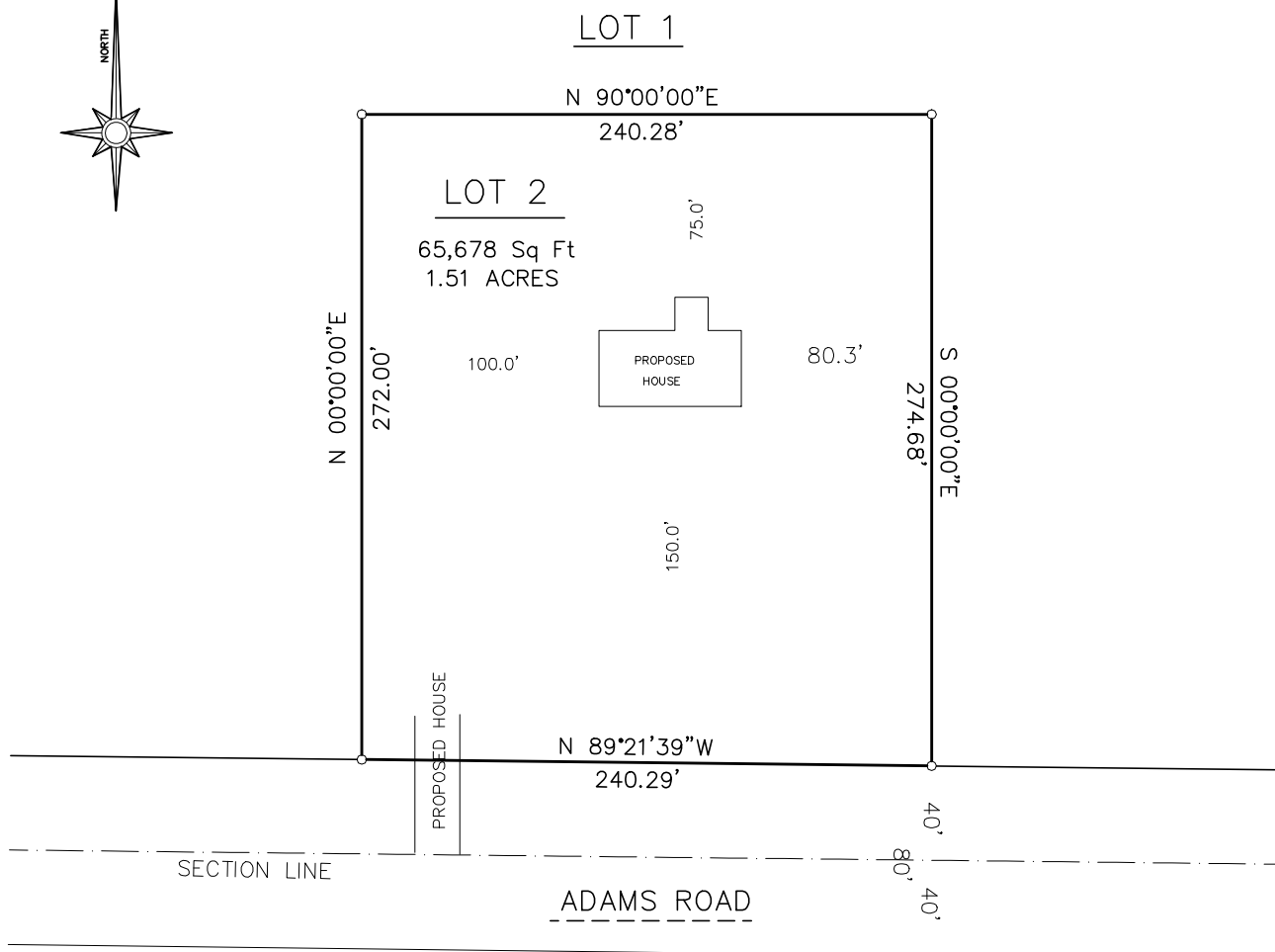
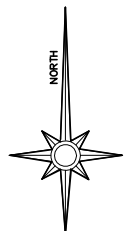
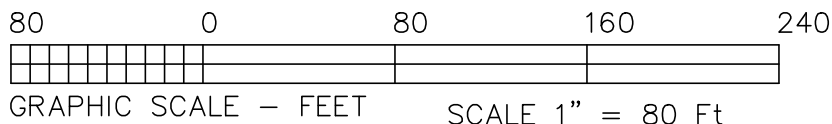
DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

# 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.



## 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

PAGE 2 OF 2

DOCUMENT NO. \_\_\_\_\_

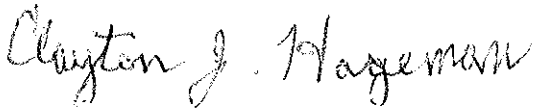
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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 **SE 1/4 NE 1/4 S 30 T 6 N R 9 E (cont'd)**

Property Owner's Mailing Address **830 Hidden Cave Road** Lot # **2** Block # \_\_\_\_\_ Subd. Name or CSM# **Proposed CSM**

City **Madison, WI** State **WI** Zip Code **53717** Phone Number **608-217-3329**  City  Village  Town **Adams Road** Nearest Road **Fitchburg**

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

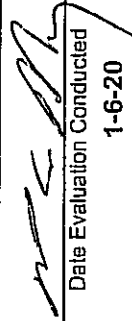
**101** Boring #  Boring  Pit Ground surface elev. **101.8** ft. Depth to limiting factor **>116** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	0.6	0.8
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	
									*Eff#1	*Eff#2
A	0-9	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	0.6	0.8
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 = BOD<sub>5</sub> > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L \* Effluent #2 = BOD<sub>5</sub> < 30 mg/L and TSS < 30 mg/L

CST Name (Please Print) **Paul A. Hardy** Signature 

Address **7226 Timberwood Drive, Madison, WI 53719** Date Evaluation Conducted **1-6-20** Telephone Number **608-848-4869**

CST Number **225394**

Property Owner Young-lee-Eom

Parcel ID # Lot 2 Proposed CSM

Page 2 of 3

Boring # 103  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	
									*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  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	
									*Eff#1	*Eff#2

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	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD<sub>5</sub> > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

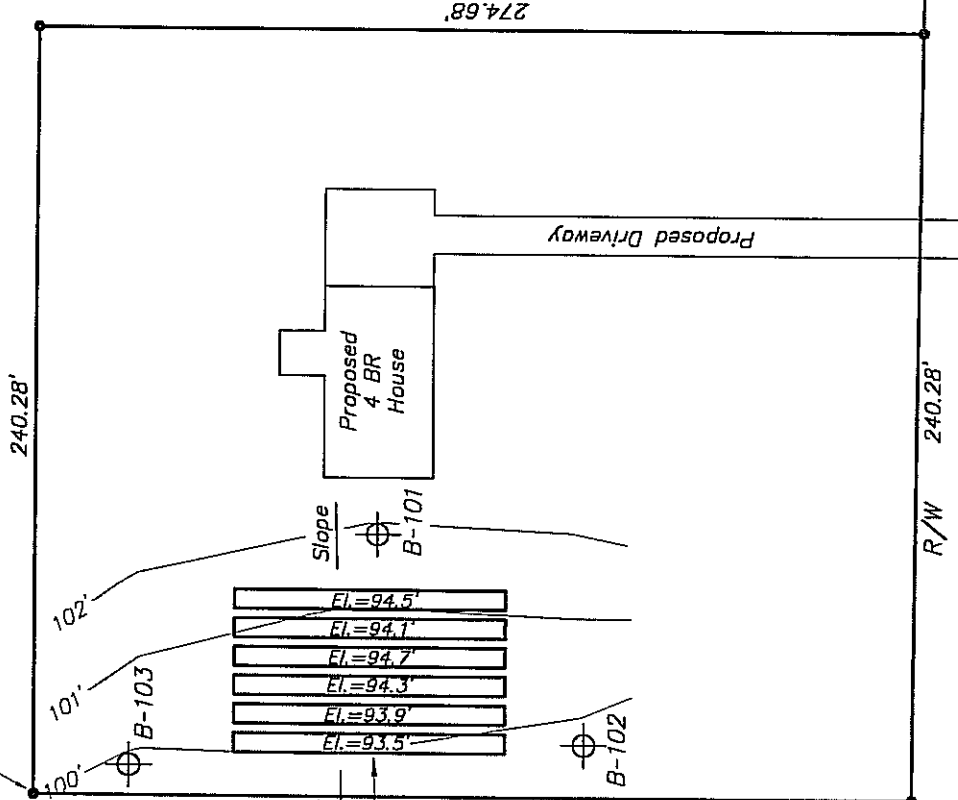
\* Effluent #2 = BOD<sub>5</sub> ≤ 30 mg/L and TSS ≤ 30 mg/L

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



BM=Top of 3/4" Rebar  
 El.=100.0'



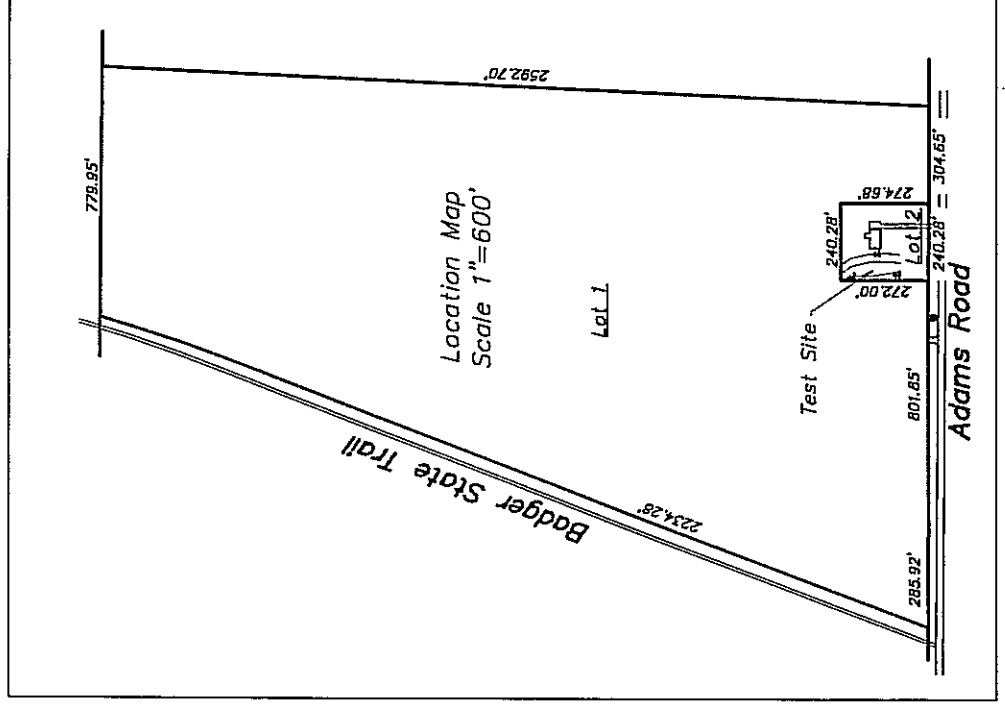
Proposed 6' x 84' Absorption Cells (3 Cells Per System)

3-5%

Nail in 42" Tree, 24" Above Ground  
 El.=96.6'



Adams Road



*Handwritten signature*  
 CST 225354  
 1-6-20





