



VARIANCE APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Sherman Raschein

Firm Name (if any): _____

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

Mailing Address: E12028 Grubers Grove Rd. City: Prairie du Sac State: WI Zip: 53578

Telephone: 608-770-0272 Fax: _____ e-mail: sherman@charter.net

Property owner information:

Person's Name(s): Sherman Raschein

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

Mailing Address: E12028 Grubers Grove Rd. City: Prairie du Sac State: WI Zip: 53578

Telephone: 608-770-0272 Fax: _____ e-mail: sherman@charter.net

Parcel number or legal description of subject property:

028-0060-20000

Address or street boundaries of subject property:

S9891 US Hwy 12, Prairie du Sac, WI 53578

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: Personal Storage Facility (current use proposed use)

Summary of proposed project (attach pages as necessary):

Construction of a personal storage facility which includes 11 single-story buildings.



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.



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.)

See Attached sheets

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?

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.

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.

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?

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.



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.

Signature of Applicant

Date 4/3/24

Signature of Property Owner (if different)

Date



Parcel Address or ID #: 028-0060-20000

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: 4/5/24

Name of Village staff person who accepted application: L. Helt

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

Date received: 4/5/24

Name of Village staff person who accepted fee: L. Helt

- Application and submitted plans verified as being complete

Date verified: 4/10/2024

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: _____

Date of publishing in community newspaper: _____

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

Meeting date: _____ (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: _____

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.)

The property is located along the frontage of a rural portion of Hwy 12 and currently zoned B-R in which personal storage facilities are allowed as a conditional use. However, outdoor storage is also not allowed for Personal Storage Facility land uses. The requirement for indoor storage combined with the typical layout and design for modern day personal storage facilities drives the floor area ratio (FAR) needs to be greater than that allowed in the B-R zoning district. This project has identified a means to meet the FAR requirements of the B-R zoning district by including additional off-site lands adjacent to the subject property within the FAR calculation. These lands are owned by others, but would be restricted from the construction of buildings to maintain the FAR for the overall property.

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?

Without the variance request or change to the zoning code, modern personal storage facilities can not feasibly be built in the B-R zoning district in this area. It would not be economically feasible to purchase additional land to meet the FAR ratio just to leave it vacant.

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. The project will be developed to the full standards and intent of the B-R zoning district and Personal Storage Facility land use.

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.

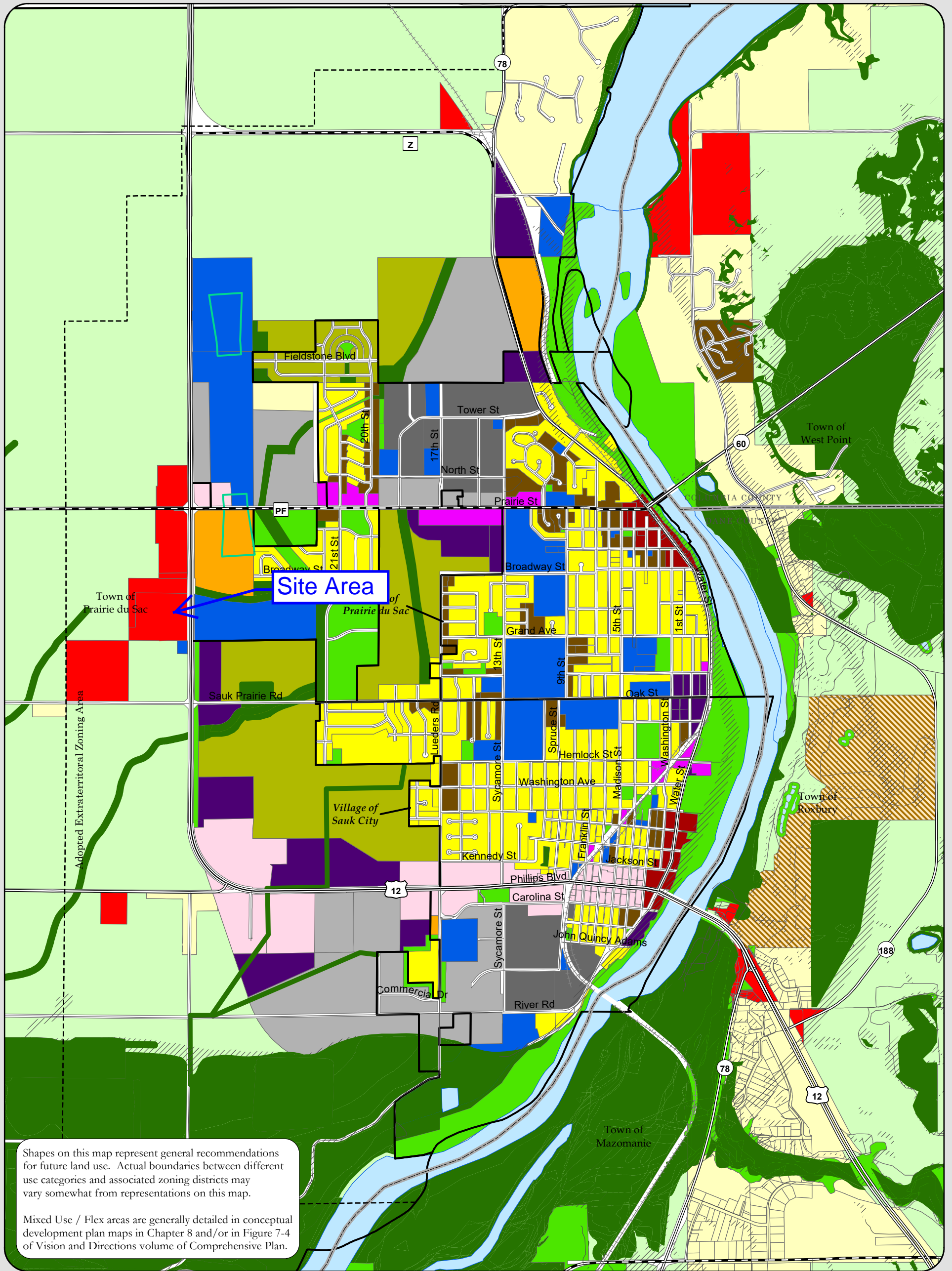
No. The project will be developed to the full standards and intent of the B-R zoning district and Personal Storage Facility land use. Building coverage (FAR) for the overall property will be maintained as intended in the B-R zoning district.

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, the reason is driven by FAR requirements for the B-R district. No, the factors were not created by the applicant or previous land 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.

No. The proposed land use is allowed by conditional use. In addition, a conditional use for the personal storage facility was approved by the Joint Extraterritorial Zoning Committee at its December 5, 2022 meeting.



Shapes on this map represent general recommendations for future land use. Actual boundaries between different use categories and associated zoning districts may vary somewhat from representations on this map.

Mixed Use / Flex areas are generally detailed in conceptual development plan maps in Chapter 8 and/or in Figure 7-4 of Vision and Directions volume of Comprehensive Plan.

Legend

Adopted: March 14, 2023

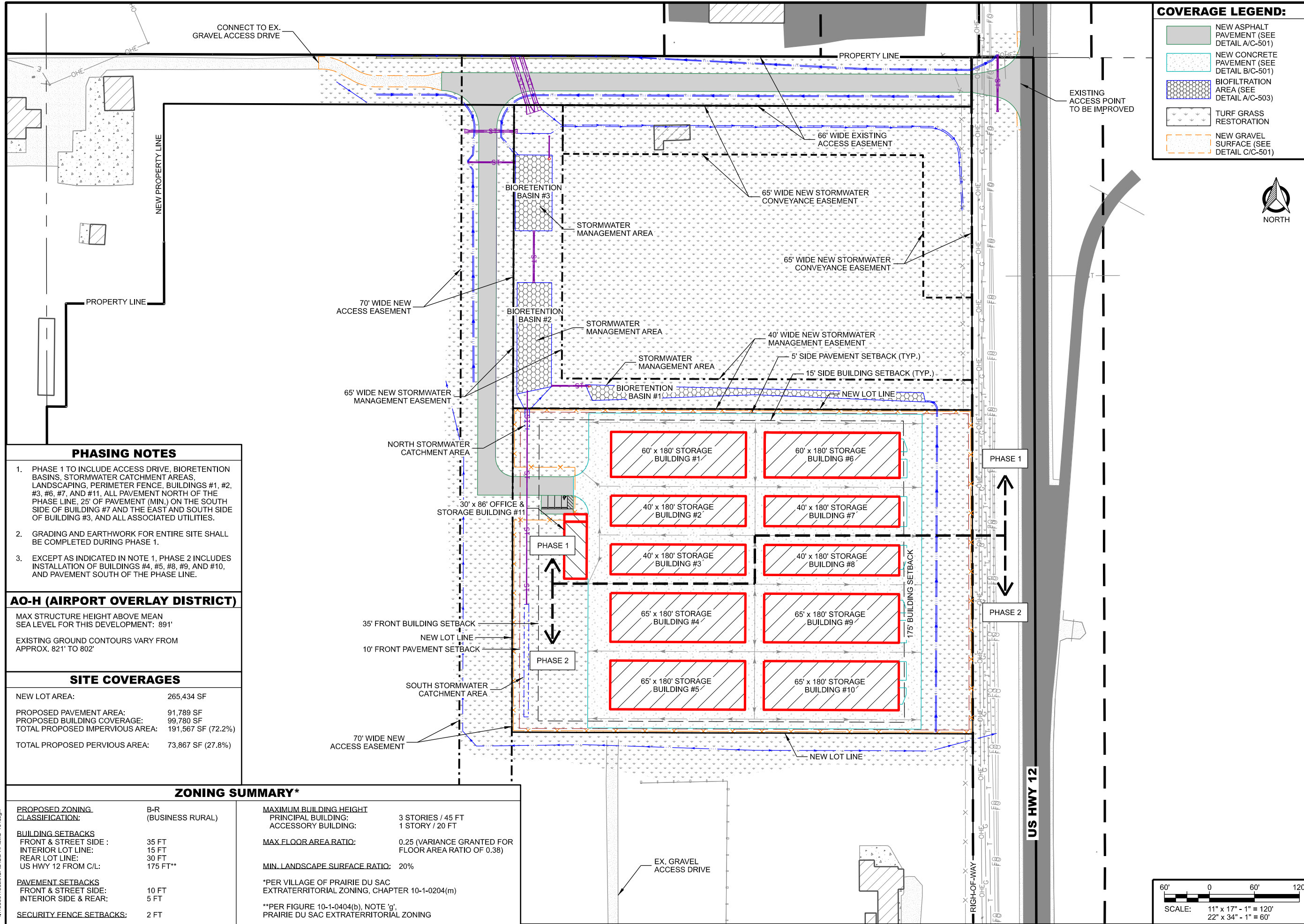
Sauk Prairie Comprehensive Plan

Map 9B

Villages - Future Land Use

<p>General</p> <ul style="list-style-type: none"> United States Highway State Highway County Highway Railroad Adopted Extraterritorial Zoning Area County Boundary Municipal Boundary (2022) Primary Runway Protection Zone 	<p>Rural and Open Space</p> <ul style="list-style-type: none"> Agriculture Extraction Public Open Space/Buffer Environmental Corridor Building Limitations Overlay Surface Water 	<p>Residential</p> <ul style="list-style-type: none"> Rural Single Family Lower Density Residential Higher Density Residential Neighborhood 	<p>Non-Residential and Mixed Use</p> <ul style="list-style-type: none"> Highway Business Rural Business Neighborhood Business Downtown Office / Research Business Park Industrial Institutional Mixed Use / Flex
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Sources:
Base information courtesy of US Census Bureau TIGER Line Files. Based on the 2000 census.



COVERAGE LEGEND:

- NEW ASPHALT PAVEMENT (SEE DETAIL A/C-501)
- NEW CONCRETE PAVEMENT (SEE DETAIL B/C-501)
- BIOFILTRATION AREA (SEE DETAIL A/C-503)
- TURF GRASS RESTORATION
- NEW GRAVEL SURFACE (SEE DETAIL C/C-501)

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:



OVERALL SITE PLAN
HWY 12 SELF STORAGE
TOWN OF PRAIRIE DU SAC
SAUK COUNTY, WISCONSIN

- PHASING NOTES**
1. PHASE 1 TO INCLUDE ACCESS DRIVE, BIORETENTION BASINS, STORMWATER CATCHMENT AREAS, LANDSCAPING, PERIMETER FENCE, BUILDINGS #1, #2, #3, #6, #7, AND #11. ALL PAVEMENT NORTH OF THE PHASE LINE, 25' OF PAVEMENT (MIN.) ON THE SOUTH SIDE OF BUILDING #7 AND THE EAST AND SOUTH SIDE OF BUILDING #3, AND ALL ASSOCIATED UTILITIES.
 2. GRADING AND EARTHWORK FOR ENTIRE SITE SHALL BE COMPLETED DURING PHASE 1.
 3. EXCEPT AS INDICATED IN NOTE 1, PHASE 2 INCLUDES INSTALLATION OF BUILDINGS #4, #5, #8, #9, AND #10, AND PAVEMENT SOUTH OF THE PHASE LINE.

AO-H (AIRPORT OVERLAY DISTRICT)

MAX STRUCTURE HEIGHT ABOVE MEAN SEA LEVEL FOR THIS DEVELOPMENT: 89'1"

EXISTING GROUND CONTOURS VARY FROM APPROX. 821' TO 802'

SITE COVERAGES

NEW LOT AREA:	265,434 SF
PROPOSED PAVEMENT AREA:	91,789 SF
PROPOSED BUILDING COVERAGE:	99,780 SF
TOTAL PROPOSED IMPERVIOUS AREA:	191,567 SF (72.2%)
TOTAL PROPOSED PERVIOUS AREA:	73,867 SF (27.8%)

ZONING SUMMARY*

PROPOSED ZONING CLASSIFICATION:	B-R (BUSINESS RURAL)	MAXIMUM BUILDING HEIGHT:	3 STORIES / 45 FT
BUILDING SETBACKS:		PRINCIPAL BUILDING:	1 STORY / 20 FT
FRONT & STREET SIDE :	35 FT	ACCESSORY BUILDING:	1 STORY / 20 FT
INTERIOR LOT LINE:	15 FT	MAX FLOOR AREA RATIO:	0.25 (VARIANCE GRANTED FOR FLOOR AREA RATIO OF 0.38)
REAR LOT LINE:	30 FT	MIN. LANDSCAPE SURFACE RATIO:	20%
US HWY 12 FROM C/L:	175 FT**	*PER VILLAGE OF PRAIRIE DU SAC EXTRATERRITORIAL ZONING, CHAPTER 10-1-0204(m)	
PAVEMENT SETBACKS:		**PER FIGURE 10-1-0404(b), NOTE 'g', PRAIRIE DU SAC EXTRATERRITORIAL ZONING	
FRONT & STREET SIDE:	10 FT		
INTERIOR SIDE & REAR:	5 FT		
SECURITY FENCE SETBACKS:	2 FT		

SHEET TITLE:

SUBMITTAL:

INT.	DATE	DESCRIPTION:

DRAWN BY: AWK

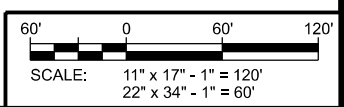
CHECKED BY: AJO

PLOT DATE: 8/16/2023

PROJECT NUMBER: 15325

SET TYPE: CD

SHEET NUMBER: **C-101**



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