

Dane County Planning & Development
Division of Zoning
Variance Application

(Continuation Sheet)

Applicant:

Chris and Cindy Hanson
2416 Hwy 92
Mount Horeb, WI 53572

Background

The parcel of land (CSM Lot 2) that we are requesting a variance on has been in the (Baker) family since the 1960's. In the 1980's Cindy (Baker) Mani purchased approximately 180 acres from her parents, who owned approximately 400 acres at the time. The property was used as agricultural property supporting a dairy operation. In 1995 Cindy (Baker) Mani married Chris Hanson. Chris and Cindy sold the existing farm house and 15 acres later that same year and built a new home (2410 Hwy 92). Since 1995 the majority of the property has been in the Conservation Reserve Program and the rest has been rented as cropland.

Around 2004 we approached Springdale Township with a request to build a new home on the property. This site was more centrally located on the property. The home site request was approved. Due to the acreage that we owned, the Township wanted us to identify another building site on our property in line with the Township's home density policy. We located the building site where the lot (CSM Lot 1) is today. With the 66 feet of frontage connecting Lot 1 to Hwy 92 it cuts off (CSM Lot 2) from the remainder of our contiguous property. This is the reason we are in need of a variance.

Over the past 2 years we have had an approved engineered joint driveway constructed that leads to our new home site. This joint driveway was engineered and constructed to provide access to "Lot 1" also. In September of last year we sold the house (2410 Hwy 92) we had built in 1995. We are currently building a home and expect a completion date around the 1st of April this year.

The most important issue regarding this variance request is that the remainder of our property including the parcel (CSM Lot 2) cannot be developed. We have reached our maximum of density lots in accordance with Springdale Township ordinance once (CSM Lot 1) is approved, for a total of 3 developed lots. The first lot being at the 2410 Hwy 92 address, the next at our new home site at 2416 Hwy 92 and the lot at (CSM Lot 1). The remainder of our property, approximately 155 acres, is mostly in the Conservation Reserve Program (approximately 100 acres, which includes Lot 2), some is being rented for crops (approximately 40 acres) and the remaining acreage is mostly wooded and is the site of our new home.

Thank you for your consideration,

Chris and Cindy Hanson

Town of Springdale
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Mt. Horeb, WI 53572

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February 18, 2019

Dear Members of the Board of Adjustment:

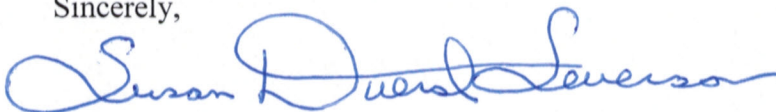
The Town of Springdale acknowledges that the Town has been informed by Chris and Cindy Hanson of their intention to apply for a variance from the Dane County requirement of 66' of frontage on a public right-of-way for Lots of 35 acres or less.

The Town Board of the Town of Springdale supports the Hanson's request for this variance for the following reasons:

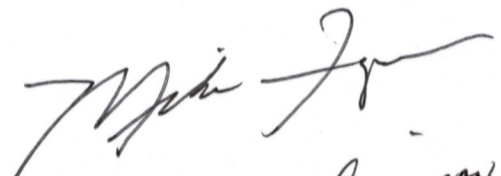
1. The variance is requested for the UNBUILDABLE Lot 2, the chunk of farmland. The Springdale Town Board approved the Certified Survey Map depicting Lot 1 – a new residential lot of 6.94 acres, Lot 2 - a 10.86 acre parcel of unbuildable, agricultural land owned by the Hanson's, and the 94 acres of contiguous unplatted lands in Section 18 crossing into Section 19, with the Hanson's new residence and accessory building and agricultural use. The Hanson's have followed up on the Springdale Plan Commission request and worked with their surveyor to create lots that best comply with the Town of Springdale Land Use Plan.
2. This CSM and requested variance for an unbuildable lot, Lot 2, would allow for the development of a total of only three residences on 156 acres of land, maintaining the most land in agricultural use, the best compliance with the Town of Springdale Land Use Plan.
3. The owner and Town cooperated in maintaining the 66' frontage strip for the buildable new residential Lot 1 by foregoing the 66' frontage on a public right-of-way for the unbuildable parcel of agricultural land, Lot 2. The public good is better served by retaining the frontage for the buildable lot rather than for the unbuildable lot.
4. Due to the limited frontage of the Hanson's 156 acres on State Road 92 and the steep terrain which limited a workable shared driveway location, an additional 66' frontage strip for the unbuildable parcel of agricultural land, to serve no practical purpose, was uniquely impractical.
5. The technical requirement for 66' of frontage for Lot 2 is based on the required procedures in land surveying standards by which lands of 35 acres or less shall have 66' of frontage on a public right-of-way. The public purpose served by this surveying requirement is considered minimal in this unique situation since the agricultural land in Lot 2 is unbuildable, ineligible for further division per the Town of Springdale Land Use Plan, and accessible via an existing private agricultural field driveway for its current agricultural use.

The Town of Springdale appreciates the Board of Adjustment's consideration of this variance request. If you have further questions, please do not hesitate to contact me, 608.437.6230.

Sincerely,



Susan Duerst Severson, Springdale Town Clerk



TOWN BOARD CHAIRMAN