



VARIANCE APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): **Thomas L Jones II**

Firm Name (if any): N/A

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

Mailing Address: **2412 E. Dayton Street** City: **Madison** State: **WI** Zip: **53704** Telephone: **608 514-2799**

Fax: N/A e-mail: **tjonesii@hotmail.com**

Property owner information:

Person's Name(s): **Thomas L Jones II**

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

Mailing Address: **Same as above** City: _____ State: _____ Zip: _____ Telephone: _____

_____ Fax: _____ e-mail: _____

Parcel number or legal description of subject property:

~~0172-00~~ **172-0105-0000 (Akw)**

Address or street boundaries of subject property:

435 5th St.

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):

Prior to my purchasing of the property at 435 Fifth Street in the Village of Prairie du Sac, the building use was a Presbyterian church. The village zoned the property residential upon listing, in order preserve the historical integrity of the main interior I would like to build a bedroom, bathroom and laundry room on the existing footprint above the basement kitchen in the back of the building. This is currently a flat cement roof raised 3' above ground. There is currently an outdoor entrance to the rear stairwell to the basement, this variance would allow an enclosed entrance connecting the new bedroom to the exterior basement entrance. In addition, I would like to build a deck on the right rear side of building where the bedroom addition is proposed. In order to have both a fire exit for the bedroom and access to the rear basement entrance I am requesting a variance of 6' 3" on the left side of the structure when facing the building.



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). *ALL ARE R*
- 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.) **Prior to my purchasing of the property at 435 Fifth Street in the Village of Prairie du Sac, the building use was a Presbyterian church. The village zoned the property residential upon listing.**
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. **In order to enhance the property and make the church into a single family dwelling a bedroom needs to be added to the existing structure.**
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 improvement will upgrade the appearance of the building. Currently there is a unattractive flat rubber roof, which pools water and has caused leaking in the basement. The siding and materials will match the existing building. The contractor has spoken to the current property owner adjacent to the back of the building and they are in full support of the variance.**
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 improve the look of the building and 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? **Neither, the factors were created when the village changed the property from church use to residential property.**
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 land use will get the property up to code for residential zoning and will be used as a single family dwelling.**

VARIANCE APPLICATION



Parcel Address or ID #: Parcels 172 0105-00000,

Page 4

Legal Description: Lots 3 and 4, Block 12

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.

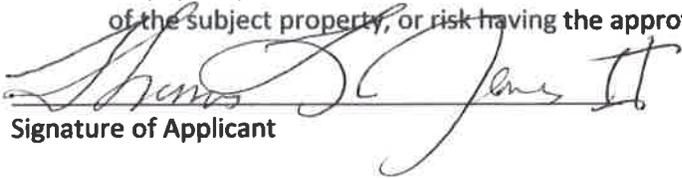
Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and 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

September 21, 2020
Date

Signature of Property Owner (if different)

Date



VARIANCE APPLICATION

Parcel Address or ID #: 172 0105-00000

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

- Verification that subject property within (check one): [X] 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: 9/23/2020

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

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

Date received: 9/23/2020

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

- Application and submitted plans verified as being complete

Date verified: 09/29/2020

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: 09/30/2020

Date of publishing in community newspaper: 10/8/2020 & 10/15/2020

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

Meeting date: 10/20/2020 (to be held within 30 days of complete application)

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

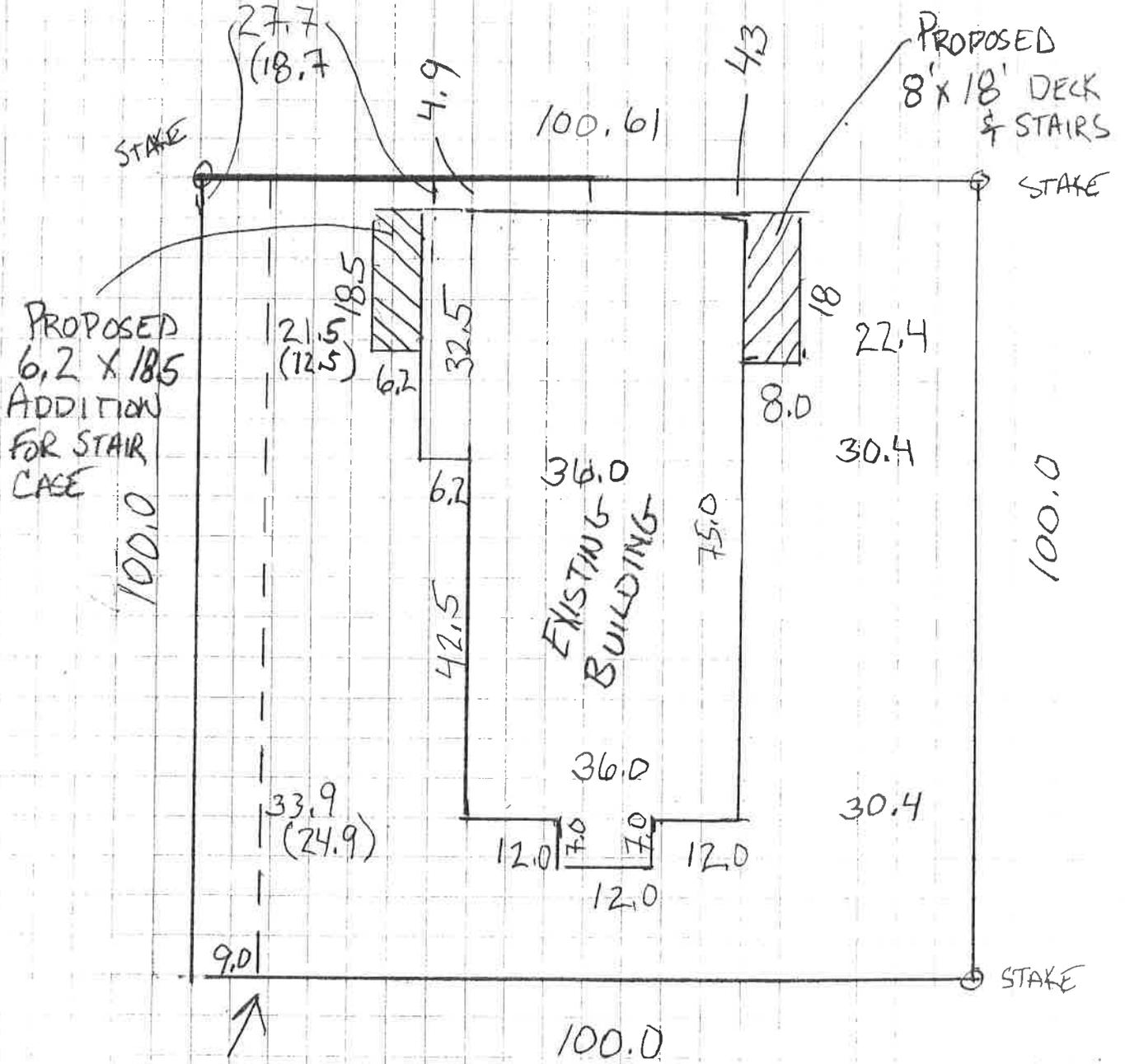
Meeting date: (within 30 days after public hearing, or per extension)

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:

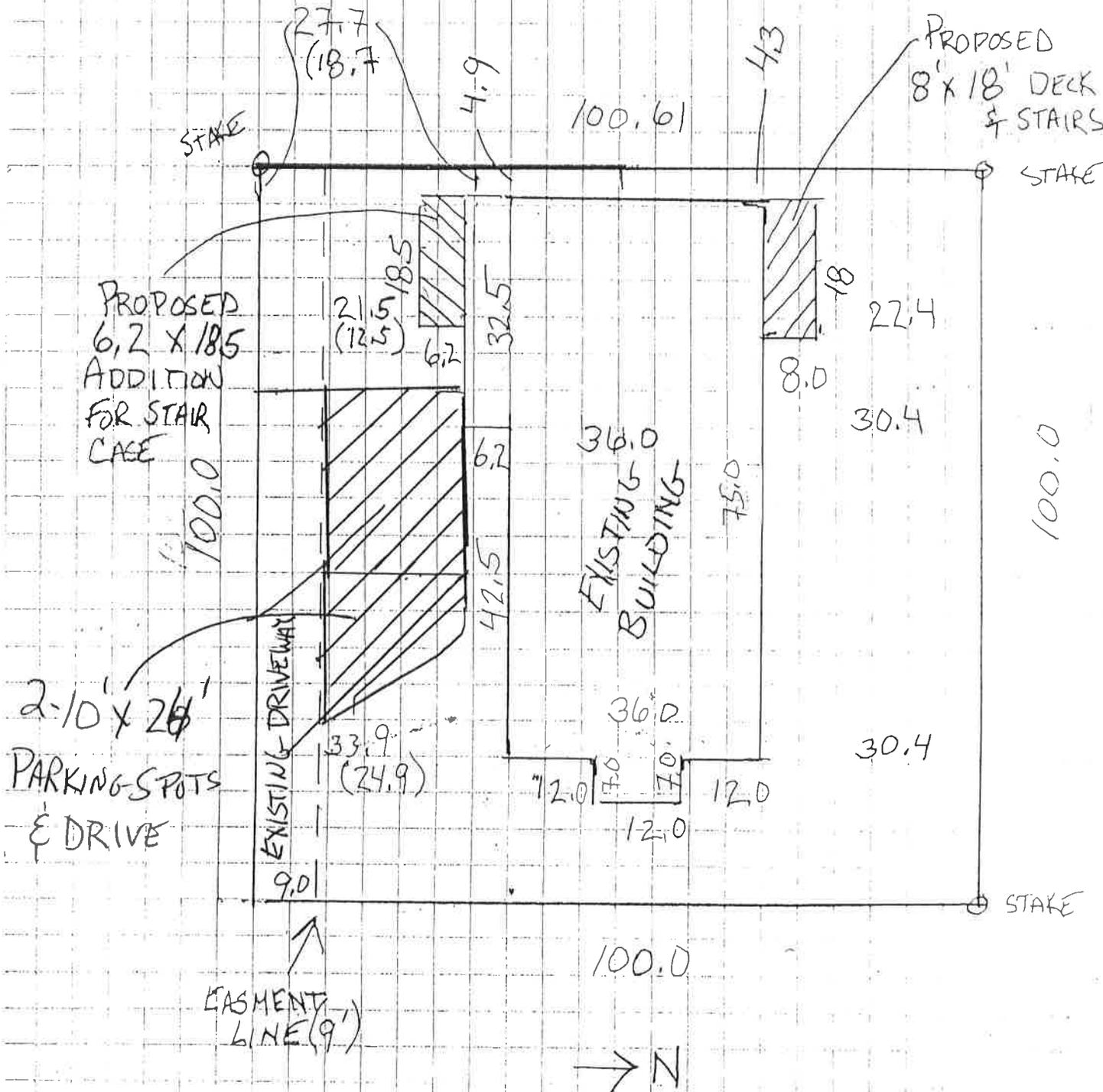


EASEMENT LINE (9')

SIXTH STREET

→ NORTH
 SCALE: 1/4" = 5'-0"

TOM JONES
 435 5TH ST
 PRAIRIE DU SAC
 608-514-2799
 SEPT. 22, 2020



TOM JONES
 435 5TH ST
 PRAIRIE du SAC
 608-514-2799
 SEPT, 22, 2020

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



DOC# 896572

Recorded
 JAN. 13, 2006 AT 08:00:00AM

G & A FILE NO. 1105-949
 DRAFTED BY: J. ABEGGLEN
 CHECKED BY: J.R.G.
 PROJ. 1004-912
 DWG. 1105949 SHEET 1 OF 2

Handwritten signature

REGISTRAR'S OFFICE
 SAUK COUNTY WI 13

SAUK COUNTY CERTIFIED SURVEY MAP NO. 113.00

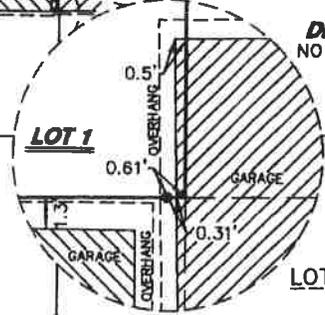
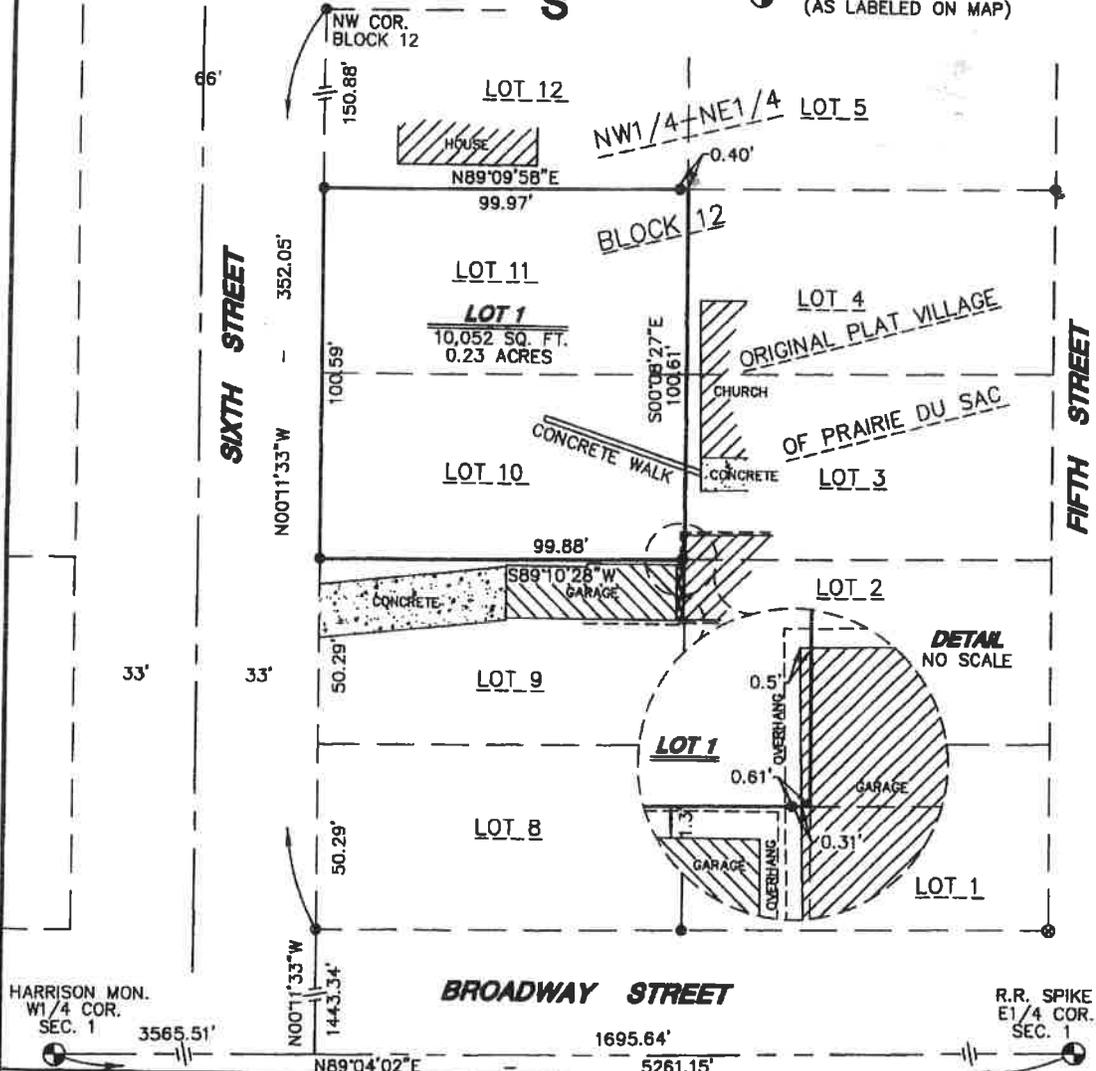
GENERAL LOCATION

BEING LOTS 10 & 11, BLOCK 12, ORIGINAL PLAT VILLAGE OF PRAIRIE DU SAC, LOCATED IN THE NW 1/4 OF THE NE 1/4, SECTION 1, T. 8 N, R. 8 E, VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN.



- LEGEND**
- 3/4" IRON ROD FND.
 - 1" IRON PIPE FND.
 - ⊗ "X" MARK IN CONCRETE FND.
 - ⊕ SAUK COUNTY MON. FND. (AS LABELED ON MAP)

BASIS OF BEARINGS: IS THE EAST RIGHT OF WAY LINE OF SIXTH STREET WHICH IS ASSUMED TO BEAR N00°11'33"W.

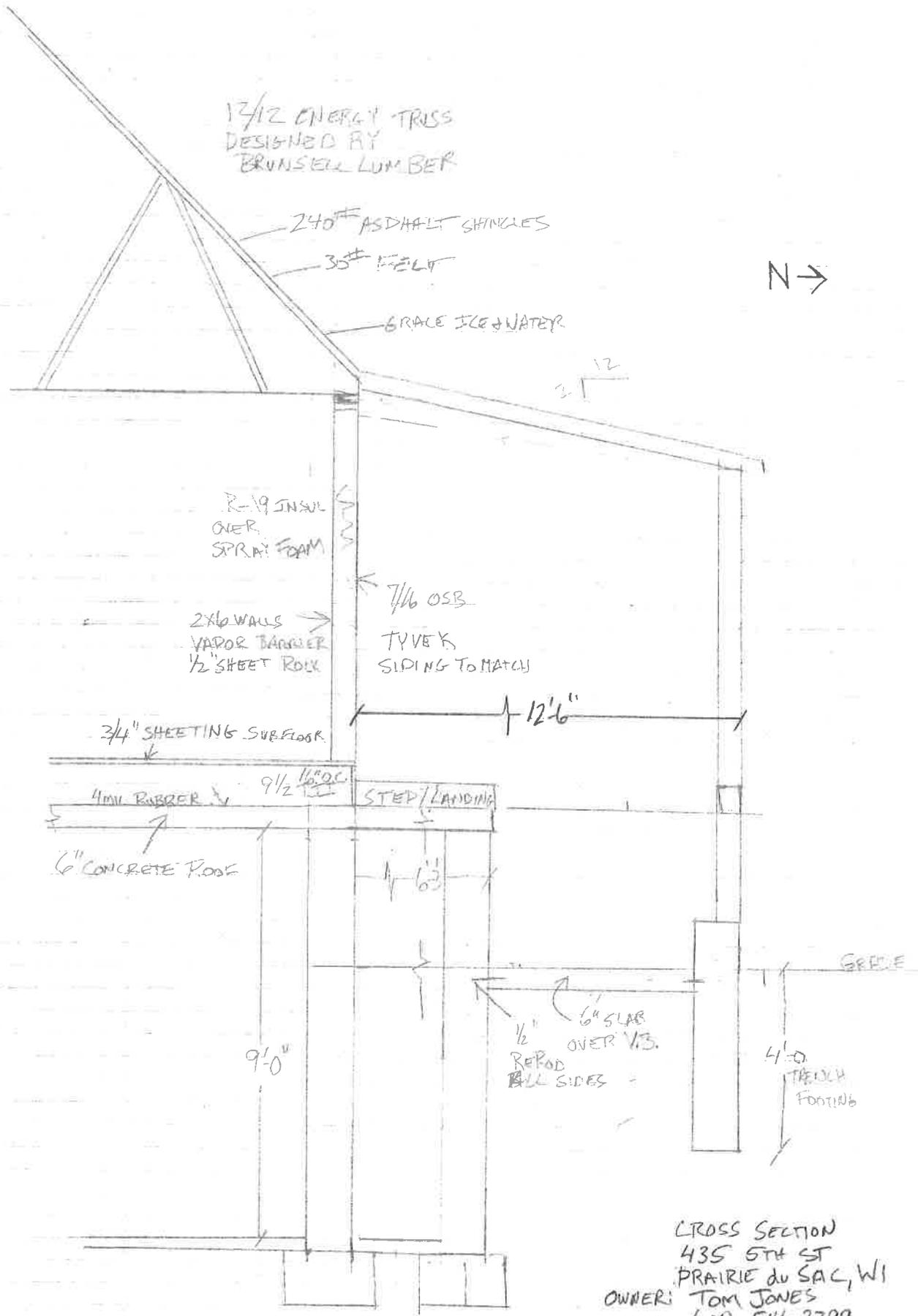


HARRISON MON. W 1/4 COR. SEC. 1 3565.51'

R.R. SPIKE E 1/4 COR. SEC. 1

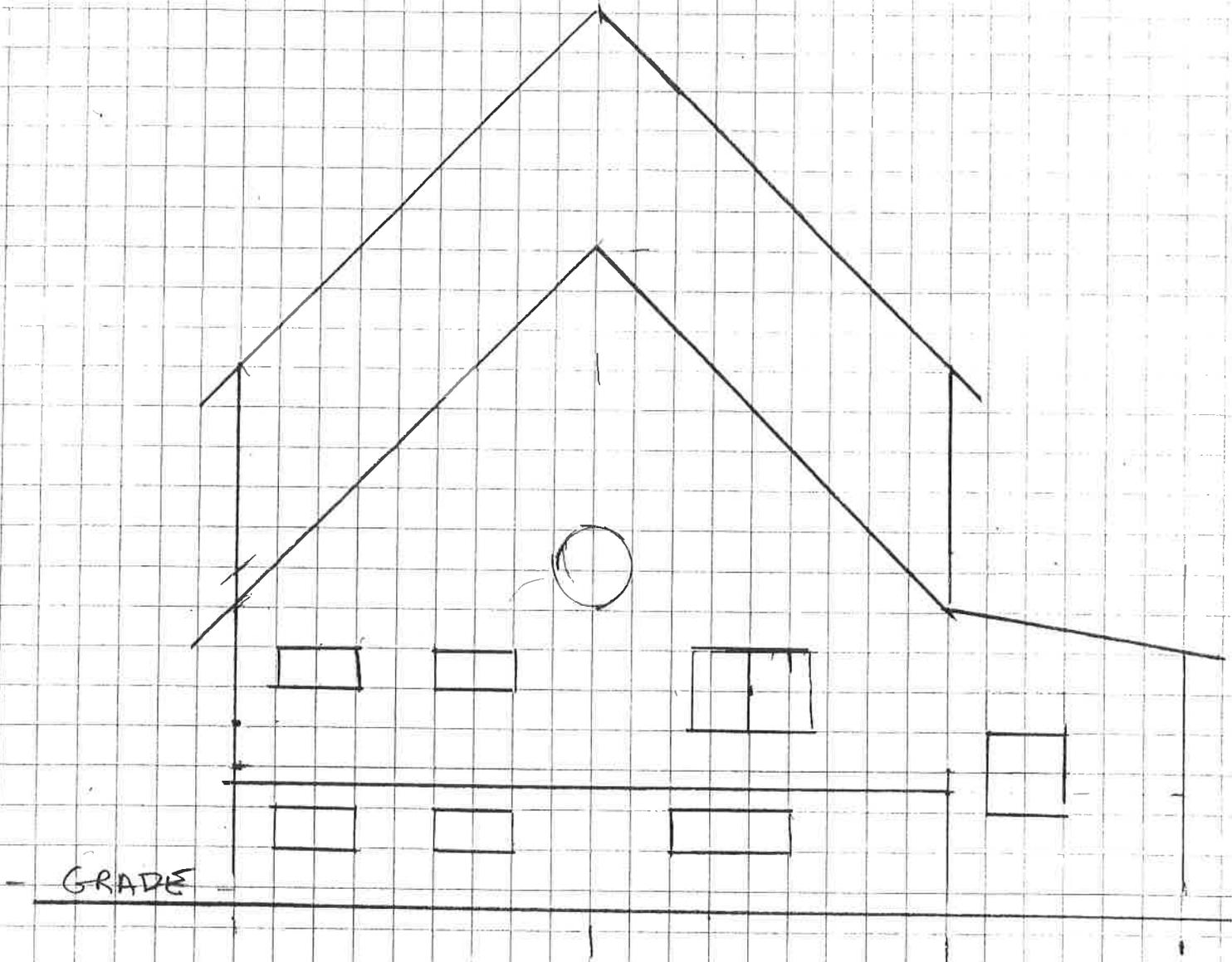
OWNER: FIRST PRESBYTERIAN CHURCH
 435 FIFTH STREET
 PARAIRIE DU SAC, WI 53578

CLIENT: FIRST PRESBYTERIAN CHURCH
 435 FIFTH STREET
 PARAIRIE DU SAC, WI 53578



N →

CROSS SECTION
 435 5TH ST
 PRAIRIE du SAC, WI
 OWNER: TOM JONES
 608-514-2799

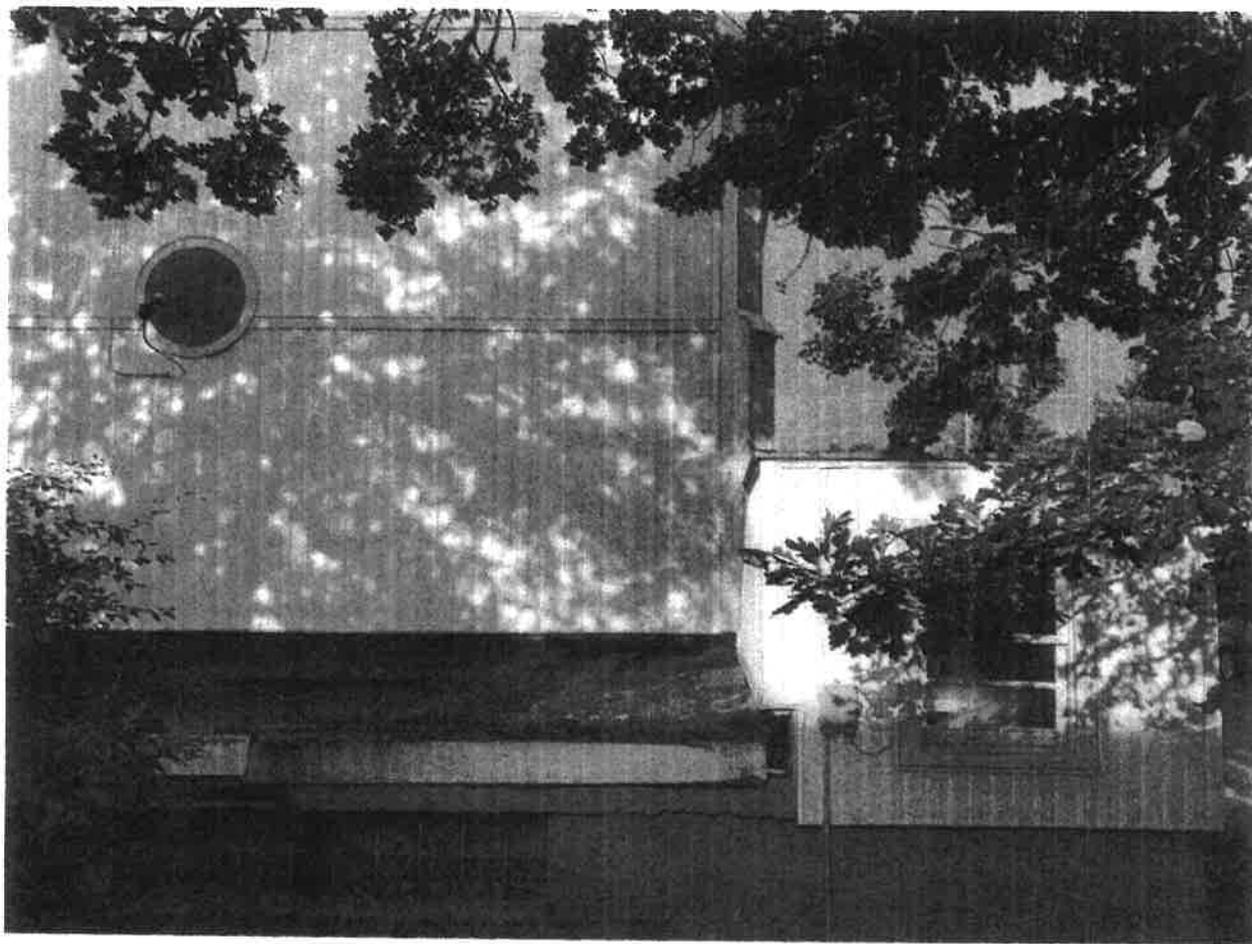


LOOKING EAST

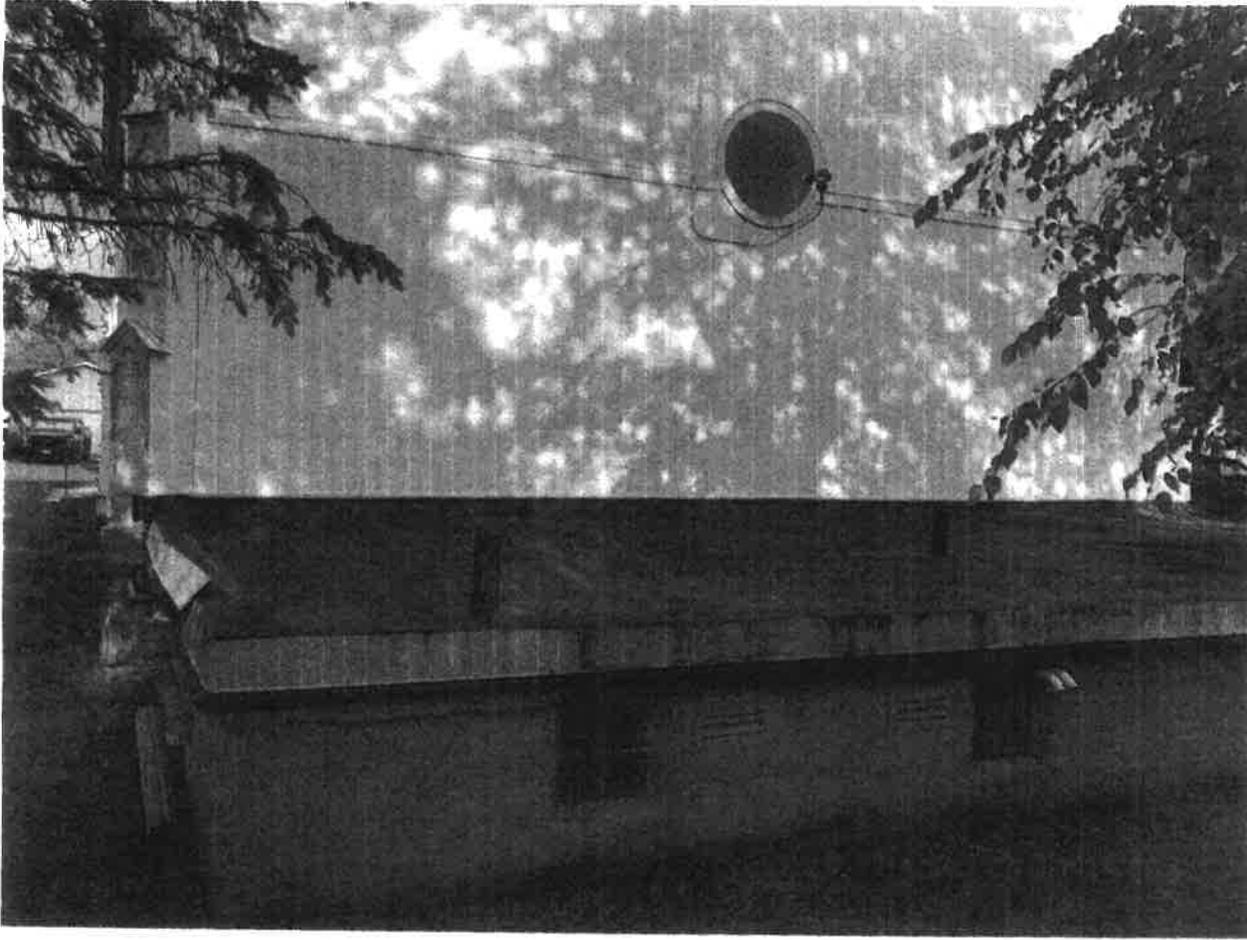
$\frac{1}{8}'' = 1'-0''$

9/22/20

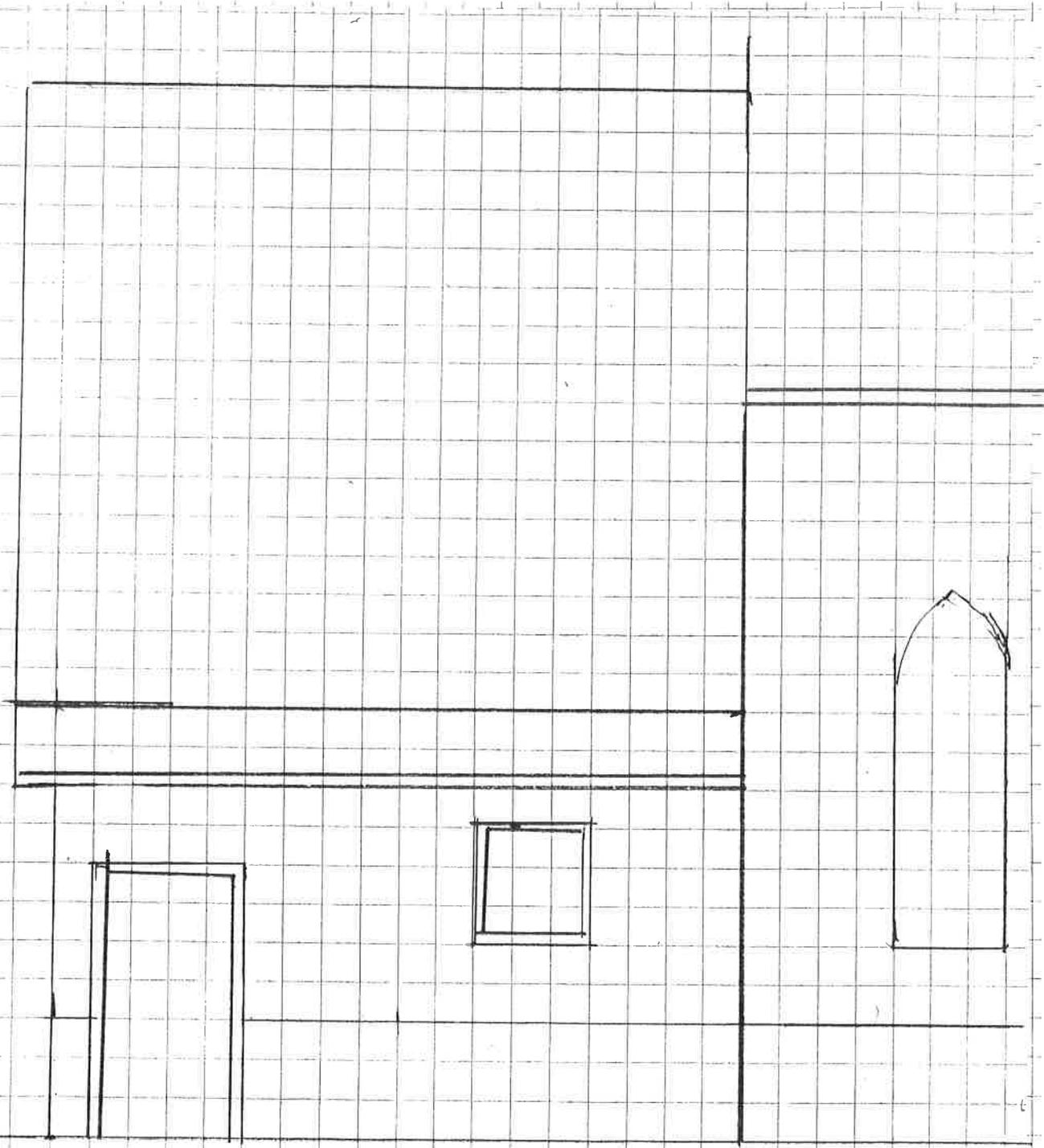
TOM JONES



LOOKING TO THE EAST



CURRENT VIEW TO THE EAST

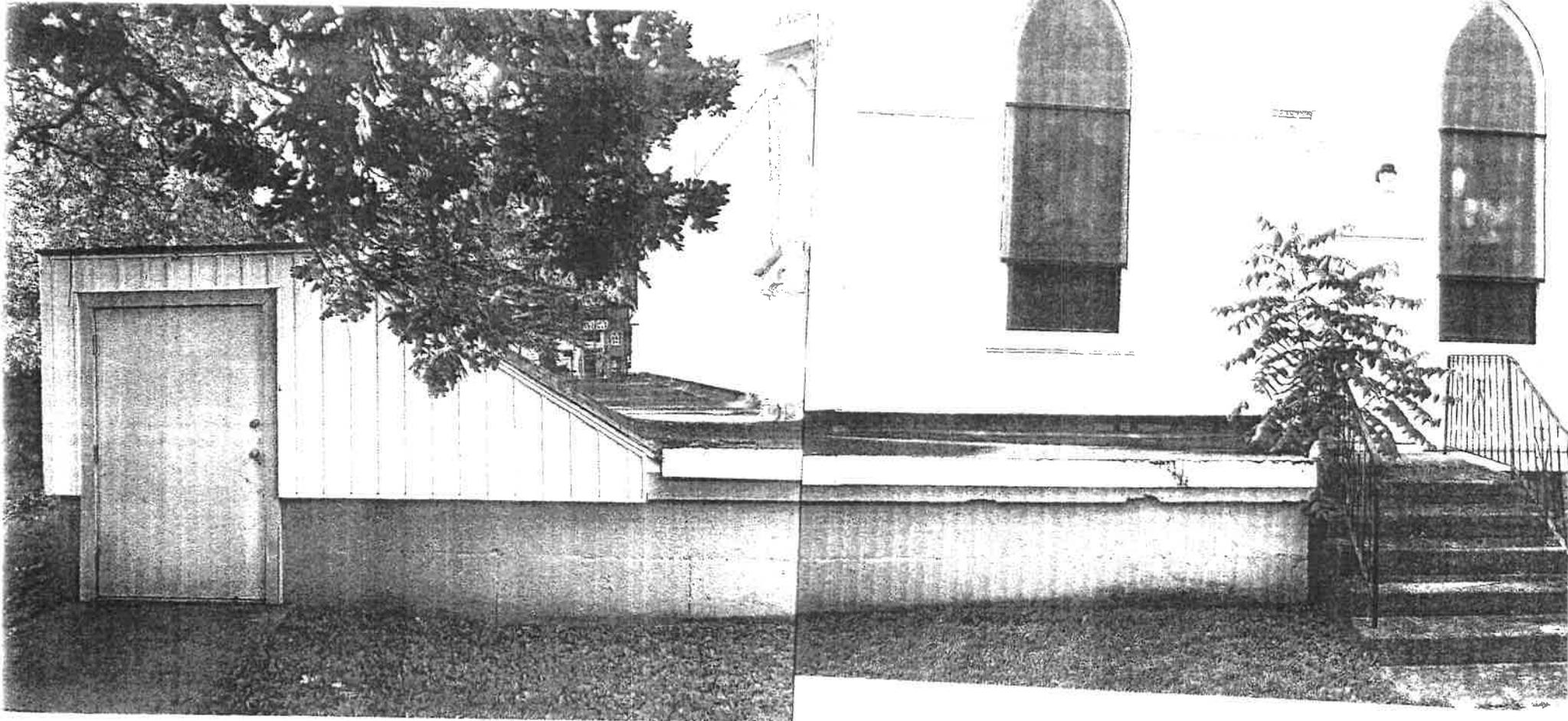


GRADE

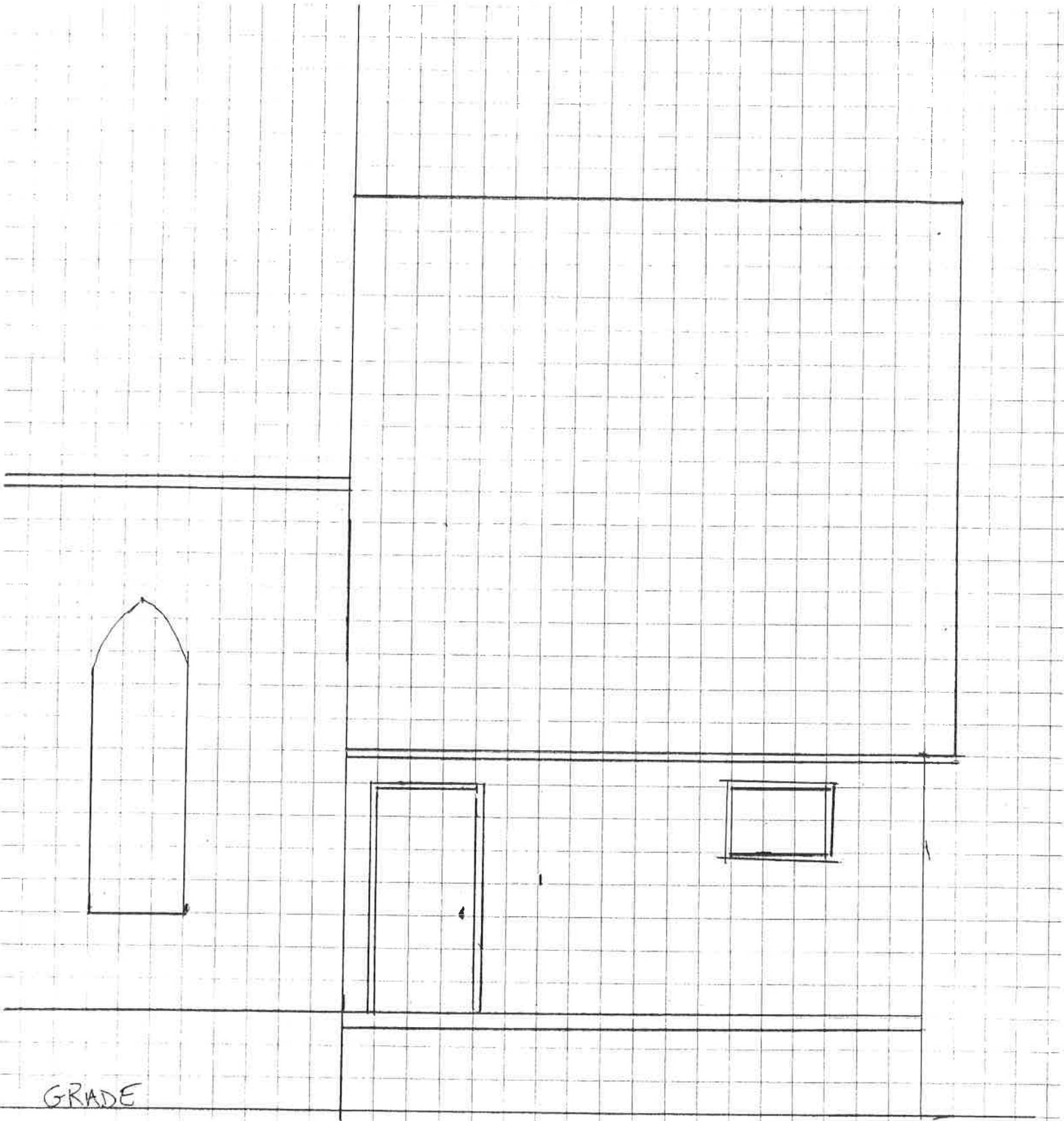
LOOKING TO THE NORTH
SCALE: $\frac{1}{4}'' = 1'-0''$

9/22/20

TOM JONES



CURRENT VIEW LOOKING NORTH



GRADE

VIEW TO THE SOUTH
 $\frac{1}{4}'' = 1'-0''$
9-22-20

TOM JONES



CURRENT VIEW TO THE SOUTH