

To: The City of Fitchburg

From: Amy & Dustin Johanning

Subject: Caine land separation of a building lot

My name is Amy Johanning and I am the granddaughter of Tom and Jeanne Caine, who along with their family, owns and operates a large farm in the city of Fitchburg. It is one of only four dairy farms left in the city. My husband Dustin and I own horses and other animals and are currently living east of Stoughton. My grandparents have agreed to sell us a lot on Caine Road if it can be separated so we can build a house and barn and move back to the land where I grew up and help operate our family farm, and help to care for our elderly grandparents. Living closer will help us help my family.

We have asked Marc Jones to help us go through the process of asking to separate a lot approximately 1.5 acres on Caine Rd, (please see the maps included), he will be acting as our agent. We are coming before the committees informally first so we can get a feel from the city staff and committees about our land separation. We do not want to financially burden our elderly grandparents until we are reasonably sure our site will be viewed positively by the city. On the maps attached we have selected an area that we feel fits the criteria in the Rural Residential Development plan, and have drawn in where the building site and driveway is proposed. In our plan we would be using a small amount of land that has a history of crop production, in exchange we can remove an old fence line

and replace the land that is taken out of crops. Also we will have pasture, and hay, on our land so only a small part of our lot will be out of production.

We have looked at the criteria and feel that this site fits well. We will gladly sign and record a right to farm statement, as we agree, and are farmers ourselves. This lot is not in an environmentally sensitive area. We will do a Forestry Management Plan, but most of the trees in this lot and close surrounding area are not of great value (mostly fence line and box elder soft trees). We do not believe that there are any heritage trees in this area. History of tillage has been addressed in the last paragraph. Residential infill works as there is a house to the north and two houses directly across on Caine Rd, and two more houses just to the south. The lot size will be 1.5 acres and the lot shape fits the plan. Erosion Potential on this lot is low, as it is not a highly erodible area and we are pasturing and growing hay on as much of the lot as we can. We feel that fire protection will not be an issue as the building site is along Caine Rd. The drive way will be shared by the farm (an existing driveway now in use), and our new lot to give a good distance from the two hills on Caine Rd. We will discuss this drive way with the highway department and engineering for their input.

We are in the process of talking to our neighbors, and surrounding farmers to get their input and written support that will be submitted along with this application.

After we have spoken informally to the city staff, committees, plan commission and the city council, (we hope to have positive feedback,) we plan on submitting the land division application, and the rezoning application, and following the process to begin the move back home to Fitchburg.

Thank you for your help.

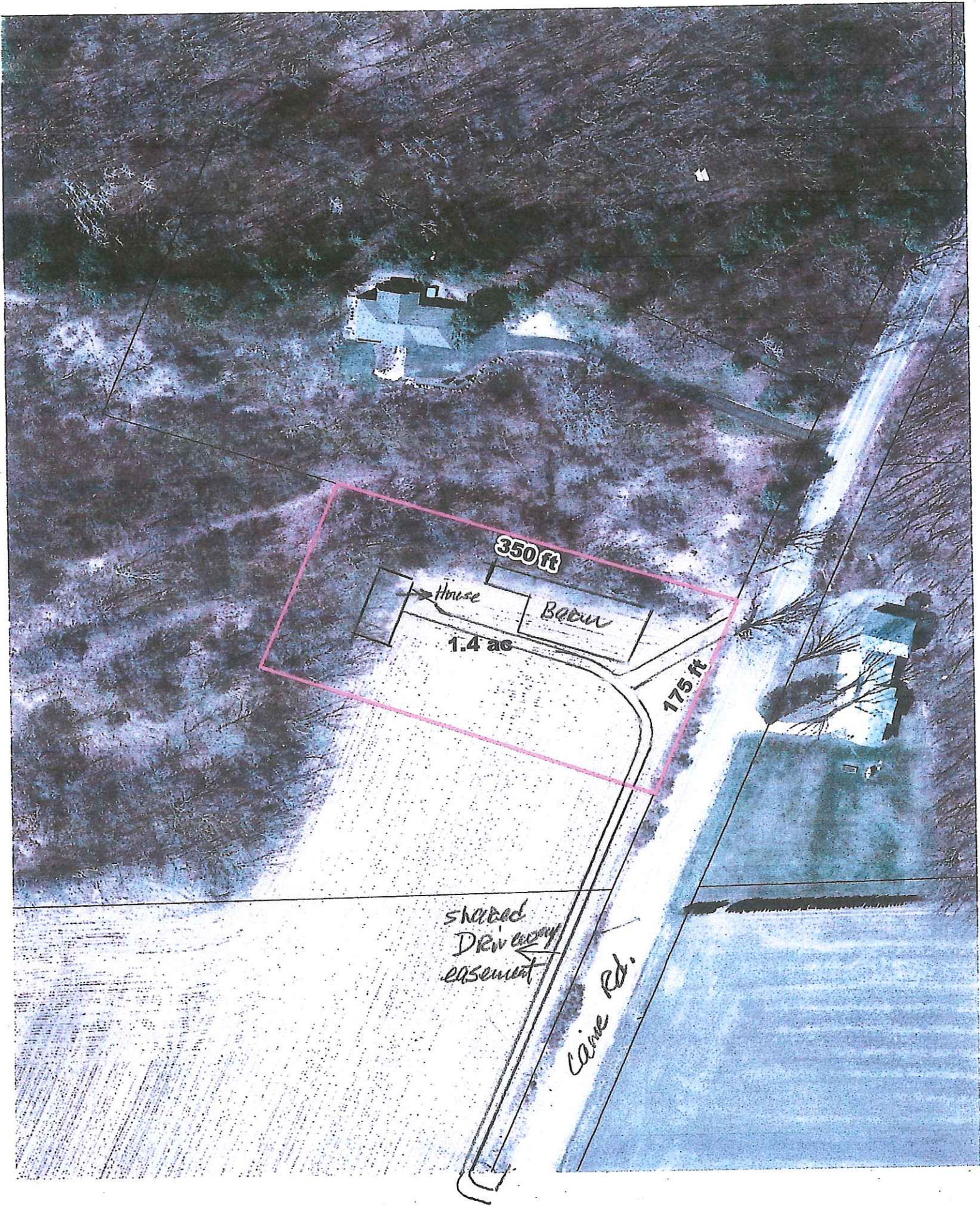
Amy and Dustin Johanning

2121 Tower Drive

Stoughton, WI

Amy 608 332 2693

Dustin 608 553 1129



Digital orthophoto taken 2014.



350 ft

1.4 ac
House

Barn

175 ft

Drive
Way
(asym)

Fence Line
TO Remove



Digital orthophoto taken 2014.