

Rec. 16-001488 9/18/19
\$1070.00 RB

 <p>Fitchburg THE CITY OF</p>	<p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<p>LAND DIVISION APPLICATION</p>
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The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 3

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: AX

6. Current Owner of Property: Helen Pracek

Address: 6117 Adams Rd, Fitchburg Phone No: _____

7. Contact Person: Loren Geiger

Email: lgeiger@geigerrentals.com

Address: 1710 Forest View Dr, Verona Phone No: 608-576-1068

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Paul Maxwell Paul Maxwell POA

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Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 9/17/19

Ordinance Section No. _____ Fee Paid: \$1,070.00

Permit Request No. CS-2318-19

09-17-19

6174 Adams Rd
Fitchburg, WI 53711

Dear Plan Commission –

I have submitted an application to create a new CSM and rezone 2 acres for a residential rural building site.

To my understanding, this meets the following criteria:

- ✓ The property is allowed one new building site in addition to separating the current home.
- ✓ Building site is outside the defined wetland, floodplain and/or environmental corridor.
- ✓ Lot shape is 2:1
- ✓ Building Site does not affect woodland cover.
- ✓ Lot slope is 12% or less.

I'm asking to waive the following criteria.

1. History of tillage

The proposed rural building site has been farmed in the past, It has not been tilled in the last year. The site is along the fence line and still allows the property to be farmed easily.

2. Residential Infill

Placing the proposed parcel within 300ft of the existing farmhouse would either conflict with a lower area that collects water run-off or near the intersection of Adams and Fitchburg Rd. The proposed location is close to an adjacent home and buildings, which is part of a cluster of homes along Fitchburg Rd. This location is ideal for a rural homestead.

3. Lot Size

The lot is an estimated 2 acres, 206' along the front and back and 416' to the rear property line. The rear property line borders a portion of the land that was farmed as a separate field. Placing this property line along the separation of fields will be the most efficient for farming, while also benefiting from the land's natural terrain for a rural homestead.

Thank you for your consideration.

Sincerely,

Jason Geiger
608-576-1068

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

A REDIVISION OF LOT 1, C.S.M. #10315, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4, AND PART OF THE NW 1/4 OF THE NE 1/4, ALL IN SECTION 30, T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

