



# Dane County Planning & Development

## Division of Zoning

### Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- ☐ Preliminary Certified Survey Map
- ☒ Certified Survey Map
- ☐ Subdivision Preliminary Plat\*
- ☐ Subdivision Final Plat

\*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	Ayars Holdings I LLC, Paul Haviland		Williamson Surveying & Assoc. LLC
Address	1961 Skyline Dr, Stoughton		104A W. Main St, Waunakee
Phone Number	608-843-4442		608-255-5705
E-Mail Address	phaviland@starkhomes.com		chris@williamsonsurveying.com

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Pleasant Springs	Section	19
		1/4	1/4 1/4
Acreage	0.6		
Parcel Number(s)	0611-191-6316-2 & 0611-191-6367-1		
Current Zoning	R-3		Proposed Zoning
			same
CSM	Lot	Subdivision	Williamson Point Sub.
		Block/Lot	66 & 67

1. Is proposed land division associated with a rezone petition?  
Yes ☐ No ☒ ETZ ☐ If Yes, Petition # \_\_\_\_\_
2. Does the property abut or adjoin a County or State Trunk Highway?  
Yes ☐ No ☒ If Yes, Highway Name: \_\_\_\_\_
3. Will public sewer serve the land division? Yes ☒ No ☐
4. Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes ☒ No ☐  
If Yes, describe features : shoreland of Lake Kegonsa which includes flood plain & possible wetlands along lake

Print Name: Chris Adams (Surveyor)

Date: 9-7-18

Signature: [Signature]



## 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.**





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

Date: 9-7-18

**Landowner information:**

Name: Ayars Holdings I LLC, Paul Haviland  
Address: 1961 Skyline Dr City: Stoughton Zip Code: 53589  
Daytime phone: 608-843-4442  
Fax: \_\_\_\_\_ E-mail: phaviland@starkhomes.com

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

Name: Williamson Surveying & Associates, LLC  
Address: 104A W. Main St City: Waunakee 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: 2375 Williams Point Dr  
Tax Parcel ID #: 0611-191-6316-2 & 0611-191-6367-1  
Certified Survey Map application #: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
Subdivision Plat application #: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Rezone or CUP petition #(if any): \_\_\_\_\_ Rezone / CUP public hearing date: \_\_\_\_\_

**Summary of Variance Request:**

What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)  
60' Lot road frontage requirement for both lots in the new lot configuration.

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

These are pre-existing lots with 1 existing house that will be removed. The original lots were created in 1949 and met the zoning criteria at the time. Without the variance 1 of these pre-existing lots would not meet the current R-3 zoning road frontage requirements and would not be able to get a building permit. The proposed new lot configuration is splitting the road frontage in order to get both lots as much frontage as possible.

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

SEP 11 2018

#10196

DANE COUNTY PLANNING & DEVELOPMENT

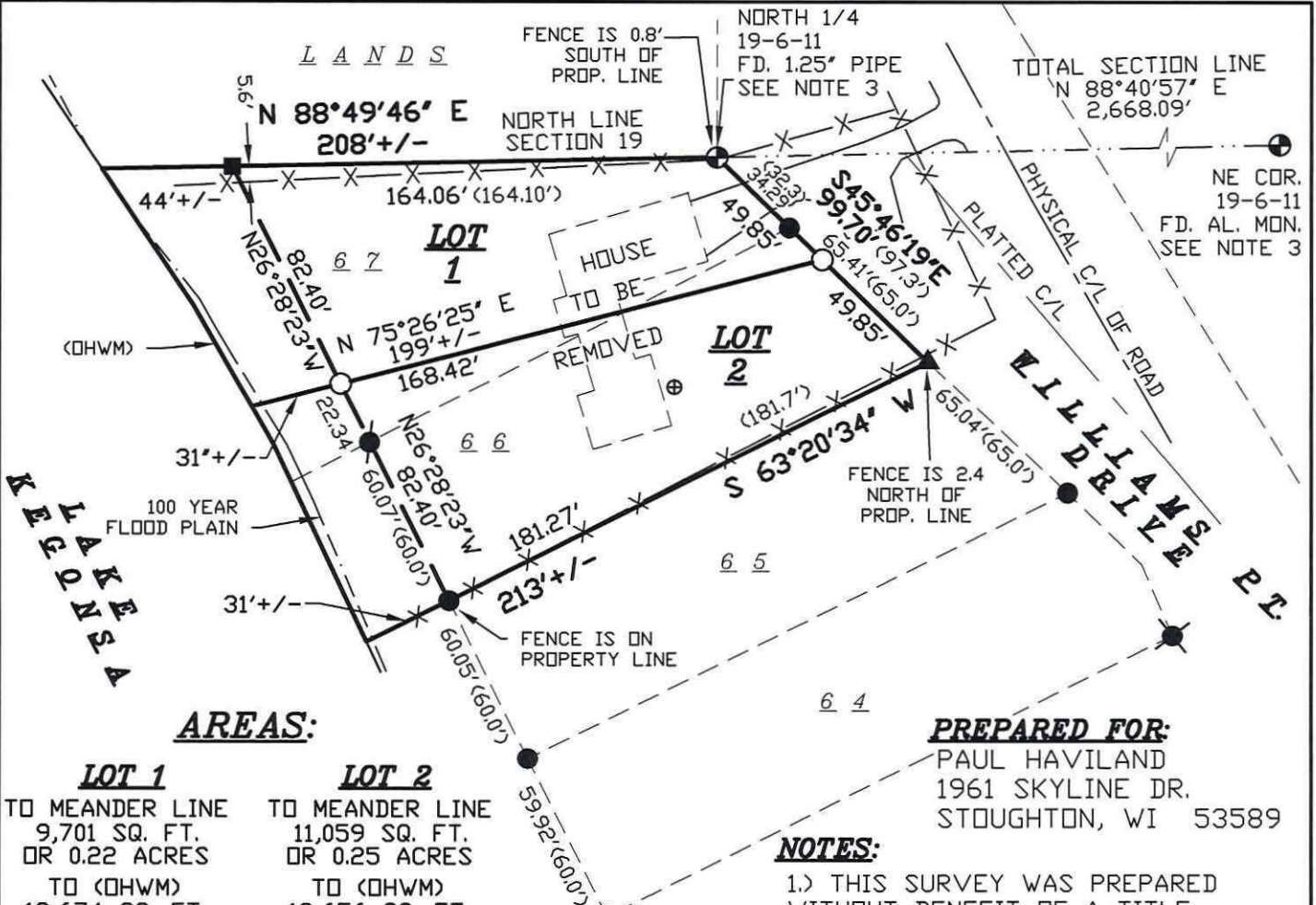


# CERTIFIED SURVEY MAP

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 the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 19, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. Including all of Lots 66 and 67, Williams Point Subdivision.



SURVEYORS SEAL

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_





# CERTIFIED SURVEY MAP

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

Located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 19, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. Including all of Lots 66 and 67, Williams Point Subdivision.

## **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and 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 NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 19, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. Including all of Lots 66 and 67, Williams Point Subdivision, Volume 13, Page 34 and recorded as Doc. #794261. This parcel contains 26,330 square feet or 0.60 acres.

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

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

## **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I 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\_\_\_\_.

\_\_\_\_\_  
Paul Haviland  
Ayars Holdings I LLC.

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the  
above named Paul Haviland to me known to be  
the person who executed the foregoing  
instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**



# 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 the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 19,  
T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. Including all of Lots 66  
and 67, Williams Point Subdivision.

## **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and  
approved by the Town of Pleasant Springs on this \_\_\_\_\_day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Maria P. Hougan  
Town Clerk

## **NOTE:**

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

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**