



October 20, 2020

5:00 PM

**ZONING BOARD OF APPEALS  
AGENDA  
Village Hall – 335 Galena Street**

**NOTICE OF ELECTRONIC MEETING**

Due to the COVID-19 pandemic, this meeting will be conducted both in person and via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. Members and the public may still attend in person at the location stated above. In accordance with the Governor's Order, face masks are required. Due to the need to maintain social distancing and the limited physical space available, the public is encouraged and requested to attend via electronic means.

**DIRECTIONS TO ATTEND MEETING ELECTRONICALLY**

You may attend via videoconference on your computer/device via Google Hangouts Meet at <https://meet.google.com/zpp-yenf-ivg>. You may attend via telephone conference by calling the following phone number: 1-727-637-0762 and entering the following PIN: 529849167#.

**Please take notice that there will be a public meeting of the above identified governmental body at the time and location indicated above, for purposes of considering the following agenda items; and if any matter is considered in closed session, the governmental body will reconvene in open session for purposes of concluding the agenda:**

1. CALL TO ORDER
2. Roll Call
3. Public Notice of Agenda, deletions/corrections
4. Presentation of Minutes
  - a. December 3, 2018
5. Public Hearing
  - a. Petitioner: Thomas L. Jones, II, Subject Property: 435 5th Street. The petitioner has requested a hearing before the Board of Appeals requesting variances to: 1) Sec. 10-1-0403 to permit a principal structure within the minimum required yard setbacks; and 2) Sec. 10-1-1203 to permit the enlargement of a lawful nonconforming structure. The subject property is zoned R-1-B – Single Family Residential. Subject property is more fully described as Parcel 172-0105-00000, VILL PRAIRIE DU SAC ORIG PLAT LOTS 3 & 4 SUBJ TO ROW BLK 12 OVER S7' LOT 3 (S/EASE PER D-1093034).
6. Action Items
  - a. Consider Variance Application – Parcel #172-0105-00000, 435 5th Street
7. Adjourn

Posted 10/12/2020

**Zoning Board of Appeals  
Village of Prairie du Sac  
Minutes  
December 3, 2018**

1. **Call to Order.** Cari Fritsch called the meeting to order at 5:30PM at the Prairie du Sac Village Hall, 335 Galena Street in Prairie du Sac, WI.
2. **Roll Call.** Present were Colin Walsh, Henry Russell, Doug Morrison, Lauri Meixelsperger, and Cari Fritsch. Also present were Village Administrator Alan Wildman and Clerk/Treasurer Niki Conway.
3. **Public Notice of Agenda, deletions/corrections.** (*Russell/Meixelsperger*) moved to approve as presented. **Motion Carried.**
4. **Presentation of Minutes.** (*Meixelsperger/Russell*) moved to approve the April 24, 2018 minutes as presented. **Motion Carried.**

5. **Public Hearing**

- a. **Petitioner: Myles Teteak, Eagleview Dental; Subject Property: 464 Water Street.** The petitioner has requested a hearing before the Board of Appeals requesting a variance to Sec. 10-1-1002(e) of the Village of Prairie du Sac Code of Ordinances, more specifically the Mitigation of Impact on Bald Eagle Habitat contained in the General Development Plan for the Eagle Island View Development, to permit exterior construction work on the new dental office during the Winter Eagle Season. The subject property is zoned PUD – Planned Unit Development. Subject property is more fully described as Parcel 172-0163-00000, VILL PRAIRIE DU SAC PRT LOTS 11,12 & 13 HUBBARD'S ADD BLK 1 = CSM #5590 LOT 1 0.31A (PRT GOVT LOT 1 SEC 1-9-6) (S/AGMTS D-963975 & D-1167803).

*Myles Teteak, E10479 Pine Circle, Prairie du Sac, WI 53578* – Would like to finish masonry work during eagle season; brick, stone, and siding, no landscaping until spring. Hope to complete the exterior within the next 4 weeks.

*Paula Caraway, 440 Water Street #303, Prairie du Sac, WI 53578*-Would like to know when and how much the vote was bought for.

*Gene Unger, President of Eagle View Council* – Wrote letter to village and met with dental clinic about the project. Keller completed a low noise plan. Would like village to approve request without fines and monitor contractor. Federal guidelines have not changed. Eagle Roost is 10 eagles. In answer to Caraway question, the Eagle View Council has received only \$50 for eagle sponsorship.

*Susan Felson, 440 Water Street #314, Prairie du Sac, WI 53578* – Would like to know timeframe, is ok with 2 weeks but not 4.

*Sally Parish, 440 Water Street #214, Prairie du Sac, WI 53578* – Disappointed with the noise. States that they can't have sound or movement during the eagle season so there should not be construction.

*Keller Builders* – States that the completion date will be January 8<sup>th</sup> or 9<sup>th</sup>. Also says it's difficult to get more guys on site but will try.

Wildman states that the Eagle Council should change their docs to match the General Development Plan.

(*Meixelsperger/Walsh*) moved to close public hearing. **Motion Carried.**

6. **Action Items**

- a. **Consider Variance Application, Parcel #172-0163-00000, 464 Water Street** – Eagle season starts at 10 eagles and this is when the trail closes. This is also weather related. Work inside can continue. Village can halt construction at any time. The Eagle Bluff Council has agreed to follow the 10 eagle count and update the village. Keller will bring more guys in and keep them until the end of the month. (*Meixelsperger/Russell*) moved to grant variance to December 31<sup>st</sup> because then the eagles will likely be here and we have to be respectful to the eagles, however if eagle count is still less than 10 at this time construction can continue. **Motion Carried.**

**Roll Call.** Colin Walsh-aye, Henry Russell-aye, Doug Morrison-aye, Lauri Meixelsperger-aye, and Cari Fritsch-aye.

**7. Adjourn:** (*Meixelsperger/Walsh*) moved to adjourn at 6:19. *Motion Carried.*

Respectfully submitted,  
Niki Conway  
Clerk/Treasurer

# Memo

To: Zoning Board of Appeals  
From: Alan Wildman, Village Administrator/Zoning Administrator  
Date: October 12, 2020  
Re: Petitioner: Thomas L. Jones, II  
Subject Property: 435 5<sup>th</sup> Street, Parcel #172-0105-00000.

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**Land Use:** The structure was previously used as a church. The church was operated as such under the R-1-B – Single Family Residential zoning. More than 12 months have passed since the structure was operated as a church. The existing building is a legal non-conforming structure as it does not meet current minimum rear yard setbacks (20 feet). At some time, the basement of the structure was expanded. This expansion is 4.3 feet from the rear property line, which does not meet the current minimum rear yard setback of 20 feet for a principal structure. The applicant is proposing to construct a bedroom, bathroom and laundry room on the existing footprint above the existing basement, with the exception of a deck that would 8 feet to the north of the current structure and a stair enclosure that would extend 6.2 feet to the south of the existing structure. The deck and stair enclosure both would exceed the minimum side yard setback of 8 feet, but also would not meet the minimum rear yard setback.

**Current Zoning District:** R-1-B – Single Family Residential.

**Comprehensive Plan's Future Land Use Designation:** Institutional

**Surrounding Zoning (and Land Use in parentheses):**

North: R-1-B – Single Family Residential  
East: R-1-B – Single Family Residential  
South: R-1-B – Single Family Residential  
West: R-1-B – Single Family Residential

**Variance Request:** The petitioner has requested a hearing before the Board of Appeals requesting variances to enable the enlargement of the lawful nonconforming structure as he is converting it from a church to a single-family residence. The enlargement would be to add structure atop of an existing basement of the structure:

1. Sec. 10-1-0403 of the Village of Prairie du Sac Code of Ordinances, which sets the minimum rear yard setback for principal residential structure at 20 feet in the R-1-B.
2. Sec. 10-1-1203 of the Code of Ordinances, a lawful nonconforming buildings shall not be enlarged, expanded or extended without bringing the enlargement, expansion or

extension into compliance with the provisions of the Zoning Code unless a variance is granted under Section 10-1-1309.

**Neighboring Property Variance:**

1. 437 6<sup>th</sup> Street – Variance to minimum rear yard setback granted in 1993 to allow a garage to be constructed 3 feet from the rear property line.
2. 436 5<sup>th</sup> Street – Variance to minimum front yard setback granted in 1993 to allow a garage to be constructed 19 feet from the front property line.

**Recommendation:** After consideration of any testimony given at the public hearing, I recommend that the Zoning Board of Appeals:

1. Find that the petitioner's request has met the criteria for the granting of variances as listed within this report for the construction of an addition to the principal structure over the existing basement as depicted on the plan submitted with the petitioner's application for a variance.
2. Grant the following variances for the construction of the proposed principal structure addition as depicted on the plan submitted with the petitioner's application for a variance to:
  - a. Encroach into the rear yard minimum setback so as to be no less than 4.0 feet from the west property line.
  - b. Enable the expansion of a lawful nonconforming building without bringing the structure into compliance.

**Criteria for Grant of Variance**

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<p><b>GENERAL VARIANCE REVIEW CRITERIA (SECTION 10-1-1309(D) OF ZONING ORDINANCE)</b>                      The applicant shall demonstrate to the satisfaction of the Zoning Board of Appeals                      (or Board of Extraterritorial Zoning Appeals if the subject property is within the Extraterritorial Zoning Jurisdiction)                      that all of the following criteria have been met.</p>		
<p>(1) The hardship or difficulty shall be peculiar to the subject property and different from that of other properties, and not one which affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original lot; unusual topography or elevation; or because the lot was created before the passage of the current, applicable zoning regulations, and is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;</p>	<p>Met</p>	<p>The existing structure's basement does not meet the minimum setback. The proposed addition would not put the structure closer to the rear property line, but does increase the height of the non-conformity.</p>
<p>(2) Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;</p>	<p>Met</p>	<p>This was not stated as a hardship.</p>
<p>(3) Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;</p>	<p>Met</p>	<p>The current legal nonconforming structure prior to the current ownership.</p>
<p>(4) Violations by, or variances granted to, neighboring properties shall not justify a variance;</p>	<p>Met</p>	<p>The petitioner has not referenced any variances granted to neighboring properties.</p>
<p>(5) The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)</p>	<p>Met</p>	<p>In the absence of a zoning ordinance, the addition would be able to be constructed as proposed on the site plan.</p>

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<p>(6) The factors identified in (1) above prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district. The applicant shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.</p>	<p>Met</p>	<p>The variance is requested due to the current location of the existing structure.</p>
<p>(7) The granting of the proposed variance shall not impose a substantial detriment to adjacent properties. The applicant shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.</p>	<p>Met</p>	<p>While the addition will increase the vertical height of the portion of the structure that is nonconforming, it will convert the structure to a more compatible use for the neighborhood.</p>
<p>(8) The granting of the proposed variance as depicted on the required site plan would not result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development. The applicant shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.</p>	<p>Met</p>	<p>The variance would allow the use of the property to be converted to a single family residence, more in line with the surrounding neighborhood. The petitioner intends to install off-street parking for the residential use. No off-street parking currently exists at the property.</p>

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<p>(9) The factors which present the reason for the proposed variance have not been created by the act of the applicate or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lot configurations, or grading) after August 18, 2011. The applicant shall clearly indicate that such factors existed prior to August 18, 2011 and were not created by action of the applicant, a previous property owner, or their agent.</p>	<p>Met</p>	<p>The factors present existed prior to August 18, 2011 as a result of the construction of the structure and land division.</p>
<p>(10) The proposed variance does not involve or result in a land use that is not allowed in the zoning district under Article 3 of this Chapter. The applicant shall clearly indicate that the requested variance does not involve exceptions to the allowable land uses of that Article.</p>	<p>Met</p>	<p>The proposed variance is to allow the former church property to be converted to a single family home, which is more in line with the neighborhood.</p>



# 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~~ **172-0105-00000 (Akw)**

Address or street boundaries of subject property:

**435 5<sup>th</sup> 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:

- Checked boxes for: title block, date of plan, north arrow, map showing zoning, list of property owners, map of subject property, written description of variance, written justification, and exterior changes.



**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.**



**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.

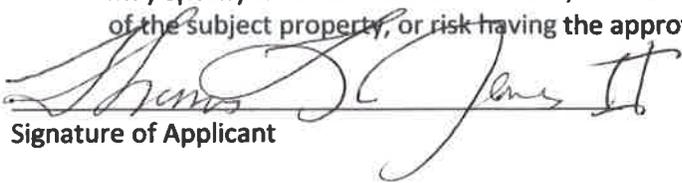
Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and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

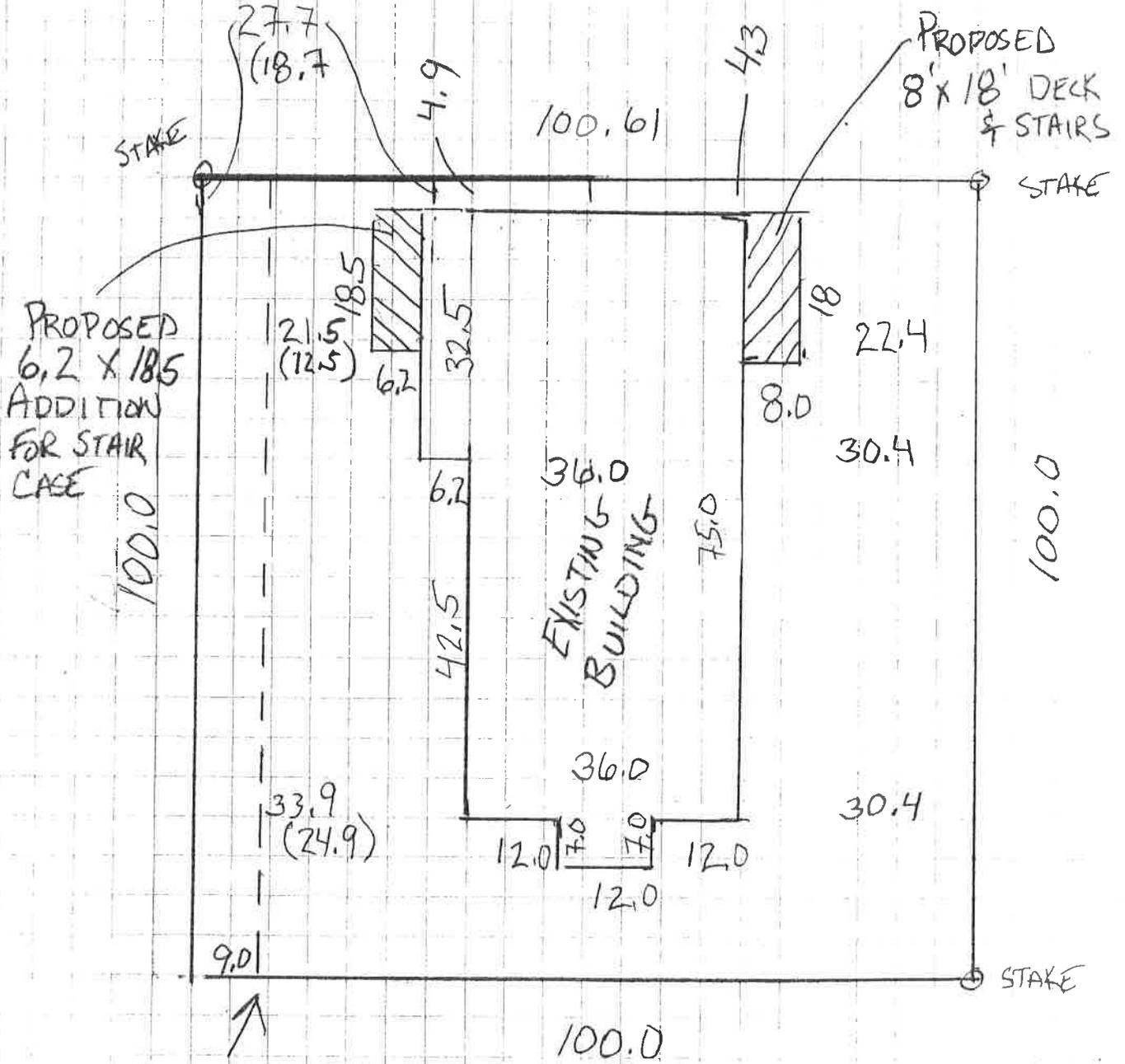
Meeting date: (within 30 days after public hearing, or per extension)

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:

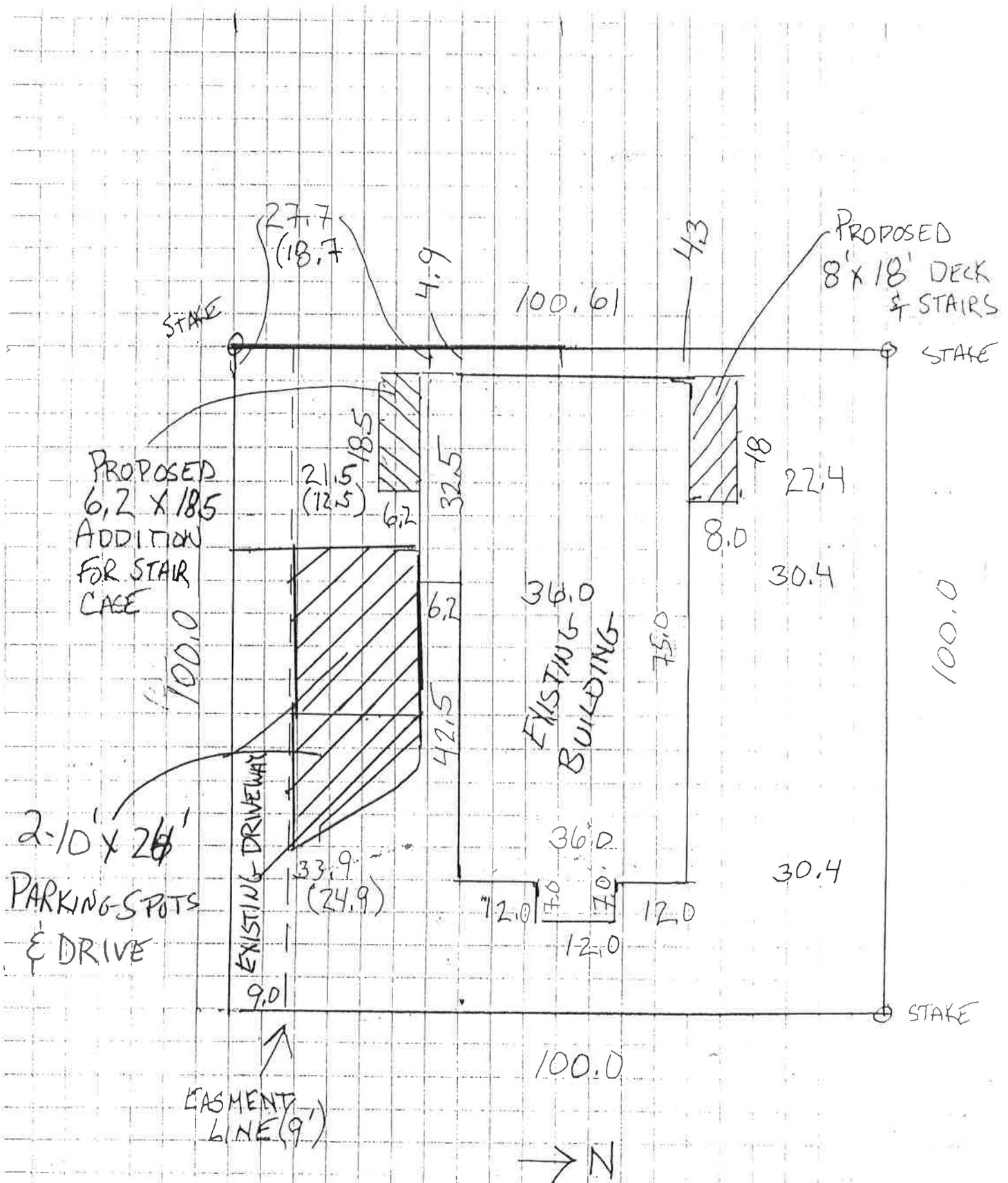
Name of Village staff person who notified Applicant:



SIXTH STREET

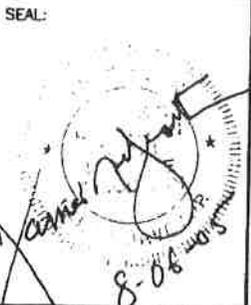
→ NORTH  
 SCALE: 1/4" = 5'-0"

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

SEAL:  


DOC# 896572

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

*Handwritten signature*

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

REGISTRAR'S OFFICE  
 SAUK COUNTY WI 13

**SAUK COUNTY CERTIFIED SURVEY MAP NO. 113.00**

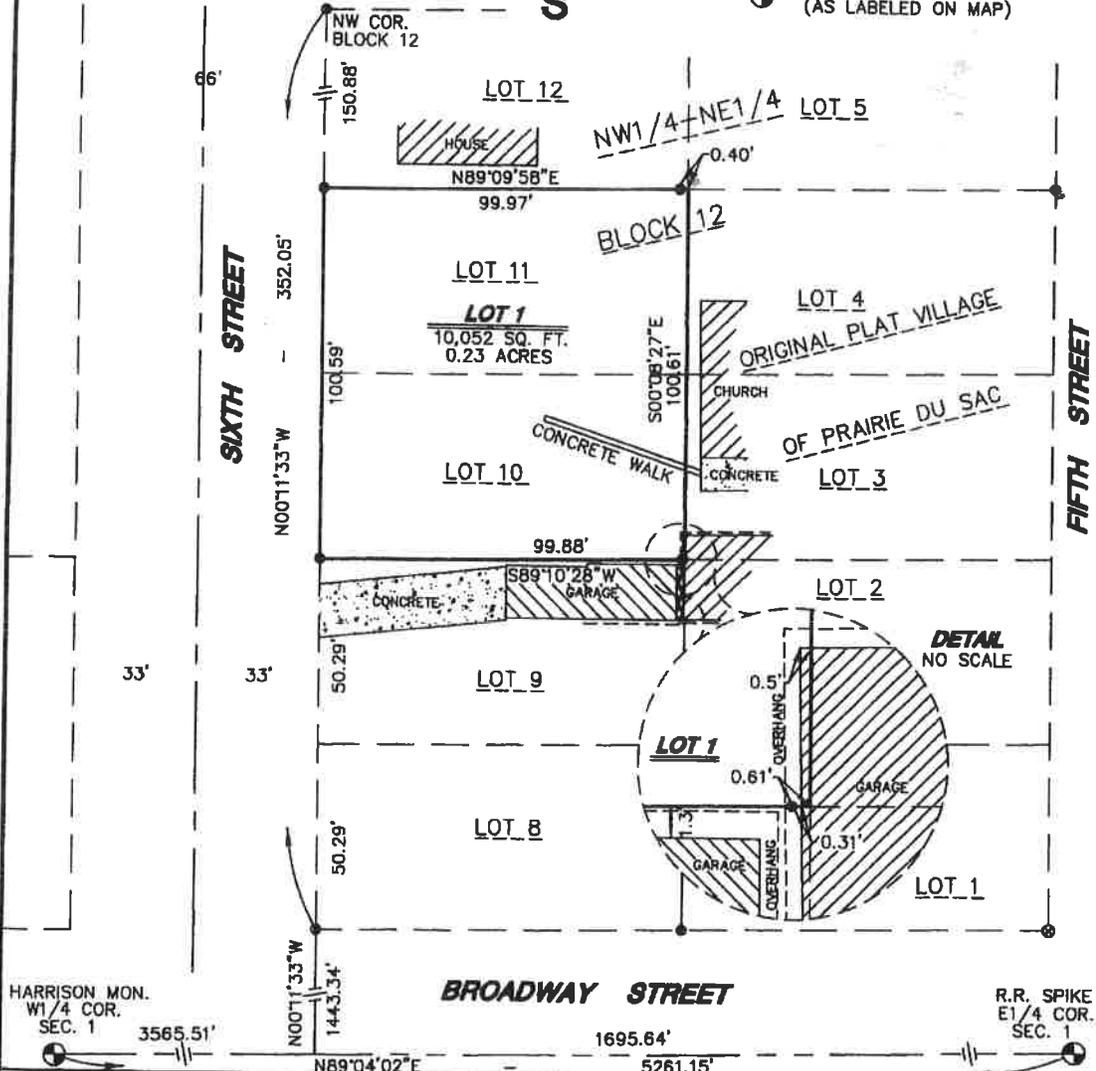
GENERAL LOCATION

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.



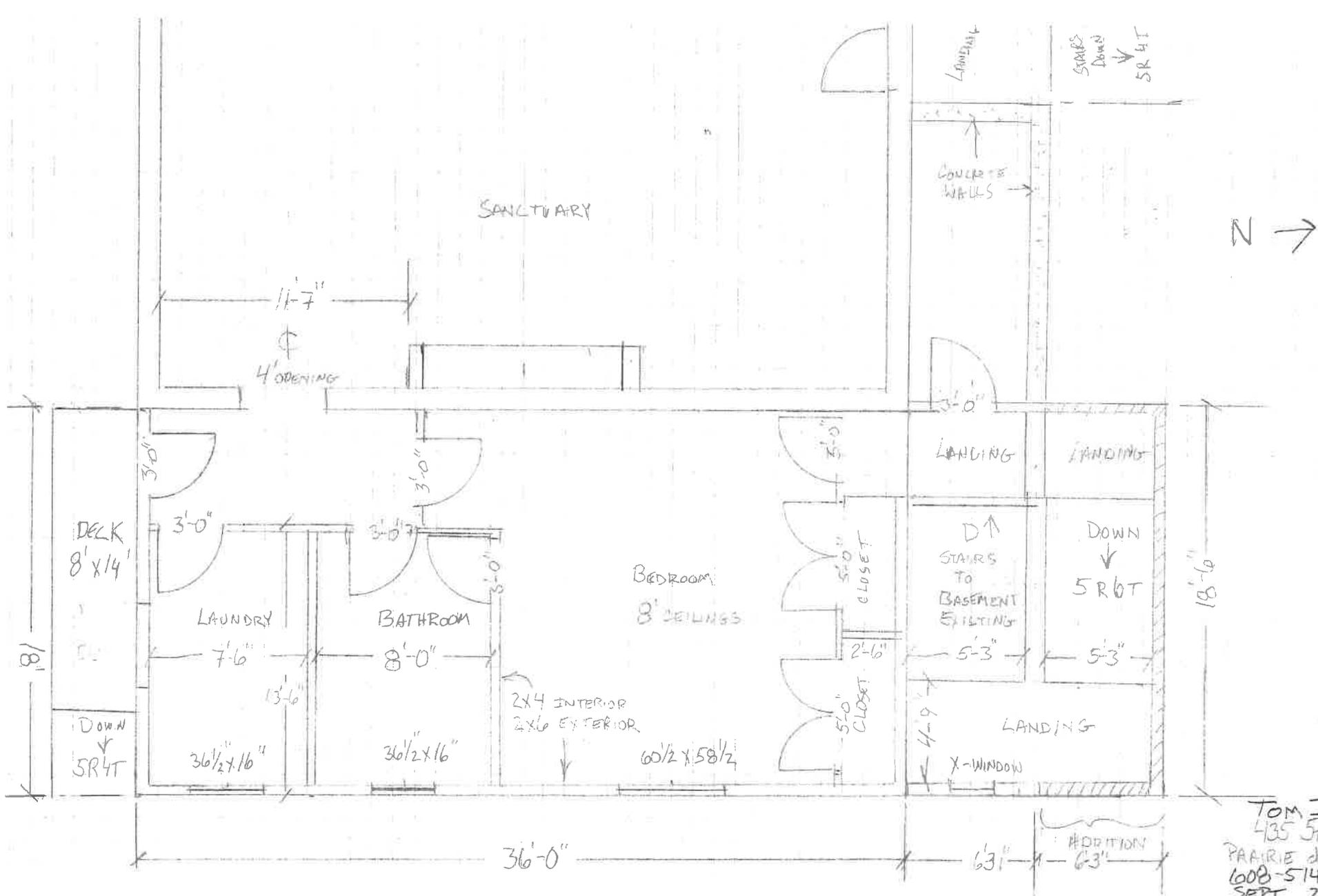
- LEGEND**
- 3/4" IRON ROD FND.
  - 1" IRON PIPE FND.
  - ⊗ "X" MARK IN CONCRETE FND.
  - ⊕ SAUK COUNTY MON. FND. (AS LABELED ON MAP)

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

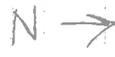
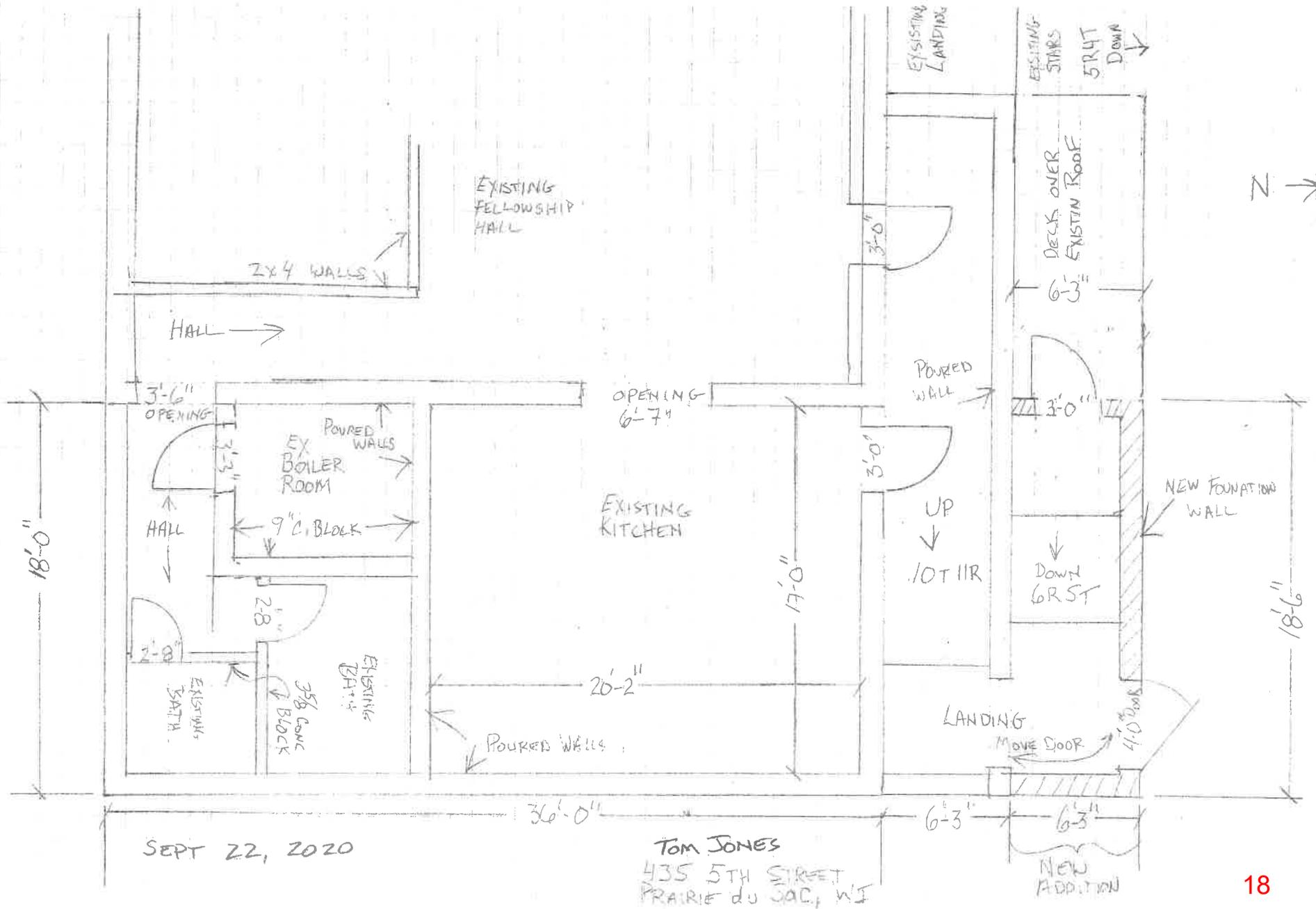


**OWNER:** FIRST PRESBYTERIAN CHURCH  
 435 FIFTH STREET  
 PARAIRIE DU SAC, WI 53578

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

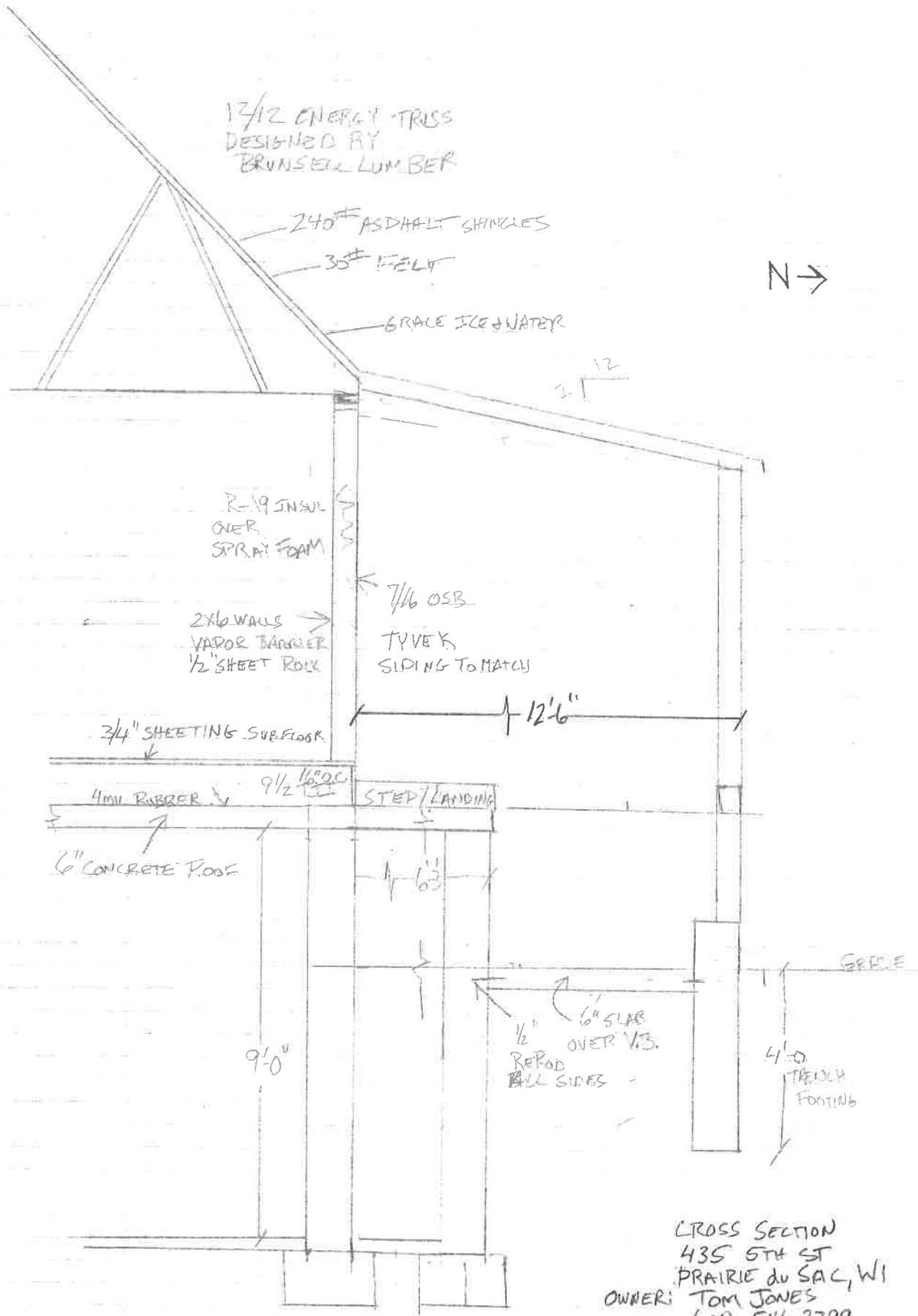


TOM JONES  
 435 5TH ST  
 PRAIRIE du SAC  
 608-514-2799  
 SEPT. 22, 2020

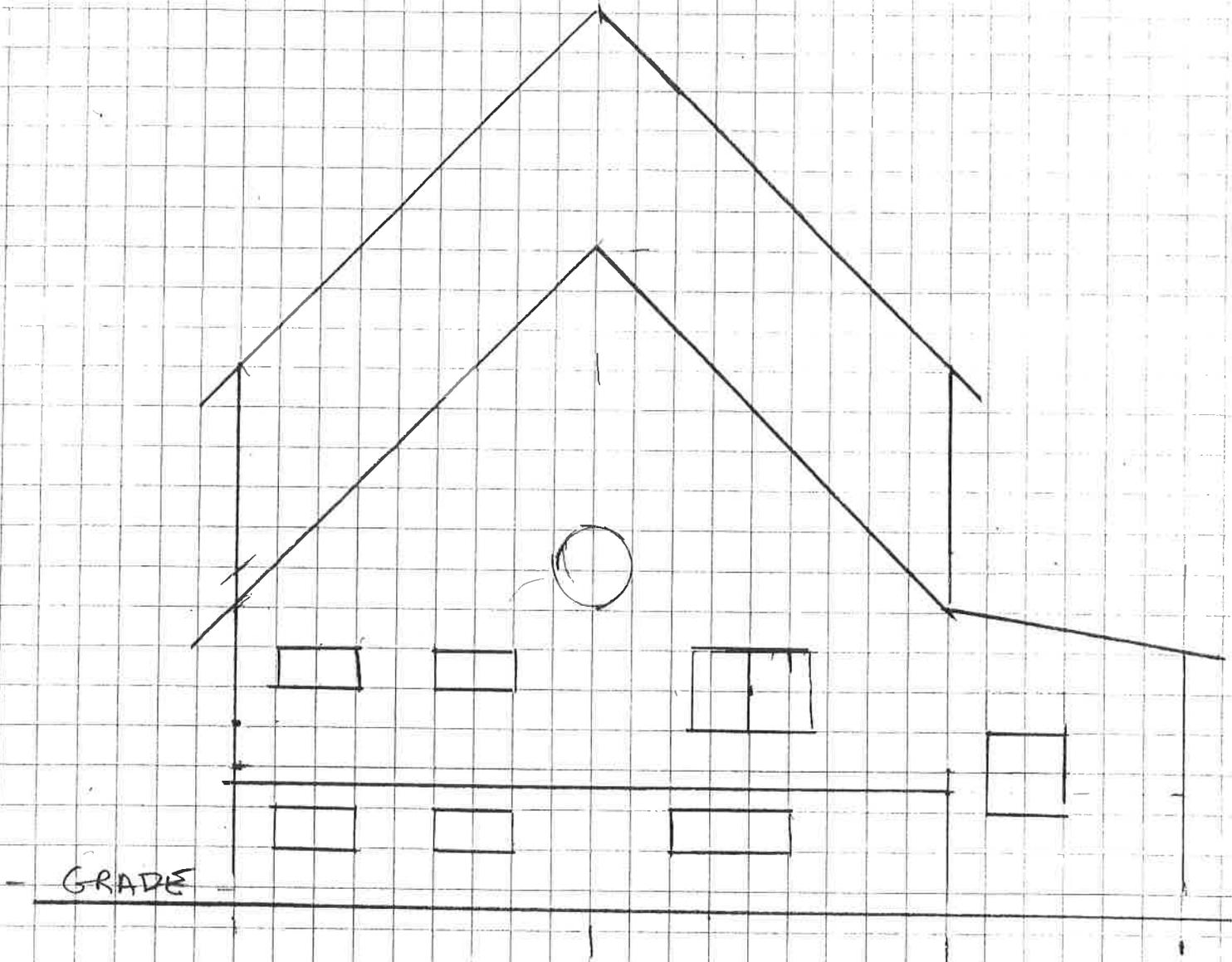


SEPT 22, 2020

TOM JONES  
 435 5TH STREET  
 PRAIRIE DU SAC, WI



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

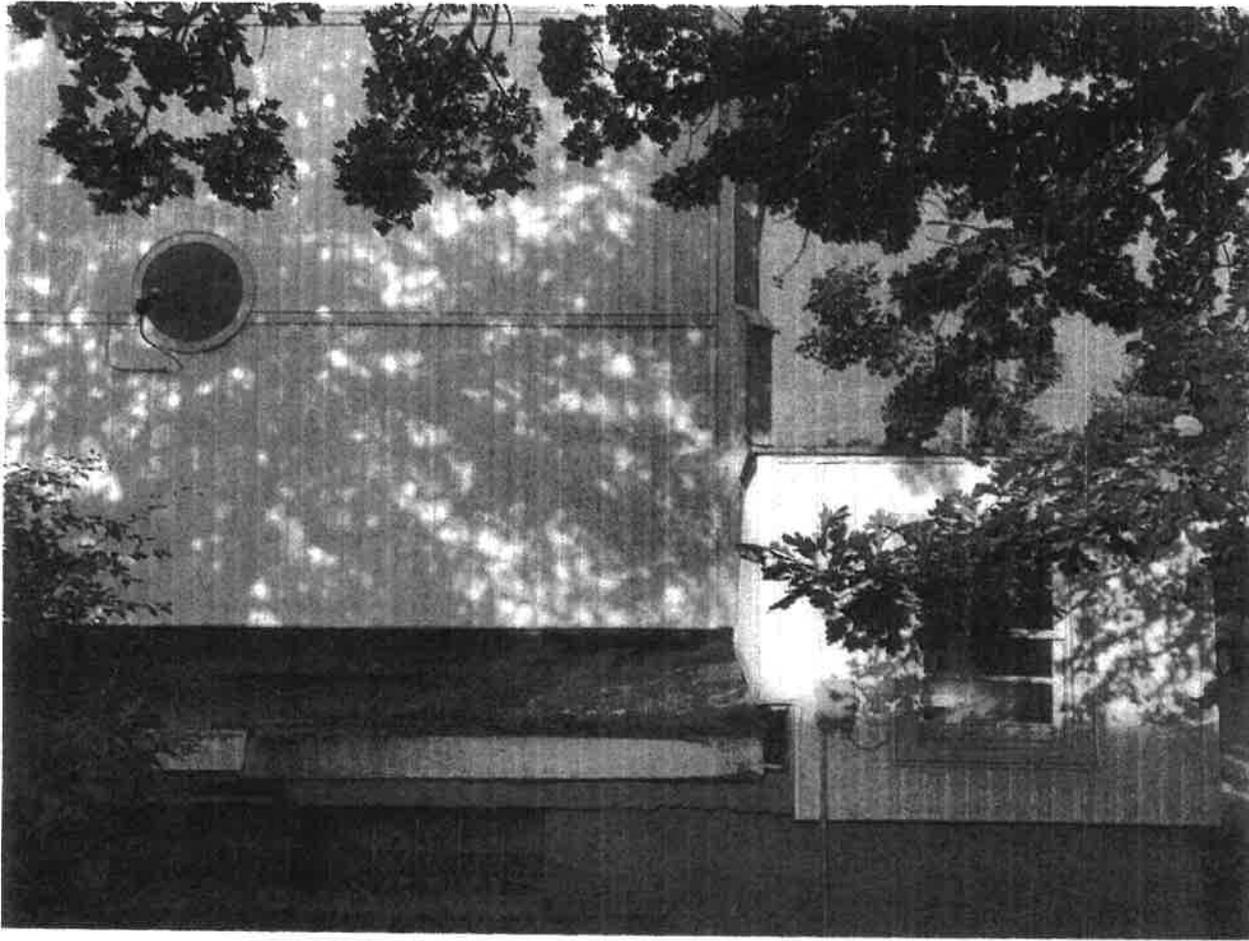


LOOKING EAST

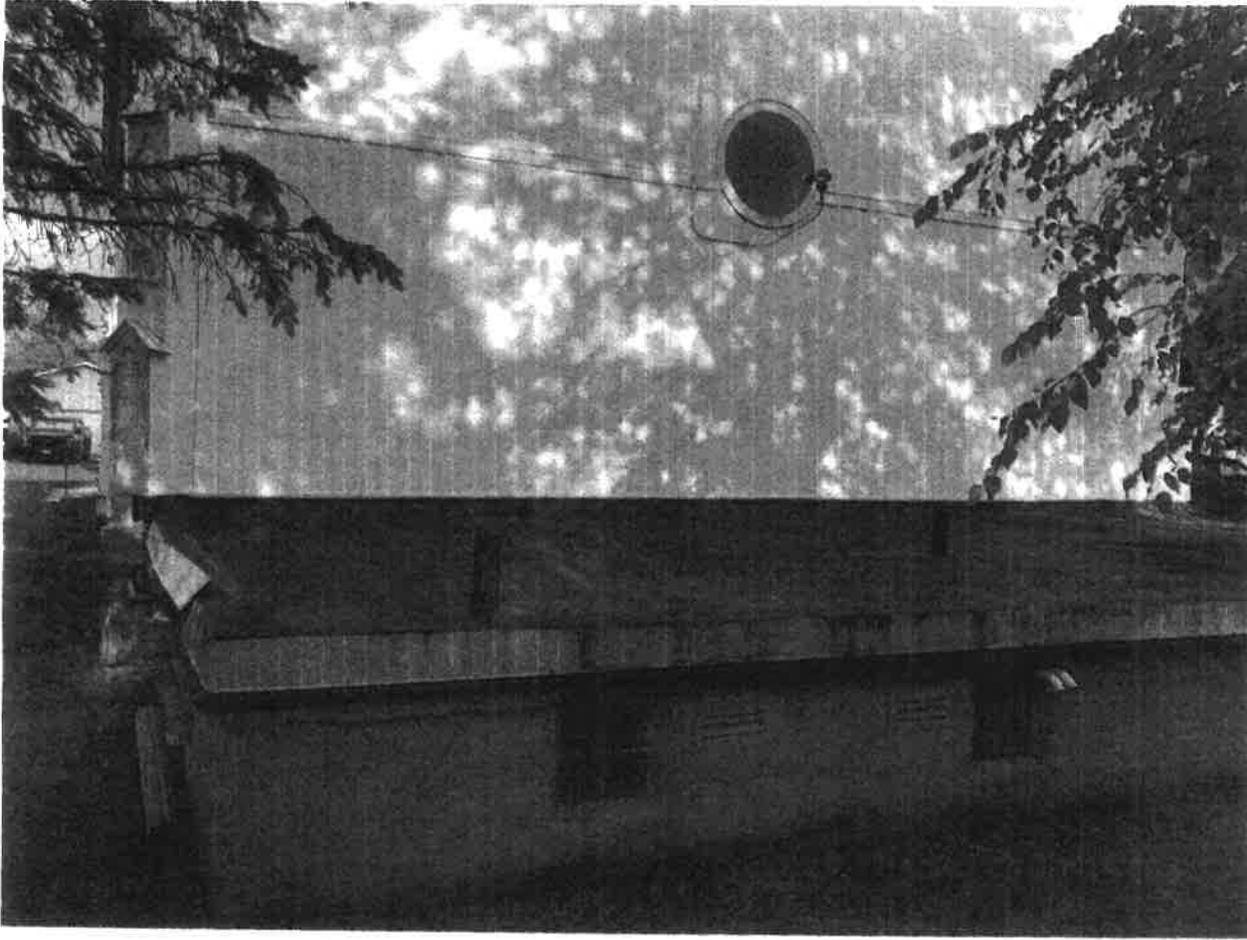
$\frac{1}{8}'' = 1'-0''$

9/22/20

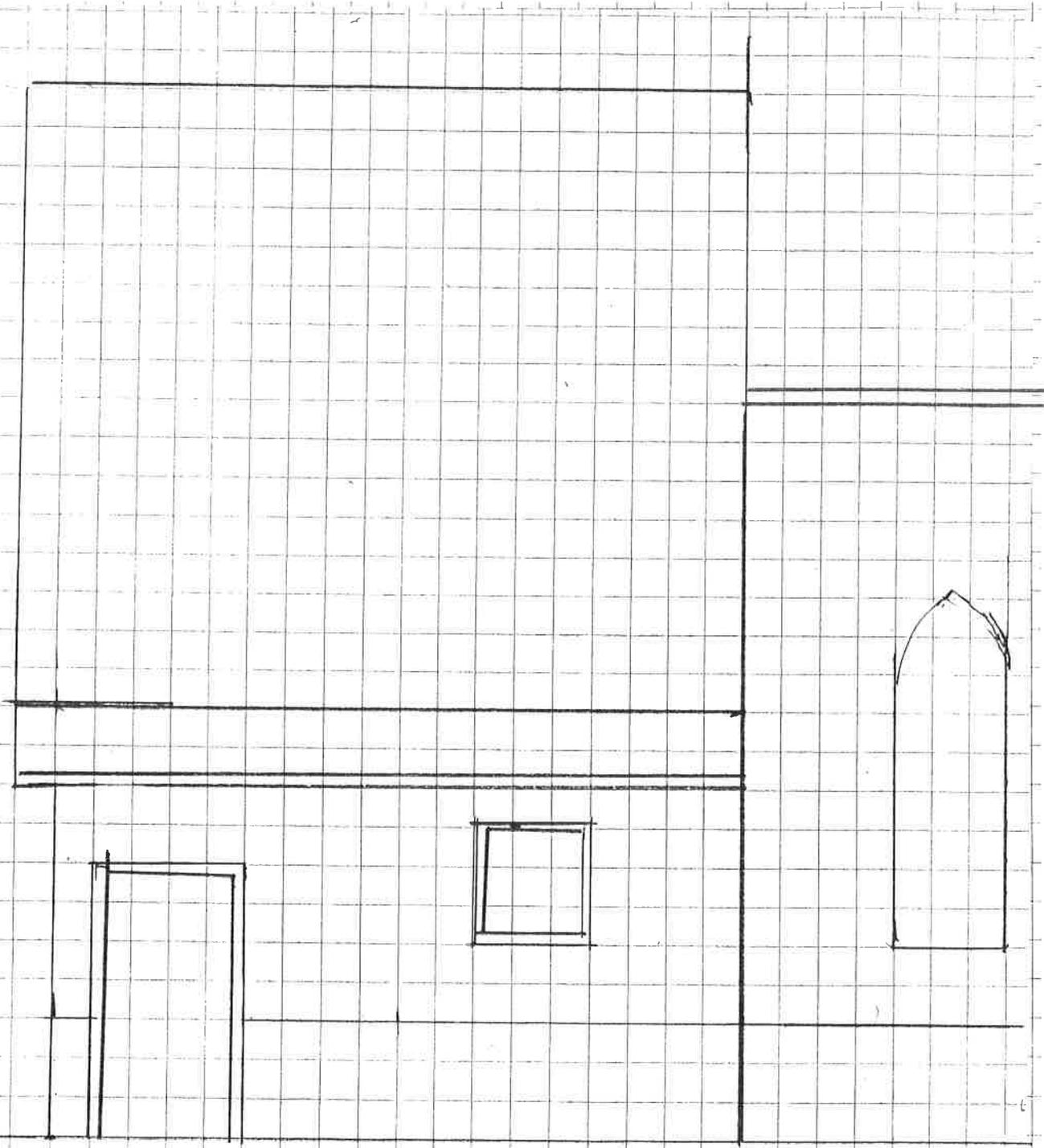
TOM JONES



LOOKING TO THE EAST



CURRENT VIEW TO THE EAST

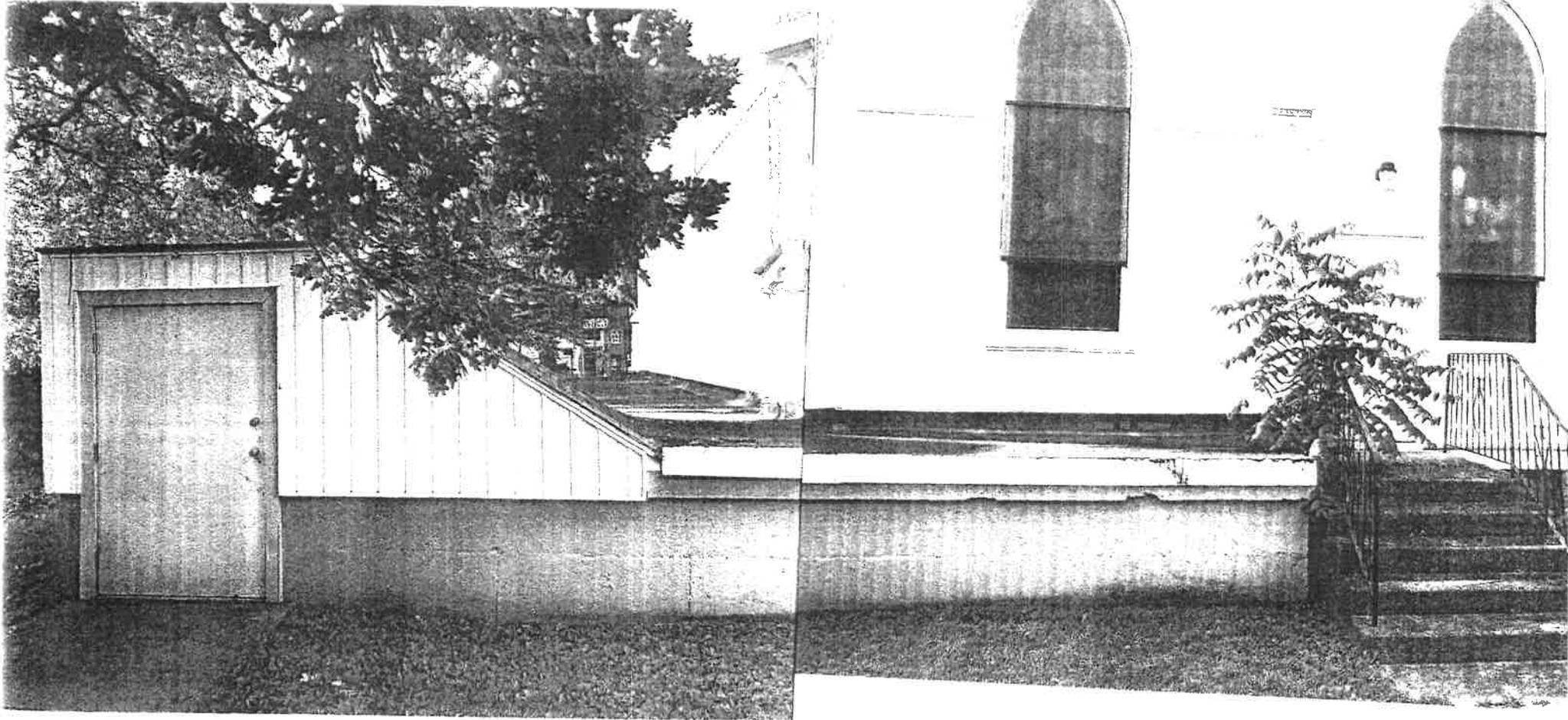


GRADE

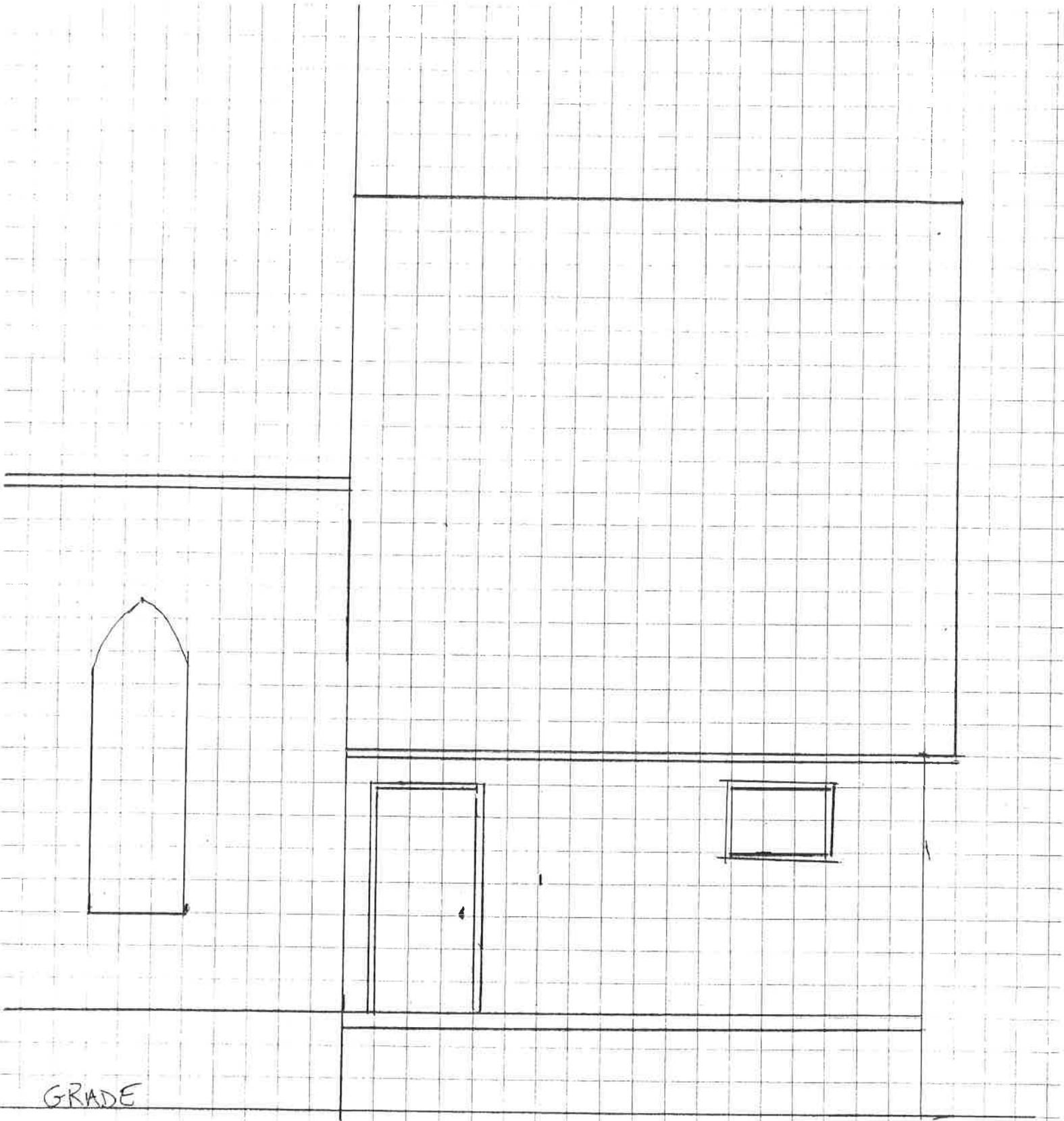
LOOKING TO THE NORTH  
SCALE:  $\frac{1}{4}'' = 1'-0''$

9/22/20

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CURRENT VIEW LOOKING NORTH



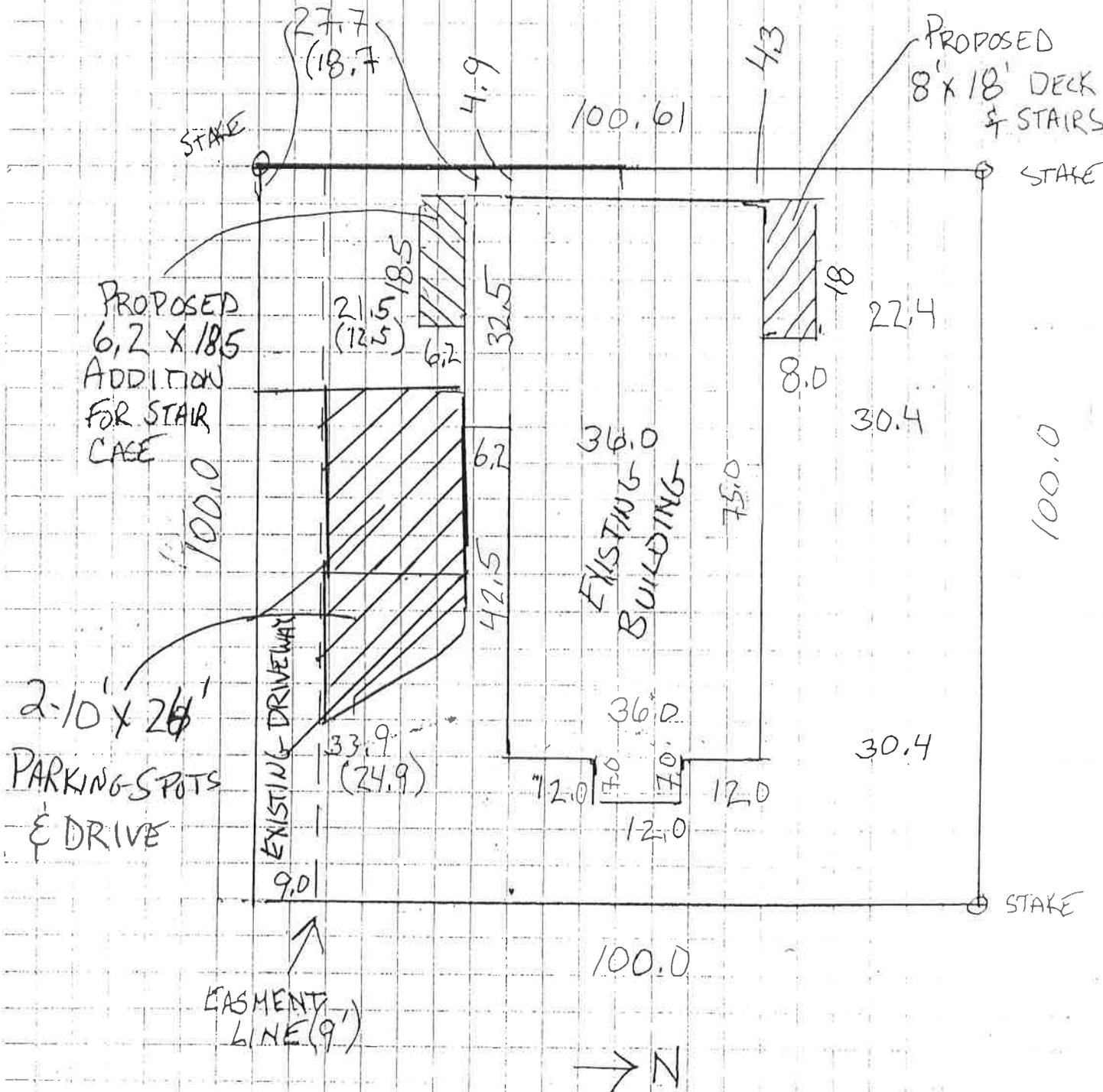
GRADE

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

TOM JONES



CURRENT VIEW TO THE SOUTH



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