

Project **Dane County Variance
Proposed Adjustments (12.14.21)**

Location **3433 Stoney Crest Road
McFarland, WI 53558
Dane County, Town of Dunn**
Parcel Number: 028/0610-133-9180-2
028/0610-133-9190-0
Assessment Acres: 0.520± Acres (22,634± SF)
Zoning: SFR – 08

Owners **Mike & Jacki Moss**
11336 Garrison Close, Belvidere, IL 61008
mdmoss726@gmail.com (815) 914-8230

Agent **Chris Landerud**
Landerud Plan & Design LLC
4426 Mahoney Road, McFarland, WI 53558
chris.landerud@landerud.design (608) 444-3604

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Written Statement

In partnership with the home owners, Mike & Jacki Moss, we are petitioning for a variance adjustment to current building setback requirements at 3433 Stoney Crest Road on Lake Kegonsa.

Over the past 5+ months, there have been several developments surrounding 3433 Stoney Crest Road property (Mike & Jackie Moss). The property was subject to an approved DC Zoning Variance on June 24, 2021 (Illustrated on Map A). On October 8, 2021, the homeowners purchased the neighboring property, and through the CSM process, a new/combined lot was created and approved by both Dane County and the Town of Dunn.

The proposed variance adjustments are simply a response to the newly approved CSM/lot configuration. The adjustment to the west side setback line and the continuation of the OHWM averaging are specifically described on the next page and illustrated on Map B.

3433 Stoney Crest Road - Recent Timeline of Events

- A. Town of Dunn Approves the proposed DC Zoning Variances on June 21, 2021**
- B. DC Board of Appeals Approves the 2 Part Variance on June 24, 2021**
- C. Mike & Jackie Moss purchased the neighboring property – 3431 Stoney Crest Road on October 8, 2021
- D. 15' feet of width on the east side of the 3431 Stoney Crest property is sold and added to 3429 Stoney Crest (Owens property)
- E. The balance of the 3431 Stoney Crest property (the west 2/3s) is combined/added to 3433 Stoney Crest Road property (Mike & Jackie Moss)
- F. The Town of Dunn granted 3429 Stoney Crest (Owens property) to gain their own driveway access. The planned addition of the Owens driveway access, and the elimination of the 3431 Stoney Crest residence results in the abandonment of the old shared access easement and agreement between the 3 properties (3433, 3431, & 3429). These were all accessed off the Moss driveway previously.
- G. The Dane County Highway Department requested three (3') additional feet of public right-of-way dedication to conform to the minimum 66' standard. This resulted in "losing" shifting 3' on the front or street side setback to the subject property - 3433.
- H. A certified site survey was completed on October 29, 2021. All site details, including existing OHWM setbacks for all existing residences were collected.
- I. The above listed changes are updated, illustrated and communicated in a new CSM (10.29.21) & Engineer's Site Map (11.3.21)
- J. The updated CSM & lot configurations were approved by the Town of Dunn, on Monday, November 8, 2021.
- K. The removal of the old residence on 3431 Stoney Crest is a condition of approval. The owners, Mike & Jackie Moss, are in the process of completing the erosion control plan and hiring out the demo and removal of that residence (old summer cabin).

Proposed Adjustments to the Zoning Variance

1) Adjust the side yard setback on the west side lot line.

See - **Map B:** Approved CSM: Proposed Adjustments to Variance 12.14.21

The combining of lots and new CSM added approximately 28.5'-60.0' of lot width to 3433 Stoney Crest. The proposed adjustment and expansion of the building envelope would add approximately 13.5'-25.5 in width.

The standard side yard setback for this zoning code is only 10'. This increase (to 32') would ensure greater setbacks between homes and also significantly increase open space and site impervious surface area.

The proposed adjustment to the west side yard would be a 32' side yard setback as illustrated on Map B.

2) Expansion of the OHWM setback averaging to the west; the expanded area of the CSM. This is in harmony with the above proposed west side yard setback.

See - **Map B:** Approved CSM: Proposed Adjustments to Variance 12.14.21

The averaging of the OHWM Setback of 2442 HWY AB and 3431 Stoney Crest is a 51.675' setback from the OHWM. This was approved in the 6.24.21 variance and exact dimensions were verified by a recent site survey.

The proposed adjustment to the OWHM setback of 51.675' would extent west on the site to the 32' side yard setback as illustrated on Map B.

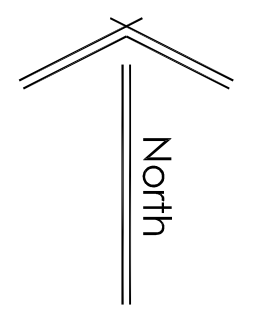


UPDATED LOT PLAN w/ APPROVED CSM

ILLUSTRATES APPROVED ZONING VARIANCE 6.24.21

Updated: 11.11.21

MAP A



Lake Kegonsa
 100 Year Floor Elevation: 845.17'
 Ordinary High Water Mark: 843.67'

Mike & Jacki Moss Home
 3433 Stoney Crest Rd, McFarland, WI 53558
 Dane County, Town of Dunn
 Created: 12.14.21

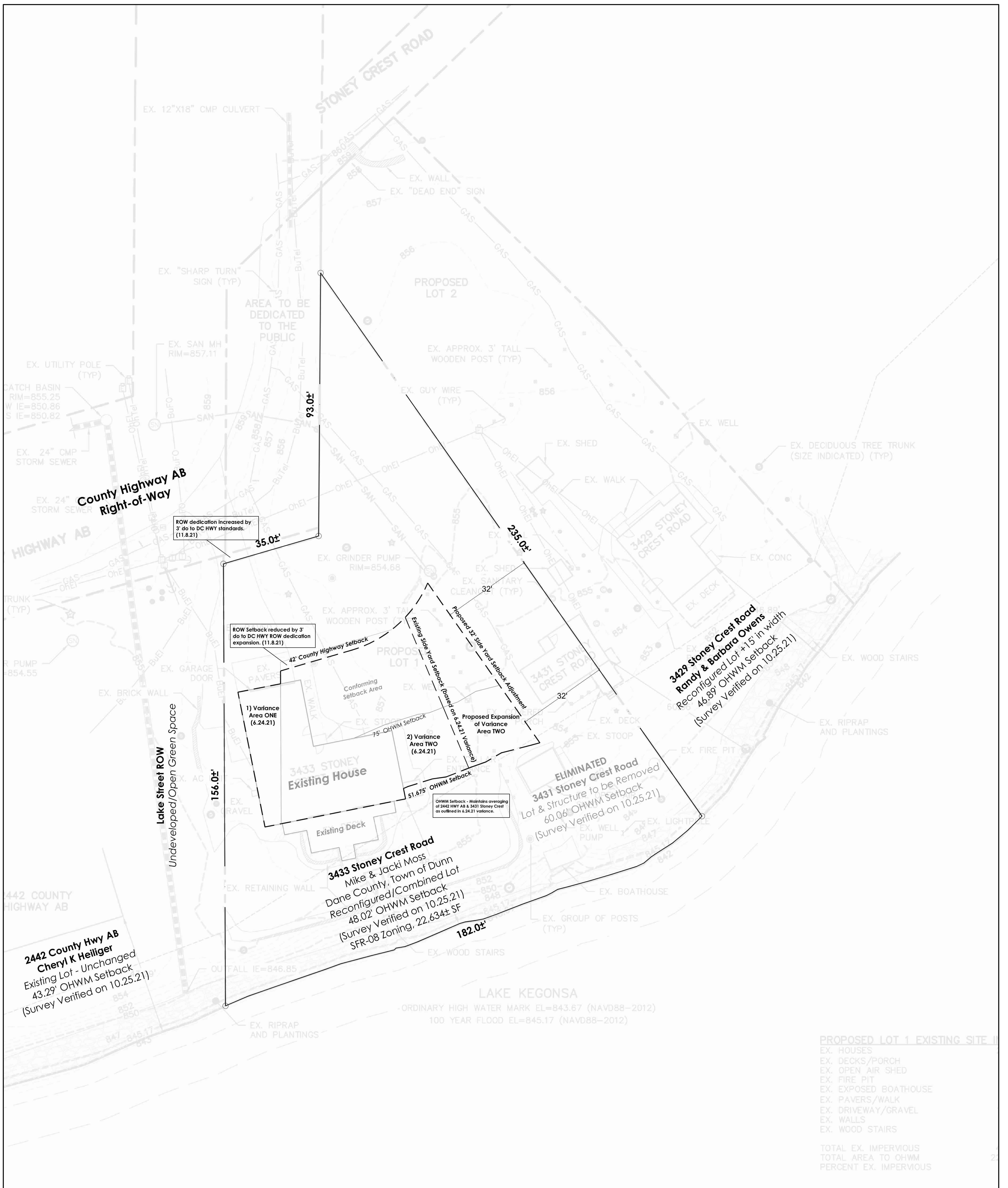
MOSS SITE/LOT PLANS

Scale: 1/4" = 1' (when printed on 24x36 paper)

NOTE: These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor. These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
 Chris Landerud
chris.landerud@landerud.design
 608.444.3604

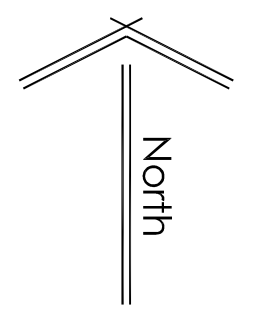
Landerud
 Plan & Design LLC



UPDATED LOT PLAN w/ APPROVED CSM

ILLUSTRATES PROPOSED ADJUSTMENTS TO VARIANCE 6.24.21
Updated: 12.14.21

MAP B



Lake Kegonsa
100 Year Floor Elevation: 845.17'
Ordinary High Water Mark: 843.67'

Mike & Jacki Moss Home
3433 Stoney Crest Rd, McFarland, WI 53558
Dane County, Town of Dunn
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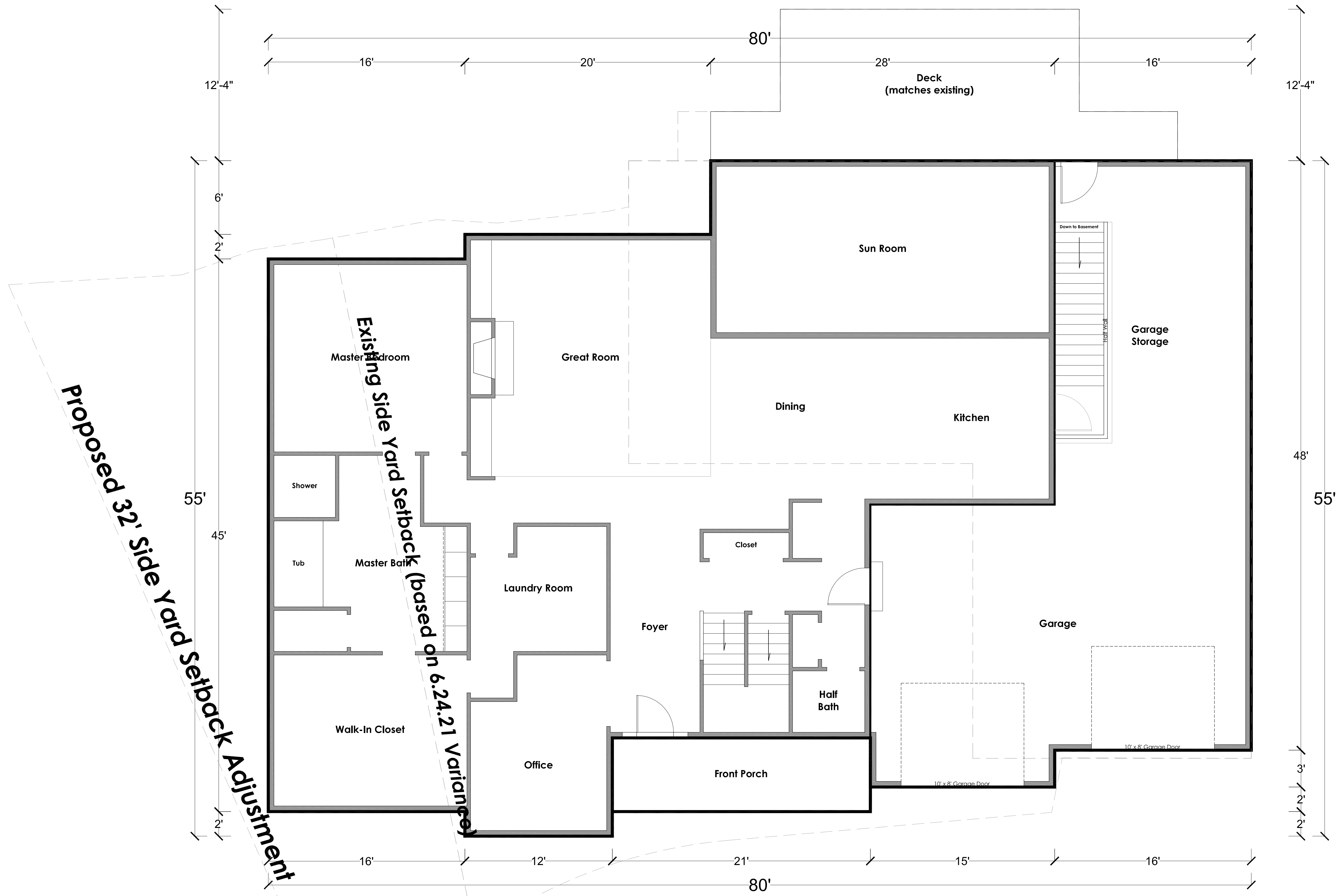
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Landerud
Plan & Design LLC



MAP C

PROPOSED CONCEPT MAIN FLOOR PLAN DRAFT

Main Floor 2,667 SF, Garage 1,113 SF, Front Porch 126 SF, Deck 355 SF

Mike & Jacki Moss Home
 3433 Stoney Crest Rd, McFarland, WI 53558
 Dane County, Town of Dunn
 Created: 12.14.21

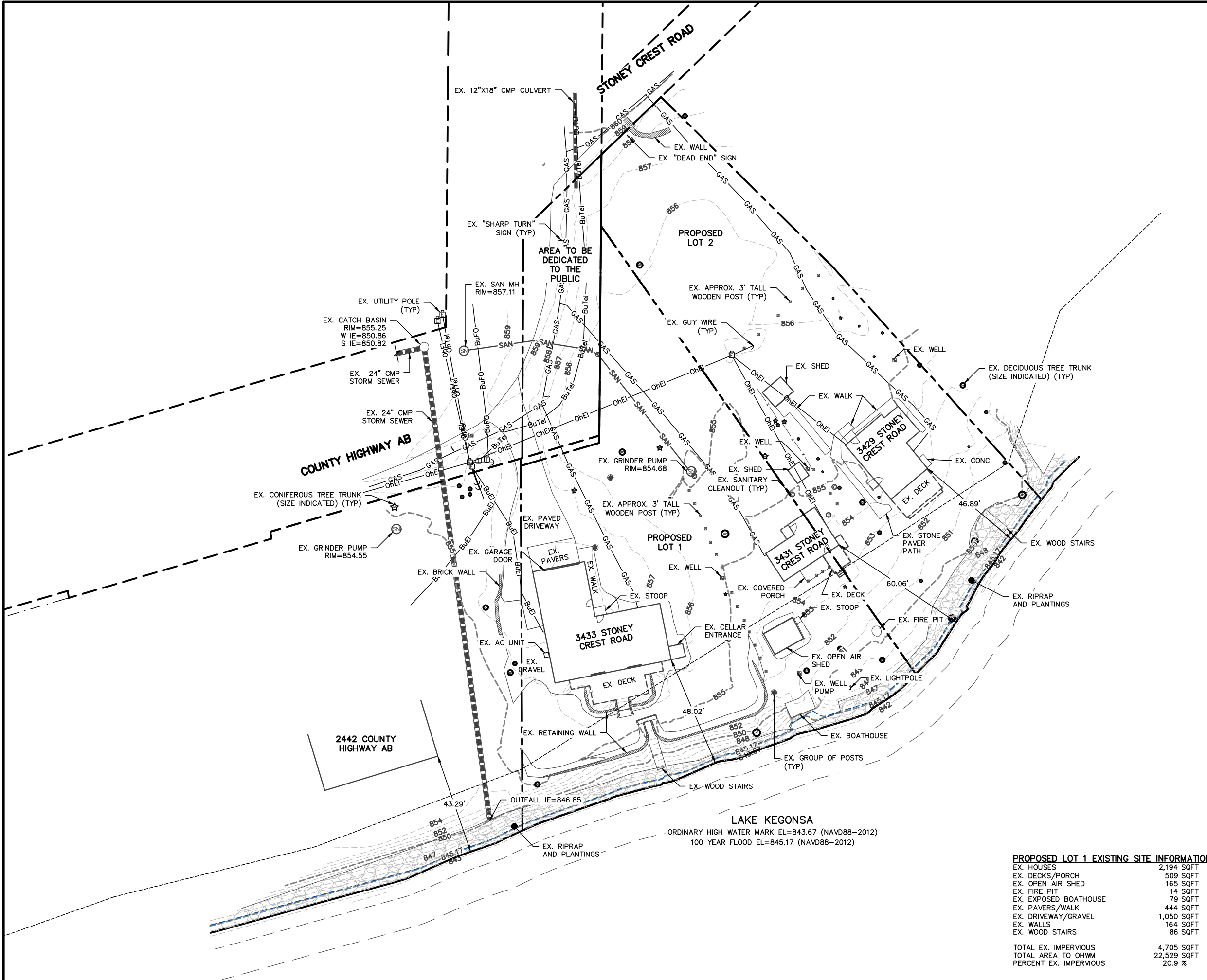
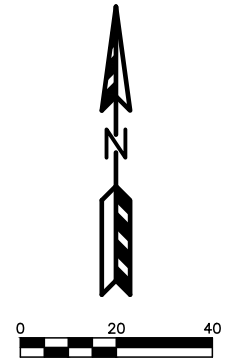
MOSS CONCEPT MAIN FLOOR PLAN
 3433 Stoney Crest Road, McFarland, WI 53558

Scale: 1/4" = 1' (when printed on 24x36 paper)

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 608.444.3604

Landerud
 Plan & Design LLC



LEGEND FOR COMMON LINES:

- - - 856 - - - EXISTING MINOR CONTOUR
- - - 855 - - - EXISTING MAJOR CONTOUR
- - - 843.67 - - - LAKE KEGONSA ORDINARY HIGH WATER MARK
- - - 845.17 - - - LAKE KEGONSA 100 YEAR FLOOD ELEVATION
- - - - - PROPERTY LINE
- - - - - ROAD RIGHT-OF-WAY
- - - - - PROPERTY MEANDER LINE
- - - - - EASEMENT LINE
- x - x - x - EXISTING FENCE
- - - - - SAN - - - EXISTING SANITARY SEWER/LATERAL
- - - - - GAS - - - EXISTING BURIED GAS LINE
- - - - - BuFO - - - EXISTING BURIED FIBER OPTIC LINE
- - - - - BuTel - - - EXISTING BURIED TELEPHONE LINE
- - - - - OhEl - - - EXISTING OVERHEAD UTILITY LINE
- - - - - OhEl - - - EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LOT 1 EXISTING SITE INFORMATION

EX. HOUSES	2,194 SQFT
EX. DECKS/PORCH	509 SQFT
EX. OPEN AIR SHED	165 SQFT
EX. FIRE PIT	14 SQFT
EX. EXPOSED BOATHOUSE	79 SQFT
EX. PAVERS/WALK	444 SQFT
EX. DRIVEWAY/GRAVEL	1,050 SQFT
EX. WALLS	164 SQFT
EX. WOOD STAIRS	86 SQFT
TOTAL EX. IMPERVIOUS	4,705 SQFT
TOTAL AREA TO OHWM	22,529 SQFT
PERCENT EX. IMPERVIOUS	20.9 %

3433 STONEY CREST ROAD - TOWN OF DUNN
EXISTING SITE PLAN
 PAGE: 1 OF 1
 DATED: NOVEMBER 3, 2021

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

DANE COUNTY CERTIFIED SURVEY MAP

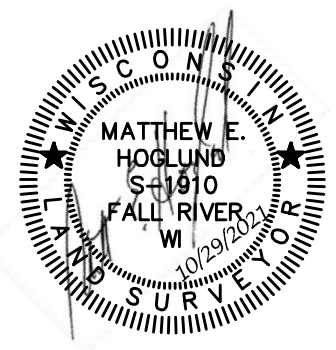
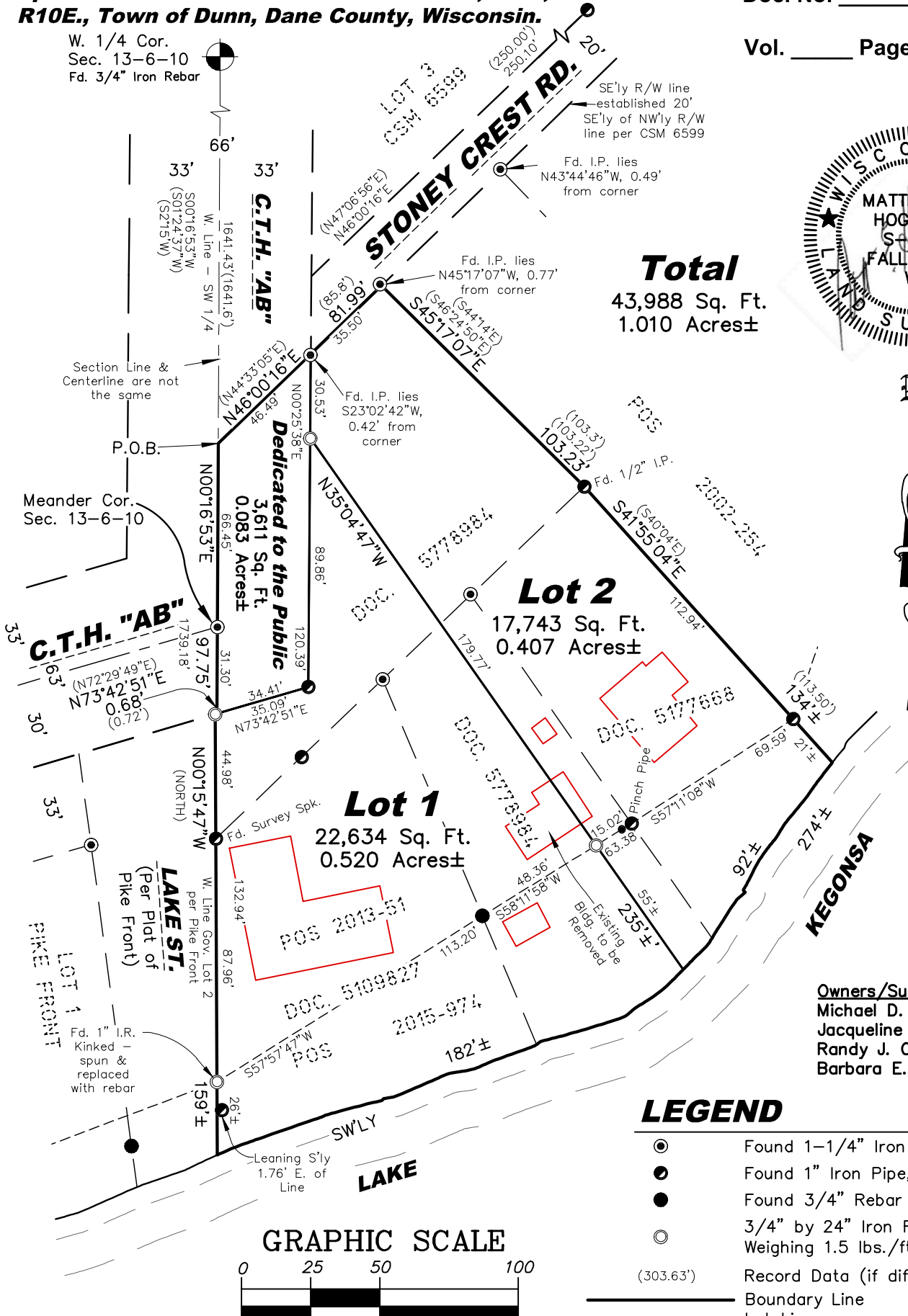
C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

A part of Government Lot 2 of Section 13, T6N.,
R10E., Town of Dunn, Dane County, Wisconsin.

W. 1/4 Cor.
Sec. 13-6-10
Fd. 3/4" Iron Rebar



Bearings are referenced to the West line of
the Southwest 1/4 of Section 13, which
bears S00°16'53"W on the Dane County
Coordinate System - NAD 83 (2011).

Owners/Subdividers:
Michael D. Moss
Jacqueline E. Moss
Randy J. Owens
Barbara E. Owens

LEGEND

- Found 1-1/4" Iron Pipe
- Found 1" Iron Pipe, Unless Noted
- Found 3/4" Rebar
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63") Record Data (if different)
- Boundary Line
- Lot Line
- Existing R/W Line
- Existing Property Line
- Section Line
- - - Meander Line
- - - Centerline

NOTES

1. There are other improvements located on the properties not shown hereon.
2. Access Easement per Doc. No. 2086865 not shown as it is to be Released.
3. The lots shown are to be the result of conveyance between adjoining owners.
4. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # MM-08-21

Drawn By: MEH
Project # MM-08-21

DANE COUNTY CERTIFIED SURVEY MAP

**A part of Government Lot 2 of Section 13, T6N., R10E.,
Town of Dunn, Dane County, Wisconsin.**

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being a part of Government Lot 2 of Section 13, Township 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the West one-quarter corner of said Section 13; thence, along the West line of the Southwest one-quarter of said Section 13, South 00°16'53" West, 1641.43 feet to the **POINT OF BEGINNING**, lying North 00°16'53" East, 66.45 feet from the Meander Corner and lying on the Southwesterly extension of the Southeasterly right-of-way line of Stoney Crest Road;

thence, along said Southwesterly extension and Southeasterly right-of-way line, North 46°00'16" East, 81.99 feet;

thence, leaving said Southeasterly right-of-way line, South 45°17'07" East, 103.23 feet;

thence South 41°55'04" East, 112.94 feet to a point at the beginning of a meander line of Lake Kegonsa, said point lying North 41°55'04" West, 21 feet, more or less, from the shore of Lake Kegonsa;

thence, along said meander line, South 57°11'08" West, 69.59 feet;

thence, continuing along said meander line, South 58°11'58" West, 63.38 feet;

thence, continuing along said meander line, South 57°57'47" West, 113.20 feet to a point at the end of said meander line, lying on the West line of aforesaid Government Lot 2 and the East right-of-way line of Lake Street per the plat of Pike Front, said point lying North 00°15'47" West, 26 feet, more or less, from the shore of Lake Kegonsa;

thence, along last said West line and East right-of-way line, North 00°15'47" West, 132.94 feet to the Northeast corner of said plat of Pike Front, lying on the Southerly right-of-way line of County Trunk Highway "AB";

thence, along said Southerly right-of-way line, North 73°42'51" East, 0.68 feet to aforesaid West line of the Southwest one-quarter of said Section 13;

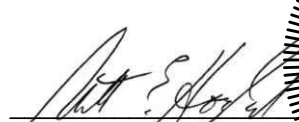
thence, along said West line, North 00°16'53" East, 97.75 feet to the **POINT OF BEGINNING**, including all of the land lying between said meander line and the shore of Lake Kegonsa, between the sidelines extended to the shore, and all riparian rights thereto, containing 43,988 square feet or 1.010 acres, more or less.

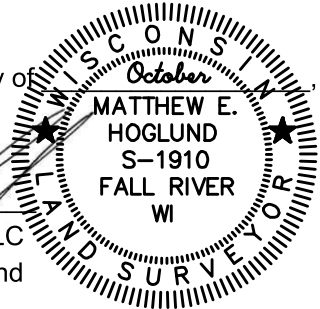
Any land below the ordinary high-water mark of Lake Kegonsa is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.

ALSO BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Michael D. Moss, one of the owners of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Land Division Ordinance of Dane County and the Town of Dunn in surveying, dividing, and mapping the same.

Dated this 26th day of October, 2021.


Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



TOWN OF DUNN BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Town Board of the Town of Dunn.

Dated this ___ day of _____, 2021.

Cathy Hasslinger, Town Clerk

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # MM-08-21

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

**A part of Government Lot 2 of Section 13, T6N., R10E.,
Town of Dunn, Dane County, Wisconsin.**

OWNER'S CERTIFICATE:

We, Randy J. Owens and Barbara E. Owens, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by Sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

IN WITNESS WHEREOF, Randy J. Owens and Barbara E. Owens, have caused these presents to be signed at _____, Wisconsin, on this _____, day of _____, 20__.

In the presence of: _____
Randy J. Owens Barbara E. Owens

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Randy J. Owens and Barbara E. Owens, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

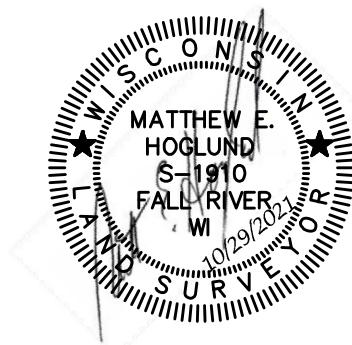
My commission expires _____.

DANE COUNTY PLANNING AGENCY APPROVAL:

This Certified Survey Map is hereby approved by the Dane County Zoning and Land

Regulation Committee this ____ day of _____, 2020.

Daniel Everson, Authorized Representative



REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock __M. and recorded in Volume ____ of Certified Survey Maps on Pages _____ as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds