

1/3/2018

RE: Sunset Drive Land Division

Dear Planning Council Members,

My name is Andrew Schmidt. You may remember me from last summer. My wife (Kayla) and I have been working with a land owner of a parcel off of Sunset Drive in Fitchburg's ETJ to purchase a portion of land to build a single family house for ourselves. 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.

I wanted to give a quick recap of what we've been working on since presenting in June. From our previous meeting it was determined the council members would not be able to vote on our proposal because of rules surrounding the ETJ over the Town of Verona. It was recommended by staff that the Town and City of Fitchburg work together to come up with language for an intergovernmental agreement which would allow you all to consider our proposal. Over the last several months the attorneys, with the help of each municipality's staff, have agreed on a document which would allow Fitchburg to vote on our proposal. Knowing this we wanted to come before you again with the proposed division for a pre-hearing and give you all the opportunity to weigh in. After the meeting we would go through the formal process for the CSM, which can be formally voted on. The Town of Verona passed our proposal in November.

Our goals for the site are still the same. 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.

Lot 1 will be approximately 7 acres, lot 2 approximately 5 acres and lot 3 about 16 acres. The lots will be just as large as or larger than the surrounding homes sites to fit in with their surroundings. In meeting with Verona there was a concern about future subdividing the sites because of the current zoning. Neither the landowner nor I want to see that happen. We want to keep it rural, which is also in line with Fitchburg's goals.

Current zoning with Town of Verona / Dane County is RH-1. RH-1 allows for parcels as small as two acres. We've agreed with Verona to re-zone the properties to RH-2 and RH-4 respectively. This will ensure the sites will not be able to be subdivided any further. 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



Sunset Dr

Sunset Dr

Sunset Dr

Sunset Dr



lot 1

lot 2

lot 3

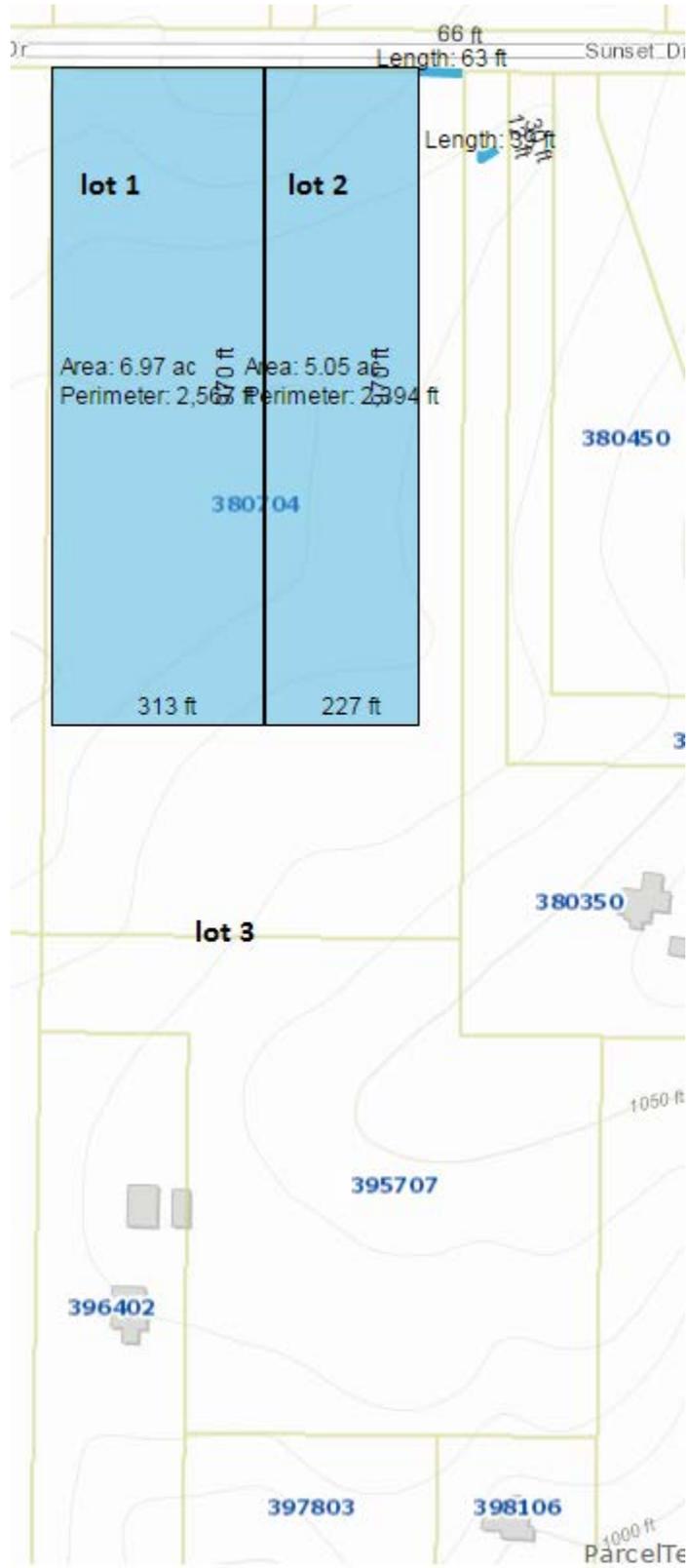
Google



3D



Addendum A – Land Division Map





Search Google Maps



lot 1

lot 2

Parcel Number:
060836380704
Currently Zoned RH-1

lot 3



Map

Google



3D

