



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

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Dear Zoning Commission:

March 19, 2025

Syed Nizamuddin is applying for a variance from the requirement to have 66' of road frontage on each lot in order to create 2 new building sites on his land in the Town of Cross Plains. This land does not have any road frontage in the Town of Cross Plains. Syed does own adjoining land to his land in the Town of Springdale, but due to subdivision ordinances we are not able to cross township boundaries with a Certified Survey Map lot. Syed has tried many times to acquire additional land in Cross Plains that would allow him access to a road, but with no luck.

Syed owns approximately 96+/- acres in Cross Plains and has the rights to 2 splits per the town plan. Unfortunately, without a variance approval it would be impossible to utilize even 1 of those splits for a building site.

The proposal that we are looking to get approval for would allow a variance from the frontage on a 2 lot certified survey map in the Town of Cross Plains. The eastern of those proposed lots has an existing legal access easement across an adjoining parcel in the Town of Springdale and we proposed a new legal access easement across Syed's other lands in the Town of Springdale to cover the western proposed lot. This would give each new lot a legal access easement, just not actual road frontage owned.

We are applying for this variance in advance of a rezone or csm application in order to verify whether this plan would be approved or if any modifications are necessary before spending the time and money on a full out submittal. A rezone/CSM application will immediately follow approval of this variance if deemed appropriate.

Legal Description:

Part of the SE & SW ¼'s of the SE ¼, and part of the SE ¼ of the SW ¼, all in Section 32, T7N, R7E, Town of Cross Plains, Dane County Wisconsin.

Parcels affected by variance request:

070732492207, 070732497202, 070732395009

Property owner: Syed Nizamuddin
460 Presidential Ln
Madison, WI 53711

Agent: Chris Adams or Noa Prieve
Williamson Surveying and Associates LLC