

From: Carrol Schiller
Sent: Saturday, January 06, 2018 8:49 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Veridian development of Schewe Property

My name is Carrol Schiller, owner of 15 acres north of the Schewe property. My property, south of the city owned property, is the site of the new million gallon well reservoir. What I would like to see is a large 5 plus acre park around the water tower. A park sited at this location could make an undesirable tower more acceptable. Trails from this park could go to other area parks.

I have heard that Veridian is giving 9 acres for a park. Parkland is also indicated on my property. Veridian has 88 acres and I only have 15 acres. A park is indicated on my property as part of a park mapped on the Veridian property. I assume the water tower was needed because of the developments in the area. Deletion of the park from property should be done to show consideration for the consequences the water tower will have on my property.

As I understand, Veridian is asking for TRC3 zoning for their development of the Schewe property. TRC3 zoning allows for 1, 2 or possible 3 units per lot. Seems Veridian intends to build one unit per lot, not 2 or possible 3. If Veridian was unable to complete the development, would the TRC3 zoning remain in place? Would subsequent owners of the property be allowed to build 1, 2 or possible 3 units per lot as allowed under TRC3 zoning?

What are the current lot widths? TRC3 allow for minimum width of 40 feet. What lots, if any, would have a width of 40 feet? What minimum width was used by Veridian in this development?

TRC3 allows a minimum front yard of 20 feet. What lots in the development will have a 20 foot front yard? What is the minimum side yard footage in this development? Where are lots with the minimum side yards located?

My property has probably been devalued by the placement of the water tower. Please consider my plea for a farm like park to improve the water tower area. Also, please review my questions regarding the zoning to insure a development that will be an asset in the area. Thank you for your consideration.