



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

Date: 6-22-2020

Landowner information:

Name: WILLE NOTTESTAD
Address: 1350 KOSHKONONG RD City: CAMBRIDGE Zip Code: 53523
Daytime phone: 608-335-2225
Fax: E-mail:

Applicant information (if different from landowner):

Name: ZON NOTTESTAD
Address: 204 JONES BOULDALE City: CAMBRIDGE Zip Code: 53523
Daytime phone: 608-335-2225
Fax: E-mail: lakeandronet@yahoo.com
Relationship to landowner: SON
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 1350 KOSHKONONG ROAD CAMBRIDGE 53523
Tax Parcel ID #: 016/0612-184-9500-9
Certified Survey Map application #: 5516-20 Date Submitted: 5-30-2020
Subdivision Plat application #: Subdivision Name:
Rezone or CUP petition #(if any): 11574 Rezone / CUP public hearing date: 8-25-2020

Summary of Variance Request:

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

LOT ROAD FRONTAGE

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

LETTER ATTACHED

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

Zone Division

Planning & Development

I am requesting a variance to allow a non 66 foot wide access strip to lot #2. There is a common drive from lot #1 to the 15' easement now part of the easement to Koshkamong road in case needed in the future.

Thank You
Ron Wotter, Jr

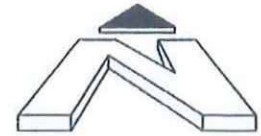
P.S.

lot #2 is a non buildable all wooded area primarily used for hunting.

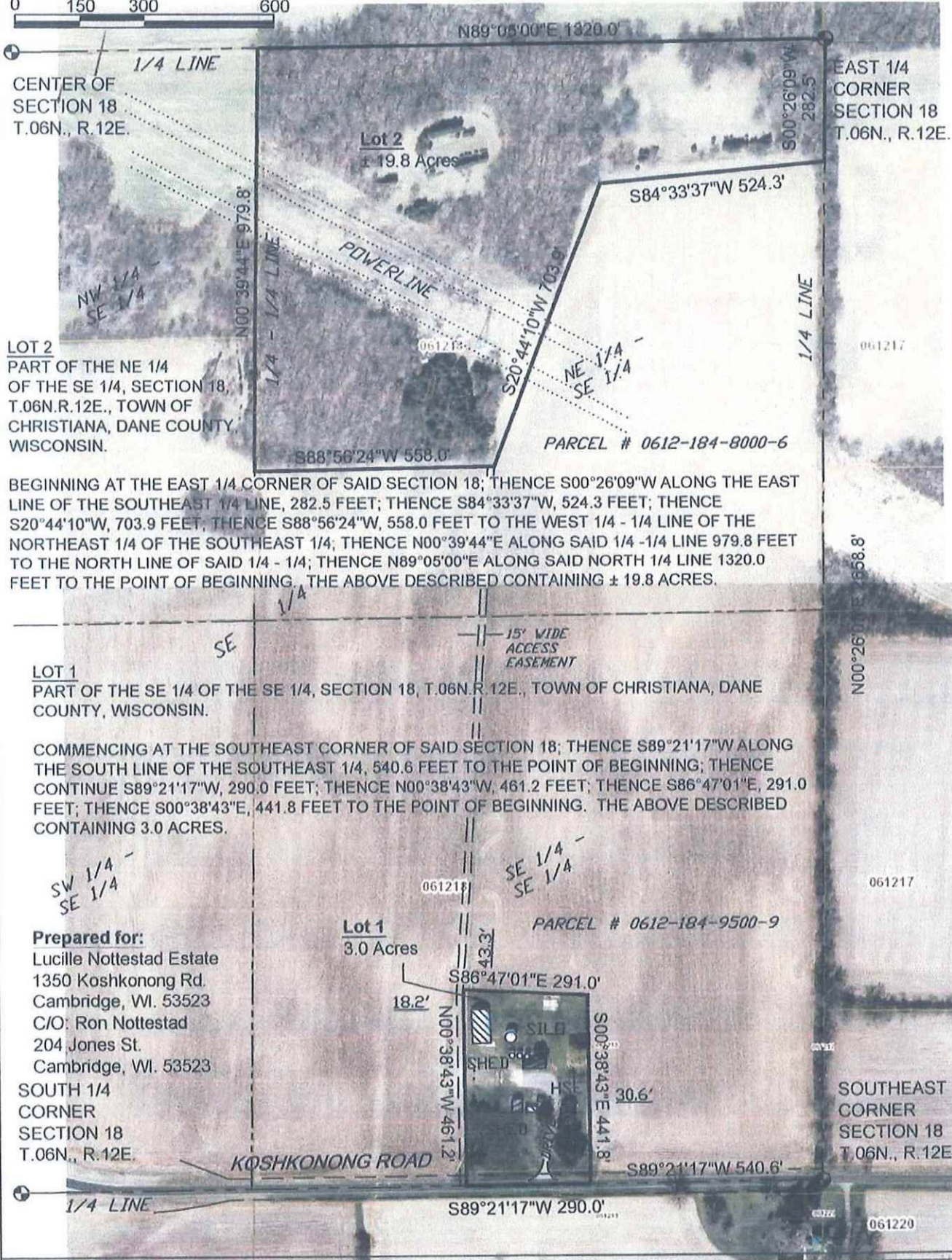
Ch# 1027
\$ 49500

PRELIMINARY CERTIFIED SURVEY

PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, ALL IN SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



Scale 1" = 300'
0 150 300 600



CENTER OF SECTION 18 T.06N., R.12E.

EAST 1/4 CORNER SECTION 18 T.06N., R.12E.

LOT 2
PART OF THE NE 1/4 OF THE SE 1/4, SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 18; THENCE S00°26'09"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 LINE, 282.5 FEET; THENCE S84°33'37"W, 524.3 FEET; THENCE S20°44'10"W, 703.9 FEET; THENCE S88°56'24"W, 558.0 FEET TO THE WEST 1/4 - 1/4 LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°39'44"E ALONG SAID 1/4 - 1/4 LINE 979.8 FEET TO THE NORTH LINE OF SAID 1/4 - 1/4; THENCE N89°05'00"E ALONG SAID NORTH 1/4 LINE 1320.0 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING ± 19.8 ACRES.

LOT 1
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

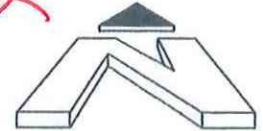
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE S89°21'17"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4, 540.6 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°21'17"W, 290.0 FEET; THENCE N00°38'43"W, 461.2 FEET; THENCE S86°47'01"E, 291.0 FEET; THENCE S00°38'43"E, 441.8 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 3.0 ACRES.

Prepared for:
 Lucille Nottestad Estate
 1350 Koshkonong Rd.
 Cambridge, WI. 53523
 C/O: Ron Nottestad
 204 Jones St.
 Cambridge, WI. 53523

SOUTH 1/4 CORNER SECTION 18 T.06N., R.12E.

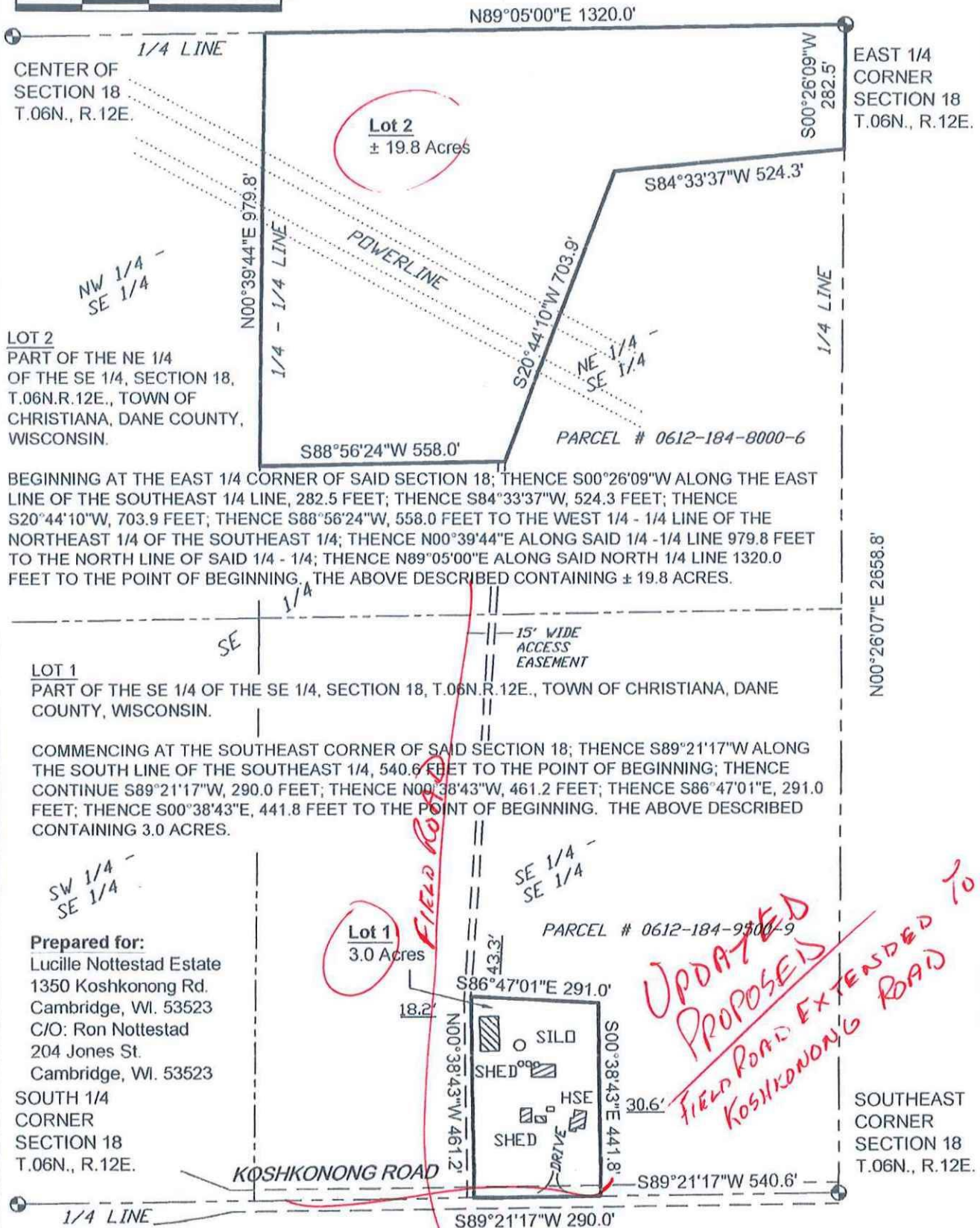
SOUTHEAST CORNER SECTION 18 T.06N., R.12E.

PRELIMINARY CERTIFIED SURVEY #2



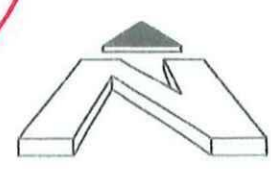
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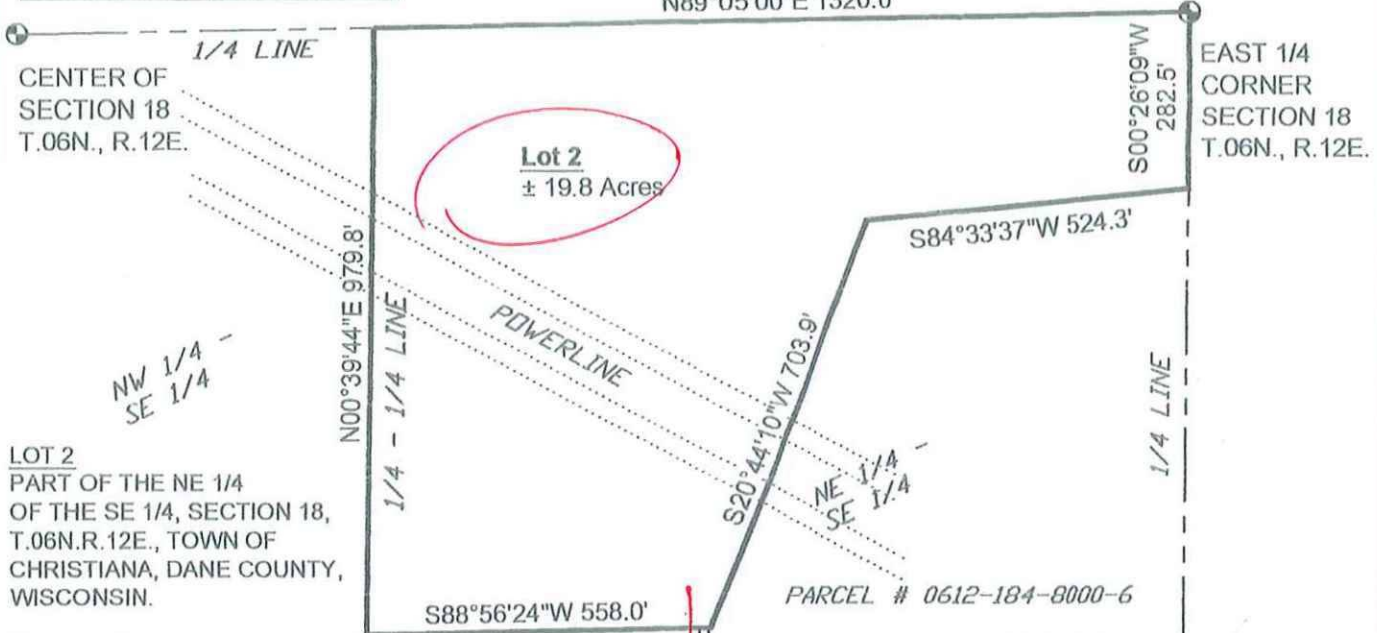
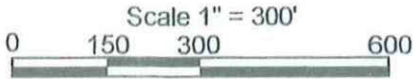


UPDATED PROPOSED FIELD ROAD EXTENDED TO KOSHKONONG ROAD

PRELIMINARY CERTIFIED SURVEY # 1



PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, ALL IN SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



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SOUTH 1/4
CORNER
SECTION 18
T.06N., R.12E.

SOUTHEAST
CORNER
SECTION 18
T.06N., R.12E.

ORIGINAL COMMON USED DRIVEWAY