



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

**Date:** June 5, 2014

**Landowner information:**

Name: Rod Nelson  
Address: 5361 Mahocker Rd City: Mazomanie Zip Code: 53560  
Daytime phone: 608-795-2660  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**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: 5361 & 5359 Mahocker Rd  
Tax Parcel ID #: 0806-194-8525-9, 0806-194-8601-0, 0806-193-8001-0, 0806-194-8503-5  
Certified Survey Map application #: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
Subdivision Plat application #: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Rezone or CUP petition #(if any): 10688 Rezone / CUP public hearing date: 6-24-2014

**Summary of Variance Request:**

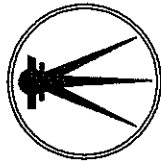
What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)  
66' Lot road frontage requirement

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

These are pre-existing houses with existing driveways that have access to the road but there is not enough road frontage for the three lots to all have 66' of frontage. If the variance is not granted the owners of the lot will not be able to bring their parcels into current zoning compliance and will not be able to transfer the land rights correctly between each other.

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



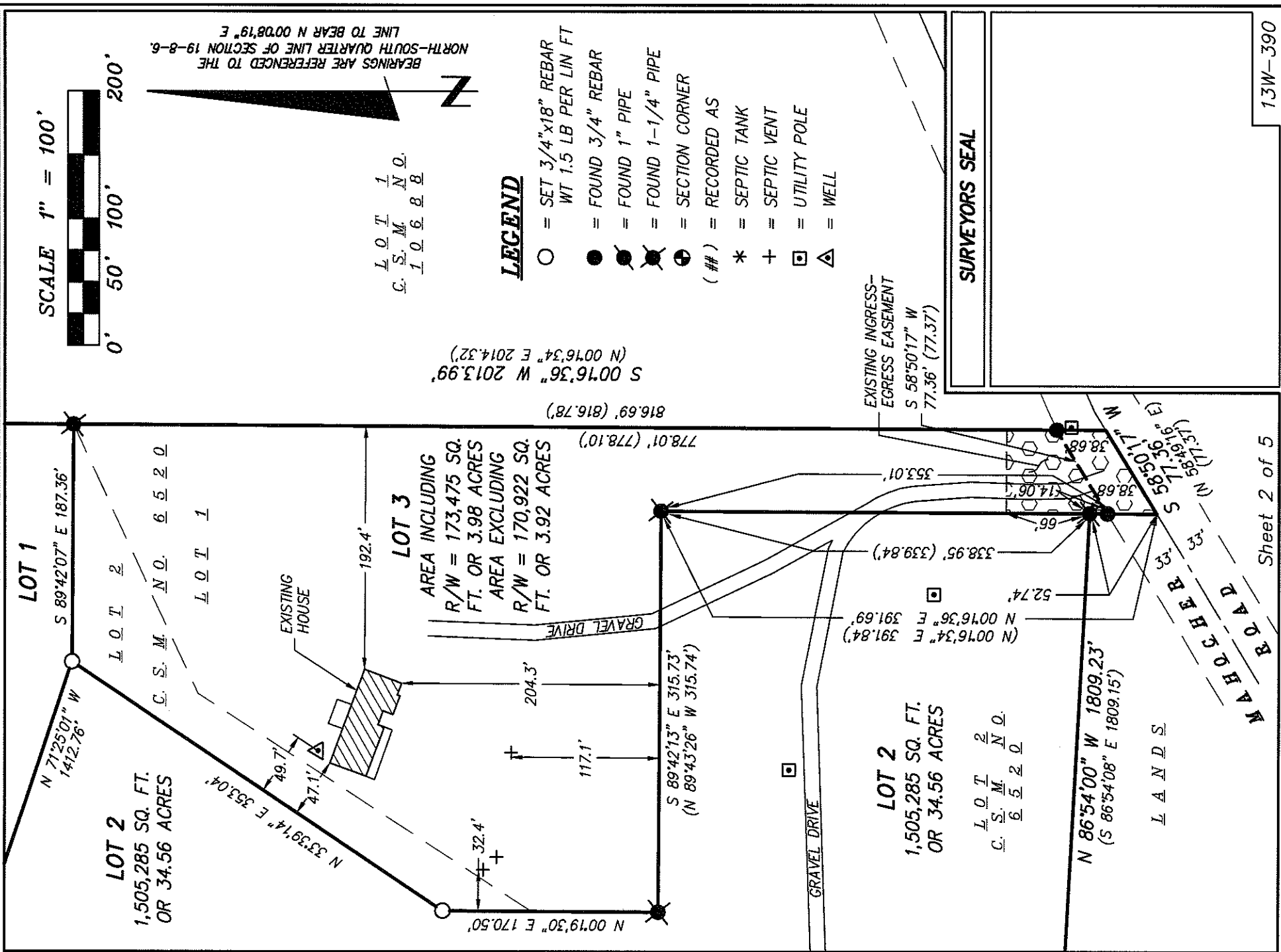


# CERTIFIED SURVEY MAP

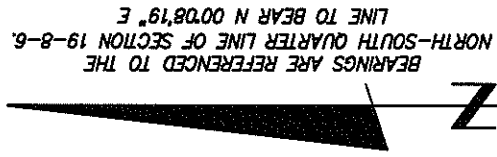
## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 and SW 1/4 of the SE 1/4, and the NE 1/4 and SE 1/4 of the SW 1/4, all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin. Including all of Lot 1 and part of Lot 2, C.S.M. No. 6520.



SCALE 1" = 100'



L. O. T. 1  
C. S. M. N. O.  
6 5 2 0

### LEGEND

- = SET 3/4"x18" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊖ = FOUND 1" PIPE
- ⊗ = FOUND 1-1/4" PIPE
- ⊕ = SECTION CORNER
- (#) = RECORDED AS
- \* = SEPTIC TANK
- + = SEPTIC VENT
- = UTILITY POLE
- △ = WELL

SURVEYORS SEAL



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all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin. Including all of Lot 1  
and part of Lot 2, C.S.M. No. 6520.

## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered 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 NW 1/4 and SW 1/4 of the SE 1/4, and the NE 1/4 and SE 1/4 of the SW 1/4, all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin, also being all of Lot 1 and part of Lot 2, C.S.M. No. 6520, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 19; thence along the north-south quarter line of said Section 19, N 00°08'19" E, 724.84 feet to said C.S.M. No. 6520 and the point of beginning; thence N 86°54'00" W, 557.94 feet; thence N 00°02'20" W, 576.96 feet; thence S 89°47'46" E, 349.03 feet; thence N 00°08'03" E, 1329.49 feet; thence S 89°55'59" E, 1530.50 feet; thence S 00°16'36" W, 2013.99 feet to the centerline of Mahocker Road; thence along said centerline, S 58°50'17" W, 77.36 feet; thence N 00°16'36" E, 52.74 feet; thence N 86°54'00" W, 1251.29 feet to the point of beginning. This parcel contains 3,207,716 square feet or 73.64 acres and is subject to a road right of way of 33.00 feet over the most southerly part thereof.

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

Date \_\_\_\_\_

Noa T. Prieve S-2499  
Registered Land Surveyor - Owner

## 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\_\_\_\_.

Rodney L. Nelson  
STATE OF WISCONSIN)  
DANE COUNTY)

Judith A. Nelson

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named  
Rodney L. Nelson and Judith A. Nelson to me known to be  
the persons who executed the foregoing  
instrument and acknowledge the same.

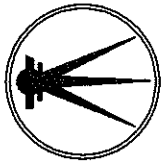
\_\_\_\_\_ County, Wisconsin.

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

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

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

**SURVEYORS SEAL**



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all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin. Including all of Lot 1  
and part of Lot 2, C.S.M. No. 6520.

### **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\_\_\_\_\_.

\_\_\_\_\_  
Jeffrey A. Nelson

\_\_\_\_\_  
Lizabeth R. Nelson

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ the above named  
Jeffrey A. Nelson and Lizabeth R. Nelson to me known to be the person who executed the foregoing  
instrument and acknowledge the same.

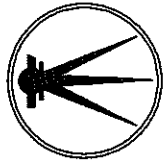
\_\_\_\_\_ County, Wisconsin.

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

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

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

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## TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Black Earth on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Town Clerk

PRINT NAME

SIGNED

## VILLAGE OF MAZOMANIE APPROVAL

Resolved that this certified survey map in the Town of Black Earth is hereby acknowledged and approved by the Village of Mazomanie on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Susan Dietzen  
Village 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. \_\_\_\_\_

Sheet 5 of 5

**SURVEYORS SEAL**

13W-390