



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

Date: June 5, 2014

Landowner information:

Name: Stephen Flach
Address: 8716 Ridge Dr City: Belleville Zip Code: 53508
Daytime phone: 608-832-6819
Fax: _____ E-mail: sdflach@yahoo.com

Applicant information (if different from landowner):

Name: Williamson Surveying & Associates, LLC
Address: 104A W. Main St City: Wauunakee Zip Code: 53597
Daytime phone: 608-255-5705
Fax: 608-849-9760 E-mail: chris@williamsonsurveying.com
Relationship to landowner: Surveyor
Are you submitting this application as an authorized agent for the landowner? Yes X No

Property information:

Property address: 8716 Ridge Dr
Tax Parcel ID #: 0507-281-9603-0
Certified Survey Map application #: _____ Date Submitted: _____
Subdivision Plat application #: _____ Subdivision Name: _____
Rezone or CUP petition #(if any): 11120 Rezone / CUP public hearing date: 6-13-2017

Summary of Variance Request:

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

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

This parcel is being created simply to trade land for a parcel that currently has easement access as well. The road frontage requirement would make it impossible to trade even acreage for between the two owners. This waiver would allow the trade between the two owners to remain equal with no need for monetary supplements and an access easement agreement will be provided for the proposed parcel.

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 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

Chapter 75 (Subdivision) Variance Application

Zoning
(608)266-4266, Rm. 116

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.

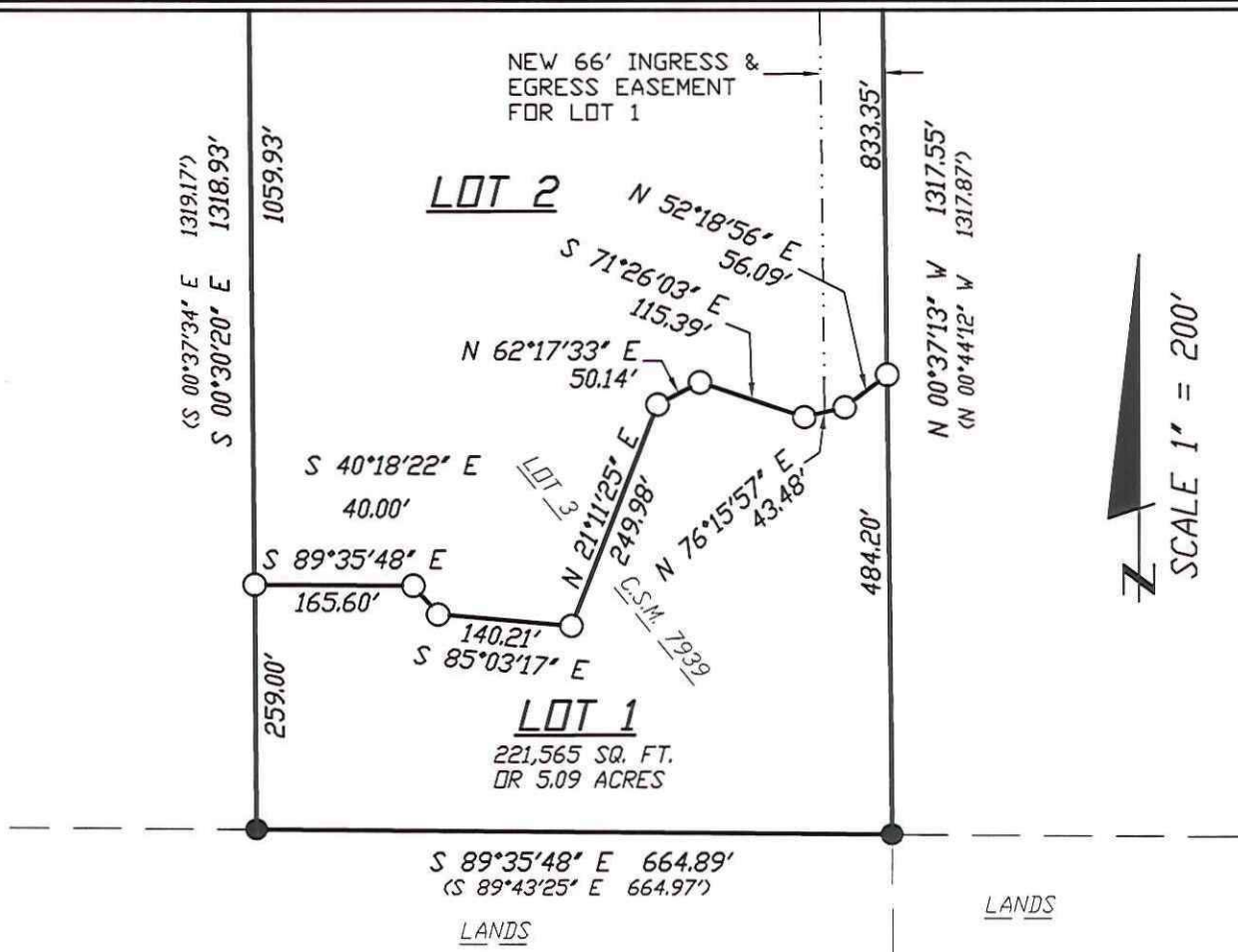


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.



CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	575.11	N 66°51'29" W 288.31	291.42	29°02'00"
C-2	608.11	N 60°45'06" W 177.88	178.52	16°49'13"
C-3	575.11	N 73°29'11" W 157.86	158.36	15°46'35"
C-4	542.11	N 75°19'00" W 218.80	220.31	23°17'06"
C-5	575.11	N 58°58'11" W 132.77	133.07	13°15'25"
C-6	542.11	N 58°00'28" W 107.05	107.23	11°19'58"

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	(NORTH) N 00°08'14" E	32.49'
L-2	(N 89°57'32" W) S 89°50'40" W	(160.00') 160.20'
L-3	(S 47°34'03" E) S 47°27'53" E	(898.82') 898.73'
L-4	(SOUTH) S 00°08'14" W	(89.42') 89.37'
L-5	N 52°20'29" W	49.98'
L-6	N 47°27'53" W	30.37'
L-7	N 52°20'29" W	51.39'
L-8	N 47°27'53" W	1.64'
L-9	N 70°32'34" E	259.40'
L-10	S 69°07'50" E	366.69'
L-11	N 52°20'29" W	48.58'
L-12	N 47°27'53" W	59.10'

SURVEYORS SEAL

PRELIMINARY ONLY
 FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, Certified Survey Map No. 7939, recorded in the Dane County Register of Deeds Office in Volume 42 of Certified Survey Maps, Page 97 and 98, as Document No. 2701069, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 27; thence S 89°52'48" E, along the South line of the Northeast 1/4, 666.09 feet; thence N 00°01'35" E, 667.37 feet; thence S 89°58'09" E, 332.40 feet; thence N 00°01'44" W, 667.89 feet to the North line of the Southwest 1/4 of the Northwest 1/4, thence S 89°56'27" W along said North line, 995.26 feet to the Northwest Corner of the Southwest 1/4 of the Northwest 1/4; thence N 00°08'14" E along the West line of the Northwest 1/4 of said Section 27, 32.49 feet to the Northeast Corner of said Lot 1 Certified Survey Map No. 7939; thence along said Lot 1 for the next 3 courses S 89°50'40" W, 160.20 feet; thence S 42°36'42" W, 745.63 feet to the North right of way line of Ridge Drive; thence S 47°27'53" E, 898.73 feet to the East line of the Northeast 1/4 of said Section 28; thence S 00°08'14" W, along said East line 89.37 feet to the South right of way of Ridge Drive and the Northeast Corner of Lot 3 Certified Survey Map No. 7939; thence along said Lot 3 for the next 5 courses N 47°27'53" W, 898.52 feet; thence S 00°02'11" W, 720.36 feet; thence S 00°30'20" E, 1318.93 feet; thence S 89°35'48" E, 664.89 feet; thence N 00°37'13" W, 1317.55 feet to the point of beginning. This parcel contains 2,688,697 sq. ft. or 61.72 acres and is subject to a road right of way as shown.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the 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.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

JEFFERY A HISEL

CINDY M HISEL

Personally came before me this _____ day of _____, 20____ the above named Jeffery A & Cindy M HiseL to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

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WITNESS the hand seal of said owners this _____ day of _____, 20__.

STATE OF WISCONSIN)
DANE COUNTY)

Stephen D. Flach

Therese M. LaCasse

Personally came before me this _____ day of _____, 20__ the above named Stephen D. Flach to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

CONSENT OF MORTGAGEE:

Wells Fargo Bank, N.A., a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., has caused these presents to be signed by its authorized representative listed below at _____, Wisconsin and there signature hereunto affixed on this ___ day of _____, 20__.

Wells Fargo Bank, N.A.

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20__, _____, the authorized representative of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such representative of said bank, and acknowledge that they executed the foregoing instrument as such representative as the deed of said bank, by its authority.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

SURVEYORS SEAL

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TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Primrose on this _____ day of _____, 20____.

Ruth Hansen
Town Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

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