

From: [Mark Pynnonen](#)
To: [Parks, Timothy](#)
Cc: [Quamme, Jeffrey](#)
Subject: RE: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie
Date: Tuesday, August 3, 2021 3:17:52 PM
Attachments: [image001.png](#)

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That's perfect, Tim. Thank you.

We've addressed the big issues already, namely the Burke parcel and the wetlands delineation.

I will reach out to Jeff concerning a few of the other conditions regarding storm water.

Gary Ziegler will be happy to get this wrapped up.

Thanks again.

Mark A. Pynnonen, P.L.S.



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From: Parks, Timothy <TParks@cityofmadison.com>
Sent: Tuesday, August 3, 2021 3:09 PM
To: Mark Pynnonen <MPynnonen@birrenkottsurveying.com>
Cc: Quamme, Jeffrey <JRQuamme@cityofmadison.com>
Subject: RE: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie

Mark,

I have given this a little more thought and think that we can put this on the August 23 Plan Commission agenda for them to re-approve it subject to the 2020 conditions similar to what we do for final plats and CSMs in the City whose approval expire after a year. Will that work for you? Let me know.

Cheers,
TIM



Timothy M. Parks

Planner (Pronouns: He/ Him/ His)
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
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tparks@cityofmadison.com
T: 608.261.9632

From: Mark Pynnonen <MPynnonen@birrenkottsurveying.com>
Sent: Monday, August 2, 2021 9:19 AM
To: Parks, Timothy <TParks@cityofmadison.com>; Quamme, Jeffrey <JRQuamme@cityofmadison.com>
Subject: RE: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie

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Hello, Tim –

Admittedly, we (Birrenkott, client) could have been more proactive on certain conditions of approval. Unfortunately we weren't.

What is the best way to move forward with the CSM?

Thank you.

Mark A. Pynnonen, P.L.S.



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From: Parks, Timothy <TParks@cityofmadison.com>
Sent: Friday, June 25, 2021 10:00 AM
To: Quamme, Jeffrey <JRQuamme@cityofmadison.com>; Mark Pynnonen <MPynnonen@birrenkottsurveying.com>
Subject: RE: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie

I don't have anything to add about the boundary issue but am displeased to report that the City's one-year approval of this CSM has expired. We could still sign-off on that approval if another approval (County, Town) was granted less than a year ago.

I don't recall a recent instance of an ETJ approval expiring and think that we may need to take this one back to the Plan Commission.



Timothy M. Parks
Planner (Pronouns: He/ Him/ His)
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From: Quamme, Jeffrey <JRQuamme@cityofmadison.com>
Sent: Friday, June 25, 2021 9:02 AM
To: 'Mark Pynnonen' <MPynnonen@birrenkottsurveying.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>
Subject: RE: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie

Yes for me that is correct.

Jeff Quamme – Engineering Mapping (he, him, his)
Public Works Development Manager 2 / Land Records
(608) 266-4097 PH
jrquamme@cityofmadison.com

From: Mark Pynnonen <MPynnonen@birrenkottsurveying.com>
Sent: Friday, June 25, 2021 9:01 AM
To: Quamme, Jeffrey <JRQuamme@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>
Subject: RE: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie

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Thank you for the response, Jeff.

Just to confirm, can we ignore the Burke parcel and go only with the CSM on the Sun Prairie lands?

Mark A. Pynnonen, P.L.S.



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From: Quamme, Jeffrey <JRQuamme@cityofmadison.com>
Sent: Friday, June 25, 2021 6:25 AM
To: Mark Pynnonen <MPynnonen@birrenkottsurveying.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>
Subject: RE: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie

Mark,

I in light of the following, I am okay with the CSM in the form of the Lot in the Town of Sun Prairie:

- The County is not enforcing / interpreting Chapter 236 as I am, thus allowing the CSM in the Town of Sun Prairie without the parcel in the Town of Burke
- The City has ETJ jurisdiction only and not a primary approval municipality
- The County has rezoned the parcel and the parcel cannot be developed as a residential parcel and per the zoning district the uses are restricted to accessory uses and structures associated with a permitted principal use on parcels in common ownership that are either adjacent or on the opposite side of a public right-of-way, so it cannot legally be sold as a separate parcel and must be accessory to a primary zoning parcel.

Tim Parks please chime in if you have any issue with this.

Jeff Quamme – Engineering Mapping (he, him, his)
Public Works Development Manager 2 / Land Records
(608) 266-4097 PH
jrquamme@cityofmadison.com

From: Mark Pynnonen <MPynnonen@birrenkottsurveying.com>

Sent: Thursday, June 24, 2021 4:16 PM

To: Quamme, Jeffrey <JRQuamme@cityofmadison.com>

Subject: CSM in Madison ETJ at 5048 Thorson Road, Town of Sun Prairie

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Hello, Jeff –

Once upon a time, we submitted for Gary Ziegler a CSM located on Thorson Road in the town of Sun Prairie for city of Madison ETJ approval.

One of the conditions of approval was the inclusion of a small triangular parcel, located in the town of Burke, adjacent to the CSM in question. At the time, this small parcel (Parcel ID No. 0810-254-9940-0) was zoned SFR-08, the same as adjacent parcels.

After talking with Roger Lane at Dane County, he said this was the wrong zoning and should have been changed to UTR zoning when the county revamped its zoning ordinance (apparently there are several small parcels such as this that were missed when the rezoning occurred and are being rezoned by the county as they come to light). Subsequently, the parcel was rezoned to UTR (Utility-Transportation-Right of way) zoning.

Because the county rezoned this parcel to a compatible zoning and it is its own parcel, do we still need to include it as part of the CSM project? Otherwise, since the county doesn't allow CSMs to cross town boundaries, this parcel would have to comprise a separate CSM.

Attached are the city's conditional-approval letter and CSMs for the two parcels in question. The town of Sun Prairie has approved its CSM; a submittal would be needed to Burke.

As a side note, we have a wetland delineation report. Some other items of the approval letter have not yet been addressed.

Thank you.

Mark A. Pynnonen, P.L.S.



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