

Jacob M Nauta
6908 Littlemore Dr.,
Madison, WI
53718

July 5th, 2018

Dear City of Fitchburg Plan Commission members,

We would like to formally and respectfully submit a request for a residential site plan (previously approved) for the property located at 1839 County Rd MM, (Nauta Properties LLC), outlined as Lot1 on CSM number 12929. The property is 46.23 acres and is currently zoned RD – Rural Development.

We would like to formally request the attached site plan that would allow us to place a residence on the portion of said property. The residence would be inhabited by the property owner and family.

Please find enclosed the site plan (previously generated) with no changes – outlining the location of the new lot and residence. We took into consideration all factors that are outlined in the Rural Residential Development Criteria, and we were diligent to meet as many of those guidelines as possible. We believe our request will meet the Required Criteria as outlined in Appendix B: RRDC, however we will need to formally request waivers to the Additional Criteria which may be waived based on your review.

Based on how the property is currently laid out, and location of utilities etc., we would still need to request waivers on the following:

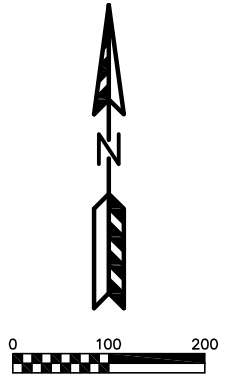
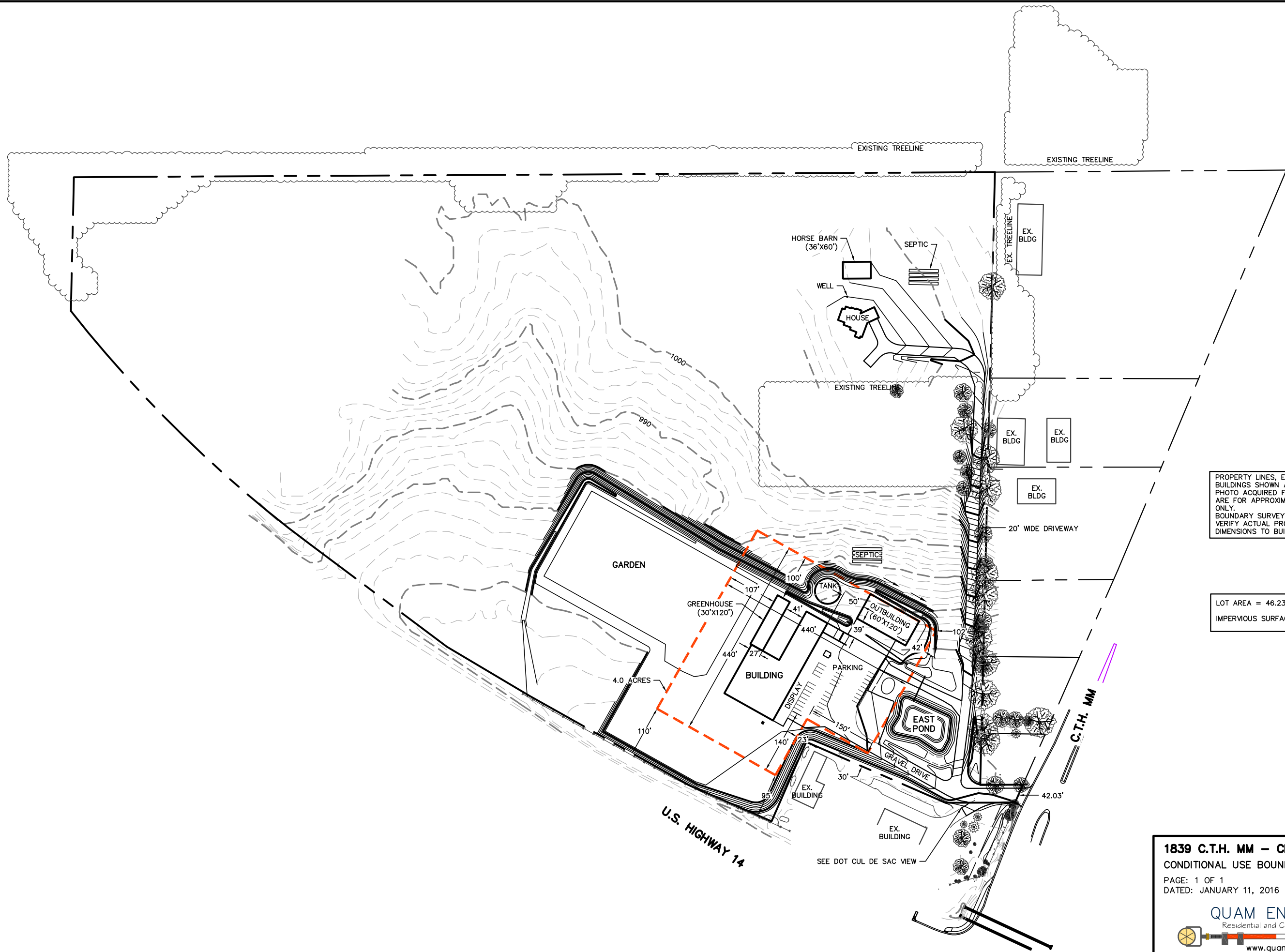
- **History of Tillage** – we did investigate placing the residence within the wooded portion of the property – however upon review, felt that it would significantly disrupt trees of 6” caliper and more. We placed the residence location as closely to the tree line as possible, without disruption the roots, to minimize lost tillage. We also considered lot placement as close to the east property line as possible.
- **Residential Infill** – we did place the proposed adjacent to property line, and based on location of current buildings (commercial heating and plumbing) will exceed the 300ft requirement by 10ft and 40ft respectively. (see attached drawing)
- **Driveway Plan** - driveway plan would include a turnaround within 50ft of all building sites, with said turning having a minimum of fifty (50 ft) foot radius, or an “in-backout” of at least ninety (90 degrees) and fifty (50) feet in length. (previously reviewed and approved by Gus VanderWegen on November 1, 2013)
- **Park Fees** – We will pay the appropriate park fees in advance to fulfill the conditions required.

We do feel confident our request will meet the criteria for C and D as outlined on page B-3 of the Comprehensive Plan.

Respectfully yours,




Jacob M Nauta (Nauta Properties LLC)



PROPERTY LINES, EXISTING TREELINES, AND BUILDINGS SHOWN ARE BASED UPON AERIAL PHOTO ACQUIRED FROM ACCESSDANE WEBSITE AND ARE FOR APPROXIMATE REFERENCE PURPOSES ONLY. BOUNDARY SURVEY HAS NOT BEEN PERFORMED TO VERIFY ACTUAL PROPERTY LINE LOCATIONS AND DIMENSIONS TO BUILDINGS.

LOT AREA = 46.23 ACRES
 IMPERVIOUS SURFACE AREA = 5.4%

1839 C.T.H. MM - CITY OF FITCHBURG
 CONDITIONAL USE BOUNDARY
 PAGE: 1 OF 1
 DATED: JANUARY 11, 2016

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