

**Zoning Descriptions:**

Zoning Description (A-X to R-L):  
Parcel No. 0609-223-9200-2

Part of the Northwest 1/4 of the Southwest 1/4, Section 22, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the West 1/4 Corner of said Section 22; thence S00°53'22"W, 241.96 feet along the West line of the Southwest 1/4 to the point of beginning; thence N89°05'02"E, 206.17 feet; thence N01°41'44"E, 177.33 feet to the South right-of-way of Whalen Road; thence N88°43'28"E, 46.59 feet along said South right-of-way; thence S01°41'44"W, 269.95 feet; thence S89°05'02"W, 251.45 feet to said West line of the Southwest 1/4; thence N00°53'22", 92.29 feet along said West line to the point of beginning; Containing 31,510 square feet, or 0.723 acres.

Zoning Description (A-T to R-L):  
Parcel No. 0609-214-8041-2

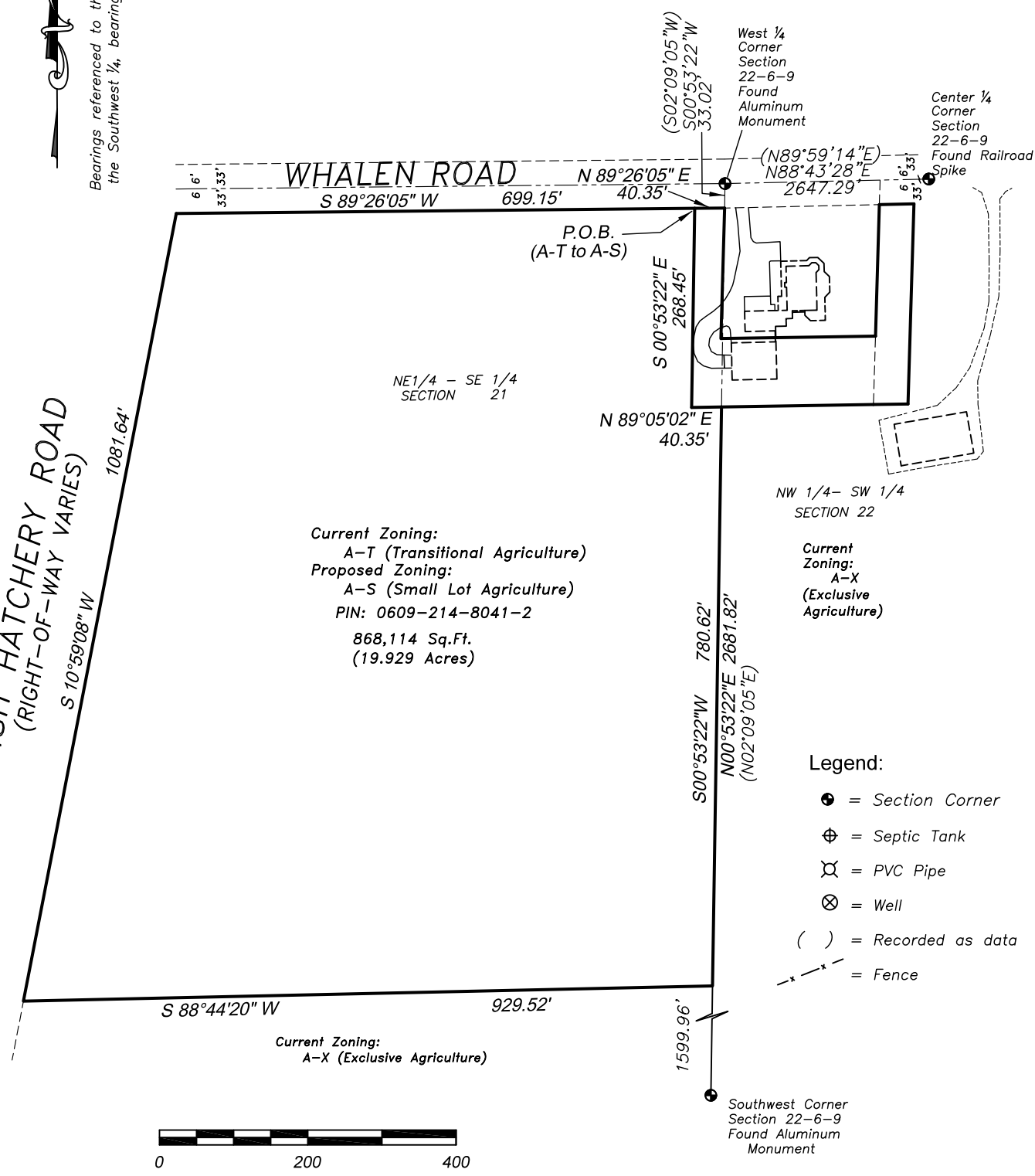
Part of the Northeast 1/4 of the Southeast 1/4 of Section 21, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the West 1/4 Corner of said Section 22; thence S00°53'22"W, 33.02 feet along the East line of the Southeast 1/4 to the point of beginning; thence S01°38'53"W, 176.01 feet; thence N89°05'02"E, 2.33 feet to said East line; thence S00°53'22"W, 92.29 feet; thence S89°05'02"W, 40.35 feet; thence N00°53'22"W, 268.45 feet; thence N88°26'05"E, 40.35 feet to the point of beginning; Containing 10,618 square feet, or 0.243 acres.

Zoning Description (A-T to A-S):  
Parcel No. 0609-214-8041-2

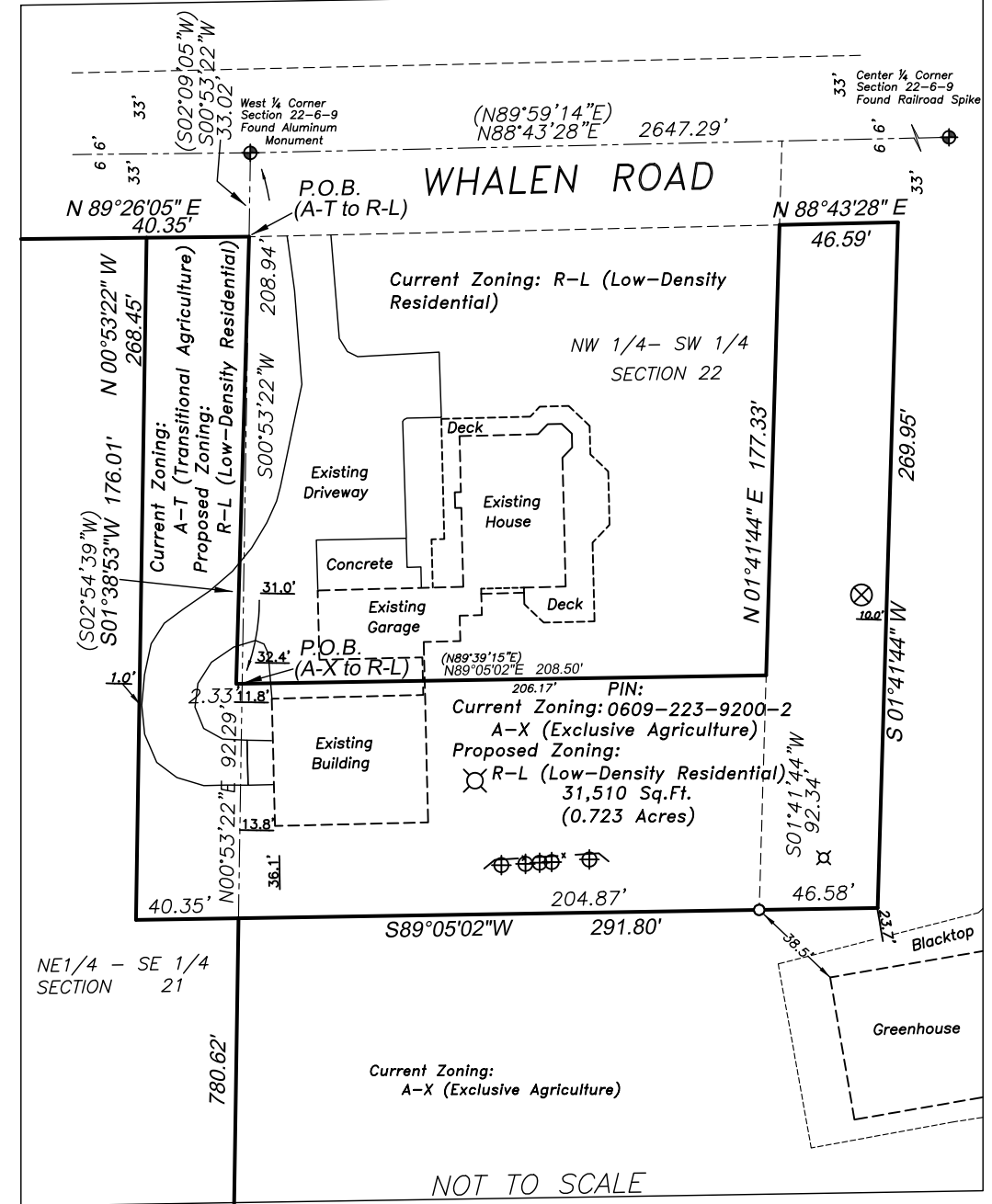
Part of the Northeast 1/4 of the Southeast 1/4 of Section 21, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the West 1/4 Corner of said Section 22; thence S00°53'22"W, 33.02 feet along the East line of the Southeast 1/4; thence S88°26'05"W, 40.35 feet to the point of beginning; thence S 00°53'22"E, 268.45 feet; thence N89°05'02"E, 40.35 feet to said East line; thence S00°53'22"W, 780.62 feet along said East line; thence S88°44'20"W, 929.52 feet; thence N10°59'08"E, 1081.64 feet; thence N89°26'05"E, 699.15 feet to the point of beginning; Containing 868,114 square feet, or 19.929 acres.

FISH HATCHERY ROAD  
(RIGHT-OF-WAY VARIES)

Bearings referenced to the West line of the Southwest 1/4, bearing S00°53'22"W



**DETAIL A**



**BIRRENKOTT SURVEYING**  
LAND SURVEYING & PERC TESTING  
BIRRENKOTTSURVEYING.COM

P.O. BOX 237  
1677 N. BRISTOL ST.  
SUN PRAIRIE, WIS. 53590

(608) 837-7463  
FAX (608) 837-1081

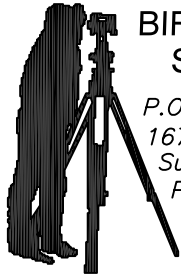
**ZONING MAP**

October 22, 2024

SURVEYED BY	
DRAWN BY	B.T.S.
CHECKED BY	C.K.C.
APPRV'D BY	C.K.C.

PREPARED FOR:  
**GARY GORMAN**  
200 N MAIN STREET  
OREGON, WI 53575  
608-444-6108

JOB NO.	230204-PP
SHEET	1 OF 1
FB	

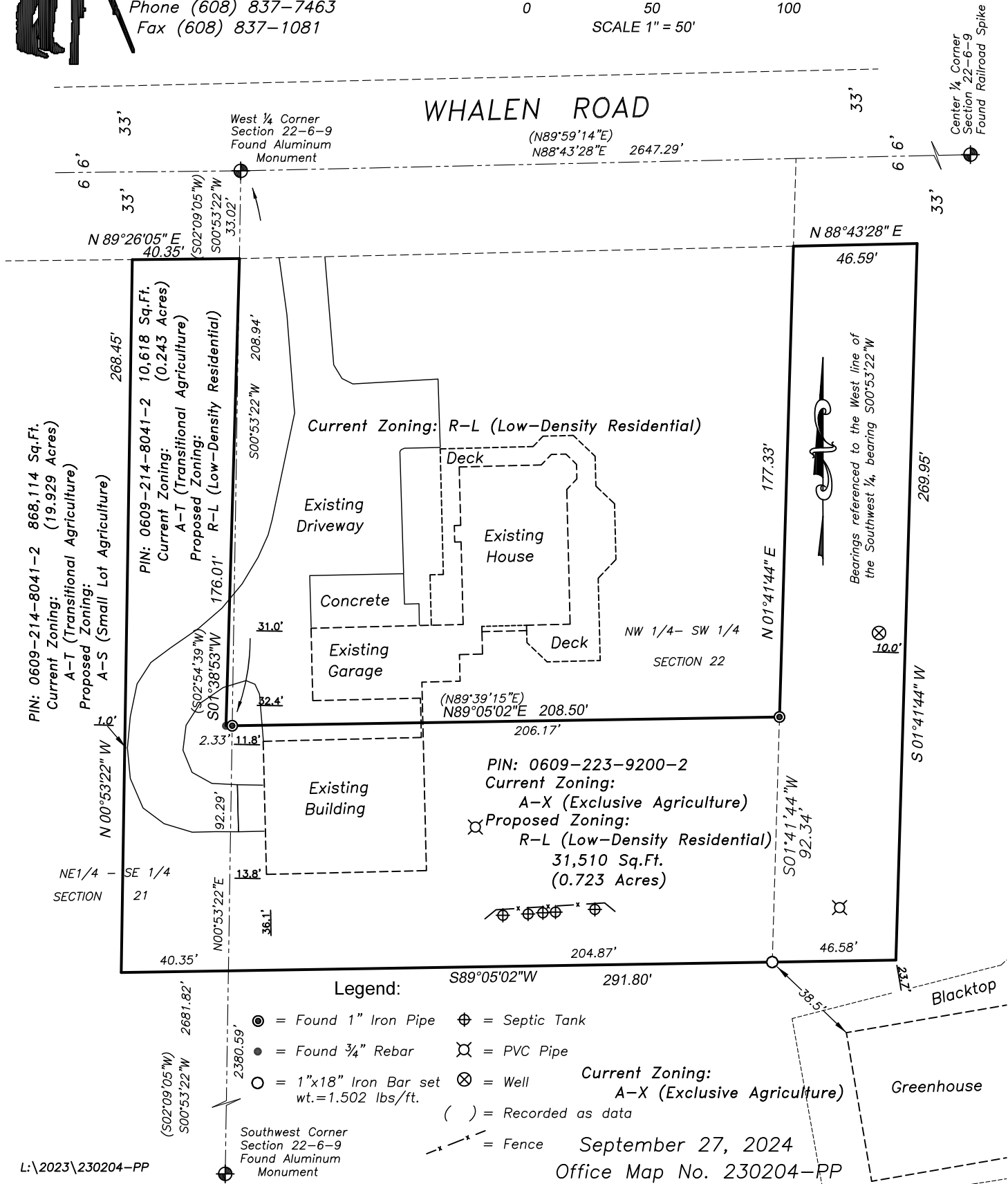
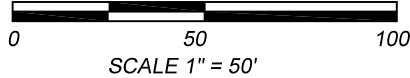


# BIRRENKOTT SURVEYING

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

# Zoning Map

Part of the Northwest 1/4 of the Southwest 1/4, Section 22 and Part of the Northeast 1/4 of the Southeast 1/4 of Section 21 all in T6N, R9E, City of Fitchburg, Dane County, Wisconsin



### Legend:

- = Found 1" Iron Pipe
- = Found 3/4" Rebar
- = 1"x18" Iron Bar set wt.=1.502 lbs/ft.
- ⊕ = Septic Tank
- ⊗ = PVC Pipe
- ⊗ = Well
- ( ) = Recorded as data
- x-x- = Fence

Current Zoning:  
A-X (Exclusive Agriculture)

September 27, 2024  
Office Map No. 230204-PP

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## Conditional Use - Owner or Authorized Agent Acknowledgement

\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Bryan Smith - AGENT FOR BIRRENKOTT  
SURVEYING  
Owner's or Authorized Agent's Signature

10/09/2024  
Date (DD/MM/YYYY)