

March 23, 2017 BOA PUBLIC HEARING STAFF REPORT

Appeal 3681. Appeal by Robert & Linda Roth (Andrew King, King Construction, agent) for a variance from minimum required setback to Class C Highway as provided by Section 10.17, Dane County Code of Ordinances, to permit proposed detached garage at 7825 Flynn Dr being in the NE ¼ of the NW ¼ Section 07, Town of Montrose.

OWNER: Robert & Linda Roth

AGENT: Andrew King, King Construction

LOCATION: 7825 Flynn Dr

ZONING DISTRICT: A-1 Exclusive Agriculture

COMMUNICATIONS: Town of Montrose: 3/7/17, Town Board recommends granting a variance, but only of 23 feet so that the setback from the centerline of Flynn Dr is 40 feet.

Facts of the Case:

Existing:

- The existing use of the property is single family residential.
- Flynn Creek divides the property. There is also a pond and wetlands present on the property.

Proposed

- The owners propose to build a detached garage within the required setback to Flynn Drive for the purpose of cleaning up the property by relocating items stored in the yard into the garage.

Zoning Notes:

- Information regarding the legal location of Flynn Drive will be forthcoming from the Dane County Surveyor.
- The property owners have had the wetland delineated by an assured wetland delineator. Zoning Staff have reviewed the report and have found it acceptable.

History

- 1999, Kitchen addition to residence permitted
- 2003, family room addition to residence permitted

Setback from Road Variance:

Minimum setback from centerline required: 63 feet.

Actual Setback: From centerline of Class C highway: 34 feet.

VARIANCE NEEDED: 29 feet.