



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

Date: 2-5-2019

Landowner information:

Name: Dale and Debra Chestnut
Address: 2149 Dahlk Circle City: Verona Zip Code: 53593
Daytime phone: 608-845-3800
Fax: _____ E-mail: doubledservice@fds.net

Applicant information (if different from landowner):

Name: Paul Spetz - Isthmus Surveying LLC
Address: 450 N. Baldwin Street City: Madison Zip Code: 53703
Daytime phone: 608-244-1090
Fax: _____ E-mail: isthmussurveying@sbcglobal.net
Relationship to landowner: Surveyor
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 2731, 2737, 2733 Gust Road
Tax Parcel ID #: 054/0607-124-9454-9; 9460-1; 9447-8; 9430-0
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)
Ch. 75.19 (6)(b)

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

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

Hardship: Seeking relief from Ch. 75.19(6)(b)

The Applicant is required to Prepare a C.S.M. to address an illegal land division of a non-conforming land locked parcel (054/0607-124-9430-0), which is zoned A1. The owner's contiguous lands abutting Gust Road are zoned for commercial use.

The Town of Springfield ^{dale}~~field~~ Comprehensive Plan does not accommodate new commercial zoning, and rezoning was denied during the land division process, preventing combination of this parcel with contiguous lands.

The Town of Springfield ^{dale}~~field~~ agrees to designate this parcel of land as an 'Outlot' to address the issue.

JAN 24 2019

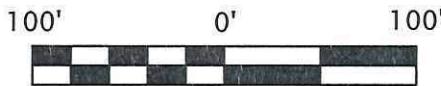
CERTIFIED SURVEY MAP #10239

DALE COUNTY PLANNING & DEVELOPMENT

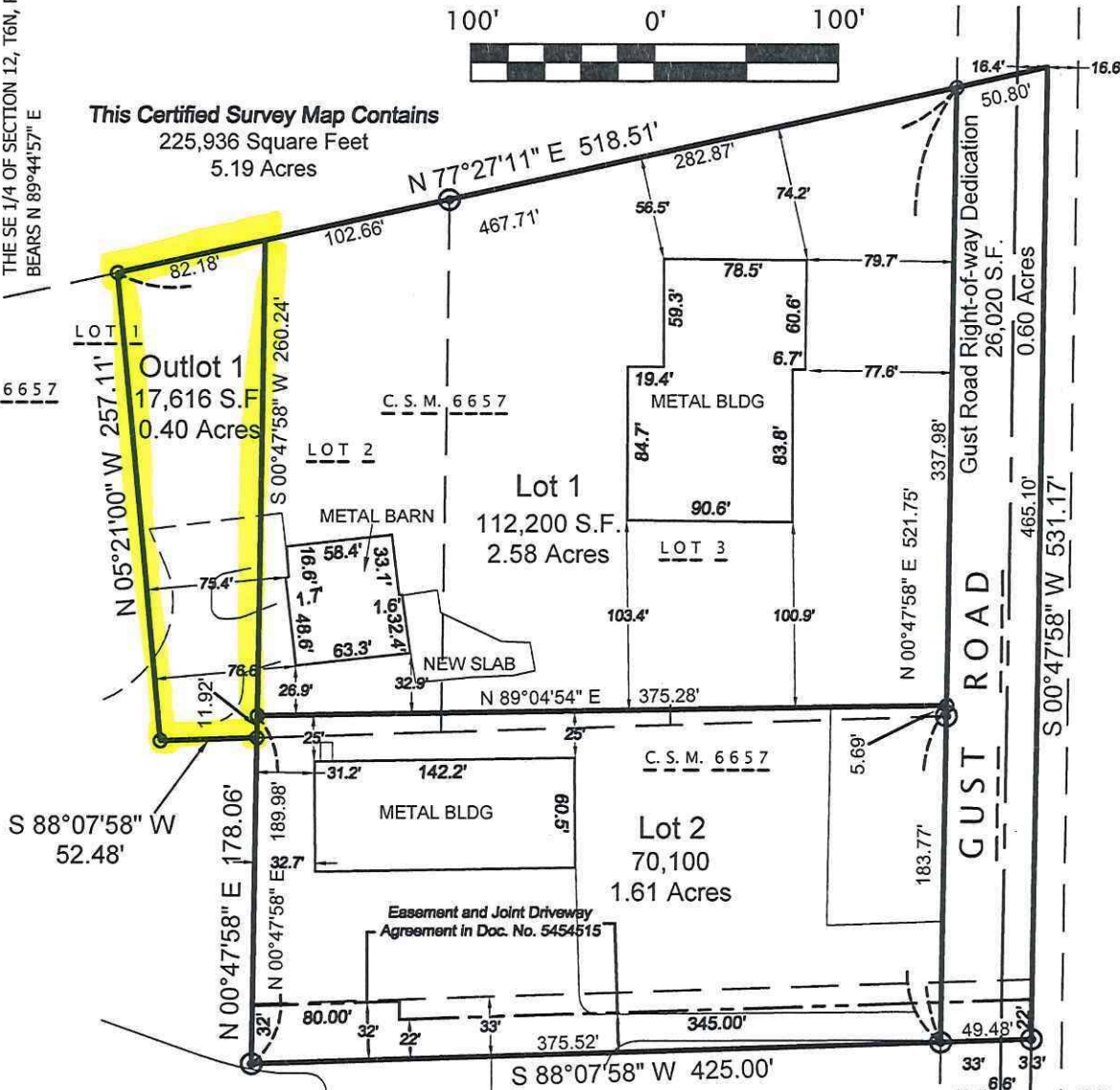
Located In:

Part of Lot 1, all of Lot 2 and Lot 3, Certified Survey Map No. 6657, as recorded in Volume 33, pages 344-345, of Certified Survey Maps, as Document Number 2323178, all in the SW 1/4 of the SE 1/4 of Section 12, T6N, R7E, Town of Springdale, Dane County, Wisconsin

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE COUNTY ZONE, THE SOUTH LINE OF THE SE 1/4 OF SECTION 12, T6N, R7E BEARS N 89°44'57" E



This Certified Survey Map Contains
225,936 Square Feet
5.19 Acres



LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1.25" Outside Diam. unless Noted)
- 3/4"x1 8" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

PREPARED FOR:

DALE CHESTNUT
2149 DAHLK CIRCLE
VERONA, WI 53593

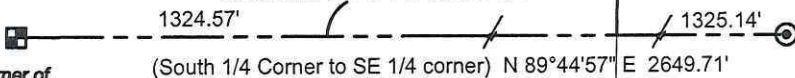
PREPARED BY:

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

*Note: "Refer to Building Site Information contained in the Dane County Soil Survey."

*Note: As a condition of approving this land division, the Town of Springdale prohibits any future subdivision.

South line-SW 1/4 of the SE 1/4



South 1/4 Corner of Section 12, T6N, R7E, Found 4' Diameter Aluminum Monument

N:456549.85'
E:760207.75'

Southeast 1/4 Corner of Section 12, T6N, R7E, Found 2" Diameter Iron Pipe

N:456561.45'
E:762857.43'

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____