



VARIANCE APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Math Kander

Firm Name (if any): _____

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

Mailing Address: 785 7th Str. City: Prairie Du Sac State: WI Zip: 53578

Office/Home Phone #: _____ Mobile Phone #: 608-516-7830

Email: mathk@slunderground.net

Property owner information:

Person's Name(s): same as above

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

Mailing Address: _____ City: _____ State: _____ Zip: _____

Office/Home Phone #: _____ Mobile Phone #: _____

Email: _____

Parcel number or legal description of subject property:

785 7th Str.

Address or street boundaries of subject property:

7th Street + Meadowview Dr.

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

- | | | | | |
|---|---|-------------|---|--|
| <input checked="" type="checkbox"/> single family residential | (| current use |) | <input checked="" type="checkbox"/> proposed use |
| <input type="checkbox"/> two family residential | (| current use |) | <input type="checkbox"/> proposed use |
| <input type="checkbox"/> multiple family residential (3+ unit building) | (| current use |) | <input type="checkbox"/> proposed use |
| <input type="checkbox"/> mixed commercial/residential building(s) | (| current use |) | <input type="checkbox"/> proposed use |
| <input type="checkbox"/> office/research | (| current use |) | <input type="checkbox"/> proposed use |
| <input type="checkbox"/> retail/commercial services | (| current use |) | <input type="checkbox"/> proposed use |
| <input type="checkbox"/> manufacturing/warehousing/contractor | (| current use |) | <input type="checkbox"/> proposed use |
| <input type="checkbox"/> institutional use | (| current use |) | <input type="checkbox"/> proposed use |
| <input type="checkbox"/> other use: _____ | (| current use |) | <input type="checkbox"/> proposed use |

Summary of proposed project (attach pages as necessary):

Build. 1920 sf detached garage.



Parcel Address or ID #: _____

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.



Parcel Address or ID #: _____

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.)

*Property has an oversized lot in the village.
The current lot is .68 acres.*

- 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?

N/A

- 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.

*No it will. There is currently a detached
bungalow on the property. This bungalow is the same color as the
norm.*

- 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.

No it will not have any impact.

- 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?

No

- 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.

No



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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.

[Handwritten Signature]
Signature of Applicant

4/10/23
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: 4/12/2023 Participants: M. Kundert & A. Wildman

Application and required plans filed with Village

Date filed: 4/20/2023
Name of Village staff person who accepted application: L. Helt

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

Date received: 4/20/23
Name of Village staff person who accepted fee: L. Helt

Application and submitted plans verified as being complete

Date verified: 5/1/2023
Name of Village staff person who verified application as complete: M. Roffers

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

Date sent to nearby land owners and clerks: 05/17/2023
Date of publishing in community newspaper: 5/23 & 6/1 2023

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

Meeting date: 06/05/2023 (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: _____

Variance application for 785 7th street.

To whom it may concern,

My name is Matt Kundert and I own the property at 785 7th street in the Village of Prairie du Sac. My wife and I bought this property in 2008. When we purchased the property, we cleaned up an overgrown lot and removed the existing house at that time which was in very poor condition.

I am applying for a variance for a new detached structure. The proposed garage would be 1920 sf. This would accommodate some trailers and vehicles that I own. The new building would allow me to park everything inside and not have it sit outside for an extended period of time. The new garage would be wood framed and sided the same as our home. The existing detached garage is 676 sf and would be removed if my variance application is approved.

We currently have 2400 sf of living space in our home. Based on our current living space and the current ordinances, I would be able to add two more detached buildings. One could be 1000 sf and the other could be 724 sf plus leave the existing 676 sf detached garage. I believe this would look very cluttered and devalue homes that surround my property. This option in my opinion does not fit with the current landscape and appearance of our property and my neighbors.

Thank you for taking time to review my variance application. Please let me know if you have any questions.

Sincerely

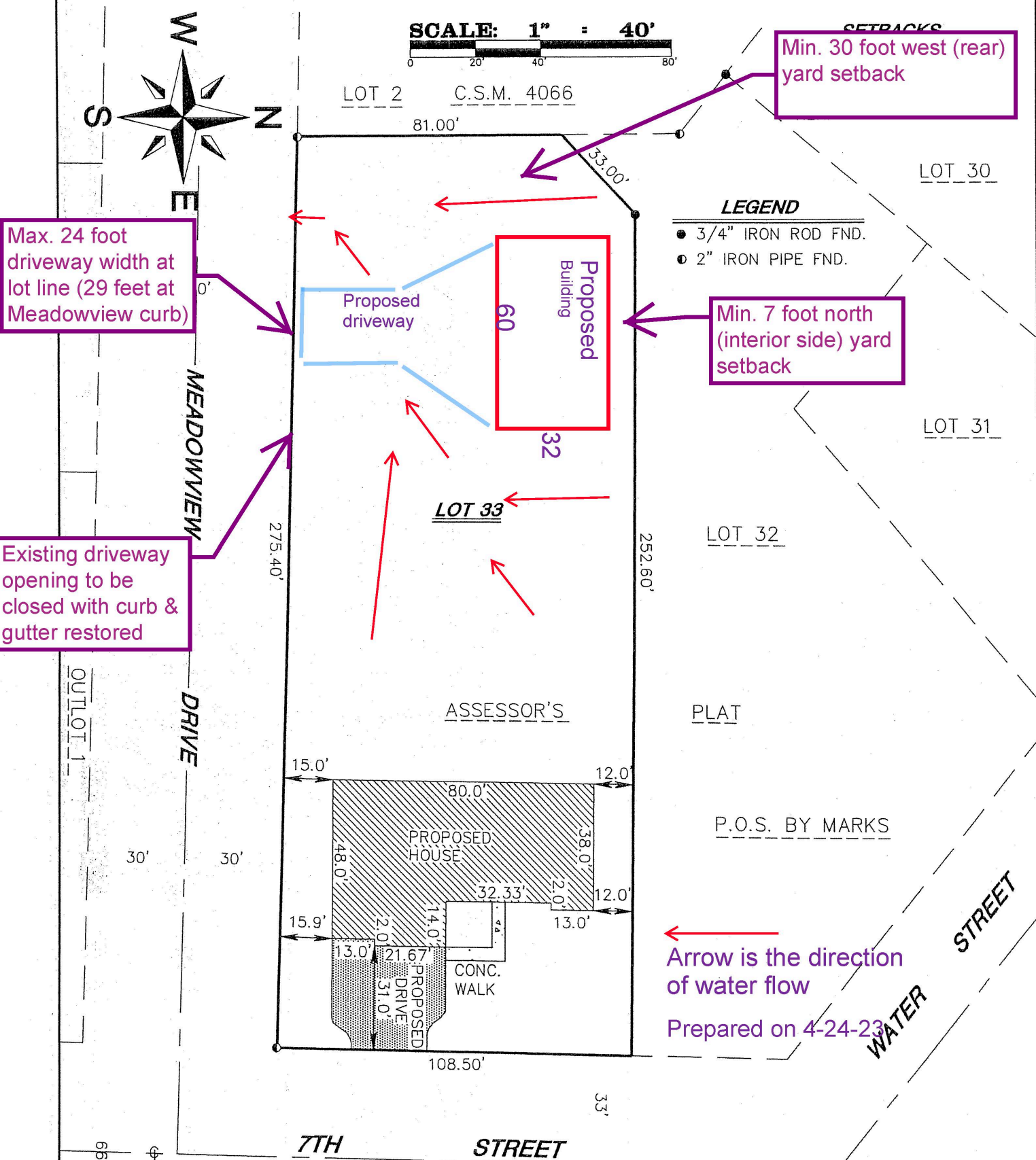
A handwritten signature in cursive script, appearing to read "Matt Kundert", is written over a horizontal line that extends across the page.

SITE PLAN

THE PURPOSE OF THIS MAP IS TO SHOW THE INTENDED PLACEMENT OF THE PROPOSED STRUCTURE AND IS TO BE USED BY THE OWNER/CLIENT FOR APPLICATION SUBMITTAL TO REVIEWING DEPARTMENTS FOR THE ISSUANCE OF NECESSARY BUILDING PERMITS AND IS NOT INTENDED TO REPRESENT ACTUAL CONSTRUCTION.

GENERAL LOCATION

BEING LOT 33, ASSESSOR'S PLAT OF THE VILLAGE OF PRAIRIE DU SAC, LOCATED IN THE SW1/4 OF THE SE1/4, SECTION 36, T.10 N, R.6 E, VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN.



Max. 24 foot driveway width at lot line (29 feet at Meadowview curb)

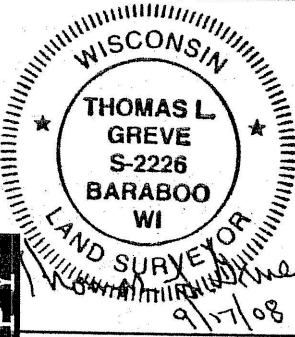
Existing driveway opening to be closed with curb & gutter restored

Min. 30 foot west (rear) yard setback

Min. 7 foot north (interior side) yard setback

Arrow is the direction of water flow
Prepared on 4-24-23

FOR YOUR AND OR OUR PROTECTION...HAVE THE BUILDING INSPECTOR/DEVELOPER SIGN OFF ON THE PLOT (SITE) PLAN ACCEPTING THE PLAN AS CORRECTLY MEETING SETBACK AND DEED RESTRICTION FOR THE PARCEL PRIOR TO STAKING. PLOT PLAN MUST BE APPROVED BY THE GOVERNING MUNICIPAL BUILDING AUTHORITY. ANY STAKING, WITHOUT MUNICIPAL/DEVELOPER APPROVAL, MAY BE SUBJECT TO CHARGE AT THE CLIENT'S EXPENSE.



OWNER:
GUSTAV G. & JEAN BARTO
785 7TH STREET
PRAIRIE DU SAC, WI 53578

CLIENT:
MATT KUNDERT
128 LINDERWELL CT.
POYNETTE, WI 53955

As prepared by:
GROTHMAN & ASSOCIATES, S.C.
LAND SURVEYORS
PO BOX 373 PORTAGE, WI 53901
Phone Portage (608) 742-7788
Phone Sauk (608) 644-8877
Fax (608) 742-0434
e-mail surveying@grothman.com

G & A FILE NO. 908-523
DRAFTED BY: D ABLEMAN
CHECKED BY: TLG
PROJ. 193-01
DWG. 908523

COPY

COPY

Date: 3/26/2023 - 2:33 PM

Design ID: 319057021213

Estimate ID: 97571

Estimated Price: \$35,580.93

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™ GARAGE

How to recall and purchase your design at home:



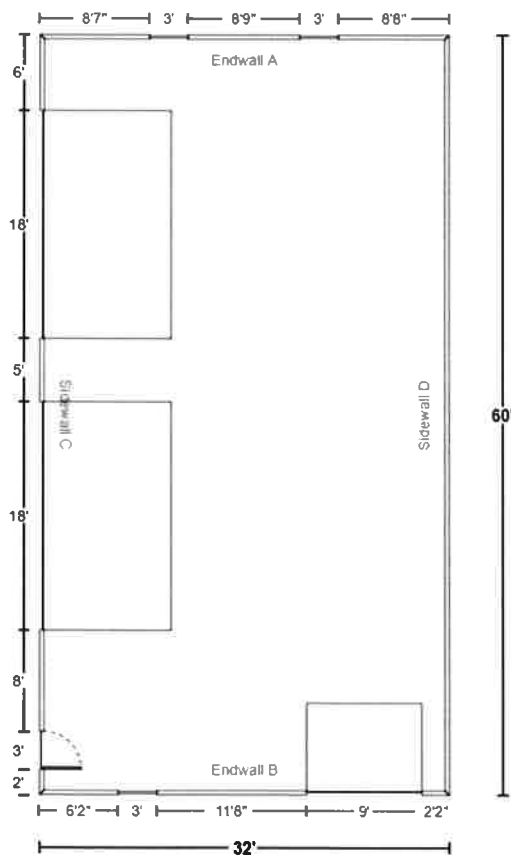
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 319057021213
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

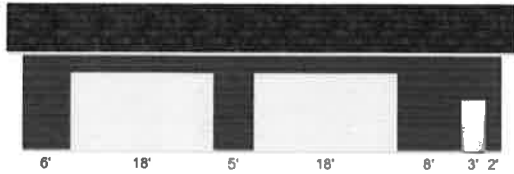
1. Enter Design ID: 319057021213 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



Date: 3/26/2023 - 2:33 PM
Design ID: 319057021213
Estimate ID: 97571
Estimated Price: \$35,580.93

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

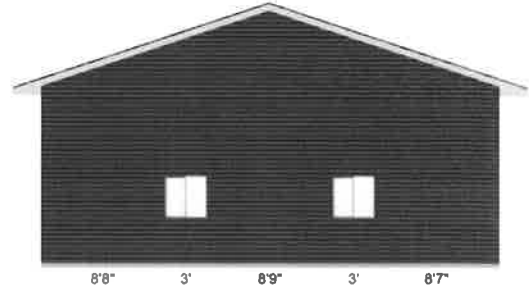


SIDEWALL C

Mastercraft®; 36W x 80H Primed Steel 6-Panel

Ideal Door®; Commercial 18' x 10' White Insulated Garage Door (R-Value 6.5)

Ideal Door®; Commercial 18' x 10' White Insulated Garage Door (R-Value 6.5)



ENDWALL A

36"W x 36"H JELD-WEN®; Vinyl Slider

36"W x 36"H JELD-WEN®; Vinyl Slider

PROPOSED SIDING COLOR: Dark blue
PROPOSED TRIM AND DOOR COLORS: White
PROPOSED ROOF COLOR: Black

Garage will be at or under ordinance maximum height of 15 feet.

Garage to be placed on thickened edge concrete slab.

Date: 3/26/2023 - 2:33 PM

Design ID: 319057021213

Estimate ID: 97571

Estimated Price: \$35,580.93

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

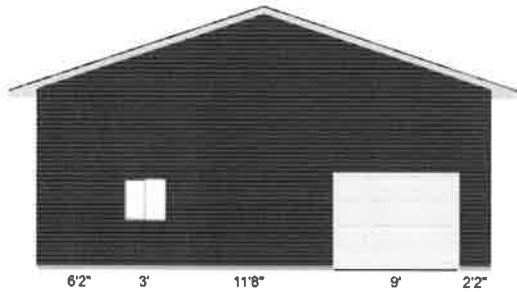
MENARDS

Design & Buy™
GARAGE

Dimensions

Wall Configurations

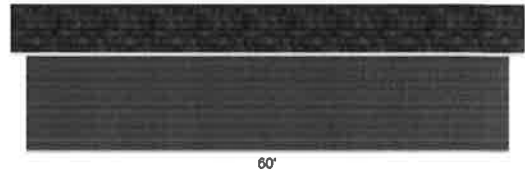
*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Ideal Door®; 4-Star 9' x 7' White Insulated

36"W x 36"H JELD-WEN® Vinyl Slider



SIDEWALL D