



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

SUBMITTED 2/17/20
PAID BY CARD

Date: 12-1-25

Landowner information:

Name: Josh Eastmead
Address: 6140 Portage Rd City: Deforest Zip Code: 53532
Daytime phone: 6084003510
Fax: E-mail: jreastmead@gmail.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: 6140 Portage Rd DeForest WI 53532
Tax Parcel ID #: 0810-033-9570-7
Certified Survey Map application #: Date Submitted: 12-1-25
Subdivision Plat application #: Subdivision Name:
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)
Divided Lot 2 does not have 66' of frontage

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)

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

We are requesting a variance due to a unique frontage constraint that cannot be resolved without relief. Although the parent parcel exceeds five acres, its irregular configuration provides only **66 feet of frontage** along Portage Road, as shown on the **Preliminary Certified Survey Map**. To align with the Town of Burke's preferred land division approach, the proposed configuration retains the **entire 66 feet of frontage with the existing residence (Lot 1)**, while the rear parcel (Lot 2) would have **no frontage** and instead be accessed via a **recorded driveway easement across our southern neighbor's driveway**.

We explored all reasonable alternatives to achieve frontage for both lots. Our northern neighbors declined to sell additional frontage, and creating independent access to the rear through land purchases or new road construction would require a quarter-mile driveway winding around multiple parcels. That option would be prohibitively expensive, environmentally disruptive, and dependent on approvals from multiple property owners, making it impractical and unrealistic.

Our intent is to build our family's primary residence at the rear of the property while allowing our aging mother to remain in the existing home near the road. This arrangement allows her to stay close to family support as she gets older while preserving safe, legal access for both residences. The shared-access approach minimizes land disturbance, avoids redundant curb cuts, and reflects responsible rural development patterns supported by the Town.

Approving this variance also aligns with the long-term planning framework for the area. The City of Madison is scheduled to annex this property in 2035, and under Madison's land division standards—which allow lots without individual frontage when served by legal access—this configuration is consistent with the future regulatory intent for the area. Granting the variance now prevents unnecessary redesign, avoids redundant infrastructure, and supports a smooth transition into the standards that will soon apply.

For these reasons, strict application of the current frontage requirement creates a hardship that is not self-imposed and cannot be reasonably remedied without a variance. The request does not grant a special privilege; it enables a practical, low-impact, and family-centered use of the land consistent with Town preferences, neighboring development, and the area's planned future.

We respectfully request approval.