



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

RECEIVED

JUL 28 2016

Date: 7/21/16

DANE COUNTY PLANNING & DEVELOPMENT

Landowner information:

Name: Estate of Richard Pederson c/o Matson & Assoc., Inc.
Address: P.O. Box 333 City: Stoughton Zip Code: 53589
Daytime phone: 608-695-8700
Fax: _____ E-mail: tmatson@matsonhomes.com

Applicant information (if different from landowner):

Name: Thomas W. Matson, Agent
Address: P.O. Box 333 City: Stoughton Zip Code: 53589
Daytime phone: 608-695-8700
Fax: _____ E-mail: _____
Relationship to landowner: _____
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: Lot #2 CSM 1424 - 3213 County Highway A
Tax Parcel ID #: 052/0510-134-8280
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)
Variance request for having road frontage
What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)
See 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.



Real Living Matson & Associates, Inc.

PO Box 333, 1601 E. Main Street
Stoughton, WI 53589
Office: (608) 873-8700
Fax: (608) 873-4407
www.MatsonHomes.com

COPY

Dane County Zoning:

Re: Parcel #0510-134-8280-4

Attached please find a request to allow for a transfer of properties between adjoining landowners via creation of a new certified survey map and rezoning which would allow for the construction of a single family home on the approximately 1.25 acre parcel on the easterly 345' of what now is known as lot #2 CSM 1424 recorded in Vol. 6, Page 101.

It is the desire of the owner of this parcel, along with adjoining property owners to correct a situation that developed with the recording of a two lot certified survey map in 1974 in which a legal parcel was created with a 20' wide easement.

The owner of the adjacent property lot #1 Map #3752 has agreed to enter into an easement and joint driveway agreement to improve the access to the property.

Variance:

The hardship and request for a variance to be granted would be based on the lack of road frontage and limited access to the subject property. In our opinion this would vastly improve an existing situation.

Thank you for taking the time to consider our request.

Regards,

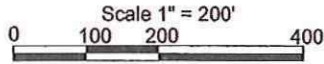
A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Thomas W. Matson,
Agent for Seller

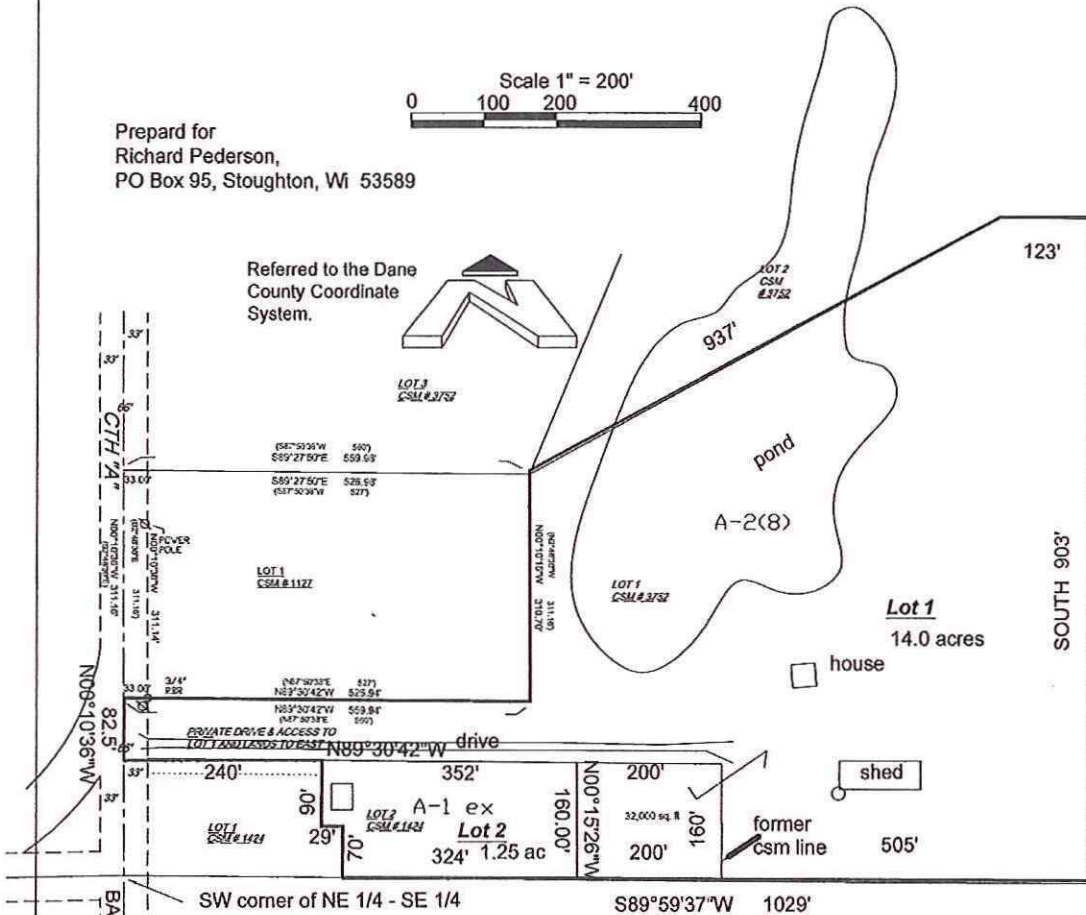
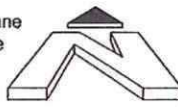
Preliminary Certified Survey Map

Part of Lot 2, Dane County Certified Survey Map number 1424 and part of Lot 1 of Dane County Certified Survey Map number 3752, being located in part of the NE ¼ of the SE ¼ of Section 13, T.5N., T.13E., Town of Rutland, Dane County, Wisconsin

Prepared for
Richard Pederson,
PO Box 95, Stoughton, WI 53589



Referred to the Dane County Coordinate System.



A-1ex to A-2(8)
Part of Lot 2, Dane County Certified Survey Map number 1424, being located in part of the NE ¼ of the SE ¼ of Section 13, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 2; thence West along the South line of said lot, 200 feet; thence North, 160 feet to the North line thereof; thence East, 200 feet to the Northeast corner of said lot; thence South, 160 feet to the point of beginning.

A-1 ex to A-2(1)
Part of Lot 2, Dane County Certified Survey Map number 1424, being located in part of the NE ¼ of the SE ¼ of Section 13, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin, described as follows:
Beginning at the Southwest corner of Lot 2; thence North, 70 feet; thence West, 29 feet; thence North 90 feet to the Northwest corner of said lot; thence East, 352 feet; thence South, 160 feet to the South line of said lot; thence West, 324 feet to the point of beginning. The above described containing 1.25 acres.

Wisconsin Mapping, LLC
* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4892-16 Date 7/19/2016
Sheet 1 of 1