

SEPTEMBER 25, 2025 BOA PUBLIC HEARING STAFF REPORT

Appeal 3738. Appeal by Steven Frame (Wade Wyse, agent) for a variance from the minimum required shoreland setback Section 11.03(2)1., Dane county Code of Ordinances, to permit a driveway to a future residence on Lot 2, CSM 13988, Section 30, Town of Vermont.

OWNER: Steven Frame

AGENT: Wade Wyse, Wyser Engineering

LOCATION: Section 30, Town of Vermont

ZONING DISTRICT: RM-16 Rural Mixed Use

COMMUNICATIONS: Town of Vermont: 8/20/2025 acknowledgement. 9/18/2025 Town confirmed that board has approved driveway location and is supportive of variance to allow in the proposed location.

Facts of the Case:

Existing:

Vacant lot with residential building envelope. Property is bound to the west by Ryan Road and Ryan Creek. The northern portion of the lot contains steep slopes. The building envelope is situated between steep slopes and Ryan Creek.

Proposed

Driveway access to building envelope for future residence.

Zoning Notes:

- Citing of driveway on this parcel is difficult due to environmental features and steep terrain and town driveway citing policies.

History

- Rezone 10793 (See staff report)
- CSM 13988
- Violation History: None.

VARIANCES REQUESTED: Purpose:

Shoreland setback variance:

Minimum setback from ordinary high water mark required: 75 feet.

Proposed setback: 25 feet.

VARIANCE NEEDED: 50 feet.