



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

Date: July 22nd, 2016

Landowner information:

Name: Arthur Luetke; Strouds (William R.; Elaine; Robert R.; Mary; Ritchey C.; Maria)
Address: Robert, 25 West Main St. Suite 300 City: Madison Zip Code: 53703
Daytime phone: 608-257-2281
Fax: N/A E-mail: rstroud@stroudlaw.com

Applicant information (if different from landowner):

Name: Andrew J. Stokes / Scott A. Stokes
Address: 106 Brodhead St City: Mazomanie Zip Code: 53560
Daytime phone: 608-795-4574
Fax: N/A E-mail: ajstokes@hotmail.com / sstokeswi@gmail.com
Relationship to landowner: Accepted offer to purchase
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: East of 10436 Laws Drive, Mazomanie, WI 53560
Tax Parcel ID #: 0906-281-8500-0 (Property also includes parcels : 0906-214-9700-7 / 0906-214-9780-1)
Certified Survey Map application #: Refer to Metes and Bounds Description Date Submitted: TBD
Subdivision Plat application #: N/A Subdivision Name: Mazomanie Town
Rezone or CUP petition #(if any): 11021 Rezone / CUP public hearing date: 8/23/2016

Summary of Variance Request:

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

66' Road Frontage Requirement

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

Refer to 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.

Reason for Variance:

Existing lot of record that never had frontage.

What hardship(s) will result if a variance is not granted?

The proposed access route (with frontage variance) is essentially the only potential for a legal way to access the property. Without legal access I cannot develop the land or perform needed land management initiatives. My accepted offer to purchase this property is contingent upon an accepted rezone, frontage variance and related permitting.

The below is from a different Dane County Variance application...but pertinent in my case.....

What would be the effect on this property, the community or neighborhood, and the general public interest if the variance were granted? Describe how negative impacts would be mitigated.

Effect on the property: While the exact plans and detail for the driveway will be submitted during the permitting process, this is in fact the old access road to the property. Luckily, since it is the old access road, it is relatively flat and high ground with existing banks. While there are some trees that have come up over the years, every effort will be taken to avoid cutting. The proposed route will not enter into the 100yr floodplain or any sensitive areas such as shore land or wetland. It's assumed the refurbishment of this old access drive will not require significant excavation or cost. Every effort will be made to avoid disturbing the natural habitat to not only provide a pleasant and scenic entrance to the property but also to minimize any effect on surrounding wildlife, vegetation and water runoff.

Effect on the neighborhood: The proposed route for the driveway is not visible from the neighboring cabins and is in fact a significant distance away (>400ft). This distance will allow for minimal inconvenience and maximum privacy during ingress and egress of the property. Some noise may occur during the construction phase but this can be minimized during leisure hours such as evening or weekends. If noise or privacy is an issue during normal use of the drive, strategic planting of vegetation or trees can be considered to improve. While not a valid excuse by itself, it is important to note that all the neighbors are aware of my greater efforts to rezone this property in order to eventually build a family cottage including the need for this driveway. I've already met with most and will be working closely with them if any issues or concerns arise. Keeping good relations and open lines of communication with the neighbors is a critical factor throughout this process and into the future.

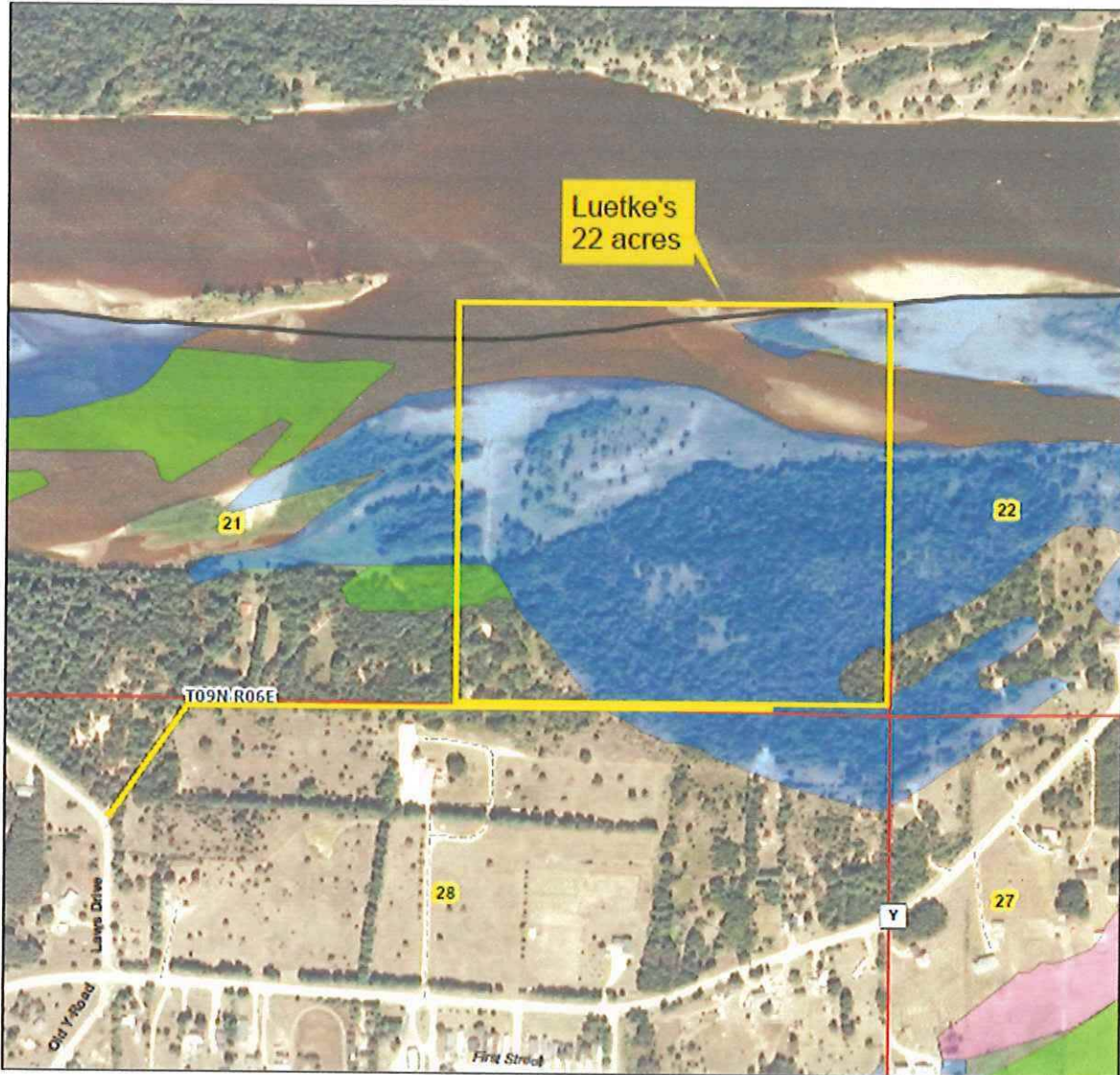
Effect on the community and the greater public: This property is located along the beautiful Wisconsin River, which is a treasured wildlife and outdoor recreation area for the county and state. I grew up in Mazomanie and have spent countless days canoeing, camping and fishing it. I only say this to emphasize my commitment toward protecting this beautiful section of the world for generations to come. During the summer months, daily canoers and fishermen often pass by...some even stopping along the shore. The driveway will be far enough away (>1000ft) from the water's edge and won't be visible or heard at any point on the river. This of course can be confirmed upon completion and strategic noise (or sight) buffers can be used as needed to protect the natural and scenic integrity of the river. Furthermore, since the driveway will not fall within even the 100yr floodplain, there will be very minimal impact to the river channel or shore land downstream if such extreme flooding were to occur. Of course, more detail and consideration will be paid during the formal driveway and build permitting process.

DRAFT
 not a certified
 wetland determination
 Sec: 21, Mazomanie TWP

NRCS Wetland Map

Tract
 T: , R:

9/26/2011



Wetland Classification

AW - Artificial Wetland	NW - Non-Wetland
CMW - Categorical Minimal Effect	PC - Prior Converted Cropland
CW - Converted Wetland	Section Boundary
CWTE - Converted Wetland Technical Error	W - Wetland
FW - Farmed Wetland	WX - Manipulated Wetland
FWP - Farmed Wetland Pasture/Hayland	= ok to tile
MW - Minimal Effect	=
NI - Not Inventoried	

Dane County Land & Water Resources Dept.
 USDA Natural Resources Conservation Service

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 not a certified
 wetland determination

Digital orthophoto taken April 2010.

