



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

Date: 9/5/2014

**Landowner information:**

Name: DALE SECHER  
Address: 5683 LINCOLN RD. City: OREGON Zip Code: 53575  
Daytime phone: 835-5871  
Fax: \_\_\_\_\_ E-mail: CARANDAL@CHORUS.NET

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Daytime phone: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Relationship to landowner: \_\_\_\_\_  
Are you submitting this application as an authorized agent for the landowner? Yes  No

**Property information:**

Property address: TBD  
Tax Parcel ID #: 0509-162-9000-9, 0509-162-9561-1  
Certified Survey Map application #: 9634 Date Submitted: 7/30/2014  
Subdivision Plat application #: N/A Subdivision Name: N/A  
Rezone or CUP petition #(if any): 10692 Rezone / CUP public hearing date: 6/24/14 10692

**Summary of Variance Request:**

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

CH. 75.19(6)(b)

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

THERE IS ONLY 66 FEET OF ROAD FRONTAGE TO TIPPERARY ROAD.  
ACCESS SHOULD BE KEPT WITH PRIMARY LAND USE WHICH IS  
CARANDALE FARM. ACCESS SUPPORTS SECONDARY ACCESS FOR  
THE EXISTING CLUSTER DEVELOPMENT

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

## Everson, Daniel

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**From:** dale secher <carandal@chorus.net>  
**Sent:** Wednesday, September 03, 2014 11:11 AM  
**To:** Everson, Daniel; Standing, Brian; Lane, Roger; arlan kay; Cory Secher; Grenlie Land Surveying; Allan, Majid  
**Subject:** re:CSM application #9643  
**Attachments:** shared driveway easement agreement.pages.zip; ATT00001.htm

Daniel:

This e-mail is in regard to CSM application #9634. During a recent phone conversation you informed me that the ZLR Committee deferred action on the request for a shared driveway under Section 75.19(8). I understand there was some concern about approving the request and that it will be on the agenda for action at the September 9 Committee meeting.

I had informed you I would plan on attending the meeting to respond to any questions or concerns regarding the request for a shared driveway, but I did not remember that I had a conflict which will prevent me from attending the meeting in person. My son, Cory and wife, Cindy, will attend the meeting in my absence; Please forward information about the meeting to them ([carandal@chorus.net](mailto:carandal@chorus.net) and [cdsecher@gmail.com](mailto:cdsecher@gmail.com)) Since I will not be able to attend in person, I am providing the following information to support the need for a shared driveway under Section 75.19(8) for the preservation of farmland, the efficient use of land, and to provide emergency ingress and egress for an existing cluster development.

Our proposal is to have a two (2) lot survey, one (A-2) residential lot for my son so he can move on-site and take over management of Carandale Farm; the other lot being A-1 exclusive for continued agricultural use.

For good land use planning it is important to keep ownership access attached to the agricultural lot, with the residential lot having perpetual easement rights.

Reasons for the easement to remain a part of the agricultural lot:

1. Farm access to Tipperary Road is limited to 66 ft fee simple ownership.
2. Public access is required for the specialty fruit farming operation.
3. A "flagged" residential lot would waste agricultural land and render the balance of agricultural land un-economic to manage because of loss of direct access critical to the farming operation. This farm is unsuitable for conventional row crop agriculture, but its location and unique glacial topography makes it ideal for a perennial cropping system that requires public access for sales and to serve as a community resource.
4. Maintaining access rights will allow alternative emergency ingress and egress for an existing cluster development, thus contributing to the public health, safety and welfare of the current residents.
5. Maintains critical access between the two main sales and distribution components.

I believe the request meets all of the stated criteria of Section 8, and is essential for protecting public health, safety and welfare. The only possible concern is the interpretation of criteria (c) that states: "No more than four (4) lots, whose principal use is residential, may be served by a shared driveway easement including the lot on which the easement is located. Shared driveway easements shall not be extended to serve additional lots."

This wording does not exclude the sharing of an easement with an agricultural lot and our proposal does not provide primary service to additional lots. All other criteria have been satisfied and/or addressed in a shared driveway easement agreement (see attached).

Dale Secher  
Carandale Farm  
608.235.1632