



Zoning Board of Adjustment Agenda  
Kenosha County Center, Conference Room A  
February 16, 2017

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, February 16, 2017 at 6:00p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

**1. BEDROCK LC LLC - TEMPORARY USE PERMIT APPLICATION - TOWN OF WHEATLAND**

BEDROCK LC LLC, 33703 59th St., Burlington, WI 53105 (Owner), Timothy & Deanna Delimat, Black Bull Fireworks, 34231 High Drive, East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily use an existing parking lot for the placement of a 30' x 60' sales tent, a 8' x 40' steel storage container and four banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel # 95-4-219-353-0230, Town of Wheatland.

Documents:

[SUBMITTED APPLICATION.PDF](#)  
[EXHIBIT MAP.PDF](#)

- 2. CITIZEN COMMENTS**
- 3. APPROVAL OF MINUTES**
- 4. OTHER BUSINESS ALLOWED BY LAW**
- 5. ADJOURNMENT**

**NOTICE TO PETITIONERS**

The petitioners: Bedrock LC LLC shall be present at the hearing on Thursday, February 16, 2017 at 6:00p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You should also meet with your Town Planning Commission and/or Town Board before the date of this hearing. Petitioners in the Town of Somers will meet with the Town Board of Appeals.

**NOTICE TO TOWNS**

The Town of Wheatland is requested to be represented at the hearing on Thursday, February 16, 2017 at 6:00p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the Board.



# COUNTY OF KENOSHA

Department of Public Works & Development Services

January 2013

## TEMPORARY USE APPLICATION

Owner: Bedrock Lc, LLC  
Mailing Address: 33703 59th Street  
Burlington, WI 53105  
Phone Number(s): 262-537-2312

RECEIVED

JAN 5 2017

Kenosha County  
Planning and Development

To the Kenosha County Board of Adjustment:

The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 95-4-219-353-0230 Zoning District: B-4  
Property Address: 33073 59th Street Shoreland: NO  
Subdivision: CSM # 2531 Lot(s): 1 Block:   
Current Use: Parking lot at gas station

### REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 - Retail sale of Fireworks

Temporary Use being requested:

(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...) along with a business write-up describing dates of operation, hours of operation, parking, sanitation, employment, safety etc...)

**TEMPORARY USE APPLICATION**

The Kenosha County Board of Adjustments is authorized to hear and grant applications for temporary uses, in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure, and are compatible with the neighboring uses and the Department of Planning and Development has made a review and recommendation. The permit shall be temporary, revocable, subject to any conditions required by the Board of Adjustment, and shall be issued for a period not to exceed twelve (12) months. Compliance with all other provisions of this Ordinance shall be required.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the Board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. The Board will not act on your request unless you or your agent is present.

(1) What would be the effect on this property, the community or neighborhood and the public interest if the temporary use was granted? How can these impacts be mitigated.

*These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, parking and fire safety and building code requirements.*

The firework tent will increase traffic flow for Wheatland Convenience Center.

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*The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the temporary use request made herein, during reasonable daylight hours.*

Owner's Signature: \_\_\_\_\_

Agent: \_\_\_\_\_

DeAnna Delimat

Signature: \_\_\_\_\_

Agents Address: \_\_\_\_\_

34231 High Dr. East Troy, WI 53120

Phone Number(s): \_\_\_\_\_

414-349-2463

## **Black Bull Fireworks**

34231 High Drive  
East Troy, WI 53120  
414-349-2463

January 5, 2017

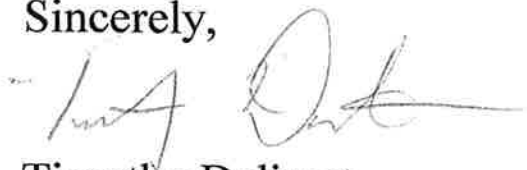
To Whom It May Concern:

We would like permission to sell novelty fireworks in the Town of Wheatland, at the Wheatland Convenience Center located at 33703 59<sup>th</sup> Street, Burlington WI 53105. We would like to put a 30x60 tent and 8x40 steel storage container in the parking lot area. We would like two 4x20 ft. banners, one on the tent and the other on the container. We would also like two small 5x3 banners under each of the gas station signs.

The fireworks stand would be open from June 15<sup>th</sup> until July 5<sup>th</sup>, 2017. The operation would have hours from 10am to 9 pm, with the exception of July 1<sup>st</sup> to July 4<sup>th</sup>, 2016, where hours of operation will be from 8am to 9pm.

During open hours the fireworks will be displayed on tables. At night, the fireworks would be stored in a metal mobile mini storage unit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy Delimat', written over a horizontal line.

Timothy Delimat  
Owner



## TEMPORARY USE SITE MAP

### PETITIONER(S):

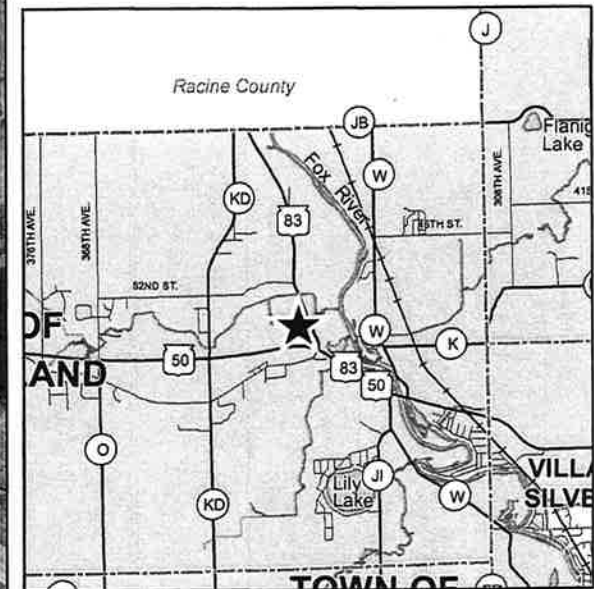
Tucker Bay Energies LLC (Owner), Timothy & Deanna Delimat, Black Bull Fireworks (Agent)

LOCATION: SW 1/4 of Section 35,  
Town of Wheatland

TAX PARCEL(S): #95-4-219-353-0230

### REQUEST:

Requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily use an existing parking lot for the placement of a 30' x 60' sales tent, a 8' x 40' steel storage container and four banners to operate a temporary fireworks sales stand in the B-4 Planned Business District.



1 INCH = 300 FEET

1/4/17

## Agent Authorization Form

I, William ADAMS, am an authorized agent of Bedrock, LC, LLC. I give Timothy or DeAnna Delimat, of Black Bull Fireworks, permission to speak on our behalf concerning the sale of fireworks, outdoor and indoor, at The Wheatland Convenience Center.

William ADAMS  
Signature

William ADAMS, President, 1-5-2017  
Name, Title and Date





## TEMPORARY USE SITE MAP

### PETITIONER(S):

Bedrock LC LLC (Owner),  
Timothy & Deanna Delimat,  
Black Bull Fireworks (Agent)

LOCATION: SW 1/4 of Section 35,  
Town of Wheatland

TAX PARCEL(S): #95-4-219-353-0230

### REQUEST:

Requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily use an existing parking lot for the placement of a 30' x 60' sales tent, a 8' x 40' steel storage container and four banners to operate a temporary fireworks sales stand in the B-4 Planned Business District.



1 INCH = 400 FEET

Feb16BedrockLCTempUseBOA.mxd