



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
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Community Development
(608)261-9781, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

Chapter 75 (Subdivision) Variance Application

A variance application is required for any proposed Certified Survey Map (CSM) or Subdivision Plat which does not meet one or more of the design standards, or other applicable regulations, specified in Chapter 75 of the Dane County Code of Ordinances (Land Division and Subdivision Regulations). Chapter 75 variance appeals are decided by the county Zoning & Land Regulation Committee.

§75.21(1) of the Dane County Code details the variance procedures:

“Where the [Zoning] committee finds that unnecessary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done; provided that public interest is secured and that such variation will not have the effect of nullifying the intent and purpose of these regulations.”

To grant a variance, the committee must find that “unnecessary hardships” may result from complying with the land division / subdivision regulations. Applicants are advised to provide evidence of such hardship on the attached variance application form. Staff or the committee may request additional information be submitted to assist the committee in making its decision on the variance appeal.

Chapter 75 variance applications will only be accepted if there is a corresponding preliminary CSM or Subdivision Plat application currently pending. Variance appeals will be heard by the Zoning & Land Regulation Committee at a regularly scheduled meeting and, if practical, as part of committee’s consideration of the preliminary CSM or Subdivision Plat application. Variances associated with a pending rezoning and / or Conditional Use Permit application may be heard by the committee at the same meeting.

There is a \$100 application review fee for a Chapter 75 variance application. Applications should be submitted in person at the Dane County Zoning office, Room 116, City-County Building, or sent to:

**Dane County Planning and Development
c/o, Daniel Everson
210 Martin Luther King Jr., Blvd – Room 116
Madison, WI 53703-3342**

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



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

Date: 07/05/2022

Landowner information:

Name: Jason Kratochwill (Jason Thomas Homes LLC)
Address: 7521 Hubbard Avenue City: Middleton Zip Code: 53562
Daytime phone: 608-220-6391
Fax: _____ E-mail: jason@jasonthomashomes.com

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: 3715 and 3719 Pioneer Road, Verona, WI 53593

Tax Parcel ID #: 0708-292-8425-9; 0708-292-8400-8; 0708-292-8180-5; 0708-292-8415-1

Certified Survey Map application #: _____ Date Submitted: _____

Subdivision Plat application #: _____ Subdivision Name: Evan's Crossing

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)
75.19(1)(p); proposed cul-de-sac is approximately 1150 feet long which exceeds 1000 foot max.

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)
The additional roadway length is proposed to cross over an existing large drainageway and access buildable area in the southwest corner of the property. Without the variance the cul-de-sac bulb would be placed over the existing drainageway, requiring impacts to existing drainage patterns and likely a large amount of additional tree removal.

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