



Dane County Planning & Development
Division of Zoning

Appeal No. 3681
Date Received 2/13/17
Date of Public Hearing MARCH 23, 2017

VARIANCE APPLICATION:

Owner: ROBERT & LINDA ROTH
Mailing Address: 7825 FLYNN DR
VERONA WI 53593
Phone Number(s): 608 589 2721
Email Address: rrothcpa @ tds.net

Assigned Agent: Andrew King (King Construction)
Mailing Address: W3010 Sand Crane Dr
Bellefonte WI 53508
Phone Number(s): 608 285 0432
Email Address: _____

To the Dane County Board of Adjustment:

Please take notice that the undersigned was refused a permit by the Dane County Zoning Division, Department of Planning and Development, for lands described below for the reason that the application failed to comply with provisions of the Dane County Code of Ordinances: Chapters 10 – Zoning, 11 – Shoreland, Shoreland-Wetland & Inland-Wetland, 17 – Floodplain Zoning, and/or 76 – Airport Height Regulations. The owner or assigned agent herewith appeals said refusal and seeks a variance.

Parcel Number: 0508-072-8000-2 Zoning District: A-1EX Acreage: 16.8
Town: MONTROSE Section: 07 1/4 1/4
Property Address: 7825 FLYNN DRIVE
CSM: _____ Lot: _____ / Subdivision: _____ Block/Lot(s): _____
Shoreland: Y/N / Floodplain: Y/N / Wetland: Y/N / Water Body _____
Sanitary Service: Public / Private (Septic System)

Current Use: PARKING & YARD

Proposal: GARAGE

NOTE: You are encouraged to provide a complete and detailed description of the existing use and your proposed project on an attached sheet.

REQUIRED BY ORDINANCE

Section	Description	Required	Proposed or Actual	Variance Needed
10.17(3)	ROAD SETBACK	30		

2. Floor Plans and Elevations: Professionally-prepared plans and elevations are not required, but the plans submitted must be drawn to a standard and easily readable scale, must show each story of the building or structure, and must include all parts of existing and proposed structures, including any balconies, porches, decks, stoops, fireplaces and chimneys. Exterior dimensions must be included. Show all exit door locations, including sliding doors, and any windows or other features that are pertinent to your appeal. The plans may be a preliminary version, but are expected to represent your actual proposal for the use of your lot.

Please consult with the Assistant Zoning Administrator regarding required plans for non-conventional structures such as signs, construction cranes, etc.

3. Town Acknowledgment: Obtain a signed, dated memo or letter from the Town Clerk or Administrator of the Town where the variance is needed, acknowledging that you have informed them of your intention to apply for the variance(s). You probably will need to appear before the Town Board and/or Plan Commission, which will provide advisory input requested by the Board of Adjustment.

APPLICANT SIGNATURE:

The undersigned hereby attests that all information provided is true and accurate, and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Signature Required: Robert Rott Date: 2/13/17

Print Name: Robert Rott

Specify Owner or Agent: _____

Agent must provide written permission from the property owner

STAFF INFORMATION:

Date Zoning Division Refused Permit (if different from filing date)

Filing Date

Filing Materials Required:

Site Plan

Floor Plans

Elevations

Fee _____ Receipt No. _____

Town Acknowledgement Date

Notices Mailed Date

Class II Notices Published Dates

Site Visit Date

Town Action Received Date:

Public Hearing Date

Action by B.O.A. _____

Approved by: _____ Date: _____

Director, Division of Planning Operations, Department of Planning and Development

Reason For building the garage:

The reason that we are putting up the garage is to clean up the exterior of our house. Currently all of our vehicles are stored outside, including one vehicle that is parked along Flynn Drive. Our trash receptacles are in front of our garage along with other odd and ends. We would like to get all of the items behind closed doors. This would greatly improve the image as you travel past our house.

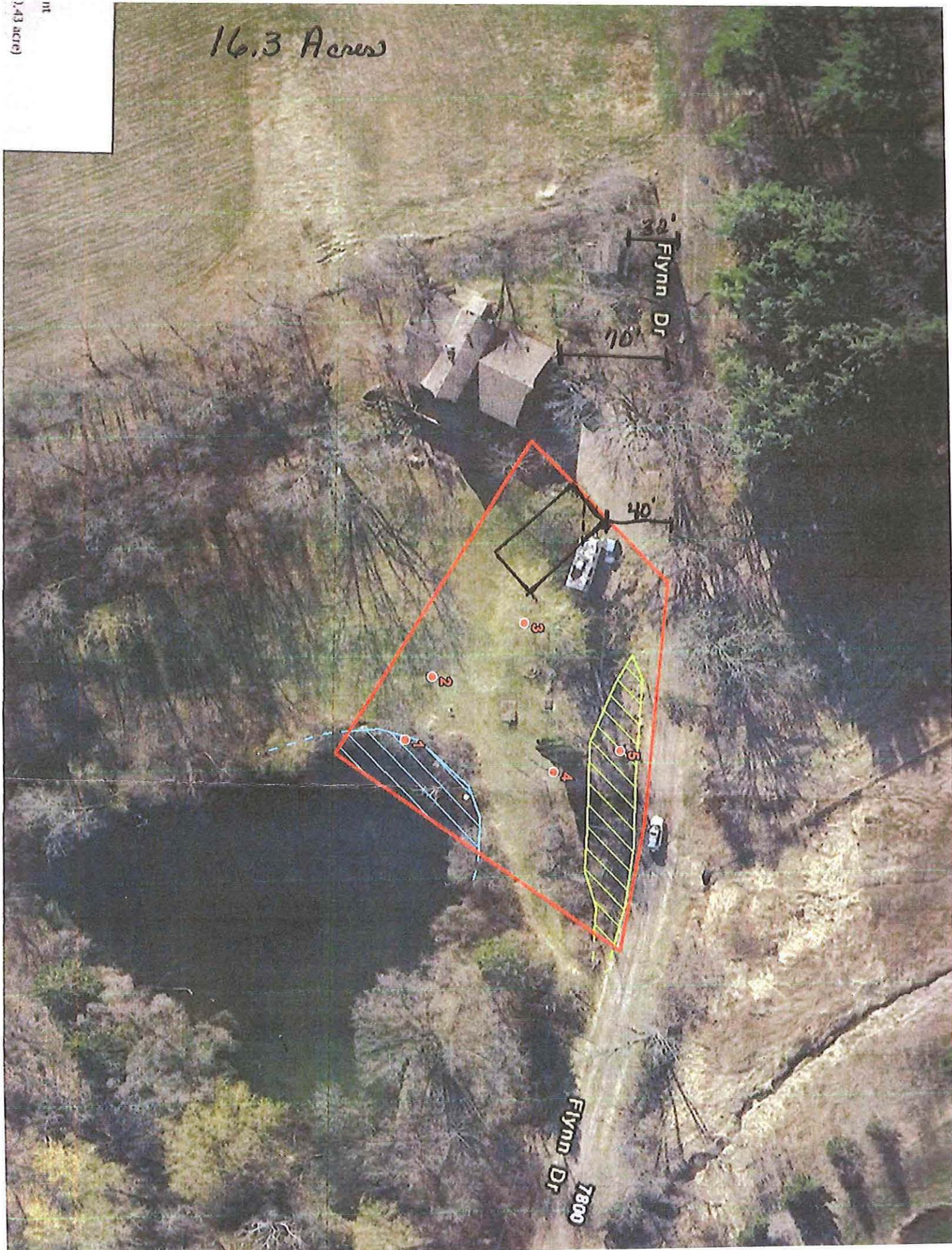
The current requirement would be that the building would have to be 63 feet from the centerline of Flynn Dr.

Why the need for a variance:

- 1- If we were to build at the required setback, that would put the building closer to the pond and waterway that are controlled by the Dane County Shoreline ordinance. Our goal is to keep the building as far from the pond as possible.
- 2- At the 63 foot setback, we get into an issue with the slope of the yard that creates more issue with building, substantially more fill would be required. This could also cause more issues with the waterway.
- 3- Also at the 63 foot setback, we will have to create more driveway to access the garage. The additional driveway creates more non-porous surface, again effecting the pond and waterway. With the variance access would be with the existing driveway.
- 4- The 63 feet from the centerline is to create a setback of 30 feet from the right-of-way of a 4 rod (66 foot) road. Flynn Dr. is a 3 rod (49.5 foot) road. So, if the true purpose of the rule was to be 30 feet from the right-of-way, I am being required to be further from the Flynn Drive right-of-way than the true purpose of the rule.
- 5- The proposed garage would be a 30X40 (1200 sq ft) structure. There would be approximately only 112 sq ft of the building in the right-of-way that we are looking for the variance on.
- 6- Flynn Drive in it's entirety is on my property. On the northwest corner of my property the property stake is approximately 6 feet north of the gravel surface of the road.

The variance creating the ability to build the garage closer to Flynn Dr, will not create any negative effects on Flynn Dr., it will not create any issues with the maintenance of Flynn Dr, it will not create any issues with sight-lines on Flynn Dr. and will not change traffic flow for the 5 cars a day that use Flynn Dr.

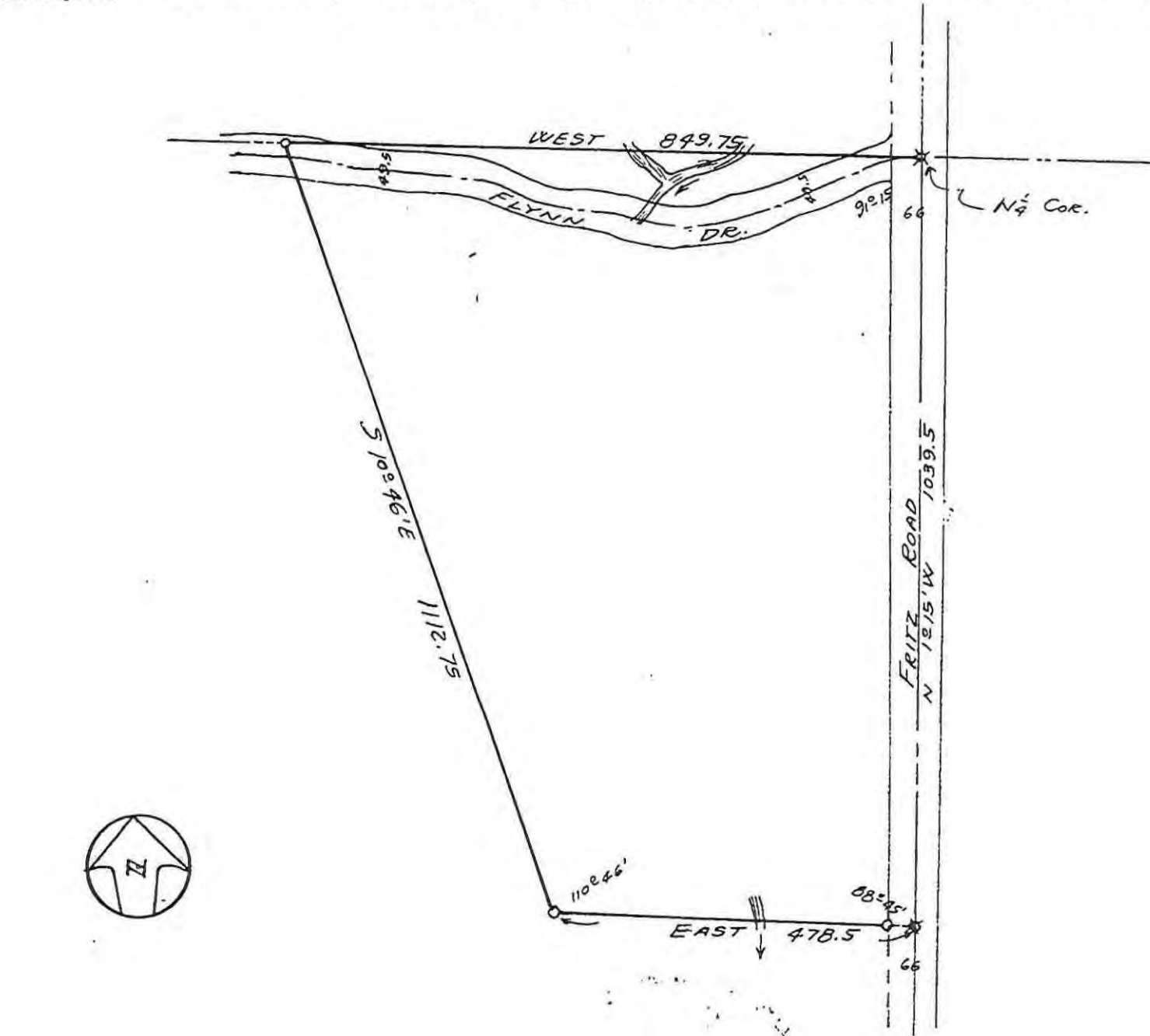
16.3 Acres



DAVID R. CHENEY
PROFESSIONAL SURVEYOR
Madison 5, Wisconsin

SURVEY PLAT

Name Frank Duesler
Address Rt. #2, Madison
Description Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, T 5 N, R 8 E, Twp. of Montrose, Dane Co



SCALE OF MAP - 1 INCH = 200 FEET

State of Wisconsin }
County of Dane } ss.

I, David R. Cheney, registered Wisconsin Land Surveyor, do hereby certify that on AUG 14 1964, surveyed the above described and mapped property according to the official records and that the accompanying map is a correctly dimensioned representation to scale of the boundaries, that all buildings and improvements lie wholly within the boundary lines, and that no encroachments by adjoining owners appear from said survey.

etailed by _____
raced by _____
ield Book _____ Page _____

Order No. 6475

David R. Cheney
Map No. P.C.

- X SPIKE IN ROAD
- IRON STAKES FOUND
- IRON STAKES DRIVEN