



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

REZONING APPLICATION

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 A-X district to the R-L district the following described property:

1. Location of Property/Street Address: Irish Lane (property west and north of Lot 1 CSM 2541)

Legal Description - (Metes & Bounds, or Lot No. And Plat):

"Parcel A" as described in the Metes & Bounds accompanying this submission

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. Proposed Use of Property - Explanation of Request:

Single-family home

3. Proposed Development Schedule: Summer/Fall 2018, commencing upon approval of the City of Fitchburg

***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): Single-Family

Total Dwelling Units Proposed: 1 **No. Of Parking Stalls:** 2

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: N/A **No. Of Employees:** N/A

Floor Area: N/A **No. Of Parking Stalls:** N/A

Sewer: Municipal Private **Water:** Municipal Private

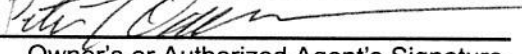
Current Owner of Property: Stoneman Family Farm, LLC (Parcel A)

Address: 3802 Frosted Leaf Drive, Madison, WI 53719 **Phone No.:** 414-587-8240

Contact Person: Peter Oppermann

Email: peterjoppermann@gmail.com

Address: See above **Phone No.:** See above

Respectfully Submitted By:  **Peter Oppermann**
 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:** 2/20/2018 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$600.00

Permit Request No. RZ-2200-18

Susan Badtke

From: Mary Sue Oppermann <marysueoppermann@gmail.com>
Sent: Tuesday, February 20, 2018 11:38 AM
To: Susan Badtke
Subject: Stoneman Family Farm - Authorization for rezoning

Susan -

This e-mail confirms that Peter Oppermann is authorized to submit a rezoning application on behalf of Stoneman Family Farm, LLC for the lands defined as "Parcel A" in said application. Please let me know if there is any additional information you need from me to confirm this authorization.

Mary Sue Oppermann
Marysueoppermann@gmail.com
414-587-8244

To the City of Fitchburg Planning Commission,

CSM No. 2541 was carved out of the Stoneman family farm in the 1970s, and has remained unused for the past 40 years. Recently, we (Peter and Arin Oppermann) purchased this lot from Tom and Marge Stoneman with the goal of building our family's home on a "slice" of the family farm. This letter and the accompanying application materials are intended to facilitate the City of Fitchburg's review and approval of our plans to adjust the boundaries of this lot by 100 feet to the west and 175 feet to the north.

Conditional upon approval by the city, the Stoneman Family Farm, LLC will deed the designated lands to us and the land will be attached and rezoned consistent with the existing lot. We will also dedicate additional right-of-way to the City of Fitchburg for the land that is added along Irish lane to be consistent with the rest of the lot. After all appropriate approvals have been completed, we then plan to construct our single-family home on the revised lot.

Thank you for your consideration in reviewing this submission. The following documents are enclosed or attached:

- Description of parcel ("Parcel A") to be deeded from Stoneman Family Farm, LLC to Peter and Arin Oppermann and attached to the lot defined by CSM No. 2541
- Description of land to be dedicated to the City as Right of Way in the aforementioned parcel
- Rezoning Application
- Site Plan
- Attestation to the Rural Residential Development Criteria
- Forestry Management Plan (Appendix A)
- Erosion Control Plan (Appendix B)

On a personal note, it is truly special to have the opportunity to continue our family's history in Fitchburg. We feel blessed to have a chance to raise our daughters as the fifth generation on the same land that Peter's grandfather and great-grandfather worked. We look forward to demonstrating that our plans are designed to respect the agricultural history of the land, the character of the surrounding neighborhood, the natural characteristics of the area, and Fitchburg's future growth.

We appreciate having this forum to share our plans with the Commission and the City.

Peter and Arin Oppermann

Rural Residential Development Criteria Attestation

Required Criteria

A. Compatibility with Adjacent Farm Operations

We agree to sign a “right to farm” statement and record it at the Register of Deeds.

B. Environmentally Sensitive Areas

The building site is not in a wetland, floodplain and drainageway, or an environmental corridor.

C. Lot Shape

Lot complies with the requirement that the depth/width ratio be less than 2:1

D. Woodland Cover

Forestry Management Plan is included below in **Appendix A**. This plan has been developed in cooperation with the City Forester and demonstrates that the planned improvements will have minimal impact on significant trees.

E. Heritage Tree Protection

Per the City of Fitchburg’s inventory map, there are no Heritage Trees, Specimen Trees, or Potential Specimen Trees located within the proposed boundaries.

Additional Criteria which may be Waived

A. History of Tillage

Improvements will be made on land that does not have a history of tillage. The northeast portion of the lot (outside the building envelope) does have history of tillage, but was converted to pasture/grazing land after 2016.

B. Residential Infill

The Site Plan locates the house within 300 ft of other residential buildings.

C. Lot Size

We respectfully request that the maximum lot size criteria be waived in this case, as the total lot size will be approximately 3.58 acres. Please consider the following:

- This lot size allows for building the house in a location that minimizes the removal of desirable trees. Building on the existing lot may necessitate locating the house on the eastern half of the land, which would likely require the destruction of several excellent mature trees, rather than primarily impacting invasive and undesirable undergrowth and trees.

- The lot is consistent in size with several other lots in the area of Irish Land and S Syene Road, including 5166 Irish Lane (4.5 Acres), 2461 S Syene Rd (2.27 Acres), 2477 S Syene Rd (2.27 Acres), and 2372 S Syene (5.94 Acres).
- To maintain a logical border for the Stoneman Farm, this plan includes a “panhandle” north of the lot at 5178 Irish Lane. If this land is not included as part of the lot line adjustment, the result would be an irregular spur jutting out from the Stoneman Farm that would be of little agricultural value and awkward for future development.
- On a more personal level: as Fitchburg continues to grow, we recognize that our family will eventually face the decision to develop the farm. Transferring this acreage allows us, in a small way, to preserve the family heritage of this land, enabling future generations of our family to continue to put roots down in Fitchburg.

Thank you for taking these factors into consideration. Please see the included Site Plan for additional details.

D. Erosion Potential

The included Site Plan prepared by Paulson and Associates (surveyor) and Jason Thomas Homes (builder) shows the contours per the DCI map. In addition, an Erosion Control plan prepared by our builder is included in **Appendix B**. These documents demonstrate that the house will be set on the natural contours of the land and thus should not alter existing storm water movement.

Appendix A – Forestry Management Plan

Between January 29, 2018 and February 10, 2018, a visual review of the vegetation within the newly defined boundaries was conducted. This review confirmed that all planned improvements will occur in areas currently populated primarily with buckthorn, box elder, and ironwood trees. Three poor quality or dead oak trees are also within the build site and will be removed, as will undesirable undergrowth (primarily honeysuckle and multiflora rose).

No specimen trees or heritage trees are located anywhere on the lot. Additionally, planned improvements are of sufficient distance from mature desirable trees that we have been advised by the City Forester no further tree protection plan is needed.

Several areas of the lot do contain desirable, mature trees that the site plan intentionally preserves and/or avoids. Most notably, these specimens include:

- Four healthy mature oaks located along the west/northwest portions of the lot
- Eight mature black walnuts in the southwest portion of the lot
- A single oak located in the right-of-way along Irish Lane
- Various mature oaks located on the Stoneman Family Farm outside the west lot line (unmarked in Figure A; the Site Plan maintains sufficient distance from the western border of the lot to avoid impacting any of these trees)

Finally, we are committed as owners to maintaining the forestry character of the lot. We plan to plant additional native trees and remove invasive undergrowth as part of the future care we provide for this land.

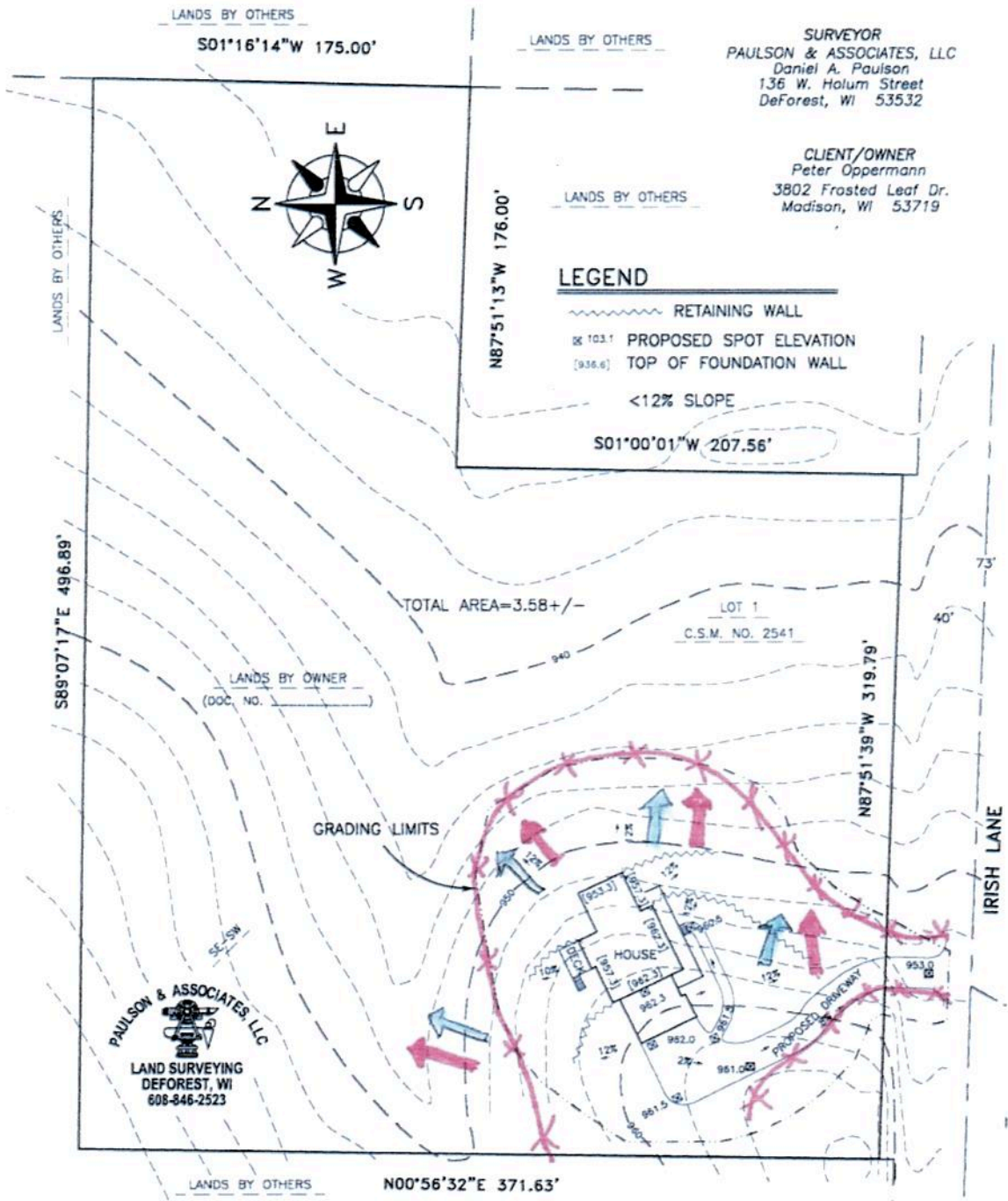
Figure A on the following page shows approximate locations of the aforementioned desirable trees overlaid on a scaled-down site plan.

I, undersigned, have reviewed and approve of the above proposed Forestry Management Plan.

Anna Healy
City of Fitchburg Urban Forester and Naturalist

Appendix B – Erosion Control Plan

BEING LOT 1, C.S.M. NO. 2541 AND LANDS; LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 14, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

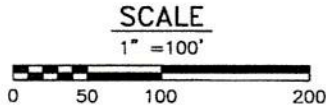


Key:

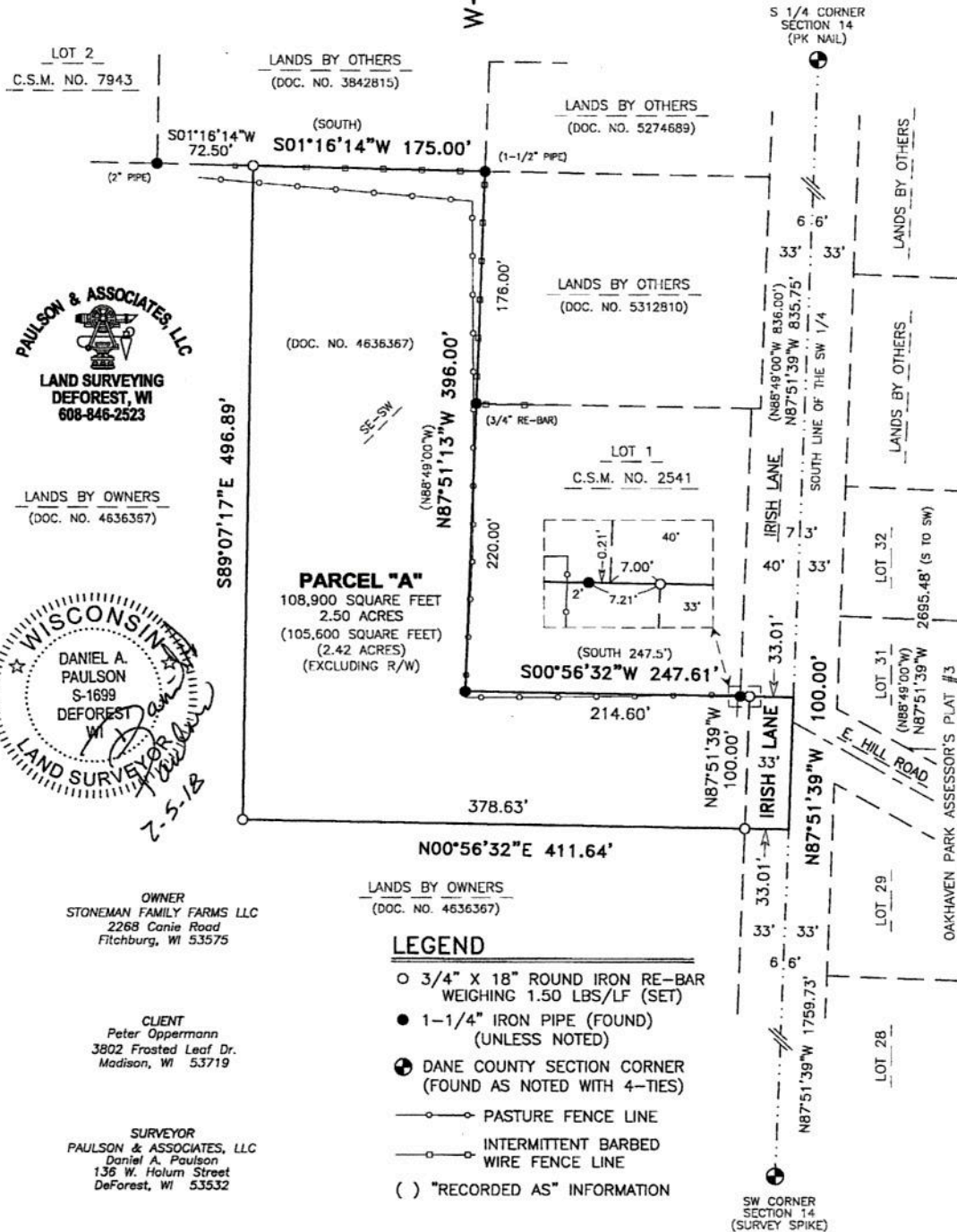
- Installed Silt Fence
- Existing Flow
- Final Flow

PLAT OF SURVEY

BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 14,
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS
THE SOUTH LINE OF THE SW 1/4 IS
RECORDED TO BEAR N87°51'39"W.



SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor do hereby certify that by the direction of Peter Opperman, I have surveyed, monumented and mapped a part of the SE ¼ of the SW ¼ of Section 14, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

PARCEL "A"

COMMENCING at the South Quarter Corner of Section 14;

thence N87°51'39"W, 835.75 feet (recorded as N88°49'00"W, 836.00 feet) along the south line of the SW ¼ of Section 14 to the **POINT OF BEGINNING**;

thence continuing along the south line of the SW ¼ of Section 14, N87°51'39"W (recorded as N88°49'00"W), 100.00 feet;

thence N00°56'32"E, 411.64 feet;

thence S89°07'17"E, 496.89 feet to the west line of lands described in Doc. No. 3842815;

thence S01°16'14"W (recorded as South), 175.00 feet along the west line of lands described in Doc. No. 3842815 to the northeast corner of lands described in Doc. No. 5312810;

thence N87°51'13"W (recorded as N88°49'00"W), 396.00 feet along the north line of lands described in Doc. No. 5312810 and Lot 1, C.S.M. No. 2541 to the northwest corner of said Lot 1;

thence S00°56'32"W, 247.61 feet (recorded as South, 247.5 feet) along the west line of Lot 1, C.S.M. No. 2541 to the **POINT OF BEGINNING**.

Containing 108,900 square feet (2.50 acres), 105,600 square feet (2.42 acres), excluding right-of-way.

Subject to all other recorded and unrecorded easements.

I do further certify that this survey is correct to the best of my knowledge, information and belief.



Daniel A. Paulson

S-1699

2-5-18

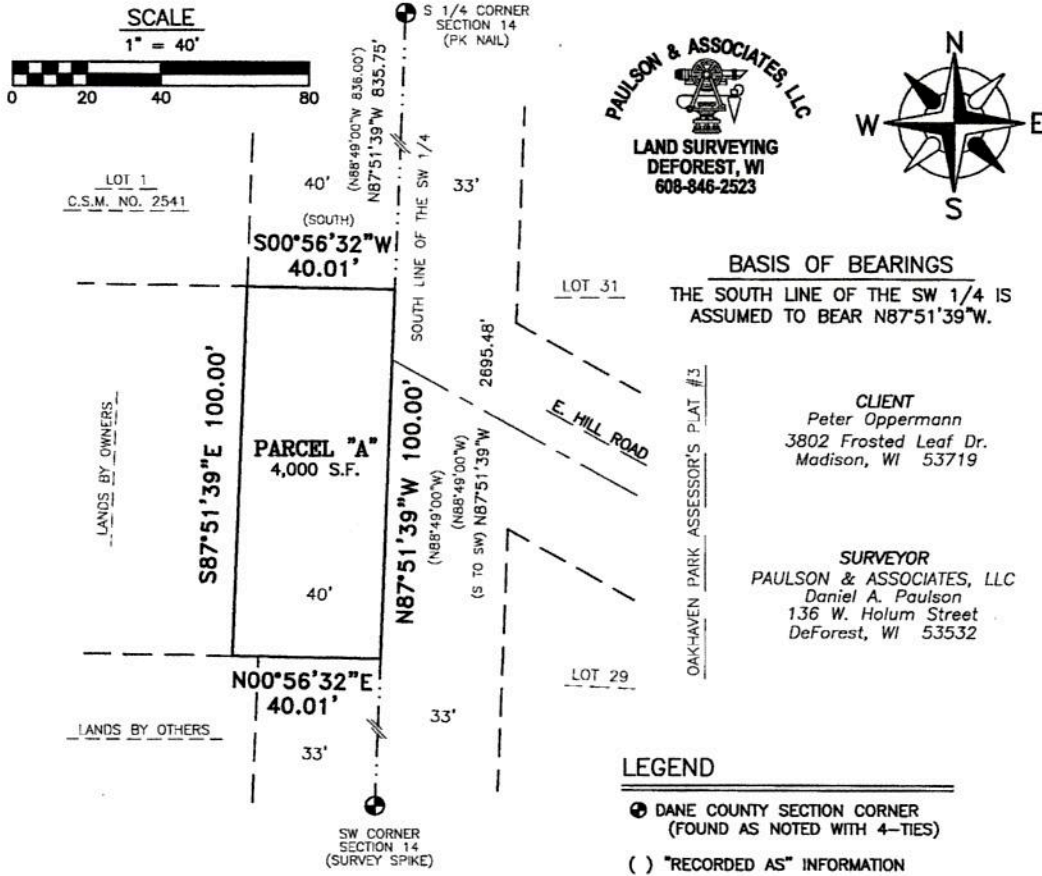
Date



This survey is intended for the transfer of lands between adjacent landowners as allowed by Chapter 236.45(2)(am)3 of the Wisconsin State Statutes and Title 2, Chapter 24, Sec. 24-2.(a)(3) City of Fitchburg Code of Ordinances.

RIGHT-OF-WAY DEDICATION MAP OF DESCRIPTION

BEING PART OF THE SE 1/4 OF THE SW 1/4, SECTION 14,
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFORST, WI
608-846-2523



BASIS OF BEARINGS
THE SOUTH LINE OF THE SW 1/4 IS
ASSUMED TO BEAR N87°51'39\"W.

CLIENT
Peter Oppermann
3802 Frosted Leaf Dr.
Madison, WI 53719

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

LEGEND

- ⊙ DANE COUNTY SECTION CORNER
(FOUND AS NOTED WITH 4-TIES)
- () "RECORDED AS" INFORMATION

LEGAL DESCRIPTION

Located in the SE 1/4 of the SW 1/4 of Section 14, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, described as follows:

PARCEL "A"

COMMENCING at the South Quarter Corner of Section 14;
thence N87°51'39\"W, 835.75 feet (recorded as N88°49'00\"W, 836.00 feet) along the south line of the SW 1/4 of Section 14 to the southwest corner of C.S.M. No. 2541 and the POINT OF BEGINNING;
thence continuing along the south line of the SW 1/4 of Section 14, N87°51'39\"W (recorded as N88°49'00\"W), 100.00 feet;
thence N00°56'32\"E, 40.01 feet;
thence S87°51'39\"E, 100.00 feet to the west line of C.S.M. No. 2541;
thence S00°56'32\"W (recorded as South), 40.01 feet along the west line of C.S.M. No. 2541 to the POINT OF BEGINNING.

Containing 4,000 Square Feet.
Subject to all easements of record.

Daniel A. Paulson
DANIEL A. PAULSON, Professional Land Surveyor
No. S-1699

2-9-18
Date

