



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

LDIV-24-5

Land Division Conditions of Approval

1. **Project Name:** Jones CSM Reapproval
2. **Location:** 2244 S SYENE RD, Fitchburg, WI, 53711
3. **Permit Request No.:** CS-2537-24
4. **Resolution No.:** R-84-24
5. **Decision Date:** April 16, 2024
6. **Type of Action Requested:** Certified Survey Map Approval
7. **Zoning District:** A-X
8. **Legal Description:** Metes and bounds For Birrenkott

Zoning Conditions

- ~~1.~~ No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- ~~2.~~ Prior the city signing the CSM, the CSM must comply with the dimensional standards of the Low-Density Residential zoning district.
- ~~3.~~ All outstanding fees or assessments owed by any of the property owners involved must be paid prior to the City signing the CSM.
4. The CSM will require a right to farm and claim affidavit.
- ~~5.~~ Any future residential building sites shall be subject to the City's Rural Residential Development Criteria (RRDC) and City review and approval thereof.
- ~~6.~~ Concurrence from utilities (gas, electric, cable, phone) shall be provided with regards to the utility easement locations shown on the CSM. An email from the utilities is sufficient.
- ~~7.~~ Show dimensions between new property lines and existing buildings. Septic fields and wells should be labelled and shown on the CSM.
- ~~8.~~ An easement, if necessary, should be recorded for the driveway on the proposed Lot 2 prior to recording the CSM.
9. Given potential underground installations of electric, gas and communications in the public utility easement, provide a note on the CSM stating that the final grade within public utility easements shall not be altered by more than six (6) inches without written consent of the utilities involved.
10. All properties not connected to municipal water will need to connect to municipal water if they are not zoned agriculture.
- ~~11.~~ If the private well shown directly NE of proposed Lot 2 does not service proposed Lot 1, show location of the well that services proposed Lot 1 on the CSM. Submit a private well application for the well that services proposed Lot 1.
- ~~12.~~ If the private well shown directly NE of proposed Lot 2 services proposed Lot 2 only either:
 1. Abandon the well.
 2. If proposed Lot 2 wants to use the well for irrigation purposes only (connection is required for potable purposes for all lots that are not zoned agriculture), submit a well application permit and provide an easement for the benefit of proposed Lot 2 on the CSM for use of this well. If a private well operation permit cannot be obtained, the well will need to be abandoned.
13. It appears that the septic tank on proposed Lot 1 has a double verses single line through it. Please correct this symbol to match legend table.
14. Show locations of septic vents on proposed Lot 2.
15. Water impact fees shall be paid prior to connection to municipal water. Paid
- ~~16.~~ It is prohibited to drill a private well if a lot is located within 200' of a public water main. All lots being created within this CSM are located within 200' of a public water main, except for proposed Outlot 1 on the east side of the tracks.
17. Lot 1 shall execute a compulsory water connection waiver. Waiver shall remain in effect for only so long as the property is either zoned for exclusive agricultural use or is covered by a recorded farmland preservation agreement.

Marc to draft for Tracy's review



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Land Division Feedback Letter

Issued to: Marc Jones

Issued Date: March 29, 2024

This feedback letter contains the comments from our internal departments in regards to your recently submitted Land Division Application.

Please read through the feedback and attach any adjusted materials to the form in our OpenGov portal. Also submit an explanation of the changes you've made in a separate attachment.

We require response to feedback to be submitted within 1 week of issuing of this letter.

Only feedback with a status of Open needs a response.

Planning & Zoning Comments

<u>Submitted by</u>	<u>Date</u>	<u>Status</u>	<u>Comment</u>
Planning	03/29/2024	Open	<ol style="list-style-type: none"> 1. Please be prepared to provide an overview of your proposal to the Plan Commission and to be available for questions. In-person or virtual attendance for applicants is permitted. Please be sure to contact Zack Jones in the Planning office for virtual attendance registration in advance of the meeting if required. 2. Applicants responsibility to satisfy all Public Works and Fire Department requirements. 3. Outstanding fees and assessments, if any, must be paid prior to recording. 4. The house on Lot 2 does not appear to meet the rear setback of the R-L zone. This should be reworked so it's compliant with the Chapter 22 zoning code. 5. What are all the different measurements on the north lot line of Sheet 3? This should be clarified on the plan. 6. Please label all wells and septic fields that serve the house on the site plan. 7. Lot 2 needs to record a right-to-farm. 8. Sign and record an Affidavit of Record for the claims. 9. What is the status for the existing driveway to on the north side of Lot 2? Should there be a shared easement for the benefit of 2258 S Syene? Does that easement already exist? If so, it should be noted.

Administration Comments

Assessing Comments

Econ Dev Comments

Finance Comments

03/25/2024 **Open** Parcels listed - no outstanding fee/balances for Marc Jones

Fire Comments

Parks Comments

Parks 03/20/2024 **Open** Parks would have no comment on this request at this time.

Thank you.

Scott

PW - General Comments

Tracy Foss

03/28/2024

Open

1. Given potential underground installations of electric, gas and communications in the public utility easement, provide a note on the CSM stating that the final grade within public utility easements shall not be altered by more than six (6) inches without written consent of the utilities involved.

PW - Stormwater/Erosion Control Comments

PW - Transportation Comments

PW - Utilities Comments

Tracy Foss

03/28/2024

Open

1. All properties not connected to municipal water will need to connect to municipal water if they are not zoned agriculture.
2. All outstanding assessments shall be paid prior to the land division.
3. Water impact fees shall be paid prior to connection to municipal water.
4. If the private well shown directly NE of proposed Lot 2 does not service proposed Lot 1, show location of well that services proposed Lot 1 on the CSM. Submit a private well application for the well that services proposed Lot 1.
5. If the private well shown directly NE of Lot 2 services Lot 2 only either:
 - a. Abandon the well
 - b. If Lot 2 wants to use the well for irrigation purposes only (connection is required for potable purposes for all created lots that are not zoned agriculture), submit a well application permit and provide an easement for the benefit of Lot 2 on the CSM for use of this well. If a private well operation permit cannot be obtained, the well will need to be abandoned.
5. It appears the septic tank on Lot 1 has a double verses single line through it. Please correct this symbol to match legend table.
7. Show location of septic vents on Lot 2.
8. Lot 1 shall execute a compulsory connection waiver. Waiver shall remain in effect for only so long as the property is either zoned for exclusively agricultural use or is covered by a recorded farmland preservation agreement.

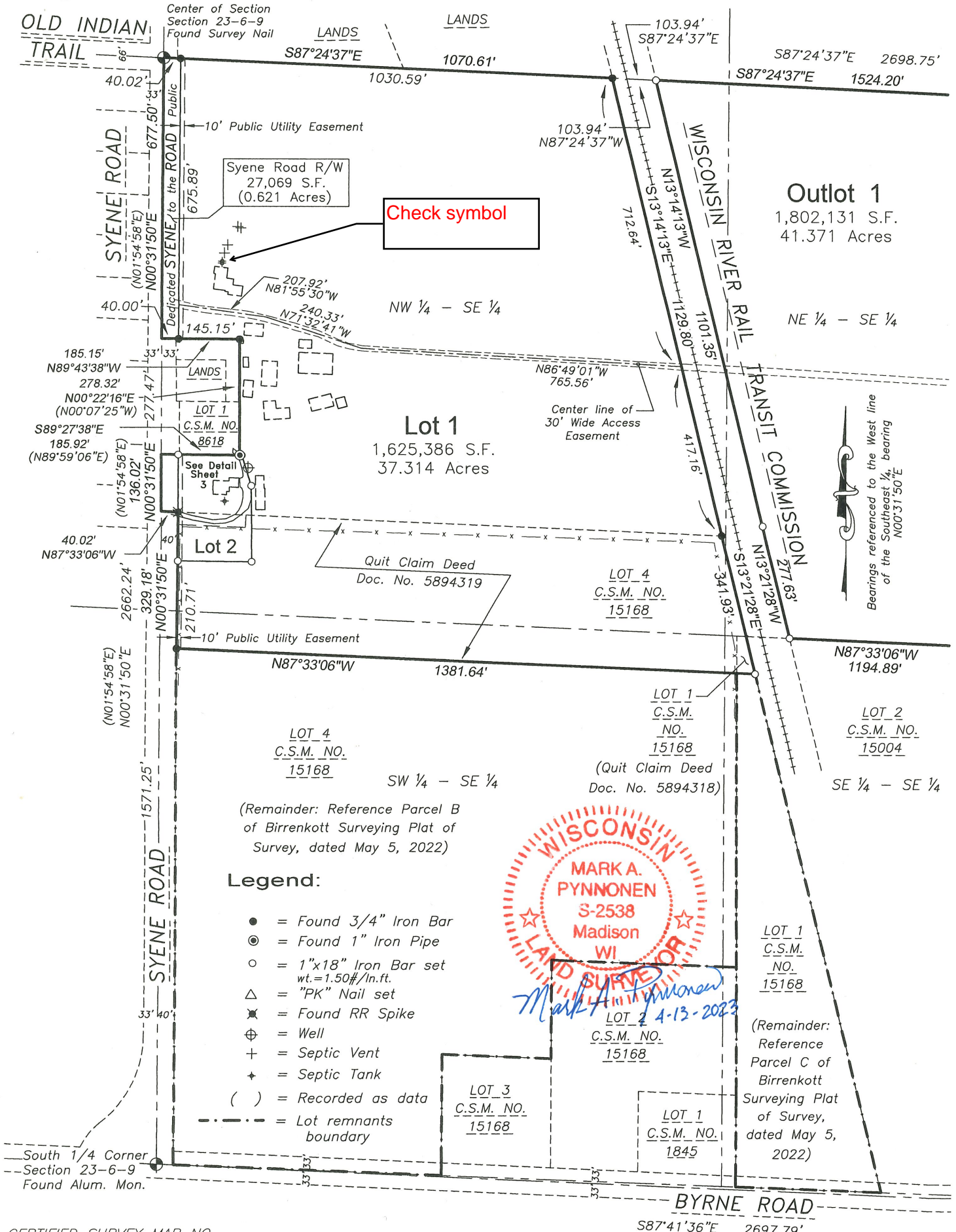
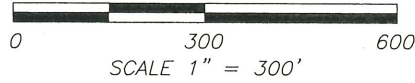


BIRRENKOTT SURVEYING

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

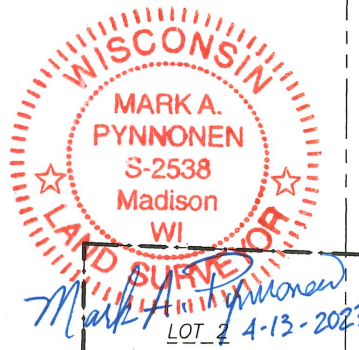
CERTIFIED SURVEY MAP

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
- ⊙ = Found 1" Iron Pipe
- = 1"x18" Iron Bar set wt.=1.50#/ln.ft.
- △ = "PK" Nail set
- ✕ = Found RR Spike
- ⊕ = Well
- ⊕ = Septic Vent
- ⊕ = Septic Tank
- () = Recorded as data
- - - = Lot remnants boundary



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

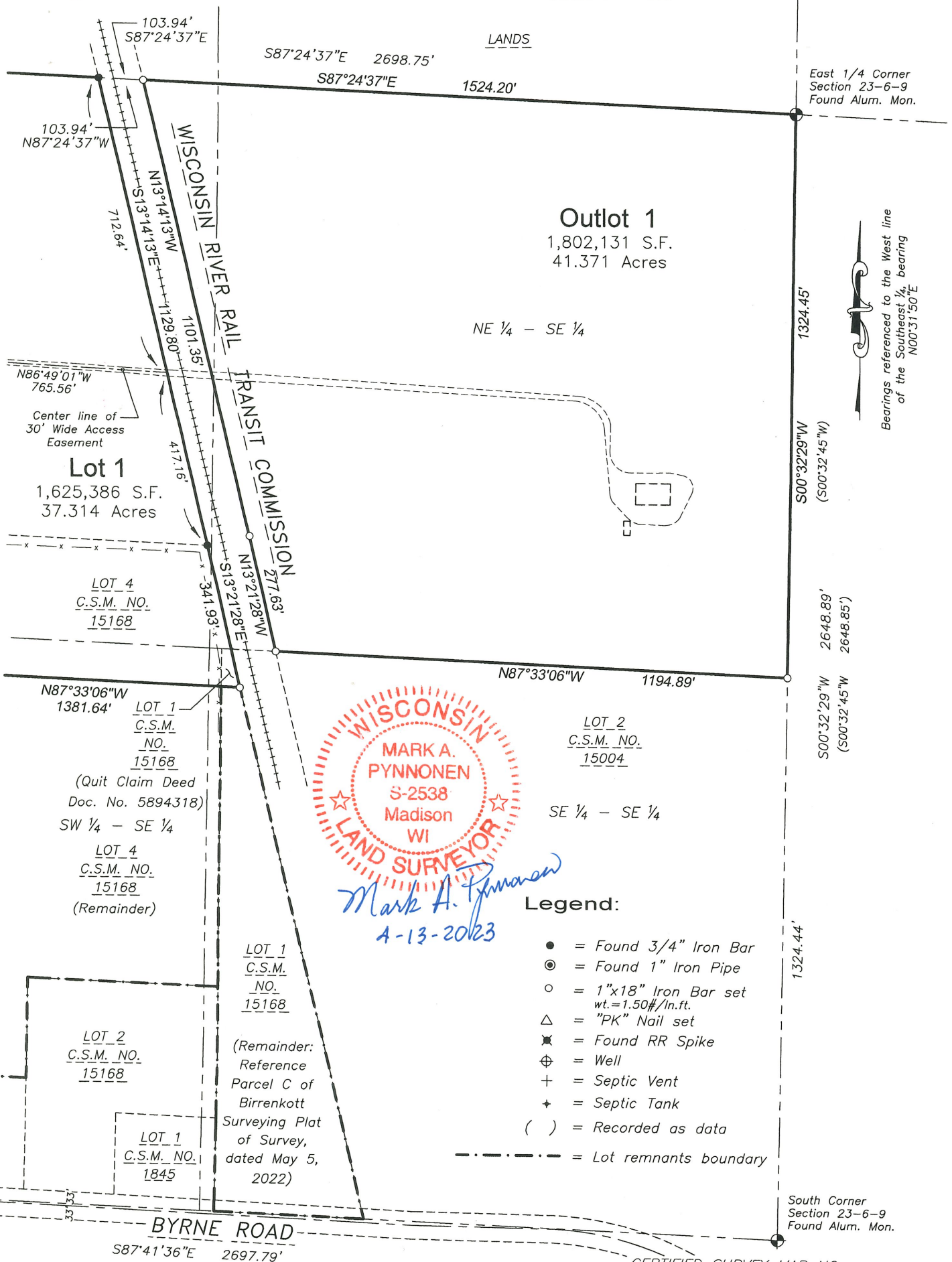
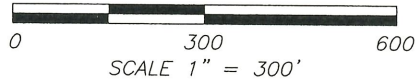


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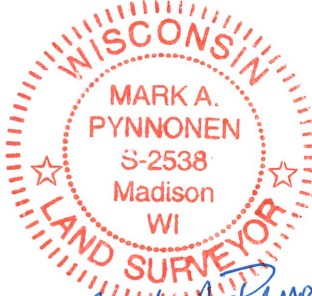


LANDS

Outlot 1
1,802,131 S.F.
41.371 Acres

NE 1/4 - SE 1/4

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



Mark A. Pynnönen
4-13-2023

Legend:

- = Found 3/4" Iron Bar
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- = 1"x18" Iron Bar set wt.=1.50#/In.ft.
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(Remainder: Reference Parcel C of Birrenkott Surveying Plat of Survey, dated May 5, 2022)

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

East 1/4 Corner Section 23-6-9 Found Alum. Mon.

BYRNE ROAD
S87°41'36"E 2697.79'

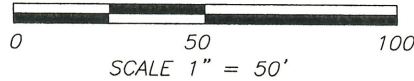


**BIRRENKOTT
SURVEYING**

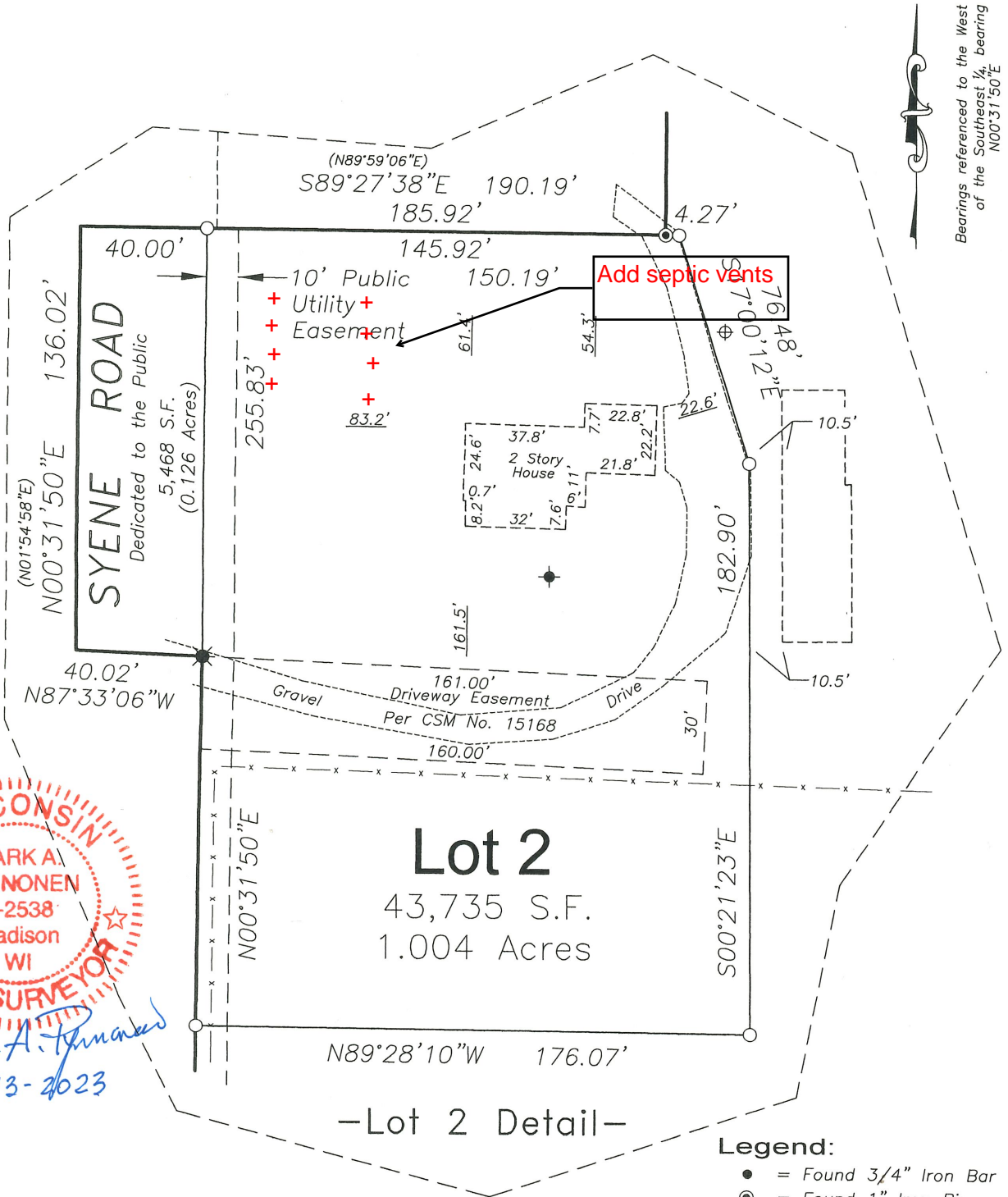
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Bearings referenced to the West line of the Southeast 1/4, bearing N00°31'50"E



Mark A. Pynnönen
4-13-2023

Lot 2
43,735 S.F.
1.004 Acres

-Lot 2 Detail-

- Legend:**
- = Found 3/4" Iron Bar
 - ⊙ = Found 1" Iron Pipe
 - = 1"x18" Iron Bar set wt.=1.50#/In.ft.
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 - ⊗ = Found RR Spike
 - ⊕ = Well
 - ⊕ = Septic Vent
 - ⊕ = Septic Tank
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 - - - - - = 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.

Add note as referenced in condition #9.

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



CERTIFIED SURVEY MAP DATED: April 10, 2023

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 4-13-2023
Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

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Beginning at the East 1/4 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 1/4; thence N87°33'06"W, 1195.50 feet along the South line of said Northeast 1/4 of the Southeast 1/4 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 1/4; thence N87°24'37"W, 103.94 feet along said North line to the Westerly right-of-way line of said Railroad; thence 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 1/4; 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 N89°59'06"E), 185.92 feet; thence N00°22'16"E (recorded as N00°07'25"W), 278.32 feet along the East line of Certified Survey Map No. 8618 and its Northerly extension; 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 1/4 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 _____ 2024.

Tracy Oldenburg
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 A. Jones

Marc Jones, Trustee



State of Wisconsin)

Dane County) ss Personally came before me this 13th day of April, 2023, the above-named Marc Jones, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Amy C. Harrison

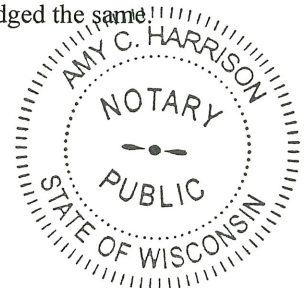
Notary Public, Dane County, Wisconsin.

8-28-2024

My Commission Expires

Amy C. Harrison

Printed name



Register of Deeds Certificate:

Received for recording this _____ day of _____, 2024

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. _____

“LEGAL DESCRIPTION”

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