



VARIANCE APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Jason Zajicek

Firm Name (if any): _____

Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____

Mailing Address: 241 First St. City: Prairie du Sac State: WI Zip: 53578

Telephone: (608) 370-1566 Fax: _____ e-mail: jasonjameszajicek@hotmail.com

Property owner information:

Person's Name(s): Jason Zajicek

Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____

Mailing Address: 241 First St. City: Prairie du Sac State: WI Zip: 53578

Telephone: (608) 370-1566 Fax: _____ e-mail: jasonjameszajicek@hotmail.com

Parcel number or legal description of subject property:

172-0557-0000

Address or street boundaries of subject property:

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- multiple family residential—3+ unit building(s) (current use proposed use)
- mixed commercial/residential building(s) (current use proposed use)
- office/research (current use proposed use)
- retail/commercial services (current use proposed use)
- manufacturing/warehousing/contractor (current use proposed use)
- institutional use (current use proposed use)
- parking (current use proposed use)
- significant earth filling, excavating, grading (current use proposed use)
- other use: residential (current use proposed use)

Summary of proposed project (attach pages as necessary):

Remove kitchen, and foundation underneath. Pour a larger foundation, build new kitchen with upstairs bedroom.
New siding and windows for entire house. Also propose removing garage, and building a larger garage further behind the sidewalk. Depending on how long house project takes, garage may have to wait till next summer.



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Parcel Address or ID #: 241 First Street

Part II. Application Submittal Requirements

Along with your application, please submit a non-refundable application fee of \$225. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all materials that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include the following information:

- A title block that indicates the name, address, and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project.
- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals 800 feet, except where the Administrator allows reduced scales.
- A map showing the location and current zoning of all lands for which the variance is sought, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within which the subject property lies (i.e., Village of Prairie du Sac or Town of Prairie du Sac).
- Unless provided by the Zoning Administrator, a list of names and addresses of all property owners within 300 feet of the subject property as they appear on the current tax records.
- A map, such as the Future Land Use Map in the Comprehensive Plan, of the generalized location of the subject property in relation to the Village or extraterritorial zoning jurisdiction as a whole.
- A written description of the proposed variance describing the type of specific requirements of the variance proposed for the subject property. Identify zoning ordinance section(s) for which the variance is sought.
- Written justification for the requested variance consisting of the reasons why the applicant believes the proposed variance is appropriate, particularly as evidenced by compliance with the approval criteria set forth in Part III.
- If exterior changes to the building or site are proposed, a site and building plan conforming to applicable requirements of Section 10-1-1304 of the zoning ordinance.



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Part III. Comparison of Proposed Variance with Required Review Criteria (to be completed below or on an attached sheet)

1. Describe the exceptional or extraordinary circumstances or special factors that are present with the subject property. Indicate how the subject property contains factors not present on other properties in the same zoning district and vicinity. (Please see criteria in Section 10-1-1309(d)(1) a - d of the Village's zoning ordinance, which must be met.)

Small lot. Run into variance issues no matter which direction I wish to go. Kitchen floor sagging. Garage walls bow out... structural issues w/ patch

2. How is the requested variance essential to make the subject property developable so that property rights enjoyed by owners of similar properties can be enjoyed by the owner(s) of the subject property?

Currently legal non-conforming, without a variance I can not build a more structurally sound kitchen/garage

3. Would the granting of the proposed variance impose a substantial detriment to adjacent properties? If not, describe what measures will be taken to ensure that this will be the case.

I do not believe so. A variance for my north side would put me flush with the rest of house. West variance puts me closer to neighbor, but stated he's ok. South variance is same distance I currently am at

4. Would the granting of the proposed variance result in substantial or undue adverse impact the character of the neighborhood, natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, and general welfare? Please explain how, or why not.

I think granting the proposed variance would enhance the neighborhood. The proposal would improve the property & therefore the rest of the neighborhood

5. Did the factors that present the reason for the proposed variance exist prior to August 18, 2011 (the date the current zoning ordinance was adopted)? Were those factors created by the applicant, or by a previous property owner?

Yes, kitchen with slanting floor/butt joints for joists floor. was built by previous owner. Garage with bowing walls also built by a previous owner

6. Will the proposed variance involve or result in a land use that is not allowed in the applicable zoning district (under Article 3 of the Village's zoning ordinance)? Please indicate how the requested variance is consistent with the allowable land uses in the zoning district.

The property is zoned residential. It will continue to be used as such.



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Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

Jason Ziegel
Signature of Applicant

6/15/16
Date

Signature of Property Owner (if different)

Date



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Part VI. Record of Administrative Procedures (to be completed by Village)

- Verification that subject property within (check one): Village Town (ET Jurisdiction)
- Pre-application conference with Village Administrator or designee (optional)

Date of conference: _____ Participants: _____

- Application and required plans filed with Village

Date filed: 6/17/2016

Name of Village staff person who accepted application: J. Evert

- Application fee of \$225 received by Village (non-refundable)

Date received: 6/17/2016

Name of Village staff person who accepted fee: J. Evert

- Application and submitted plans verified as being complete

Date verified: 6/21/2016

Name of Village staff person who verified application as complete: A. Wildman

- Notice of public hearing sent to owners within 300 feet, clerks within 1,000 feet, & newspaper

Date sent to nearby land owners and clerks: 06/27/2016

Date of publishing in community newspaper: 06/30/2017

- Village Board of Zoning Appeals or Board of Extraterritorial Zoning Appeals public hearing

Meeting date: 07/11/2016 (to be held within 30 days of complete application)

- Village Board of Zoning Appeals or Board of Extraterritorial Zoning Appeals action taken

Meeting date: _____ (within 30 days after public hearing, or per extension)

Action (circle one): Approval as presented Approval with conditions Denial

- Applicant notified of Board of Zoning Appeals or Board of Extraterritorial Zoning Appeals action

Date: _____

Name of Village staff person who notified Applicant: _____

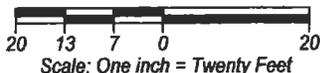
Figure 10-1-0403(b): Residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) (b)(g)									Minimum Principal Structure Separation (ft)	Maximum Building Height			
	Principal Residential Structure or Attached Garage				Detached Accessory Structure			Pavement (d)			Residential Structure		Accessory Building	
	Front (a)	Corner Lot Street Side (a)	Interior Side	Rear	Front (a) (h)	Side (c)	Rear	Interior Side or Rear	Front or Street (a)		Feet	Floors	Feet	Floors
R-R	30	15	12	30	30	8	8	3	10	20	30	2.5	15	1
R-1-A	30	15	10	30	30	4	4	3	10	20	30	2.5	15	1
R-1-B	30	15	8	20	30	4	4	3	10	20	30	2.5	15	1
R-2(e)	25	15	10	25	25	4	4	3	10	20	30	2.5	15	1
R-M (f)	25	15	12	25	25	4	4	3	10	20	35	3	15	1

- (a) Measured from existing or Officially Mapped right-of-way line, whichever is furthest from the centerline of the street.
- (b) Additional setback may be required along zoning district boundaries for landscape buffers. See Section 10-1-0701.
- (c) On corner lots, street side yard setbacks must be equal to or greater than the minimum street side setback for the principal structure.
- (d) Includes all gravel, black-top, or other paved surfaces. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.
- (e) Single-Family homes shall comply with the requirements for the R-1-B District.
- (f) Single-Family homes shall comply with the requirements of the R-1-B District. Two-Family homes shall comply with the requirements for the R-2 District
- (g) Minimum setback from existing or Officially Mapped Federal, State, County Trunk Highway right-of-way line is 40 feet, Minimum setback from US Highway 12 is 175 feet from centerline of highway right-of-way.
- (h) Except within the R-R district or by site plan approval under this Chapter, no part of any Accessory Residential Structure (Detached) may be located in the front yard between the front lot line and the dwelling.

PLAT OF SURVEY

PART OF LOT 4, BLOCK 3, KEYSAR'S SUBDIVISION,
VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN.

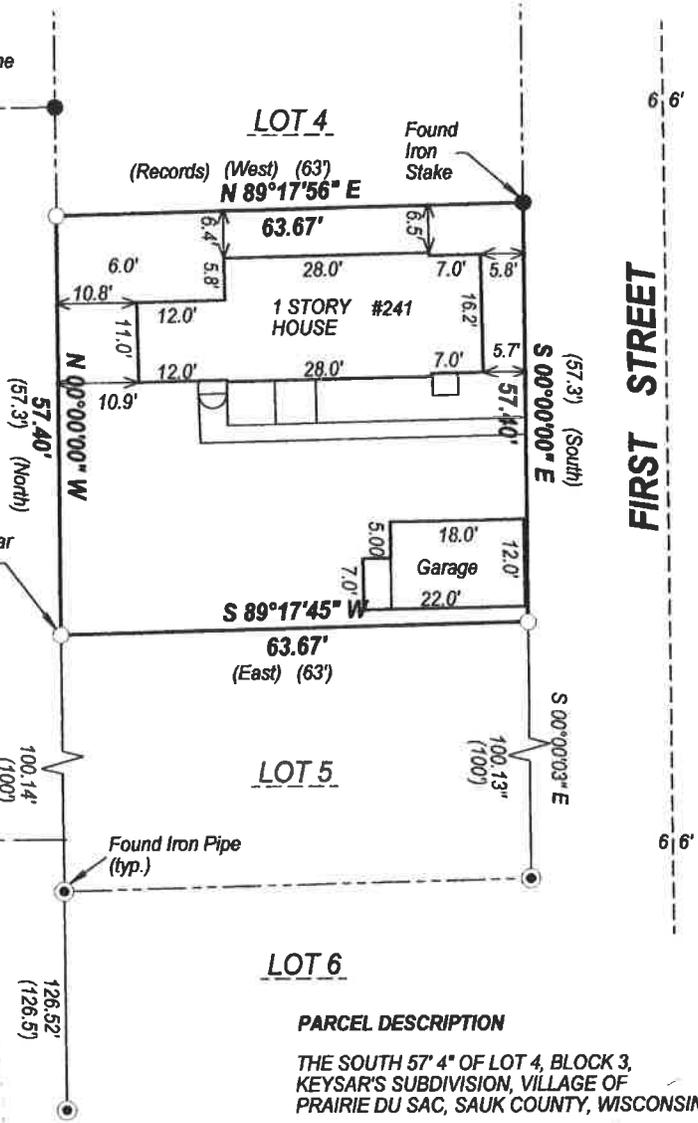


North

Bearings Referenced to the West Line
of First Street as N 00°00'00"E

Surveyed For:
Jason Zajcek
241 First Street
Prairie Du Sac, WI 53578

Date of Survey: June 01, 2016



Set 3/4" x 24" Rebar
(typ.)

Platted Lands



6-11-16

**GEO-METRA SURVEYING
& MAPPING, LLC**
2706 Myrtle St.
Madison, WI 53704
(608)513-2257
2016-1740

LOT 6

PARCEL DESCRIPTION

THE SOUTH 57' 4" OF LOT 4, BLOCK 3,
KEYSAR'S SUBDIVISION, VILLAGE OF
PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN.

PARCEL CONTAINS 0.08 ACRES, 3654 SQ. FT.

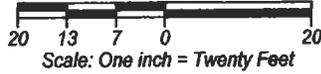
Surveyor's Certificate:

I, Anthony J. Alt, hereby certify that this map is a correct
representation to the best of my knowledge and belief in
accordance with the information provided.

Anthony J. Alt
Anthony J. Alt, P.L.S. #2038

SITE PLAN

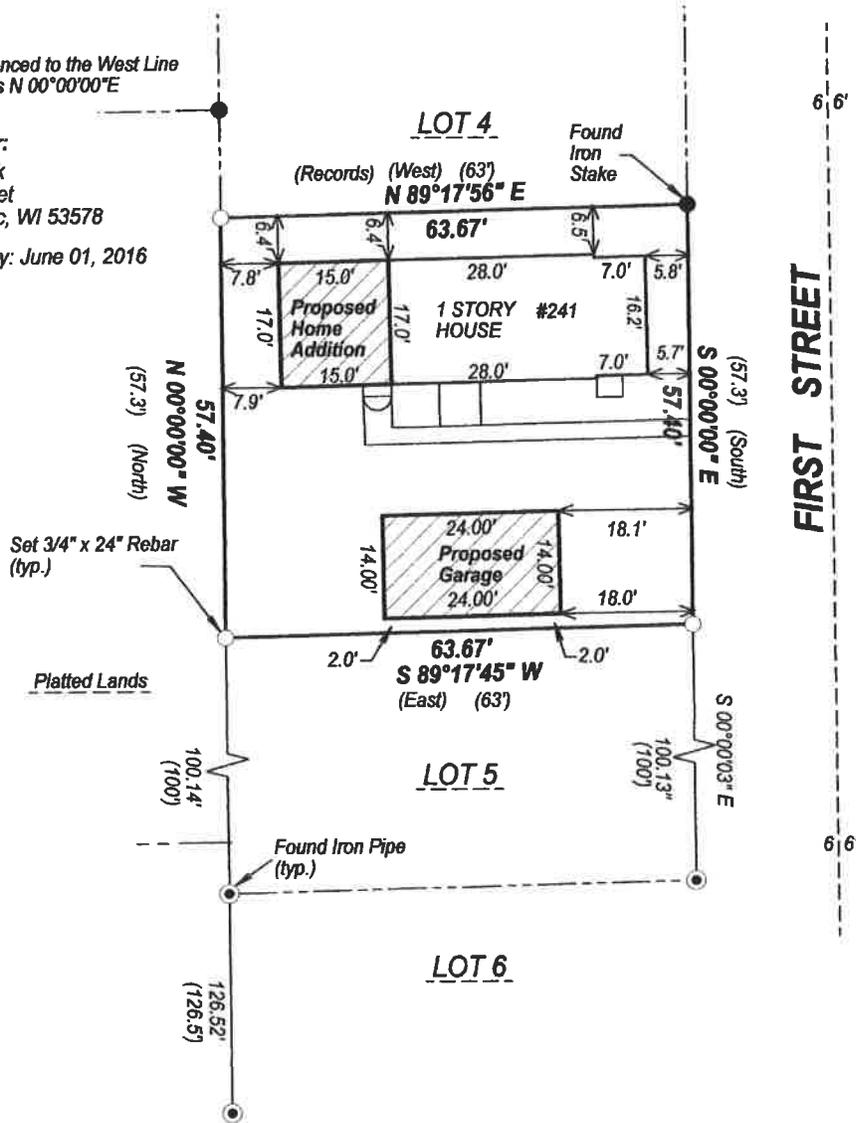
PART OF LOT 4, BLOCK 3, KEYSAR'S SUBDIVISION,
VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN.



Bearings Referenced to the West Line
of First Street As N 00°00'00"E

Surveyed For:
Jason Zajicek
241 First Street
Prairie Du Sac, WI 53578

Date of Survey: June 01, 2016



PARCEL DESCRIPTION

THE SOUTH 57' 4" OF LOT 4, BLOCK 3,
KEYSAR'S SUBDIVISION, VILLAGE OF
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& MAPPING, LLC**

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2018-1740