

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, March 10, 2021 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 December 16, 2020 Board of Appeals meeting
4. Conduct a public hearing on the appeal of Jay A. & Susan L. Smith for a variance to Sec. 62-7(b) Zoning Ordinance to permit a sideyard aggregate setback of 22 ft., and a variance to Sec. 62-122(3) Zoning Ordinance to permit a street setback of 20 ft. for a new house on Parcel 004-1214-2022-013 at N8483 Sunset Blvd
5. Act on Item 4 above
6. Adjourn

Jeff Schmitt
Board of Appeals Chairman

**BOARD OF APPEALS
UNAPPROVED MINUTES OF DECEMBER 16 2020
TOWN OF BEAVER DAM
W8540 COUNTY ROAD W**

Meeting called to order 7:02 pm. Present: Chairman Jeff Schmitt, Alan Mannel, Del Guenther, Howard Bohl, Harold Hicks, Sue Rechek, Secretary Abby Klodowski.

Meeting posted December 7, 2020 and published December 5, 2020.

Motion (Guenther/Hicks) to approve minutes of August 12, 2020 meeting as presented. Motion carried.

Chairman opened the public hearing on the appeal of Christopher W. & Brenda L. Kuhl for a variance to Sec. 62-7(c) Zoning Ordinance to construct a new single family residence without a basement on Parcel 004-1214-2044-002 on S. McKinley Beach Road. Cynthia Sandberg, N8196 S McKinley Beach Road present in support, but with questions. Discussion. Chairman closed the public hearing.

Motion (Mannel/Guenther) to approve variance for the single family residence without a basement. Discussion. Motion carried.

Motion (Bohl/Hicks) to adjourn. 7:21 pm. Motion carried.

Respectfully submitted,
Abby Klodowski, Secretary

Appeal Application

Applicant (Agent) Jay /Susan Smith

Street Address 4019 Valley Ridge Road

City, State, Zip Code Middleton, WI, 53562

Phone Number 608-445-3611 (cell) Email jayandsusan@tds.net

Property Owner (If different from applicant) _____

Street Address _____

City, State, Zip Code _____

Phone Number _____ Email _____

Parcel Identification Number (PIN) 004-1214-2022-013

Site Address N8483 Sunset Blvd

Subdivision & Lot Number or CSM Number Lot 7, part of Lot 8, & part of vacated Sunset Blvd, WC Schoenfeld's Plat of North Add to Roedl's Plat

Zoning R1

Present Use of Property Vacant Lot

Proposed Use of Property Build a new single-family residence

List any prior variances granted or denied for this property N/A

Describe all Nonconforming structures and uses on this property N/A

Zoning Ordinance Section for which a variance is sought 62-7(b) & 62-121(3)(e)

Variance Requested Allow home to be built closer to the road and to the side lot than the ordinance states. We are looking for an 8 ft front setback and a 5-foot side yard variance.

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

Name

Address

Please See Attached

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

Please See Attached

Lined area for providing justification for the variance.

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 _____ Contact number _____

Disposition (For office use only)

Board of Appeals meeting date: _____

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

Lined area for listing conditions of the appeal.

Signed _____

Land Use Administrator

Date _____

Description of the variance requests:

We are seeking variances to build our new home at N8483 Sunset Blvd. The variances requested are

- 1). 8-foot front setback
- 2). 5-foot side yard setback

There are several reasons for this and are as follows:

- It would get the residential structure further away from the lake and reduce the exposure to flood damage
- It would provide a more efficient and aesthetically pleasing use of the property
 - Better use of scenic lake side yard
 - Better use of street side yard
 - Better use of the side yard to position the structure to match the house direction to the south. The lot is angled and the property to the north is built at the opposite angle.
- Extending the garage closer to the road and to the south side lot will allow storage for a boat and other items. This would eliminate items from being stored outside.
- While we are under the 30% requirement moving the house forward would reduce the driveway length thus reducing the impervious surface area. This will help with avoiding additional runoff.
- Due to the angle of the lot (shoreline and road) we have had to design the garage on the south side of the property. Unfortunately, Alliant Energy placed an electrical pole in the middle of the lot, and it will end up costing us over \$2000.00 to move it to the South lot line. By granting the front setback it will also reduce the cost of concrete as the driveway will also be shorter. This will help us offset the utility pole movement cost.

In addition to the above-mentioned reasons, the other reasons for the requested variances are:

- There are many other structures in the neighborhood closer to the street than allowed by current code.
- There are many other structures in the neighborhood with less than 25 feet side setback with the 15 feet minimum requirement.
- The street sits in the road right-of-way closer to the east side of right of way than the west and uses more of the land. The right of way for our lot and the one to the south and north angles in towards the lake compared to the others on Sunset Blvd. This is illustrated with the attached aerial picture from the Dodge County Website.

Thank you for considering these variances.

Jay and Susan Smith

JAY SMITH EXHIBIT

N8483 SUNSET BLVD.
BEAVER DAM WI, 53916

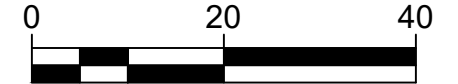
78.02'

EXISTING HOME



LEGEND

- SOIL BORING
- FOUND IRON (INCORRECT)



O.H.W.M.

78.11

CONCRETE DRIVEWAY

66'

SUNSET BLVD.

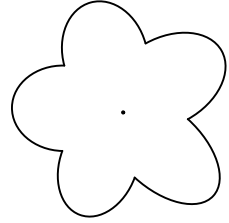
EXISTING RM

PROPERTY LINE

180.88'

11.27'

10' SETBACK



7.5' SETBACK

Well

PROPOSED HOUSE

Well

Stopp

20.3' SETBACK W/ VARIANCE

EXISTING RM

Garage

21.3' SETBACK

EXISTING POWER POLE

Deck

Driveway

15' SETBACK

BEAVER DAM LAKE

O.H.W.M.

72.54'

11' SETBACK W/ VARIANCE

11.27'

POWTS Holding Tank

172.64'

PREVIOUSLY VACATED RM

O.H.W.M.

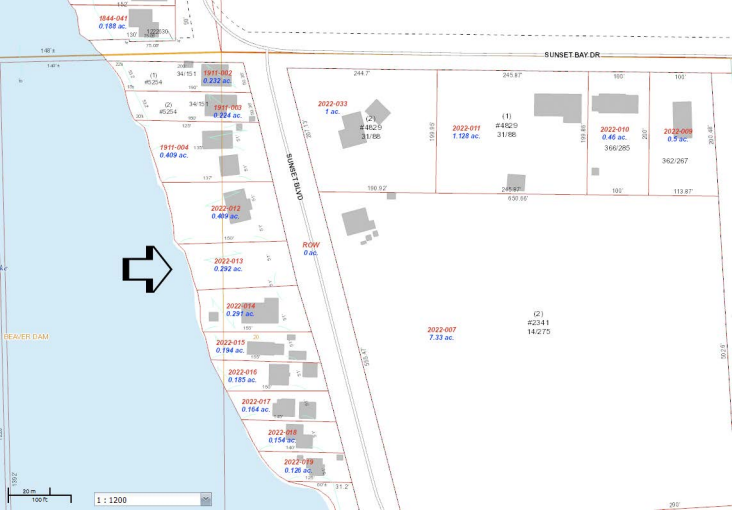
69.98'

EXISTING HOME

65.66'

FILE NO.	SCALE: 1" = 20 FEET	PROJECT NO.
SHEET NO. 1 OF 1	DRAWN BY: B. BUCHDA	
DRWN_NAME JAY SMITH.DWG	CHECKED BY:	REVISION

MSA PROFESSIONAL SERVICES, INC.
201 CORPORATE DRIVE
BEAVER DAM, WI 53956



1944-041
0.188 ac

1911-002
0.232 ac

1911-003
0.224 ac

1911-004
0.409 ac

2022-012
0.409 ac

2022-013
0.292 ac

2022-014
0.291 ac

2022-015
0.194 ac

2022-016
0.185 ac

2022-017
0.164 ac

2022-018
0.154 ac

2022-019
0.126 ac

2022-033
1 ac

2022-011
1.128 ac

2022-010
0.46 ac

2022-009
0.5 ac

2022-007
7.33 ac



1 : 1200



SUNSET BAY DR

SUNSET BAY DR



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20 m
100 ft

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14/275