

Town of Beaver Dam Notice of Public Hearing and Board of Appeals Meeting

Notice is hereby given that the Town of Beaver Dam Board of Appeals will meet on Wednesday, August 21, 2019 at 7:00 PM in the Town of Beaver Dam Town Hall located at W8540 County Road W, Beaver Dam, WI. Town Board members may attend the meeting for purposes of gathering information.

The agenda is as follows:

1. Call to order and roll call
2. Verify compliance with the Open Meeting Law
3. Approve the minutes of the July 10, 2019 Board of Appeals meeting
4. Conduct a public hearing on the application of Dale and Susan Pangborn for a variance to the terms of s. 50-56(a), Driveway Ordinance, to allow 2 driveways on a residential parcel, also to renew previously granted but expired variances to allow improvements to an existing nonconforming structure and porch construction in the street yard all on parcel 004-1214-2123-020 at N8358 Hickory Lane. All interested persons may appear and present comments on the application.
5. Act on Item 4 above
6. Adjourn

Jeff Schmitt
Board of Appeals Chairman

Appeal Application

Applicant (Agent) Dale Pangborn
Street Address N8358 Hickory Ln
City, State, Zip Code Beaver Dam, WI 53916
Phone Number 920-319-1007 Email dbpangborn@outlook.com

Property Owner (If different from applicant) _____
Street Address _____
City, State, Zip Code _____
Phone Number _____ Email _____

Parcel Identification Number (PIN) 004-1214-2123-020
Site Address N8356 & N8358 Hickory Ln, Beaver Dam, WI 53916
Subdivision & Lot Number or CSM Number Lakeview Heights, lot #9
Zoning R-1
Present Use of Property Residential
Proposed Use of Property Residential

List any prior variances granted or denied for this property Granted variance in May 2018 to build garages, front porches, and screen porches

Describe all Nonconforming structures and uses on this property _____
R-2 property in R-1 zone (built prior to town zoning)

Zoning Ordinance Section for which a variance is sought _____

Variance Requested Add driveway to the North end of the property. Property to have total of 2 driveways. Also, renew previous variances above which have expired.

List names and addresses of all property owners within 300 feet of the subject parcel. Attach additional sheet if necessary.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Provide justification for the variance. Attach additional sheets if necessary.

In May of 2018, we were granted approval to construct two garages on the property along with two screen porches, and two additions to the front porch. The initial proposal showed the driveways branching off the current single driveway on both the North and South side of the property but we have decided to build only one garage on the North side of the property. The original drive will remain and we want to build a new driveway from Hickory Lane to serve the new garage.

The front porches which were approved in May of 2018 will extend 8 ' from the front of the residence. (see attached plans)

Certificate

I hereby certify that I am the owner and/or authorized agent of the property and that all the above statements and attachments submitted are true and correct to the best of my knowledge and belief. I hereby authorize members of the Town of Beaver Dam Board of Appeals to enter the above described property for purposes of obtaining information pertinent to my appeal.

Signature of owner or authorized agent _____

Date 7/14/2019

Contact number 920-319-1007

Disposition (For office use only)

Board of Appeals meeting date: _____

The Appeal is (denied/granted/granted in part) subject to the following conditions:

Signed _____
Land Use Administrator

Date _____

Dale Pangborn
N8358 Hickory Lane
Beaver Dam, WI 53916
July 14, 2019

Dan Prunuske
Land Use Administrator
Town of Beaver Dam
W8540 Cty. Hwy W
Beaver Dam, WI 53916

Dear Dan Prunuske:

Thank you for working with me over the past few years on this project on Hickory Lane. I appreciate your insight and direction on working with the town on this proposal. To the board of appeals, I appreciate your consideration for this variance and look forward to speaking with you to answer any questions or concerns.

Please allow me to briefly share the context of this project. The land use permit request is for the duplex property located in Lakeview Heights across from the Beaver Dam Country Club on Hwy 33. My understanding is that the duplex was built in 1978 prior to the Town of Beaver Dam zoning the Lakeview Heights subdivision. I understand the zoning was established in 1979 which created an R-1 zone in the lots surrounding this structure. Because the structure is rated R-2, it is a non-conforming structure because of the location in an R-1 zone.

We purchased this property, so my wife and I could care for our parents. My mother and my mother-in-law live at N8356 Hickory Lane and my wife and I live next door at N8358 Hickory Lane. This is a unique situation, but my wife and I have committed to being close to our parents, so we can care for them when needed.

The reason we want to add the garage focuses on providing a suitable location for parking for my elderly mother who is now 82 and continues to drive each day. In addition, my mother-in-law is 79 of age and she works each day in town. The winter weather causes difficulty for them to access their cars and having a garage will assist in allowing them to safely access their cars and protect them from the elements. In addition, the garage on our side of the house will allow vehicles to be out of sight and protected from the elements and allow additional work and storage space.

Currently, each of us (4) park in front of the home which barely provides space for four vehicles. We would like to improve the visual representation the structure makes in the neighborhood by keeping the vehicles behind closed doors.

The front porches are intended to provide some architectural relief to the long roofline of the structure. The porches will contain similar architectural elements as the garages so there will be a cohesive visual representation viewable from the street, thereby increasing the overall appeal of the property. The screen porches will provide my family the opportunity to enjoy the warmer seasons without pests. Currently, my mother does not enjoy sitting outside because of the bugs. I'm hopeful I can accommodate her by providing a screened porch for her and others.

Dan Prunuske

July 14, 2019

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This letter is intended to convey the overall scope of the project and I will follow-up with a more detailed site plan and visual representation for the appeal committee. We would like to make the following improvements to the property:

- (1) double car garages with workshop (approx. 22'x40')
- (2) 8' extensions to the covered front porch with dormer
- (2) screened deck porches to the rear of the home (approximately 12x20')

The location of detached garage will be within the required setbacks from utility easements, property lines, as well as from the required 10' minimum setback from the existing main home structure. All work including all trades such as electrical and plumbing will be performed according to local and state laws and applicable codes.

I have provided a visual representation of the property along with a potential representation of the changes.

Thank you again for your time and consideration on this project.

Sincerely,

Dale Pangborn

PLAT of SURVEY

For Dale Pangborn

Lot 9 of Lakeview Heights Subdivision

Located in the SW1/4-NW1/4 of Section 21, T12N-R14E

Town of Beaver Dam, Dodge County, Wisconsin

Site Address N8356-N8358 Hickory Ln.

Parcel No. 004-1214-2123-020

Coordinates Dodge County - NAD 1983 (2011)

CORS Based US Survey Feet

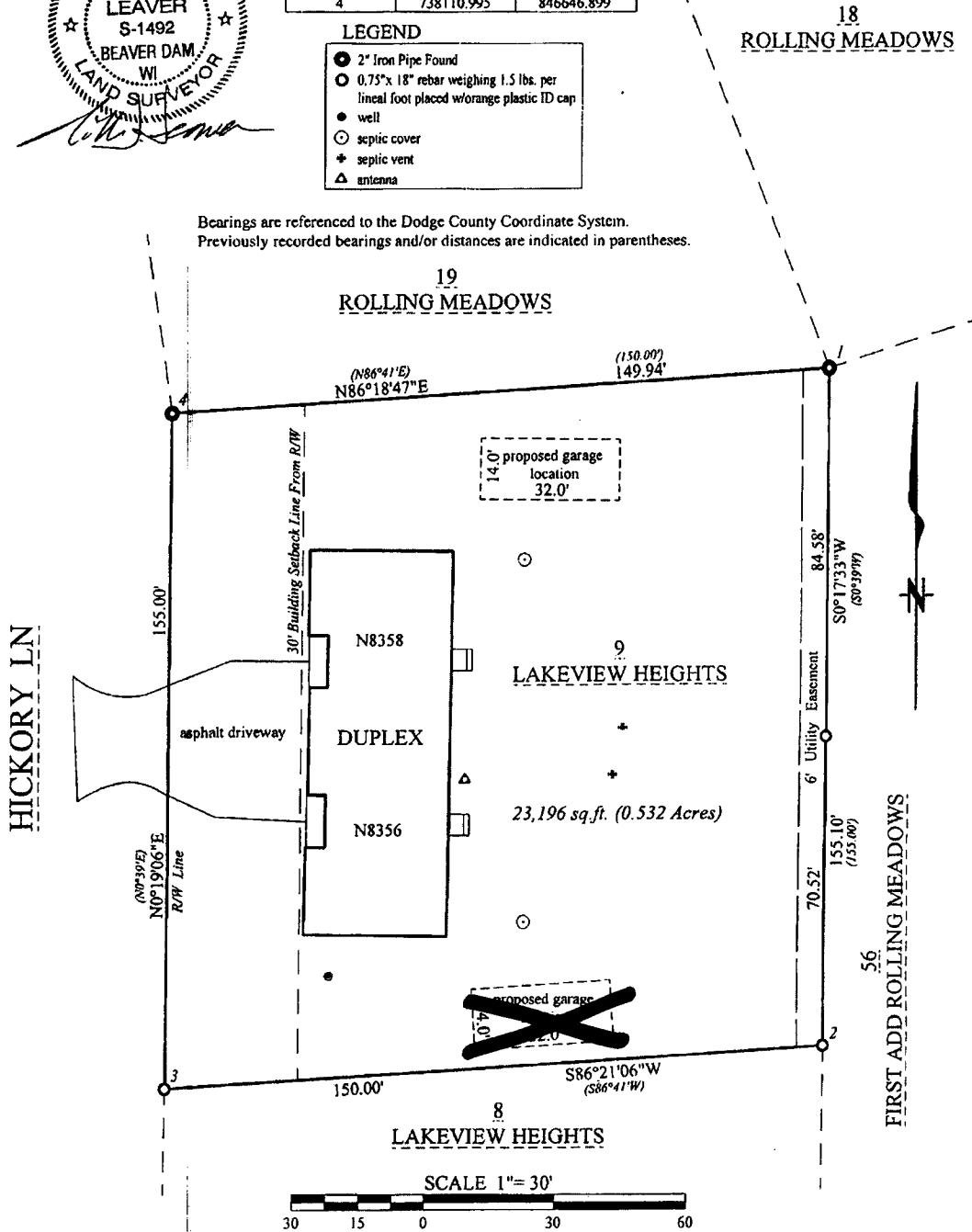
Reference	North	East
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2	737965.542	846795.734
3	737955.997	846646.038
4	738110.995	846646.899

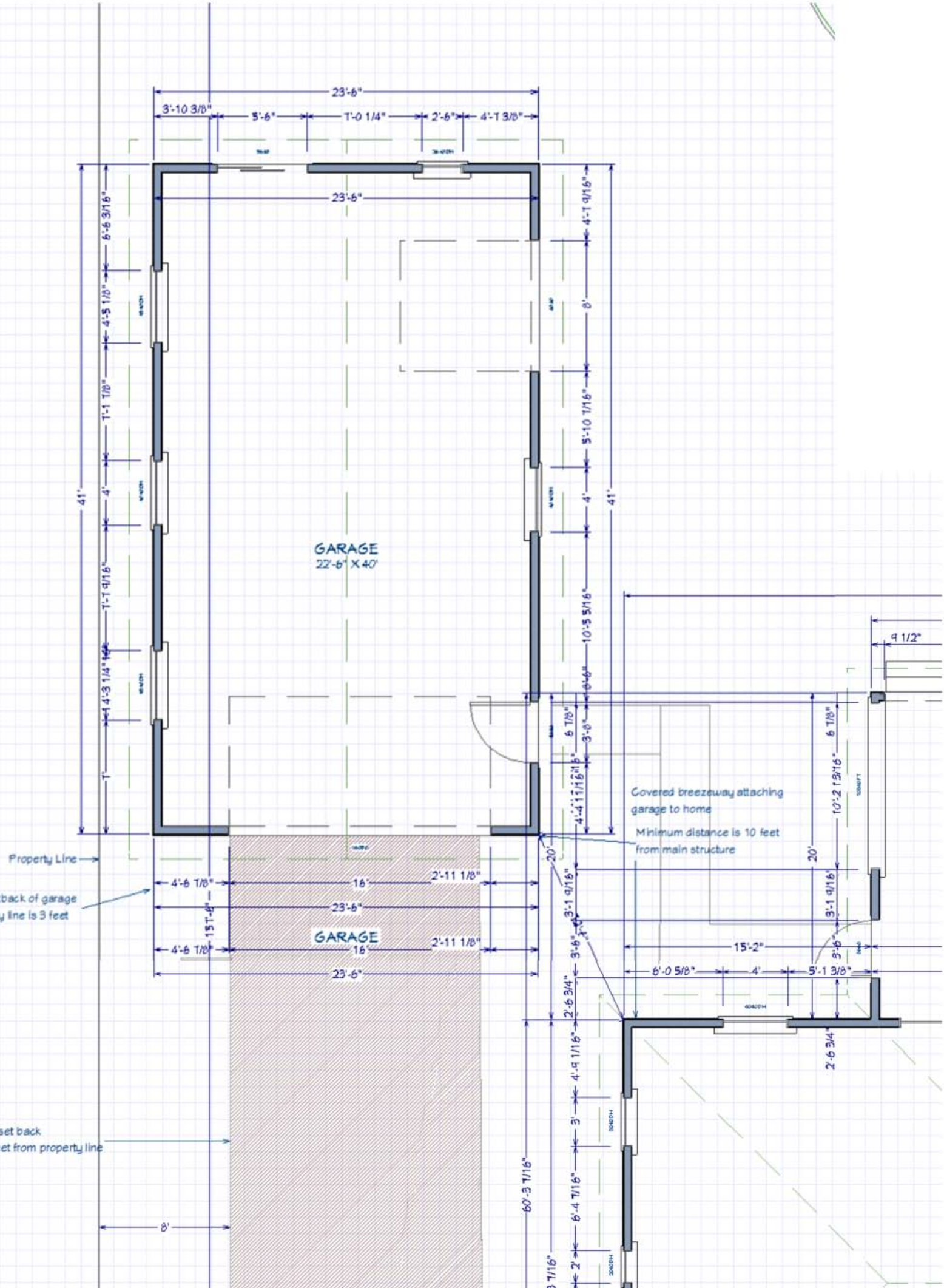


LEGEND

- 2" Iron Pipe Found
- 0.75"x 18" rebar weighing 1.5 lbs. per lineal foot placed w/orange plastic ID cap
- well
- septic cover
- + septic vent
- △ antenna

Bearings are referenced to the Dodge County Coordinate System.
Previously recorded bearings and/or distances are indicated in parentheses.





GARAGE
22'-6" X 40'

Covered breezeway attaching
garage to home
Minimum distance is 10 feet
from main structure

Property Line

Minimum setback of garage
from property line is 3 feet

Driveway to be set back
minimum of 8 feet from property line

GARAGE

