

R18.000646



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 Ex. Ag. district to the DR district the following described property:

R-K RT 11/28/22

1. **Location of Property/Street Address:** 5942 County Highway M

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

Part of the NE & SE 1/4s of the NW 1/4 and the NW & SW 1/4s of the NE 1/4 of Section 32, T6N, R9E, City of Fitchburg, Dane County. See proposed CSM.

***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 1 of the accompanying CSM contains an existing set of buildings, which Ms. Gust wishes to convey to a family member.

3. **Proposed Development Schedule:** As soon as the city's meeting schedule permits.

***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): One 8.21 acre lot (Lot 1).

Total Dwelling Units Proposed: 1 **No. Of Parking Stalls:** N/A

Type of Non-residential Development (If Applicable): One 141.77 acre agricultural lot (Lot 2).

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: Lois Gust

Address: 585 Whalen Road, Verona, WI 53593 **Phone No:** 608-772-3939

Contact Person: Terese Hansen, Esq.

Email: hansenlawverona@gmail.com

Address: 111 E. Verona Avenue, Verona, WI 53593 **Phone No:** 608-772-3939

Respectfully Submitted By: *Robert A. Talarczyk* **Robert A. Talarczyk**
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:** 11-28-2022 **Publish:** CHEDU and

Ordinance Section No. **Fee Paid:** 15300 420

Permit Request No. RZ-2493-23



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 RR-R

6. Current Owner of Property: Lois Gust

Address: 585 Whalen Road, Verona, WI 53593 **Phone No:** 608-772-3939 Terese Hansen

7. Contact Person: Robert Talarczyk

Email: bob@talarczyk-surveys.com

Address: 517 2nd Avenue **Phone No:** 608-527-5216

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: *Robert A. Talarczyk* Robert A. Talarczyk, P.L.S.
 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:** CHECK SEE RR-2493-22 (4910)

Permit Request No. CG-2492-23

Receipt No: 18.000646

Dec 15, 2022

GUST, LOIS

LICENSES & PERMITS	
RZ-2493-23	620.00
LICENSES & PERMITS	
CS-2492-23	910.00

Total:	-----	1,530.00
	=====	

CHECK	
Check No: 8868	1,530.00

Payor:		
GUST, LOIS		
Total Applied:	-----	1,530.00

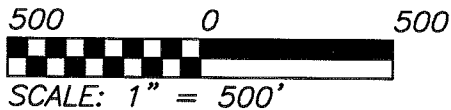
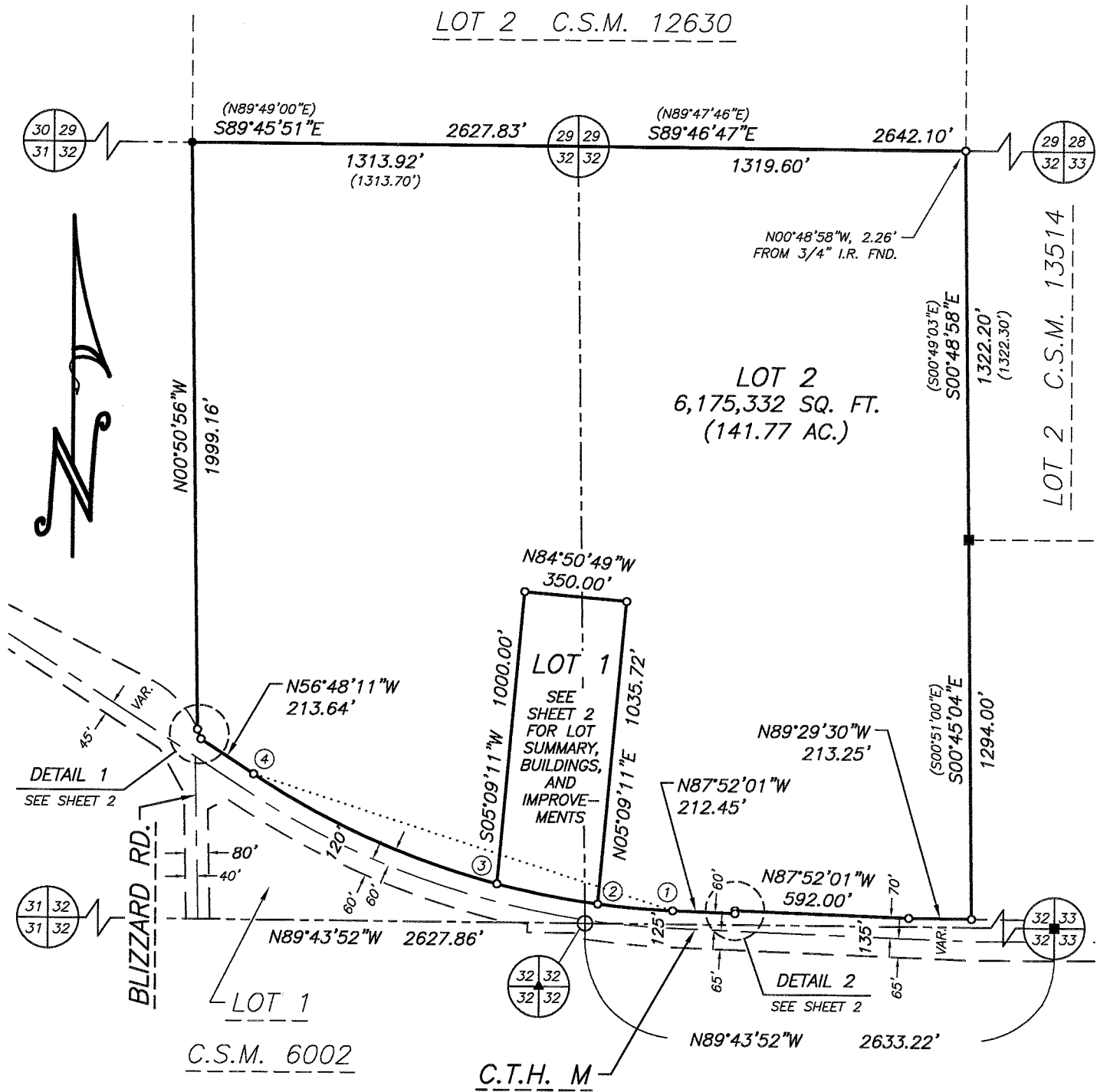
Change Tendered:	-----	.00
	=====	

12/15/2022 09:38AM

CITY OF FITCHBURG
5520 LACY RD
FITCHBURG WI 53711 608-270-4200

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Southeast 1/4s of the Northwest 1/4 and the Northwest and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



PREPARED FOR:
Terese Hansen, Esq.
Hansen Law Office
111 E. Verona Avenue
Verona, WI 53593
(608) 772-3939

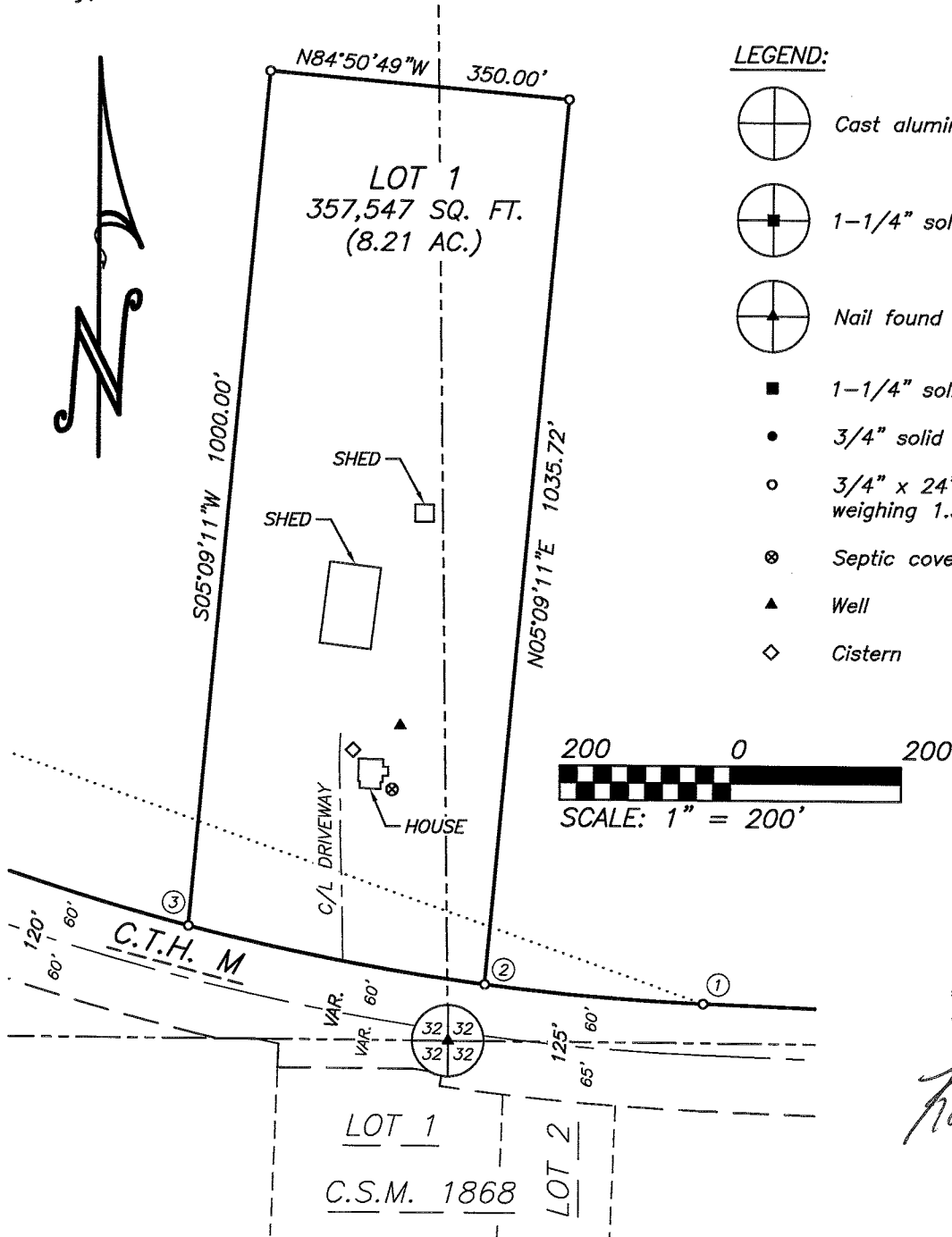
WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WIS.
LAND SURVEYOR
11/23/22

TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

JOB NO. 22062
POINTS 22062
DRWG. 22062_2
DRAWN BY FLS

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Southeast 1/4s of the Northwest 1/4 and the Northwest and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



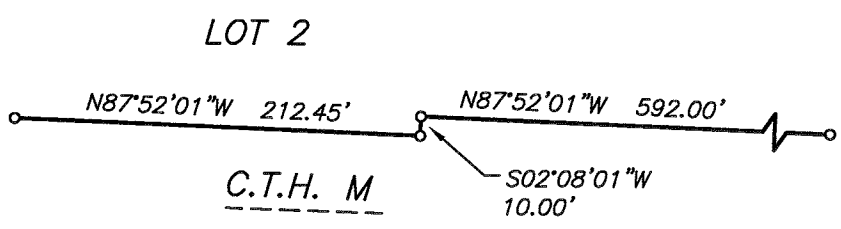
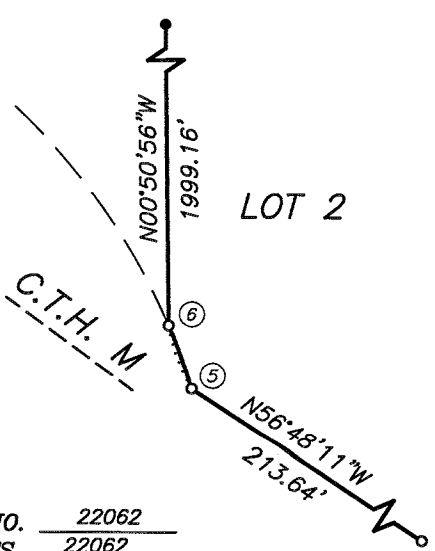
LEGEND:

- Cast aluminum monument found
- 1-1/4" solid round iron rod found
- Nail found
- 1-1/4" solid round iron rod found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- Septic cover
- Well
- Cistern

ROBERT A. TALARCZYK
 S-2323
 NEW GLARUS, WI
 LAND SURVEYOR
 11/23/22

DETAIL 1
SCALE 1"=100'

DETAIL 2
SCALE 1"=100'



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TALARCZYK
 LAND SURVEYS LLC
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CERTIFIED SURVEY MAP NO. _____

That part of the Northeast and Southeast 1/4s of the Northwest 1/4 and the Northwest and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 32; thence S89°46'47"E, 1319.60' to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 32; thence S00°48'58"E, 1322.20' to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 32; thence S00°45'04"E along the East line of the Southwest 1/4 of the Northeast 1/4 of Section 32, 1294.00' to the Northerly right of way line of C.T.H. M; thence N89°29'30"W along said right of way line, 213.25'; thence N87°52'01"W along said right of way line, 592.00'; thence S02°08'01"W along said right of way line, 10.00'; thence N87°52'01"W along said right of way line, 212.45'; thence Northwesterly, 1520.66' along said right of way line and the arc of a curve to the right whose radius is 2804.79' and whose chord bears N72°20'06"W, 1502.11'; thence N56°48'11"W along said right of way line, 213.64'; thence Northwesterly, 35.05' along said right of way line and the arc of a curve to the left whose radius is 338.00' and whose chord bears N20°13'55"W, 35.04' to the West line of the East 1/2 of the Northwest 1/4 of Section 32; thence N00°50'56"W, 1999.16' to the Northwest corner of the East 1/2 of the Northwest 1/4 of Section 32; thence S89°45'51"E, 1313.92' to the point of beginning; subject to any and all easements of record.

CURVE TABLE

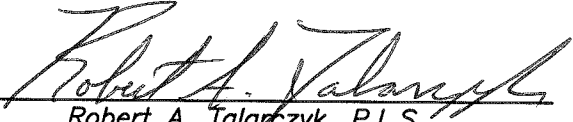
CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
①-④	2804.79'	1520.66'	31°03'50"	1502.11'	N72°20'06"W		
①-②	2804.79'	257.11'	5°15'08"	257.02'	N85°14'27"W		
②-③	2804.79'	352.05'	7°11'30"	351.82'	N79°01'08"W		
③-④	2804.79'	911.50'	18°37'12"	907.50'	N66°06'47"W		
⑤-⑥	338.00'	35.05'	5°56'32"	35.04'	N20°13'55"W	N17°15'39"W	N23°12'11"W

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 32 bears S89°45'51"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

November 23, 2022


Robert A. Talarczyk, P.L.S.



 **TALARCZYK**
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyksurveys.com

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DRAWN BY FLS

SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Southeast 1/4s of the Northwest 1/4 and the Northwest and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The City of Fitchburg.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Lois J. Gust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Lois J. Gust to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

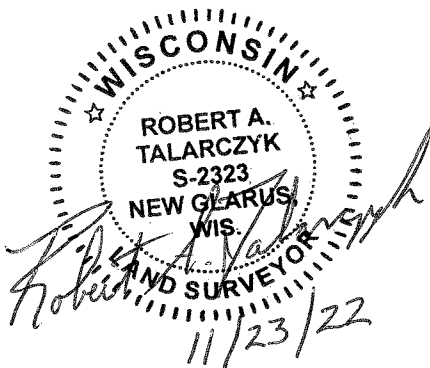
CITY OF FITCHBURG APPROVAL: This Certified Survey Map has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Date

Tracy Oldenburg, City Clerk

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds



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