



VARIANCE APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Jeffrey and Kelly Sudmeier

Firm Name (if any): _____

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

Mailing Address: 910 Lone Tree Ln City: PDS State: WI Zip: 53578

Telephone: (608) 574 7837 Fax: _____ e-mail: jsudmeier@accuray.com

Property owner information:

Person's Name(s): Jeffrey and Kelly Sudmeier

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

Mailing Address: 910 Lone Tree Ln City: PDS State: WI Zip: 53578

Telephone: (608) 574 7837 Fax: _____ e-mail: jsudmeier@accuray.com

Parcel number or legal description of subject property:

0685-32000
VILL PRAIRIE DU SAC PRAIRIE VIEW MEADOWS LOT 20 .248A

Address or street boundaries of subject property:

910 Lone Tree Lane

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: Single Family Res (current use proposed use)

Summary of proposed project (attach pages as necessary):

We are replacing our fire destroyed deck with an 18'x26' addition. The addition will be 27' from the rear property line the roof of the fire damaged gazebo was 24' from the rear property line.



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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. Original plan and latest revision: 13 Nov 2016
- 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.)

Fire destroyed existing structure with roof which was 23' 6" from lot line, plan includes structures further from the lot line at 27'

- 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 restore the fire damage the variance is requested

- 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 addition would be no higher than current home and the view of any property would not be impacted as the addition is in the middle of the existing home.

- 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 home just had it's roof and siding replaced, the exact same materials will be used in the addition.

- 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.

No the land use will continue to be a single family dwelling



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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.

[Signature]
Signature of Applicant

23 Nov 2016
Date

[Signature]
Signature of Property Owner (if different)

11-23-16
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: 11.23.2016

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

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

Date received: 11/23/16

Name of Village staff person who accepted fee: Jennifer Evert

- Application and submitted plans verified as being complete

Date verified: 11/25/2016

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: 12/5/2016

Date of publishing in community newspaper: 12/8/2016 & 12/15/2016

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

Meeting date: 12/20/2016 (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: _____

Dear Prairie Du Sac,

The Sudmeier family at 910 Lone Tree Lane is requesting a variance to the Village of Prairie du Sac zoning requirements, specifically figure 10-1-0403(b) which states that the minimum setback from the rear property line is 30 feet. The Sudmeier family requests to build an addition which at the closest to the lot line would be 27 feet.

On June 21, 2016 the Sudmeier family experienced a fire which destroyed the existing attached deck and gazebo of their home. This existing gazebo was 24' from the rear property line.

The requested variance is to allow the Sudmeier family to build an attached structure which is 3' farther from the property line than the existing fire destroyed deck.

The Sudmeier family states that there will be zero impact to any surrounding neighbors or the village of Prairie Du Sac in general. The reasons for the zero impact are as follows: The addition will be no taller than the existing home. Therefore, the addition will not be visible from the front of the home. Neighbors on either side of the home have pre-existing fences which already shield their view.

The neighbors to the rear of the home are elevated as compared to the Sudmeier home, also the addition will be no higher than the existing home. Finally, the proposed addition is further from the rear lot line (as well as the neighbors to the rear of the Sudmeier home) than the fire destroyed structure.

The proposed addition will be built using matching windows, roofing and siding materials. The goal of the addition is to make it appear that it was built as part of the home.

Thank you for your consideration of this request to grant a variance to restore our fire damaged home and for the opportunity to finish putting our life back together.

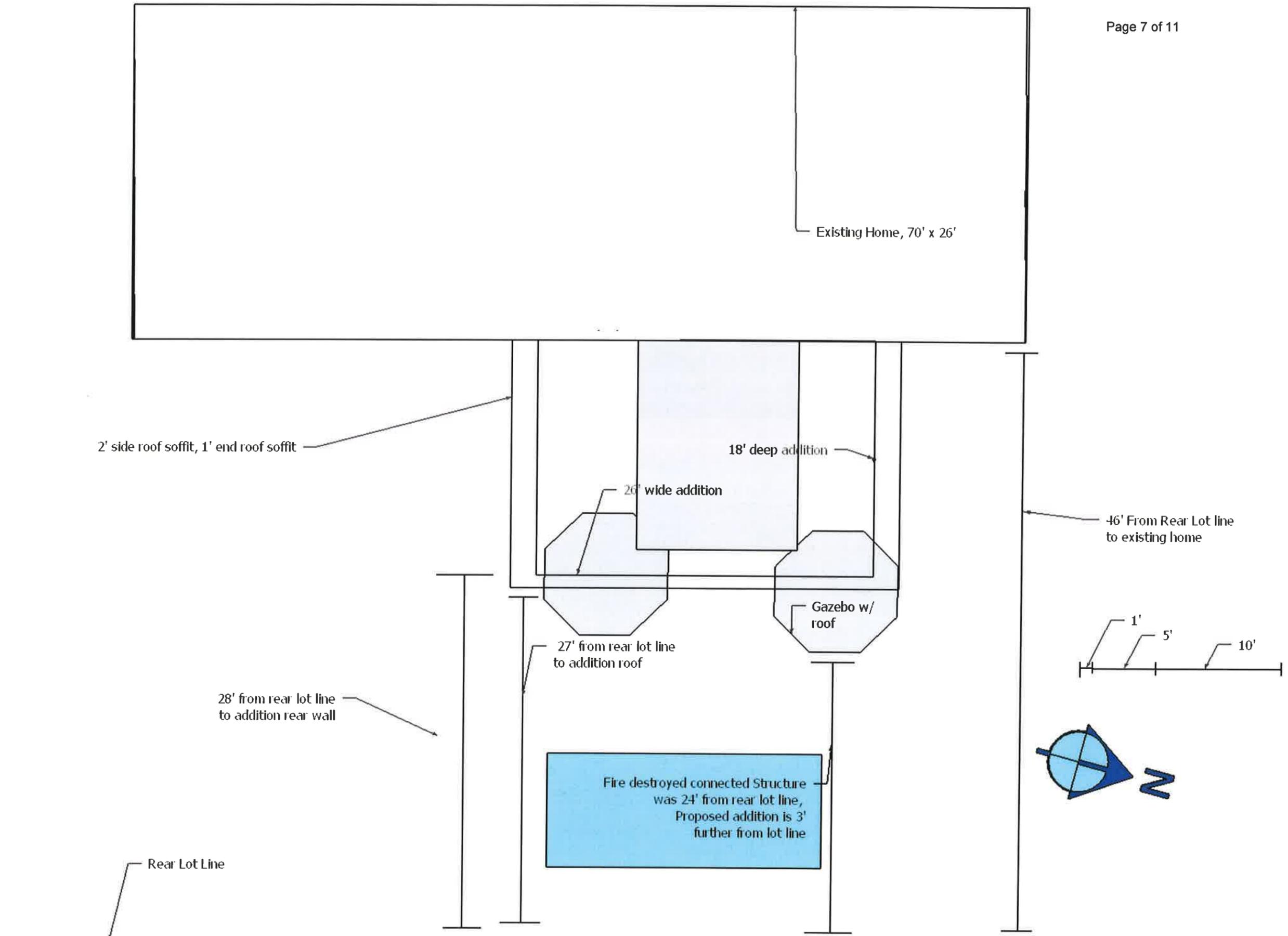
Sincerely,

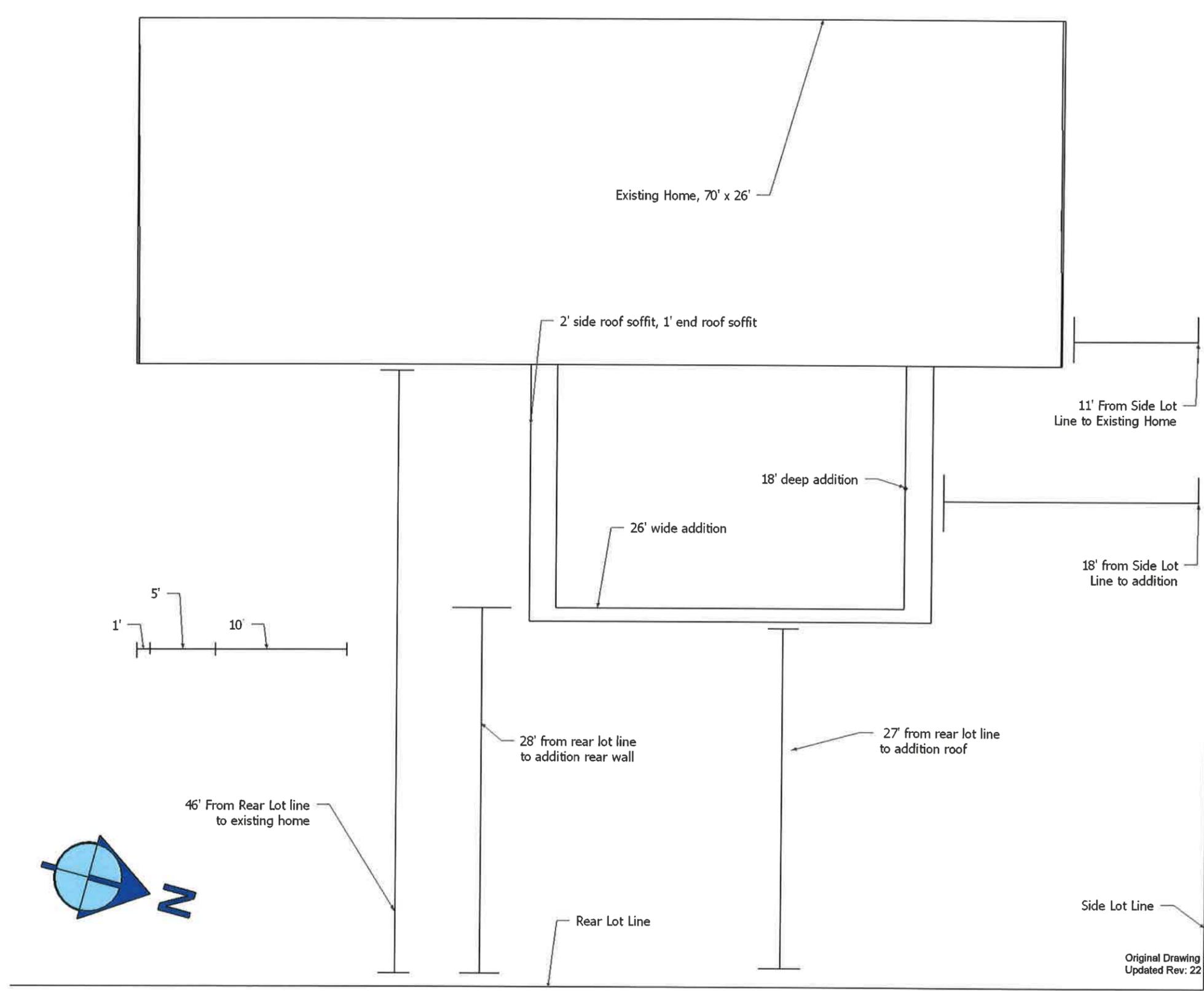
The Sudmeier Family.

Drawings:

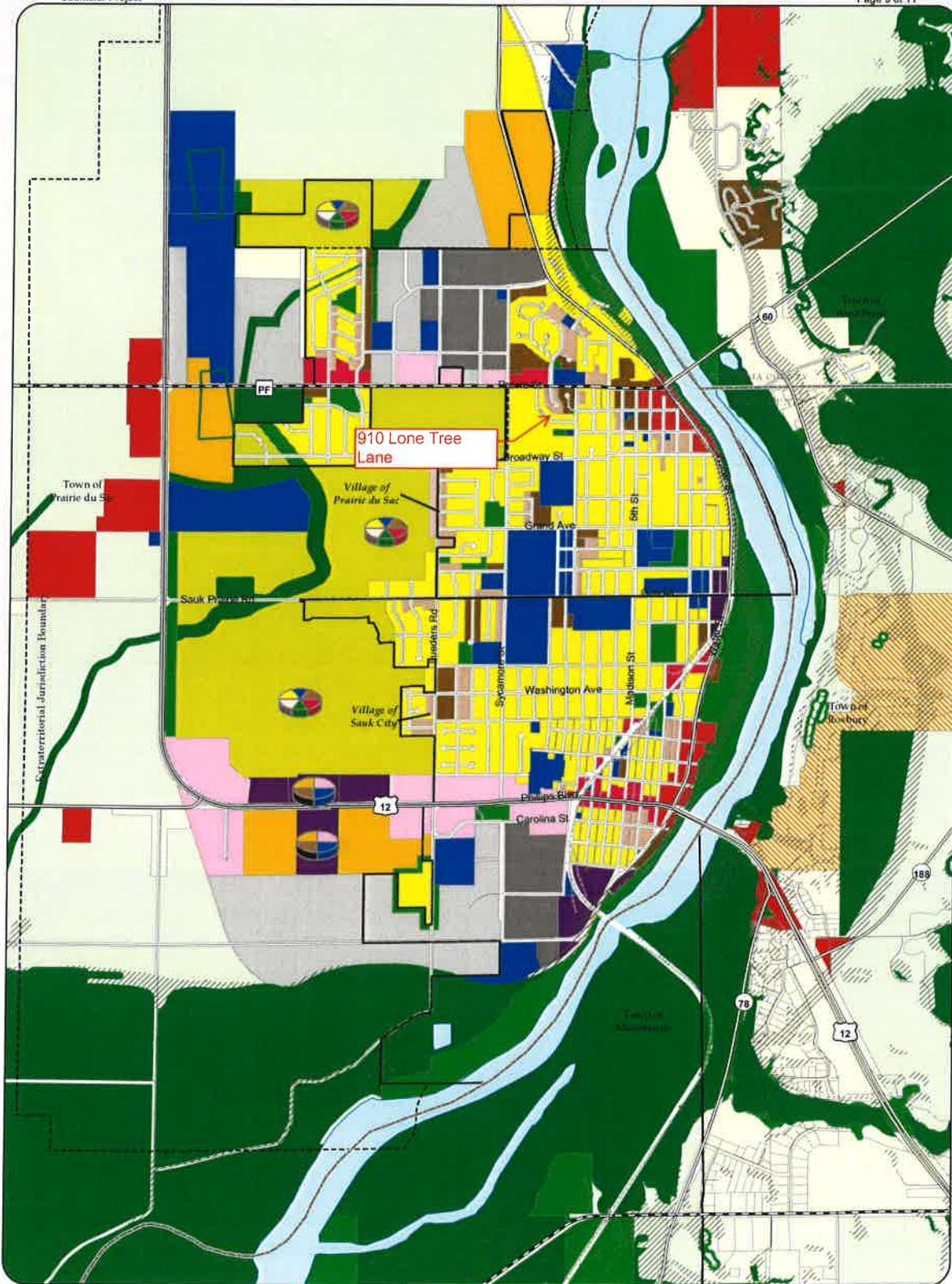
Addition plan with fire damage: Drawing showing the proposed addition in relation to the existing home and the rear property line with the fire destroyed attached structures for reference.

Addition plan: Drawing showing the proposed addition in relation to the existing home and the rear property line.



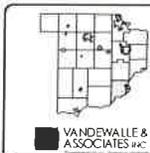


Original Drawing Date: 18 Nov 2016
Updated Rev: 22 Nov 2016



Sauk Prairie Comprehensive Plan

Map A



Legend

Villages- Future Land Use

- | | | | |
|---|--|--|--|
| <p>General</p> <ul style="list-style-type: none"> United States Highways State Highways County Highways Railroad Extraterritorial Jurisdiction County Border Municipal Borders (2011) Primary Runway Protection Zone | <p>Rural / Environmental Designations</p> <ul style="list-style-type: none"> Agriculture Public Open Spaces/Buffers Environmental Corridors Building Limitations Surface Water | <p>Residential Designations</p> <ul style="list-style-type: none"> Rural Single Family Village Single Family Two Family Residential Mixed Residential <p>Mixed Use Designations</p> <ul style="list-style-type: none"> Traditional Neighborhood Mixed Use Center | <p>Non-Residential Designations</p> <ul style="list-style-type: none"> Planned Business Rural Business Neighborhood Business Downtown Planned Industrial Planned Office / Research General Industrial Institutional / Transportation Extractions |
|---|--|--|--|

10 / 8 / 13

Sources:
 Base information derived from U.S. Census Bureau, 2010 Census, Lane Area, Block 8 in the 2010 Census.
 Land use information gathered and compiled by Vandewalle & Associates.
 Design for this map prepared general environmental impact study for the proposed 910 Lone Tree Lane. All other data derived from public sources and is not intended to constitute a warranty or representation of any kind.

Recorded
SEP. 07, 2007 AT 08:30AM

Handwritten Signature

REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD
Fee Amount: \$11.00
Transfer Fee: \$576.00

STATE BAR OF WISCONSIN FORM 2 - 1999
WARRANTY DEED

Document Number

This Deed, made between **Kenneth W. Schultz and Nancy M. Schultz, husband and wife**

Grantor, and **Jeffrey J. Sudmeier and Kelly J. Sudmeier, husband and wife, as survivorship marital property**

Grantee. Grantor, for a valuable consideration, conveys to Grantee the following described real estate in **Sauk** County, State of Wisconsin (if more space is needed, please attach addendum):

Lot Twenty (20) Prairie View Meadows, Village of Prairie du Sac, Sauk County, Wisconsin

Recording Area

Name and Return Address
**Attorney Matthew T. Angel
110 W. Fountain Street
Dodgeville, WI 53533**

172-0685-32000

Parcel Identification Number (PIN)

This is homestead property.

(is)

Exceptions to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distributions of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated this 24th day of August, 2007.

Kenneth W. Schultz
* Kenneth W. Schultz
Nancy M. Schultz
* Nancy M. Schultz

AUTHENTICATION

Signature(s) Kenneth W. Schultz and Nancy M. Schultz

authenticated this 24th day of August, 2007

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS PREPARED BY
**Attorney Rhyann J. Lindley
Carlson Koebek Kirk & Graves Ltd.**

(Signatures may be authenticated or acknowledged in any manner not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Sauk County) ss.

Personally came before me this 24th day of August, 2007 the above named **Kenneth W. Schultz and Nancy M. Schultz**

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Mandi K. Raley
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 3/31/08)

* Names of persons signing in any capacity must be typed or printed below their signature.

Information Professionals Company, Fond du Lac, WI 920-855-2021