



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: August 23, 2021

SUBJECT: ID [66987](#) – Re-approving a Certified Survey Map (CSM) to create two lots from land addressed as 5048 Thorson Road, Town of Sun Prairie, in the City of Madison’s Extraterritorial Jurisdiction.

On January 27, 2020, the Plan Commission found the extraterritorial criteria met and conditionally approved an application by Mark Pynnonen, Birrenkott Surveying, Inc. on behalf of Gary V. Ziegler to divide a 25.1-acre parcel developed with a single-family residence and accessory building to create a 40,303 square-foot lot along the Thorson Road frontage for the future construction of a single-family residence. The January 31, 2020 approval letter and Certified Survey Map (CSM) are attached to file ID 66987.

Wis. Stats. Section 236.25(2)(b) provides twelve (12) months to record a CSM following its last approval. Due to various delays on the applicant’s end, the CSM was not recorded before January 31, 2021 (one year from the date of the approval letter), so the previous approval is expired.

No changes to the land division are proposed, and the conditions of approval in 2020 approval would be carried forward with the re-approval. Further, staff is unaware of any changes in the area surrounding the subject site that would suggest that the CSM should not be re-approved. The applicant anticipates recording the CSM soon after the CSM is re-approved by the Plan Commission.

In closing, the Planning Division recommends that the Plan Commission re-approve a Certified Survey Map (CSM) to create two lots from land addressed as 5048 Thorson Road, Town of Sun Prairie subject to input at the public hearing and the conditions contained in the attached January 31, 2020 approval letter.