

Rec. 16-001488 9/18/19
\$620.00 RR

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	<h2>REZONING APPLICATION</h2>
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The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the _____ district to the _____ district the following described property:

1. Location of Property/Street Address: 6174 Adams Rd, Fitchburg

Lots 1 and 3 of Certified Survey Map No. 10315, recorded in Volume 60 of Certified Survey Maps of Dane County, page 280, as Document No. 344-2775, City of Fitchburg, Dane County, Wisconsin.

[Part of the Northeast 1/4 of Section 30 and the West 1/2 of the Northwest 1/4 of Section 29, all in Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.]

tchburgwi.gov

2. Proposed Use of Property - Explanation of Request:

Creating 1 building site - Residential - RR
Separating from Buildings - RR

3. Proposed Development Schedule:

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): _____

Total Dwelling Units Proposed: _____ No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ No. Of Employees: _____

Floor Area: _____ No. Of Parking Stalls: _____

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Alexis Powell

Address: 6174 Adams Rd, Fitchburg Phone No: _____

Contact Person: William Cooper

Email: 1101iger@capitalrealty.com

Address: 720 Falls Blvd St Verona Phone No: 608-576-1168

Respectfully Submitted By: Paul Maxwell Paul Maxwell POA
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 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$620.00

Permit Request No. R2-2317-19

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

