

McFarland VILLAGE OF

Community Development

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AUG 07 2020

VILLAGE OF McFARLAND

Notice of Appeal and Application for Review

TO: The Board of Zoning Appeals, Village of McFarland, WI

\$380.00 filing fee required with each application.
 Applicant is responsible for publication fees and notification charges, plus actual legal, engineering and financial consulting costs incurred by the Village, to be billed later. No permits can be issued until all monies owed are paid. Filing fee is non-refundable.

- 1) Name of Appellant/Applicant Jeffrey & Kristin Williams
 Address 5219 Glen Road
McFarland, WI 53558
 Phone 608.335.1623

- 2) Address of Property Street 5219 Glen Road, McFarland
 Parcel No. 154/0710-343-4972-8
 Lot 4/UNT 61 Block: _____ Plat name: Idlewood
 Present use of property Residential
 Proposed use of property Residential
 Zoning classification Residential
 Owner's name/address same as above
 (if other than shown in #1) _____

- 3) Has a previous appeal or application been made with respect to this property? Yes No If "yes", state nature of previous appeal:

 Disposition of previous appeal: N/A
 Date of decision in previous case: N/A

- 4) Date of decision or order of administrative official from which appeal is taken:
N/A

 Date of notice of such decision received by applicant N/A

5) Purpose and grounds of appeal.
Check below the relief requested by this appeal.

(A) Request for interpretation of zoning ordinance and reversal of order, requirement, decision, or determination of administrative official. Use the lines provided below stating the reasons why you claim this order, requirement, decision, or determination is erroneous.

(B) Request for variance.

- > Use lines below each item for the purpose of explanation.
- > For the Board of Appeals to grant a variance, it must find that all six items are met:

1. Why the denial of the variance may result in hardship to the property owner due to physiographical consideration. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that the Zoning Code should be changed.

see attached Response/
Answer

2. The hardship must not be self-created.

see attached answer

3. The conditions upon which a petition for a variance is based are unique to the property for which the variance is being sought and that such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and vicinity.

See attached Response/
answer

4. The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of the property.

See attached
Response/ answer

5. The granting of the variance will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

See attached
Response/ answer

6. The proposed variance will not undermine the spirit and general and specific purposes of the Zoning Code, specifically the purpose in Subdivision II – Conditional Uses – Section 62-105.

See attached Response
answer

(C) Other: see attached
State relief requested on the lines given below giving reasons why appellant is entitled to such relief.

6) Do you grant permission for the Board of Zoning Appeals and staff, either individually or as a group, to enter onto the subject property for a site inspection? Yes No

Each application for appeal must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties and improvements thereon and the requested change or addition.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Jeffrey Williams
Justin Williams
Signature of Applicant

8/06/2020
Date

Office Use Only	
Received By	
Date Received	8-7-2020
Fee Received	380.-
Hearing Date	
Notice Published	
Notice Mailed	
Billed	

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VILLAGE OF McFARLAND

Kristin & Jeffrey Williams
5219 Glen Road, McFarland
Variance Application Answers

5. (B)

1. The property in question is 5219 Glen Rd. There are exceptional or extraordinary circumstances with our property that do not generally apply to other properties in our neighborhood. Our lot is considered to have "two" front yards, and is considered to be built on what is called a through street. Our property is considered to have two lot lines, on both Bremer Rd and Glen Rd and those are both considered to be our "Front Yards". This therefore makes it impossible to place a detached structure of any type and anywhere on our property if we are considered to NOT have a true "Rear Yard"

2. This unique situation was not created by us. This property also sat vacant for about 25 years with no one living there. Our home was then bought by a gentleman who never lived there, he just remodeled the property for about 2 years, and then sold it to us. We are the first true family living in this home in close to 30 years. We just were informed that we have "Two front Yards" from the building inspector and are now seeking this variance.

3. This variance is necessary for us to truly use our home as it should be intended. Currently we really have no safe place to park our vehicles and use our home as intended. We need a safe place to park our vehicles at our home. We also have no place to safely/nicely put our lawnmower or snow blower. These items are currently stored in a shed that was existing on the property when we bought it. The shed is literally falling apart. We are looking for an open air carport to provide this for us with a safe place to park our vehicles, with attached storage for safely securing basic household needs like a lawnmower.

4. The variance is not to increase the property value, but rather to be able to have a safe place to park our automobiles and to use our property as it should be intended. The property situation is unique and inhibits us to use our property as intended.

5. The variance will not be detrimental to the public welfare or injurious to the other property improvements in our neighborhood. This should grant more safety on our street, as our vehicles will be "out of the street" and in a safe carport. The proposed structure would be an "open air" carport structure/with attached storage built by a professional. It would not create any undue burden to any neighboring residences. The proposed structure would also comply with the 40% requirement to "not occupy more than 40% of an area in the rear yard".

6. I believe that this proposed variance will not undermine the spirit and general and specific purposes of the zoning code.

© Other

This property was, as previously stated, sitting empty with no one living there for about 25 years. We are the first family to live in the home in 25 plus years. The property was literally rat infested and a huge eye sore for the neighborhood. After it was sold to Noel Johnson and he remodeled it and made huge improvements, we bought the house. The Old shed (original) is still on the property and the new carport we are proposing would have an attached shed. If you drive by our house, you will see the "old Shed" and it is literally falling apart, but we do use it to store our lawn mowers, snow blower etc as we have no garage. So with the property, at no fault of ours, being deemed to have "Two Front Yards" it inhibits us from using our property as it should be intended. We should have a safe place to park our vehicles, we should be able to store basic needs in a small attached shed as well. We are hoping the village will allow this variance to us. Thank you for your consideration.

Parcel Number - 154/0710-343-4972-8

Current

Parcel Summary

Municipality Name	VILLAGE OF MCFARLAND
Parcel Description	IDLEWILD ADDN LOT 62 & NLY 20 FT LOT 61 ...
Owner Names	JEFFREY B WILLIAMS KRISTIN S EWERT
Primary Address	5219 GLEN RD
Billing Address	5219 GLEN RD MCFARLAND WI 53558

Parcel Map



Current Year Assessment

Assessment Year	2020
Valuation Classification	G1
Assessment Acres	0.119
Land Value	\$42,400.00
Improved Value	\$204,900.00
Total Value	\$247,300.00

Current Year Taxes (2019)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$42,400.00	\$192,700.00	\$235,100.00
Taxes:		\$4,715.71
Lottery Credit(-):		\$220.11
First Dollar Credit(-):		\$79.33
Specials(+):		\$141.00
Amount:		\$4,557.27

Assessment Contacts

Assessment Contact Information	
For questions or to schedule an appointment contact:	
Assessor	ACCURATE APPRAISAL LLC
Phone	920-749-8098
Email	INFO@ACCURATEASSESSOR.COM
Clerk	CASSANDRA SUETTINGER
Phone	608-838-3153
Email	CASSANDRA.SUETTINGER@MCFARLAND.WI.US

Districts

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	49MF	MCFARLAND FIRE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST

Open Book/Board Of Review Dates

Board Of Review
Starts: 05/28/2020 - 09:00 AM
Ends: To Adjourn

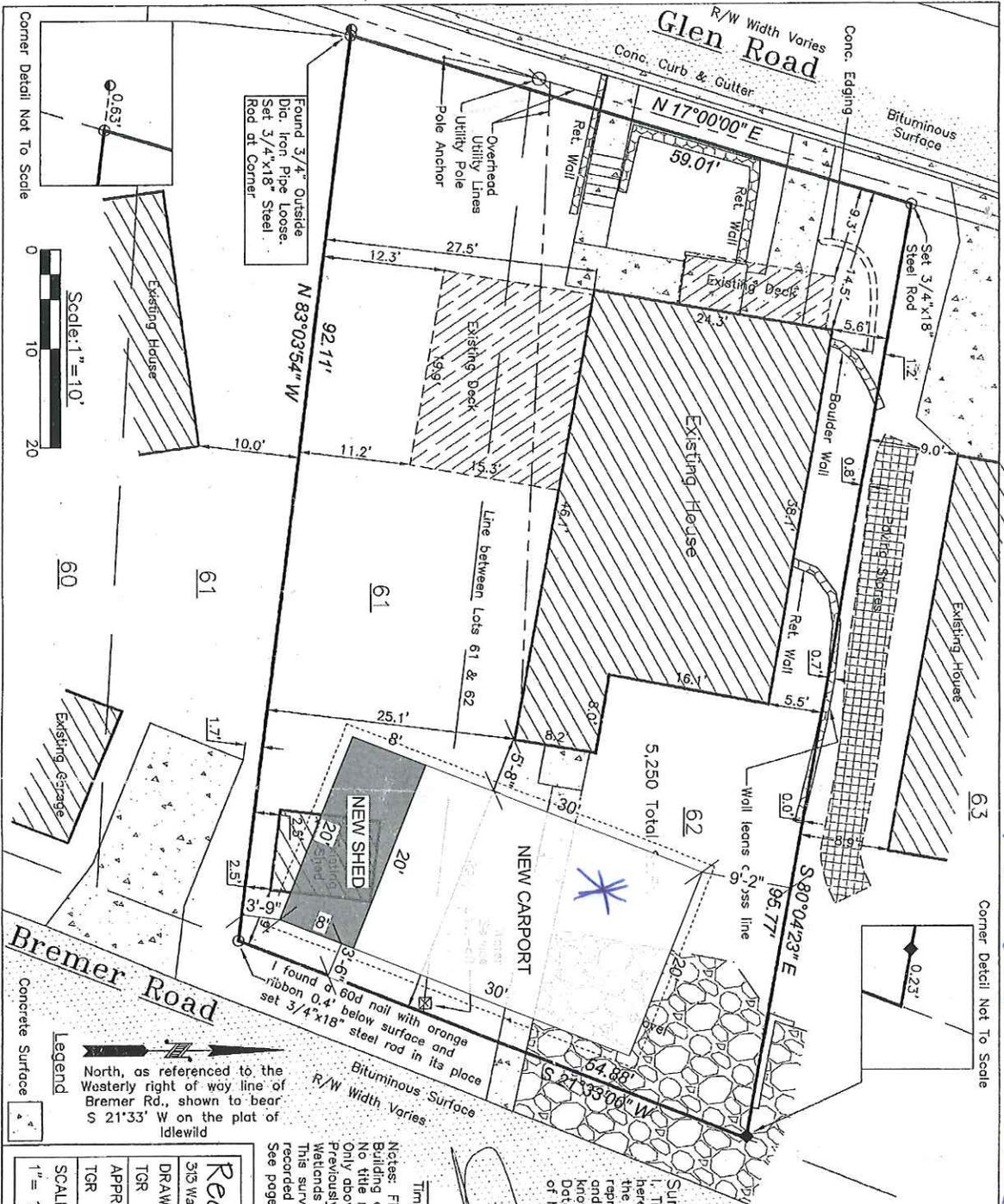
Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	02/16/2016	5215126		
WD	10/17/2013	5032039		
WD	08/14/2013	5016542		
QCD	10/15/2003	3827929		
WD	05/15/1969	1240923	105	509

Our Property,

Kristin & Jeff Williams

PER McFarlands staff, Mr. Bremner, we are going to carpet 15530' of 11' rear yard + Gen not Exceed 40% - Reduce size



PLAT OF SURVEY
 Lot 62 along with the Northernly 20 feet of Lot 61, Idlewild, being a part of the SW 1/4 of the SW 1/4 of Section 34, T7N, R10E, Village of McFarland, Dane County, Wisconsin.

Surveyor's Certificate
 I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify I have surveyed, mapped and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and belief.
 Dated this 27th day of March, 2020.



Notes: Fieldwork performed March 23th 2020. Building offsets are to concrete foundation. No title report was furnished for this survey. Only above-ground features have been located. Previously recorded dimensions enclosed in parenthesis. Wetlands or flood zones, if present, have not been delineated. This survey subject to all agreements and easements recorded and unrecorded.
 See page 2 for complete boundary retracement data.

Red Oak Land Surveying LLC
 513 Waiverly Pl. Madison, WI 53705 (608)233-3142 redakls.com

DRAWN	DATE	Prepared for:
TGR	3/25/2020	Kristen Williams
APPROVED	DATE	5219 Glen Rd.
TGR	3/27/2020	McFarland, WI
SCALE	SHEET	PROJECT NO.
1" = 16'	1 of 2	2020014

WAUNAKEE REMODELING, INC.

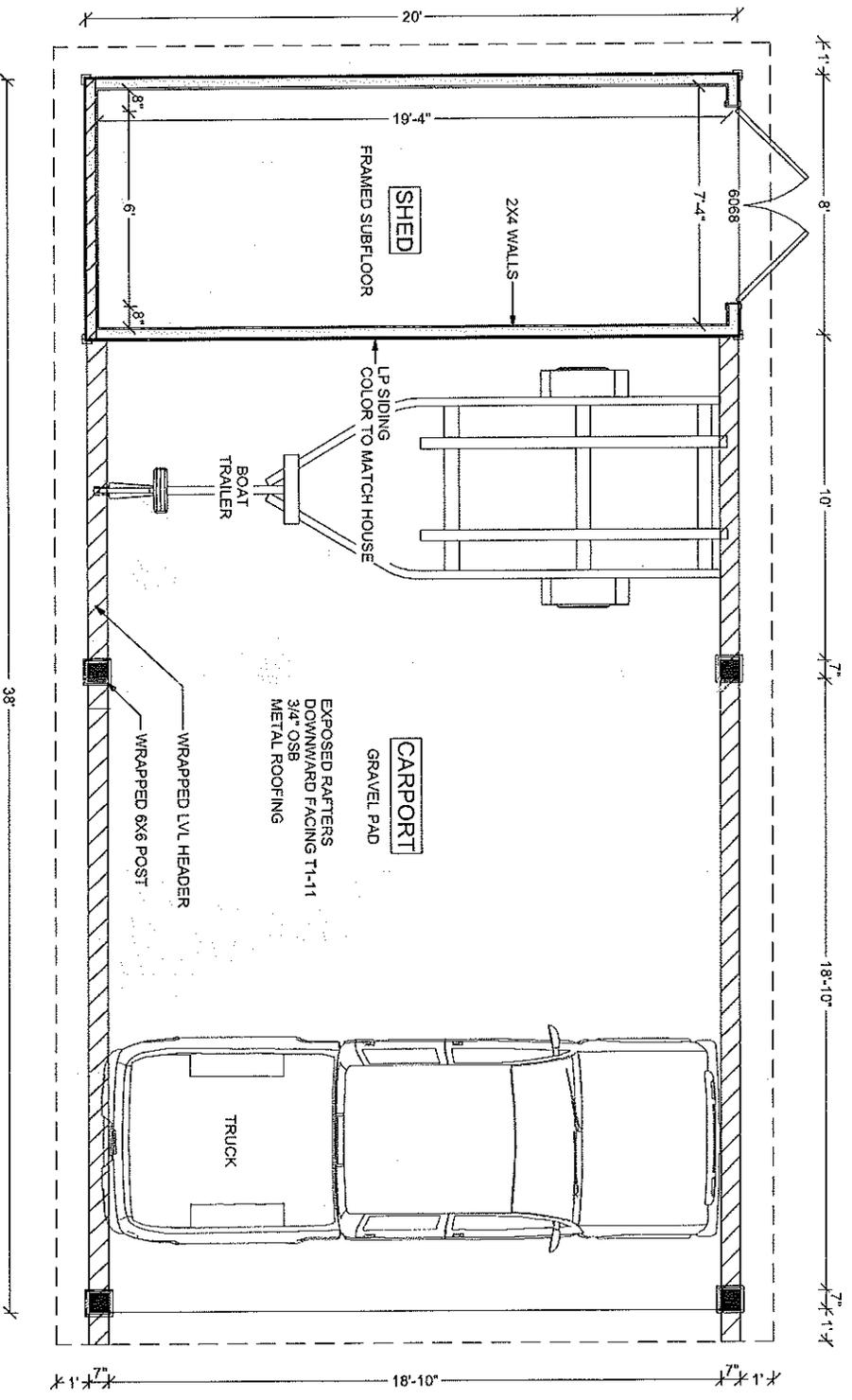
1001 FRANK H. STREET, WAUNAKEE, WI 53597

WILLIAMS RESIDENCE
 DETACHED CARPORT W/ SHED

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Proposed Design
 7/1/2020

WILLIAMS McFARLAND



FLOOR PLAN

SCALE: 3/16" = 1'-0"

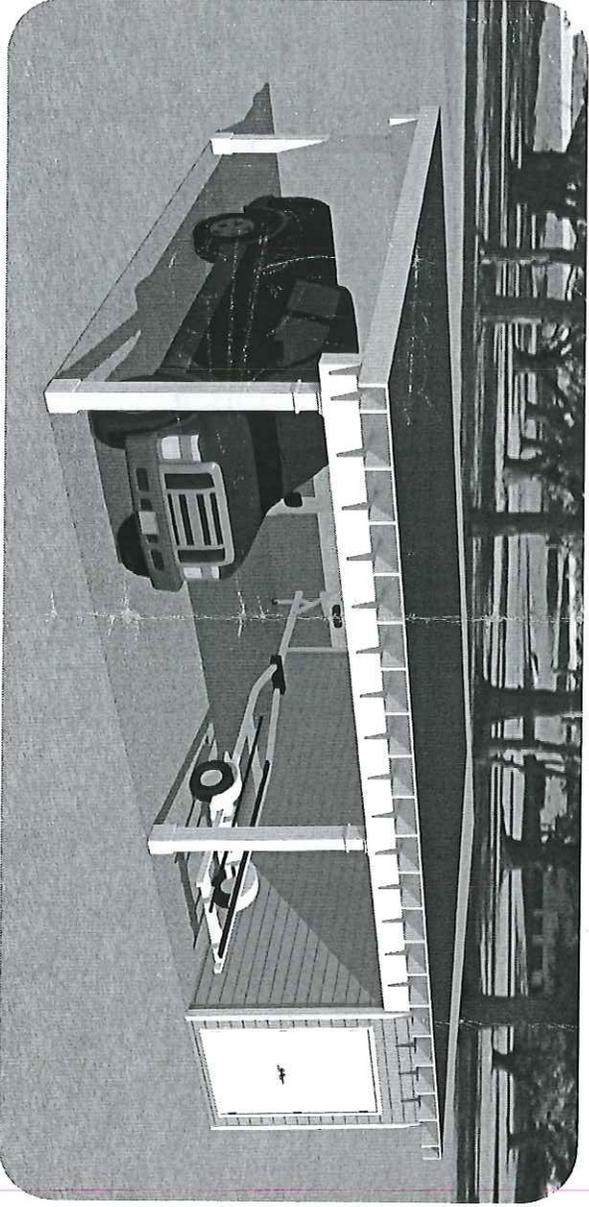
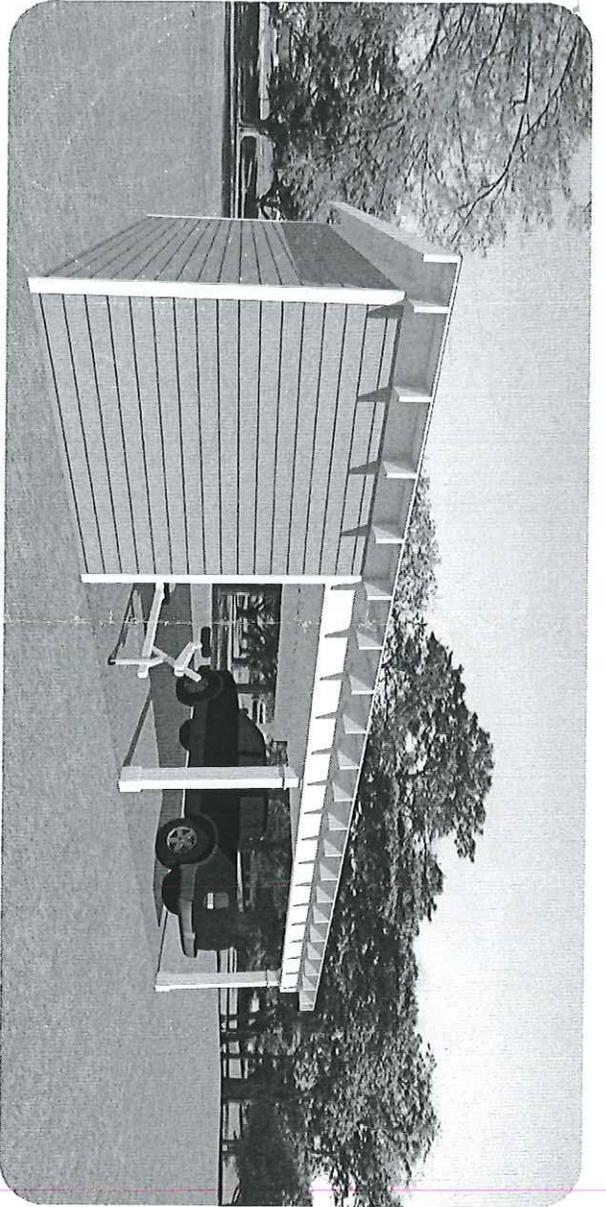
760 SQ FT

**WAUNAKEE
REMODELING, INC.**

1001 FRANK H. STREET, WAUNAKEE, WI 53597

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**WILLIAMS RESIDENCE
DETACHED CARPORT W/ SHED**

Proposed Design
7/11/2020