



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

Date: 1/13/15

**Landowner information:**

Name: RF FARNS  
Address: 1047 Thunder Road City: MT HERRIB Zip Code: 53572  
Daytime phone: 608 576-7364  
Fax: \_\_\_\_\_  
E-mail: Pat@FarnesPlanning.net

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

Name: ZTL Properties  
Address: 8854 Casselhart City: MT HERRIB Zip Code: 53572  
Daytime phone: 608 220-7448  
Fax: 608-437-9896 E-mail: James@PremierBuildingSolutions.biz  
Relationship to landowner: Partner  
Are you submitting this application as an authorized agent for the landowner? Yes  No

**Property information:**

Property address: 2567 State Highway 92  
Tax Parcel ID #: 0606-134-8000-9 0606-131-9800-8  
Certified Survey Map application #: Prelim CSM Date Submitted: 11/07/14  
Subdivision Plat application #: N/A Subdivision Name: N/A  
Rezone or CUP petition #(if any): DOPEZ-2014-10791 Rezone / CUP public hearing date: 1/27/15

**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.)

I believe the hardship would be that the division of land would not be possible due to the unique circumstances of the property. A 2 lot CSM was required due to the rezoning proposal for that portion in the town of Blue Mounds. It is not for that a 1 lot CSM have been in order and thus it would comply with Chapter 23

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

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, AND PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 18, TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

**SURVEYED FOR:**  
Z&L PROPERTIES  
8854 OFFERDAHL ROAD  
MOUNT HOREB, WI 53572

**SURVEYED BY:**  
MOORE SURVEYING, LLC  
2918 MARKETPLACE DR  
SUITE 108  
FITCHBURG, WI 53719  
(608) 288-1890

**DATE OF SURVEY:**  
OCTOBER 22, 2014  
**PROJECT # 2027**

LEGEND	
●	PROPERTY CORNER FOUND
○	3/4" x 24" IRON REBAR SET @ 1.50 LBS. PER L.F.
⊙	SECTION CORNER MONUMENT
---	SECTION LINE AND QUARTER LINE
▨	PROPOSED RE-ZONE
---	PROPERTY LINE
---	CENTERLINE ROAD
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
( )	RECORDED DATA



TOWN OF BLUE MOUNDS

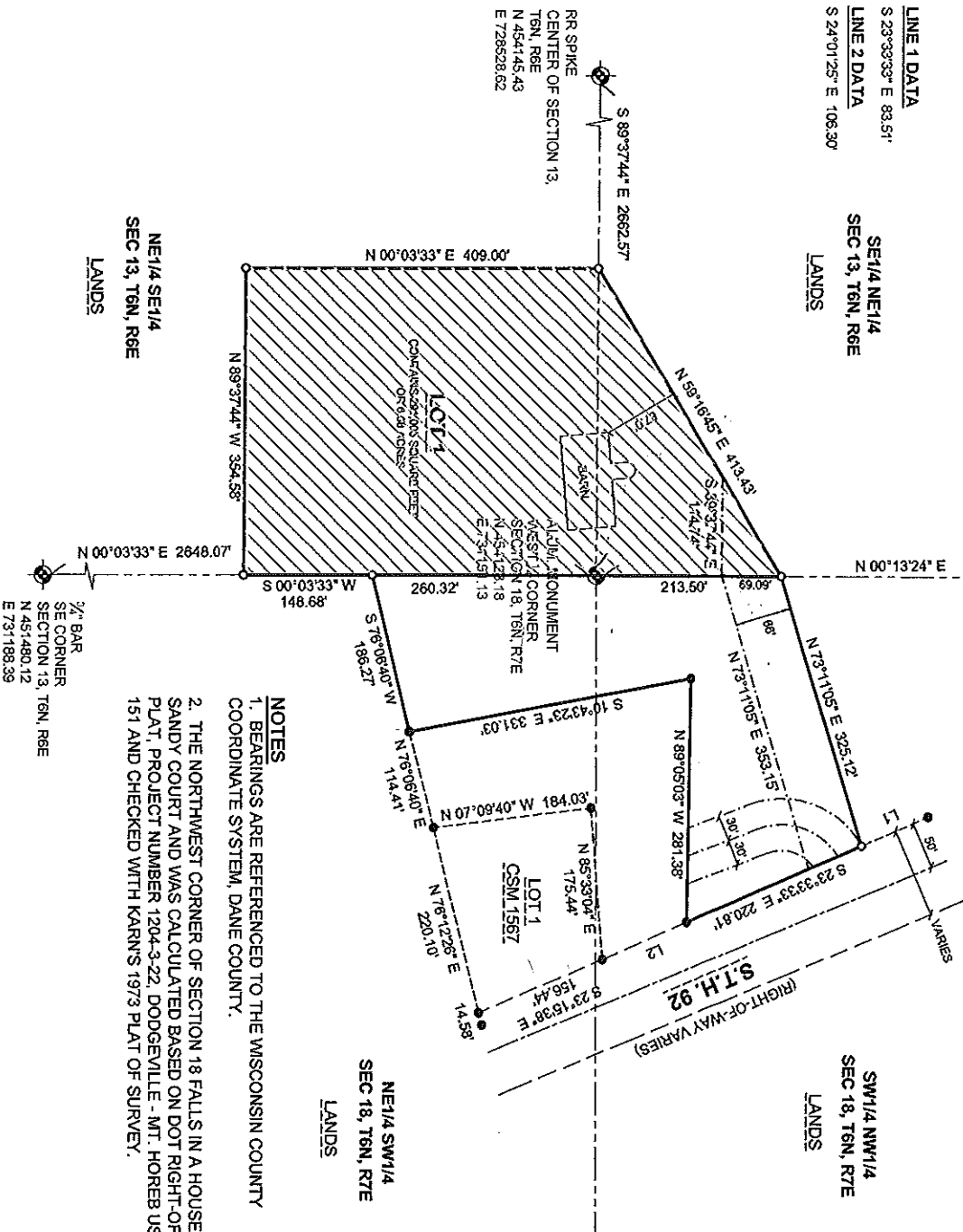
TOWN OF SPRINGDALE

NW CORNER  
SECTION 18  
T6N, R7E  
N 456776.67  
E 731201.45

**LINE 1 DATA**  
S 23°33'33" E 83.51'  
**LINE 2 DATA**  
S 24°01'25" E 106.30'

SE1/4 NE1/4  
SEC 13, T6N, R6E  
LANDS

SW1/4 NW1/4  
SEC 18, T6N, R7E  
LANDS



- NOTES**
1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
  2. THE NORTHWEST CORNER OF SECTION 18 FALLS IN A HOUSE AT 105 SANDY COURT AND WAS CALCULATED BASED ON DOT RIGHT-OF-WAY PLAT, PROJECT NUMBER 1204-3-22, DODGEVILLE, MT. HOREB USH 18 8 151 AND CHECKED WITH KARNS 1973 PLAT OF SURVEY.

**LEGAL DESCRIPTION OF PROPOSED RE-ZONE PARCEL, IN THE TOWN OF BLUE MOUNDS**  
PART OF THE SE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, N 00°13'24" E, 213.50 FEET; THENCE S 59°16'45" W, 413.43 FEET TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 13; THENCE S 00°03'33" W, 409.00 FEET; THENCE S 89°37'44" E, 354.58 FEET TO THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 13; THENCE N 00°03'33" E, 409.00 FEET ALONG SAID EAST LINE TO EAST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 182,873 SQUARE FEET OR 4,198.19 ACRES MORE OR LESS.

**SURVEYORS CERTIFICATE**  
I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF BLUE MOUNDS, THE TOWN OF SPRINGDALE AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF Z&L PROPERTIES, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.