



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

Date: 5/18/21

Landowner information:

Name: CHRISTOPHER NICHOLS
Address: 6413 HENNING ROAD City: MARSHALL Zip Code: 53559
Daytime phone: 608-206-3706
Fax: _____ E-mail: LIQUORBOX06@YAHOO.COM

Applicant information (if different from landowner):

Name: BIRRENKOTT SURVEYING, INC.
Address: 1677 N. BRISTOL ST. City: SUN PRAIRIE Zip Code: 53590
Daytime phone: 608-837-7463
Fax: _____ E-mail: MPYNNONEN@BIRRENKOTTSURVEYING.COM
Relationship to landowner: LAND SURVEYOR
Are you submitting this application as an authorized agent for the landowner? Yes X No _____

Property information:

Property address: 6413 HENNING ROAD, MARSHALL
Tax Parcel ID #: 0812-052-8100-0
Certified Survey Map application #: 10511 Date Submitted: _____
Subdivision Plat application #: _____ Subdivision Name: _____
Rezone or CUP petition #(if any): 2021-11660 Rezone / CUP public hearing date: 3/23/21

Summary of Variance Request:

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

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

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

We respectfully request a waiver of the 66-foot lot road frontage requirement because of the following:

- 1) The proposed Certified Survey Map is not creating any new residential lots. For the proposed Lot 1 (Chris and Robin Nichols), lands are being added to the existing CSM lot (Lot 1 CSM No. 12873); for proposed Lot 2 (Eugene Henning), two existing parcels are being combined.
- 2) Neither of the proposed lots will have a change of usage. Both will remain in open space and/or agriculture.
- 3) The proposed lots are constrained by being bounded by the Maunsha River and town line between the towns of Medina and York. Lot 1 CSM No. 12873 is further constrained by a deed restriction: "Lot 1 shall not be divided or separated from Lot 1 of adjoining Town of York CSM (CSM No. 12872) or separated into different ownership" (per CSM No. 12873).
- 4) Lot 1 CSM No. 12873 was previously granted a variance from the frontage requirements of Chapter 75 of Dane County Ordinances on February 9th, 2010.