VARIANCE APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Brandon Lohr

Firm Name (if any): _____

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

Mailing Address: S8352 Old Bluff Trail City: Prairie du Sac State: WI Zip: 53578

Telephone: 6083700755 Fax: _____ e-mail: brlohr@gmail.com

Property owner information:

Person's Name(s): Brandon Lohr

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

Mailing Address: S8352 Old Bluff Trail City: Prairie du Sac State: WI Zip: 53578

Telephone: 6083700755 Fax: _____ e-mail: _____

Parcel number or legal description of subject property:

028096900000

Address or street boundaries of subject property:

_____

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: _____ (☐ current use ☐ proposed use)

Summary of proposed project (attach pages as necessary):

Construct Boat House as proposed

Parcel Address or ID #: 028096900000

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 #: 028096900000

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

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?

   See Attached

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.

   See Attached

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.

   See Attached

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?

   See Attached

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.

   See Attached

Parcel Address or ID #: 028096900000

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: 12/18/2018

Signature of Property Owner (if different) — Date

Parcel Address or ID #: 028096900000

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: 12/17/2018 Participants: A. Wildman Brandon Lohr

- ☐ Application and required plans filed with Village

  Date filed: 12/18/2018

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

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

  Date received: 12/18/2018

  Name of Village staff person who accepted fee: Jennifer Evert

- ☐ Application and submitted plans verified as being complete

  Date verified: 01/03/2019

  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: 01/03/2019

  Date of publishing in community newspaper: 01/10/2019 & 01/17/2019

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

  Meeting date: 01/22/2019 (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: _____

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.

The following is additional requirements for accessory residential structures, from Sec. 10-1-310(h)(2):

Accessory Residential Structure (Detached). Includes a detached private residential garage or carport typically or primarily used to shelter parked passenger vehicles; utility shed typically or primarily used to store residential maintenance equipment for the same property; private recreational structures such as gazebos; and detached elevated decks or walkways. Does not include fences, playsets, lawn accessories or ornaments, uncovered non-elevated hard surfaces, signs, lights, or similar structures or improvements.

Regulations:

a. In districts in which Accessory Residential Structures are allowed, each lot is permitted to have one attached or detached garage and two additional detached Accessory Residential Structures.

b. The combined square footage of all detached Accessory Residential Structures on the lot shall not exceed the Gross Floor Area of the dwelling on the lot, excluding any garage or carport that is attached to the dwelling.

c. The maximum Gross Floor Area of any single detached Accessory Residential Structure shall be as established in Figure 10-1-0403(a). [for R-R the maximum is 1,500 sq. ft.]

Variance request to build accessory structure (Boathouse) before primary structure due to narrow lot design and high sloping grade. It will be difficult and / or impossible to get equipment and material to accessory structure if primary structure is constructed first. Request five year term to construct primary structure (residence) after completion of accessory structure (boat house).

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.)*

Proposal:

Allowing accessory structure to be built first with primary structure to follow within five years of accessory structure completion.

1) Unique Property Limitations: Boathouse will be going into the slope of a hill next to Lake Wisconsin. The slope contains erodible soil and we are trying to minimize the environmental impact of the location while trying to procure equipment and materials to facilitate construction at the boathouse location. We would not be able to access the boathouse site location with material or equipment if primary structure was constructed first.

2) Unnecessary Hardships: Peculiar to this specific property, the sloping topography of the hill along with the erodible soil, it would be unwise, unsafe and unnatural to create a primary structure first. Specific to this property and accessory structure, the accessory structure should be allowed to be built first.

3) No Harm to Public Interest: The requested variance is consistent with the spirit, purpose, and intent of the ordinance. There are no residences within 300 yards of the location. Within a five year time frame the variance would be irrelevant and conforming to current zoning standards.

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?

The subject property, in a five year term, will be consistent with all the village and county zoning ordinances. The variance is only temporary in nature.

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 variance is only temporary in nature.

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 variance is only temporary in nature.

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 factors existed because of the natural topography of the land.

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, after a five year term, the variance will be conforming to current standards.

List of adjacent Property Owners

Site Address:

First Owner: PAULA C BASSAN

Second Owner: CARLA M BRYANT ET AL

Postal Address: S8897 KELLER RD

Postal City: PRAIRIE DU SAC

Assessed Acres: 1.8000

Tax Parcels: 028-0967-00000

Site Address:

First Owner: ROSE M DAHL REVOCABLE TRUST

Second Owner:

Postal Address: 2837 SUNSET PT

Postal City: OSHKOSH

Assessed Acres: 3.1000

Parcel Info: More Info

Tax Parcels: 028-0970-10000

Site Address:

First Owner: TERRY & LAURA HANSON LIVING TRUST

Second Owner:

Postal Address: S8897 KELLER RD

Postal City: PRAIRIE DU SAC

Assessed Acres: 1.0000

Parcel Info: More Info

Site Address:

First Owner: KIRNER TRUST

Second Owner:

Postal Address: C/O JAMES A & DONNA L KIRNER

Postal City: PRAIRIE DU SAC

Assessed Acres: 0.0000

Parcel Info: More Info

PLAT OF ZANDER FARM

LOCATED IN SW¼-NE¼, LOT 1, SECTION 23, TOWN OF PRAIRIE DU SAC, AND SW1/4-SE1/4, SECTION 24, TOWN OF SUMPTER, ALL IN T10N-R6E, SAUK COUNTY, WISCONSIN.

LOCATION SKETCH

LOCATED IN SW¼-NE¼, LOT 1, SECTION 23, TOWN OF PRAIRIE DU SAC, AND SW1/4-SE1/4, SECTION 24, TOWN OF SUMPTER, ALL IN T10N-R6E, SAUK COUNTY, WISCONSIN.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	Δ ANGLE	TANGENT
A	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
G	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

UTILITY EASEMENT

LOT

—LEGEND—

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

WISCONSIN JOHN R. KOHLER SAUK COUNTY WISCONSIN LAND SURVEYOR

19 July 1978

SW¼-NW¼ SECTION 23

SW¼-SE¼ LANDS

LANDS

ZANDER DRIVE

ZANDER COURT

ZANDER COURT

HWY. 113 ZANDER DRIVE

WISCONSIN RIVER

1 2.6 AC.±

2 2.5 AC.±

3 2.5 AC.±

4 2.3 AC.±

5 3.1 AC.±

6 1.8 AC.±

7 1.3 AC.±

8 3.8 AC.±

9 7.4 AC.±

10 2.7 AC.±

LOT 41 PLAT OF THE WINDINGS

LOT 36 WINDINGS

LOT 1 KANE'S ADDITION TO THE WINDINGS

WATER SURVEYOR

REGISTER'S OFFICE

SAUK COUNTY, WIS.

RECEIVED FOR RECORD

AUG 15 1978

[illegible]

SHEET 1 OF 2 SHEETS

25-262

15978

DESCRIPTION

LOT 7, PLAT OF ZANDER FARM, LOCATED IN THE TOWN OF SUMPTER, SAUK COUNTY, WISCONSIN.

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.

SCALE 1" = 60'

0' 30' 60' 120' 180'

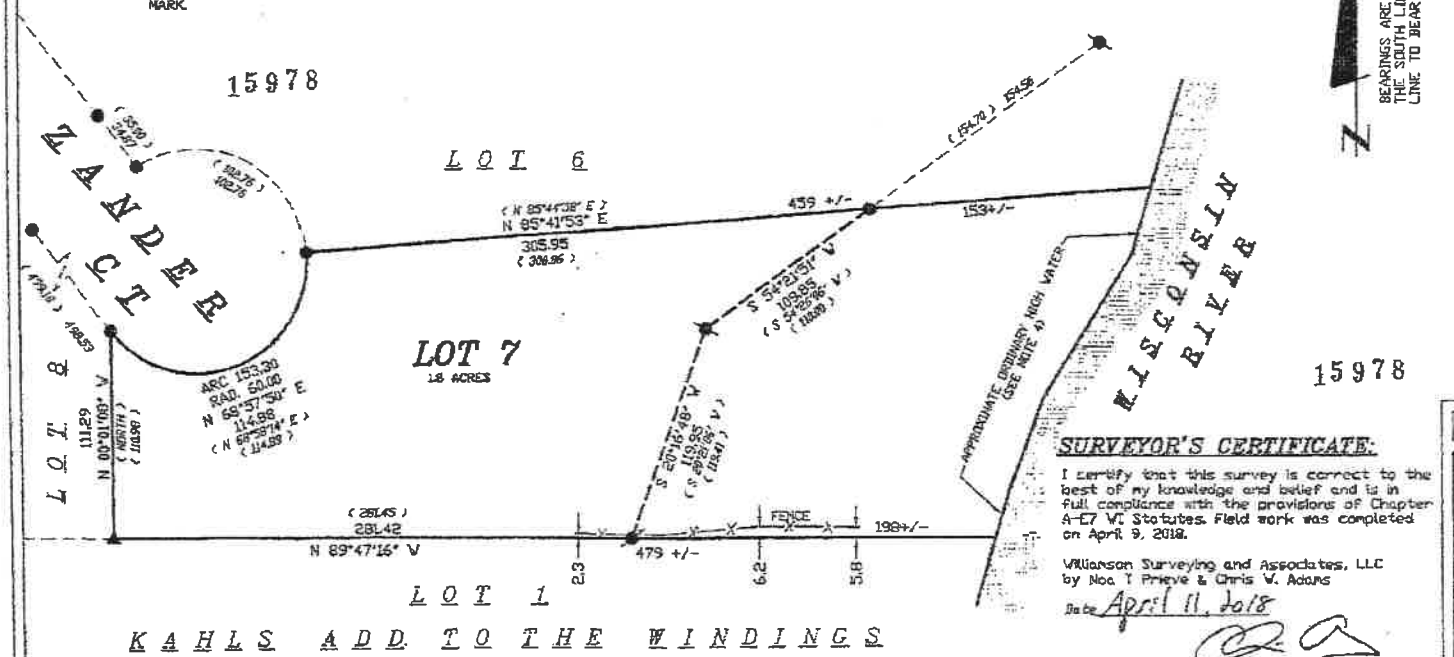
PREPARED FOR:

GENE ZANDER
3106 RAVINE RD
MIDDLETON, WI 53562

LEGEND

- ▲ = FOUND 2" PIPE
- ● = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- (##) = RECORDED AS

N — BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 7 LINE TO BEAR N 89°47'16" W



SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on April 9, 2018.

Williamson Surveying and Associates, LLC
by Noa T Prieve & Chris W. Adams

Date April 11, 2018

Chris W. Adams S-2748
Professional Land Surveyor

SURVEYORS SEAL

WISCONSIN CHRIS W. ADAMS S-2748 WAUNAKEE, WI 4-11-18 LAND SURVEYOR

PLAT OF SURVEY

LOT 7, PLAT OF ZANDER FARM, LOCATED IN THE TOWN OF SUMPTER, SAUK COUNTY, WISCONSIN.

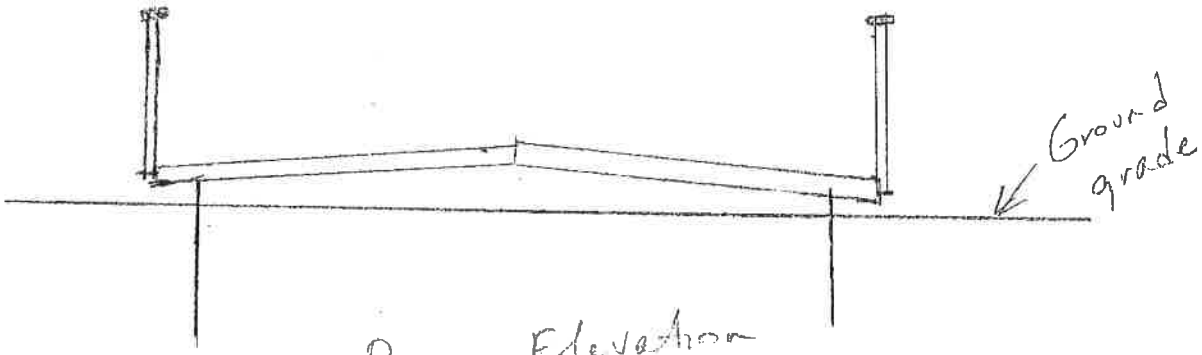
DATE	APRIL 11, 2018	REVISION DATE	
SCALE:	1" = 60'		
DRAWN BY	CHRIS ADAMS		

CHECK BY	KTR
DRAWING NO.	18W-123
SHEET	1 OF 1

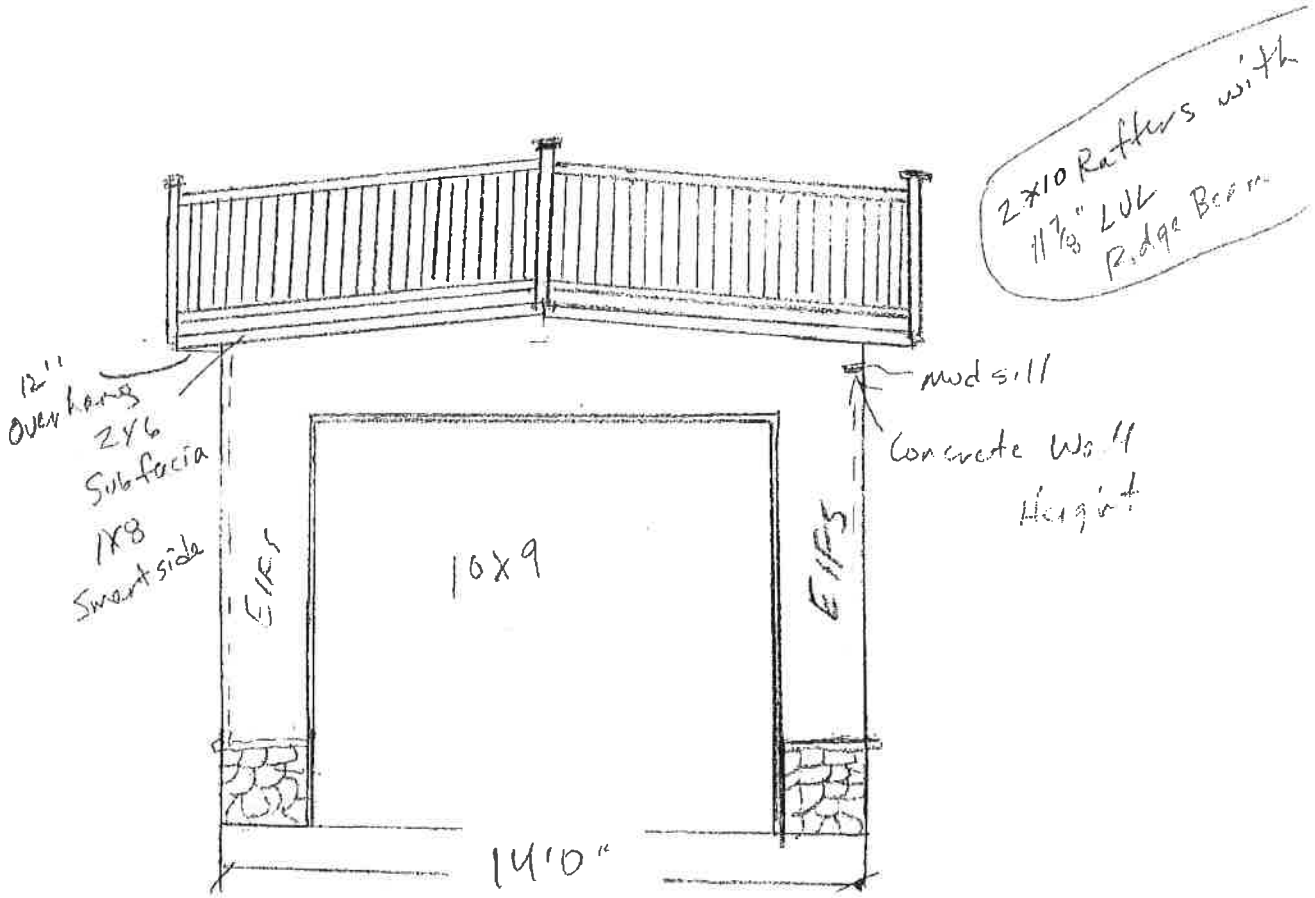
WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

Brandon and Danielle Lohr Boathouse
Lot 7 Zander Road
Prairie du Sac

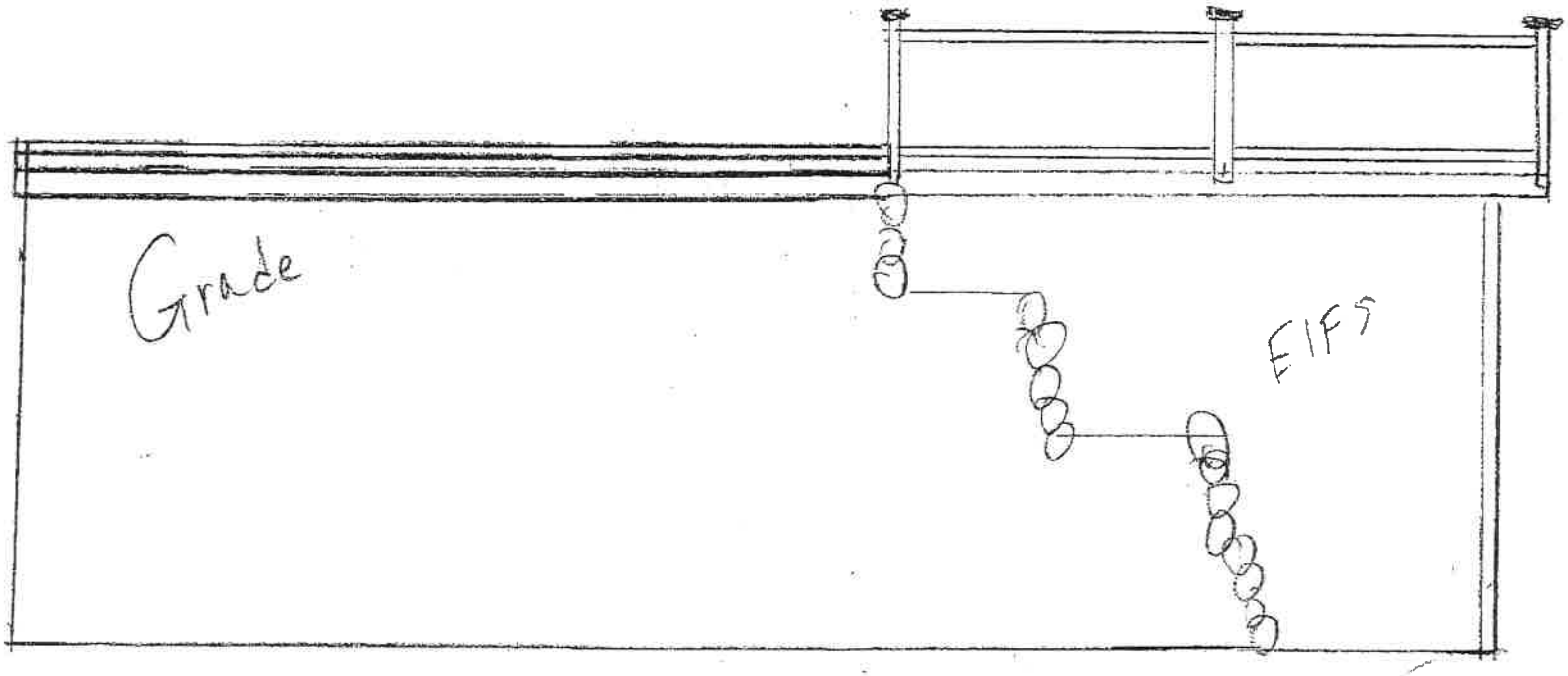
Hensen Builders
Wonakee WI



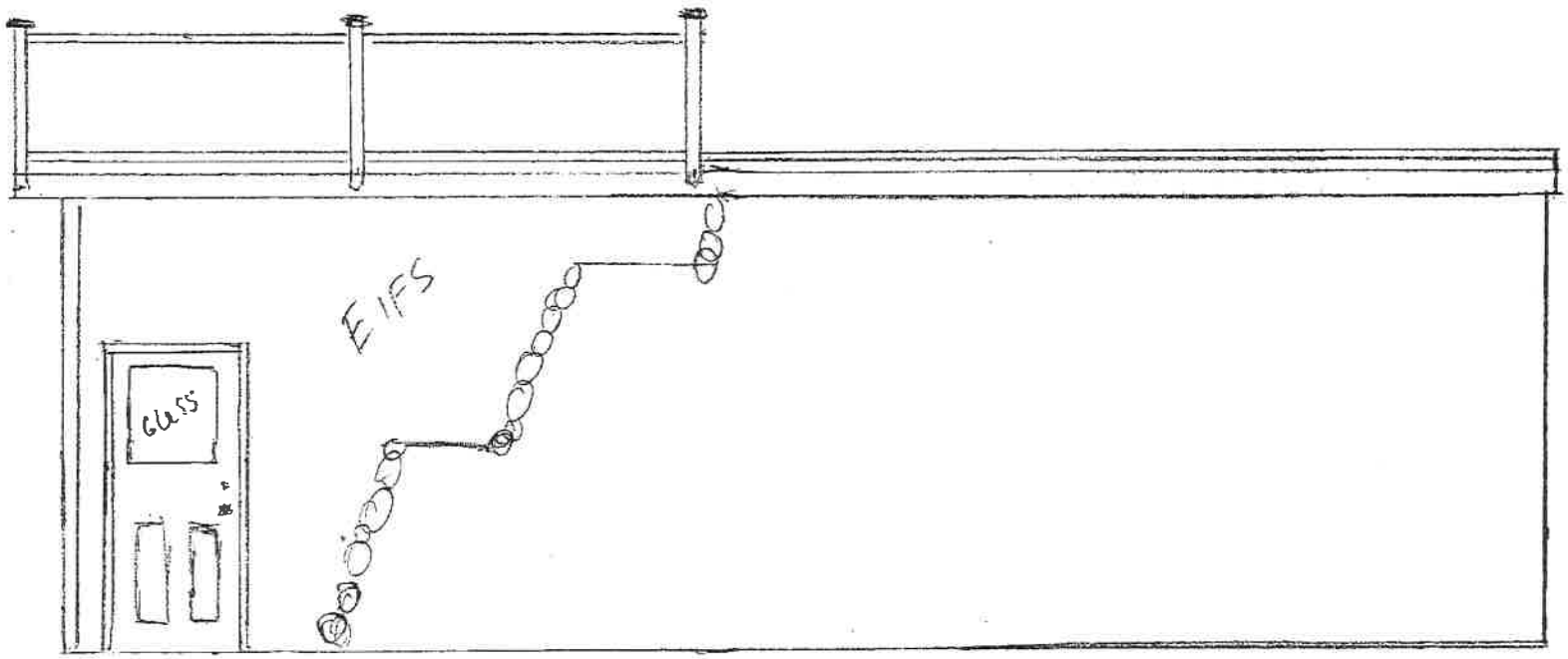
Rear Elevation



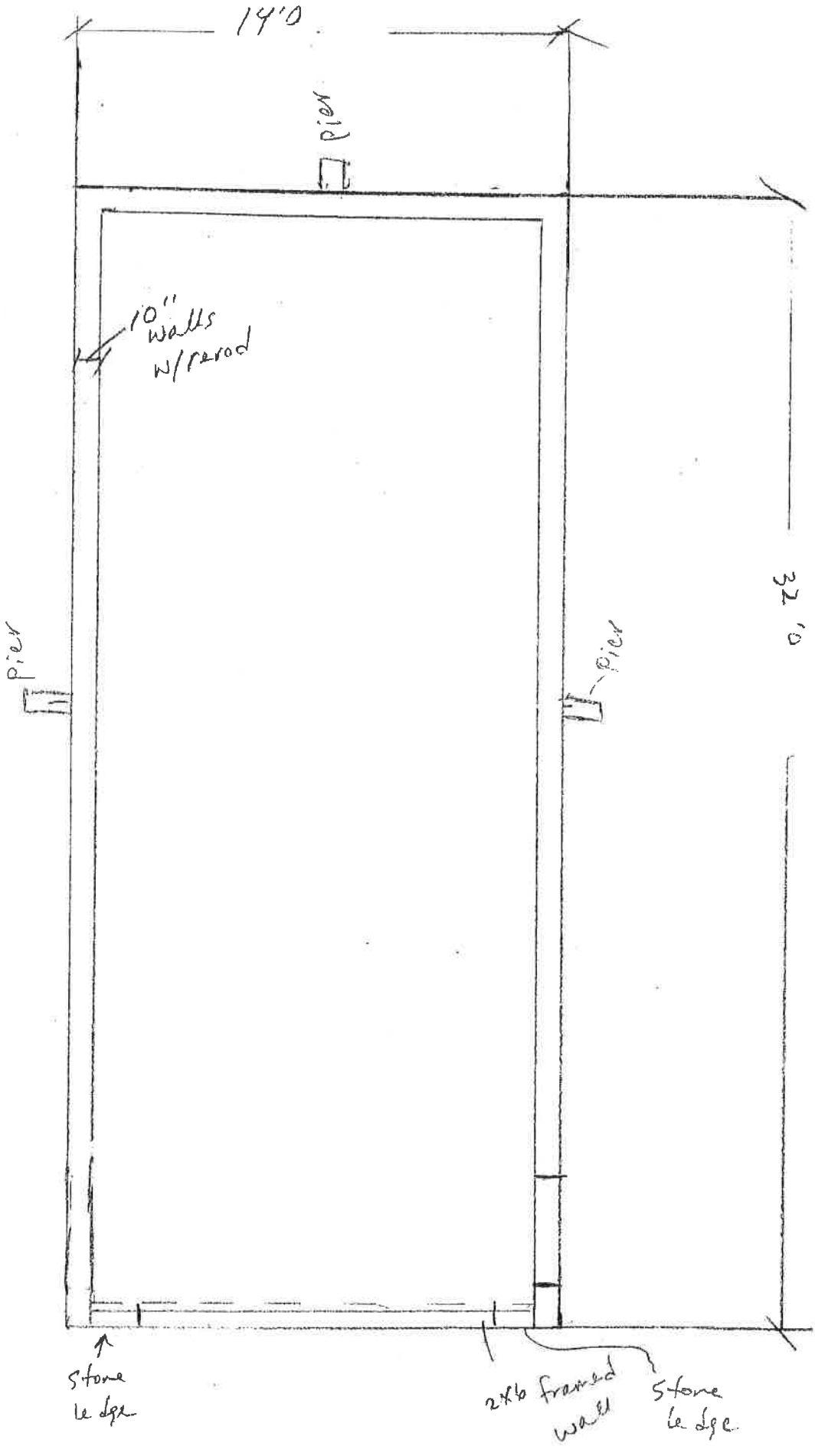
Front Elevation 1/4" = 1'0



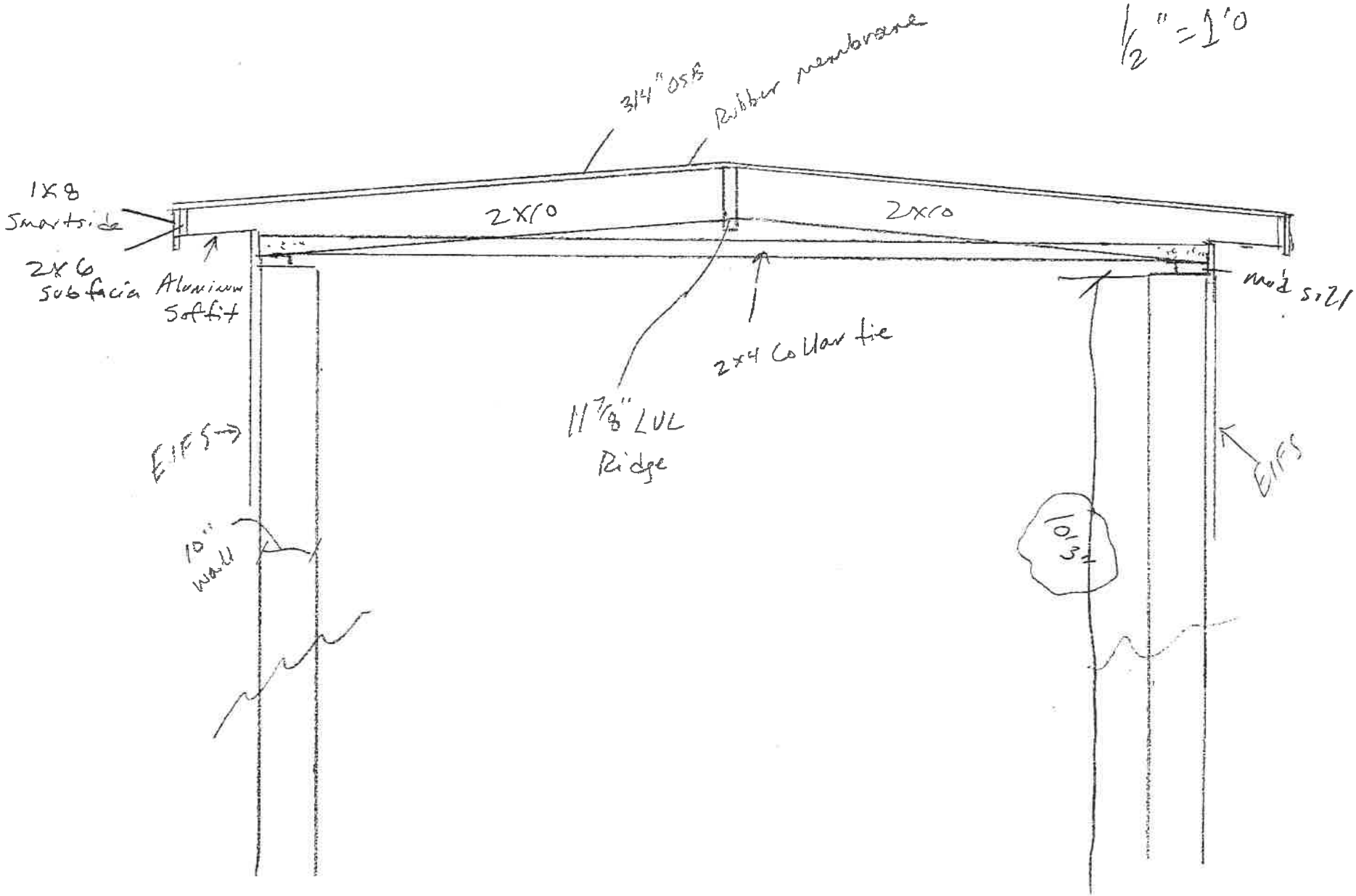
Left Side Elevation 1/4" = 1'0



Right side elevation 1/4" = 1'0


14'0
pier
10" walls w/rerod
pier
pier
37'0
stone ledge
2x6 framed wall
stone ledge

1/4" 1'0


1/2" = 1'0
3/4" OSB
Rubber membrane
1X8
Smartside
2X6
Subfacia
Aluminum
Soffit
2X10
2X10
mid span
2x4 Collar tie
11 7/8" LVL
Ridge
EIFS
EIFS
10"
wall
10'3"

DESCRIPTION

LOT 7, PLAT OF ZANDER FARM, LOCATED IN THE TOWN OF SUMPTER, SAUK COUNTY, WISCONSIN.

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

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3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.

5.) ELEVATIONS ARE REFERENCED TO NAVD 88 (2012 DATUM). SITE BENCHMARK IS THE TOP OF REBAR LOCATED AT THE NORTHEAST MEANDER CORNER OF LOT 7. TOP OF REBAR = 814.24'

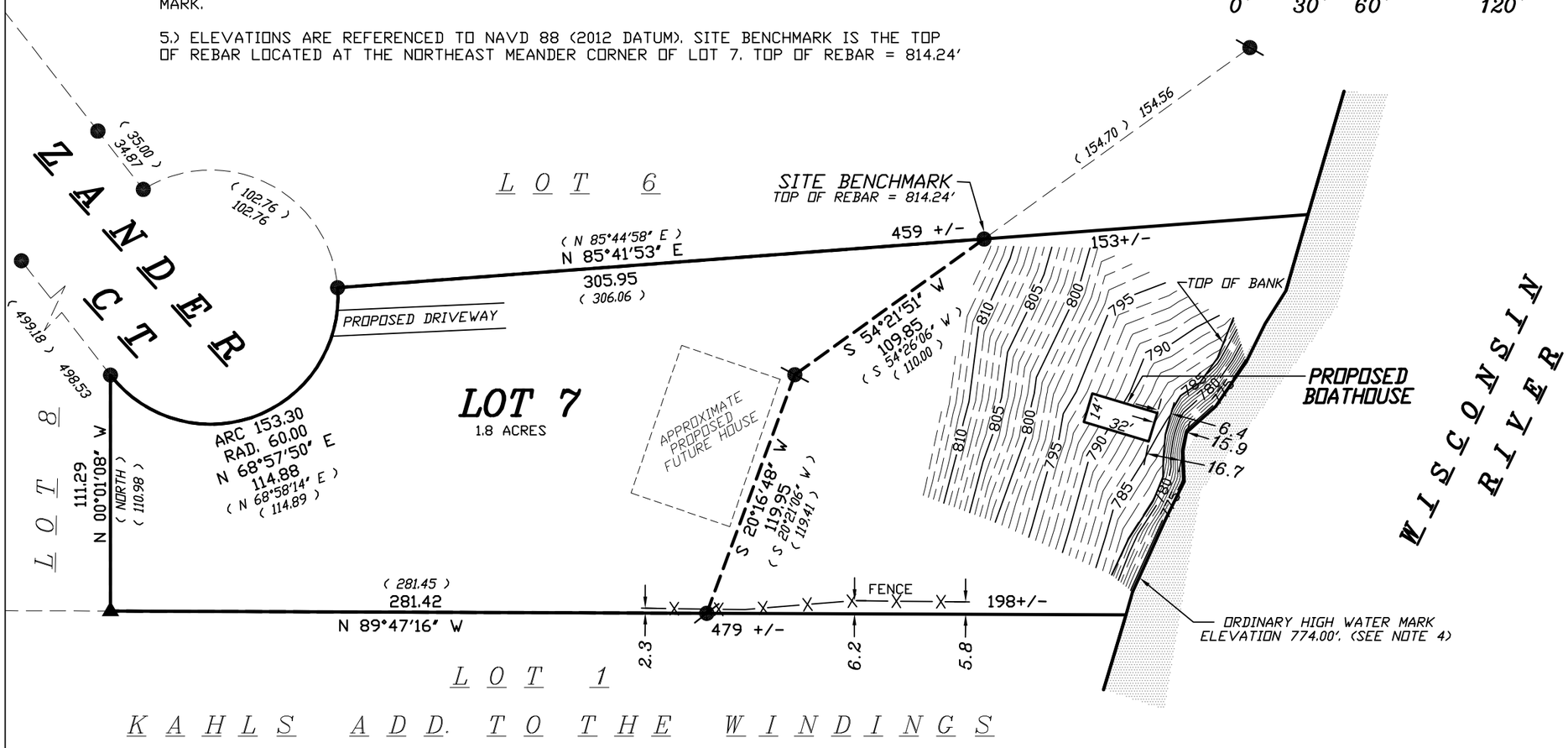
LEGEND

- ▲ = FOUND 2" PIPE
- ● = FOUND 3/4" REBAR
- ⊘ = FOUND 1 1/4" REBAR
- (##) = RECORDED AS

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 7 LINE TO BEAR N 89°47'16" W

SCALE 1" = 60'

0' 30' 60' 120' 180'



PREPARED FOR:

HENSEN BUILDERS
110 BAKER STREET
WAUNAKEE, WI 53597

SITE PLAN

LOT 7, PLAT OF ZANDER FARM, LOCATED IN THE TOWN OF SUMPTER, SAUK COUNTY, WISCONSIN.

DATE	JANUARY 2, 2019	REVISION DATE:	CHECK BY N.T.P.
SCALE:	1" = 60'		DRAWING NO. 18W-506
DRAWN BY	NEIL BORTZ		SHEET 1 OF 1

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM