

5/22/17

RE: Sunset Drive Land Division

Dear Planning Council Members,

My name is Andrew Schmidt. My wife (Kayla) and I have been working with a land owner of a parcel off of Sunset Drive. Address 6521 Sunset Drive. The land owner is located in Maryland so she has asked that I help with the process locally to subdivide the land.

For a brief history of the site: It was owned by her father who had a home on the site. He has passed away and the daughter and family moved away. The home fell into disarray and they removed it from the site some time ago.

Our goals for the site are as follows. We'd like to create lots 1 and 2, and then she'll keep lot 3 for her family. Lot 1 would be the site I'd use for a single family home site. The others won't immediately have a home, but could in the future.

The land is partially wooded and partially farmed. Our intent is to place homes in areas where farming can't currently exist because of wooded or farmable area, or in a location to minimize disturbing any farming. We think based on what the neighboring lots are like size-wise this is a good / sustainable way to keep the rural size and feel of the area, and still allow the land owner to do as she wishes. Lot 1 will be approximately 7 acres, lot 2 approximately 5 acres and lot 3 about 24 acres. The lots will be just as large as or larger than the surrounding homes sites to fit in with their surroundings.

The parcel falls into a very far western portion of Fitchburg's ETJ under its RRDC. Current zoning with Town of Verona / Dane County is RH-1. RH-1 allows for parcels as small as two acres. Our intent is not to create a subdivision, we want this to remain a rural feel, but still allow the seller to have a couple lots. This would be similar to other home sites around the area. The sites would be served with well and septic, so no additional future hardship on the City of Fitchburg would be needed for additional services beyond what's already there.

Thank you for your time. We appreciate your help and support, and look forward to working with you.

Sincerely,

Andrew and Kayla Schmidt

lot 1 lot 2

Parcel Number:
060836380704
Currently Zoned RH-1

lot 3

