



## Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

*Community Development*  
(608)261-9781, Rm. 362

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

### Chapter 75 (Subdivision) Variance Application

A variance application is required for any proposed Certified Survey Map (CSM) or Subdivision Plat which does not meet one or more of the design standards, or other applicable regulations, specified in Chapter 75 of the Dane County Code of Ordinances (Land Division and Subdivision Regulations). Chapter 75 variance appeals are decided by the county Zoning & Land Regulation Committee.

§75.21(1) of the Dane County Code details the variance procedures:

*“Where the [Zoning] committee finds that unnecessary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done; provided that public interest is secured and that such variation will not have the effect of nullifying the intent and purpose of these regulations.”*

To grant a variance, the committee must find that “unnecessary hardships” may result from complying with the land division / subdivision regulations. Applicants are advised to provide evidence of such hardship on the attached variance application form. Staff or the committee may request additional information be submitted to assist the committee in making its decision on the variance appeal.

Chapter 75 variance applications will only be accepted if there is a corresponding preliminary CSM or Subdivision Plat application currently pending. Variance appeals will be heard by the Zoning & Land Regulation Committee at a regularly scheduled meeting and, if practical, as part of committee’s consideration of the preliminary CSM or Subdivision Plat application. Variances associated with a pending rezoning and / or Conditional Use Permit application may be heard by the committee at the same meeting.

**There is a \$100 application review fee for a Chapter 75 variance application. Applications should be submitted in person at the Dane County Zoning office, Room 116, City-County Building, or sent to:**

**Dane County Planning and Development  
c/o, Daniel Everson  
210 Martin Luther King Jr., Blvd – Room 116  
Madison, WI 53703-3342**

**Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.**



**Dane County Zoning & Land Regulation Committee  
Land Division / Subdivision Variance Application**

**Date:** 1-31-2022

**Landowner information:**

Name: LJC PROPERTIES, LLC  
Address: 6729 PATTON RD City: WAUNAKEE Zip Code: 53597  
Daytime phone: 608-279-5584  
Fax: \_\_\_\_\_ E-mail: JAMES@HOMECOMFORTHEATINGLLC.COM

**Applicant information (if different from landowner):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Daytime phone: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Relationship to landowner: \_\_\_\_\_  
Are you submitting this application as an authorized agent for the landowner? Yes  No

**Property information:**

Property address: 6729 PATTON RD  
Tax Parcel ID #: 090928495018 & 090928492002  
Certified Survey Map application #: \_\_\_\_\_ Date Submitted: 1-31-2022  
Subdivision Plat application #: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Rezone or CUP petition #(if any): 11786 Rezone / CUP public hearing date: 1-25-2022

**Summary of Variance Request:**

What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)  
Maintain 66' of frontage

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)

This property was created for boarding horses over 20 years ago. The farm buildings where a stable and a riding arena and the 20' strip of land was a fenced corridor that the horses were able to access the hillside where they could free range feed. LJC Properties, LLC purchased this property as is for his home and business. The horse pasture is no longer used for feed, but is now necessary to stay attached to the buildings lot due to area calculations for the building lot coverage and zoning.

**Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.**