



Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
March 15, 2018

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, March 15, 2018 at 6:00 p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. STANLEY J. JEZIOR JR. & BERNICE C. JEZIOR JT TENANCY TRUST - TEMPORARY USE PERMIT APPLICATION - TOWN OF SOMERS

STANLEY J. JEZIOR JR. & BERNICE C. JEZIOR JT TENANCY TRUST, 8826 North Shermer Road, Morton Grove, IL 60053-2071 (Owner), Joe Smith, 8107 18th Street, Kenosha, WI 53144 (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 use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers.

Documents:

SUBMITTED APPLICATION.PDF
EXHIBIT MAP.PDF

2. 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

3. CITIZEN COMMENTS

4. APPROVAL OF MINUTES

5. OTHER BUSINESS ALLOWED BY LAW

6. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Stanely Jezior Jr. & Bernice C. Jezior Jt. Tenancy Trust and Bedrock LC LLC shall be present at the hearing on Thursday, March 15, 2018 at 6:00 p.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 Towns of Somers and Wheatland are requested to be represented at the hearing on Thursday, March 15, 2018 at 6:00 p.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

January 2013

Department of Public Works & Development Services

TEMPORARY USE APPLICATION

RECEIVED

Owner: Stanley J. Jezior Jr. & Bernice C. Jezior Jt. Trust

JAN 29 2018

Mailing Address: 8826 North Shermer Rd.

Kenosha County
Planning and Development

Morton Grove IL 60053-2071

Phone Number(s): 262-654-1100

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: 80-4-222-344-0320

Zoning District: B-3

Property Address: STH 31 & CTH "K"

Shoreland: No

Subdivision: -

Lot(s): - Block: -

Current Use: Vacant gravel lot w/ wood lattice structures

REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -

To operate a seasonal fruit, vegetable and Christmas tree stand.

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 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: Joe Smith Signature: 

Agents Address: 8107 18th Street, Kenosha WI 53144

Phone Number(s): 262-620-0460

BOARD OF ADJUSTMENTS SCHEDULE FOR 2018 PUBLIC HEARINGS

*Third Thursday of each month at 6:00 p.m.
Kenosha County Center, 19600 75th Street, Bristol, Wisconsin
Conference Room A (unless published otherwise)*

*This schedule includes all areas under general zoning regulations in the following townships:
BRIGHTON, PARIS, RANDALL, SOMERS, WHEATLAND*

HEARING DATES

<u>JANUARY 18</u>	Filing Date: December 18 Published: Jan. 5 & Jan. 10	<u>JULY 19</u>	Filing Date: June 19 Published: July 6 & July 11
<u>FEBRUARY 15</u>	Filing Date: January 15 Published: Feb. 2 & Feb. 7	<u>AUGUST 16</u>	Filing Date: July 16 Published: Aug. 3 & Aug. 8
<u>MARCH 15</u>	Filing Date: February 15 Published: March 2 & March 7	<u>SEPTEMBER 20</u>	Filing Date: August 20 Published: Sept. 7 & Sept. 12
<u>APRIL 19</u>	Filing Date: March 19 Published: April 6 & April 11	<u>OCTOBER 18</u>	Filing Date: September 18 Published: Oct. 5 & Oct. 10
<u>MAY 17</u>	Filing Date: April 17 Published: May 4 & May 9	<u>NOVEMBER 15</u>	Filing Date: October 15 Published: Nov. 2 & Nov. 7
<u>JUNE 21</u>	Filing Date: May 21 Published: June 8 & June 13	<u>DECEMBER 20</u>	Filing Date: November 20 Published: Dec. 7 & Dec. 12

CHAPTER 12, KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE STATES:

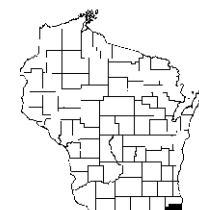
12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Planning and Development Administrator shall be delegated the responsibility of informing the county clerk of both scheduled open and closed meetings so that proper notices may be given.

To whom it may concern:

Joe Smith has my permission to use the North West corner of Greenbay and 60th Street from:

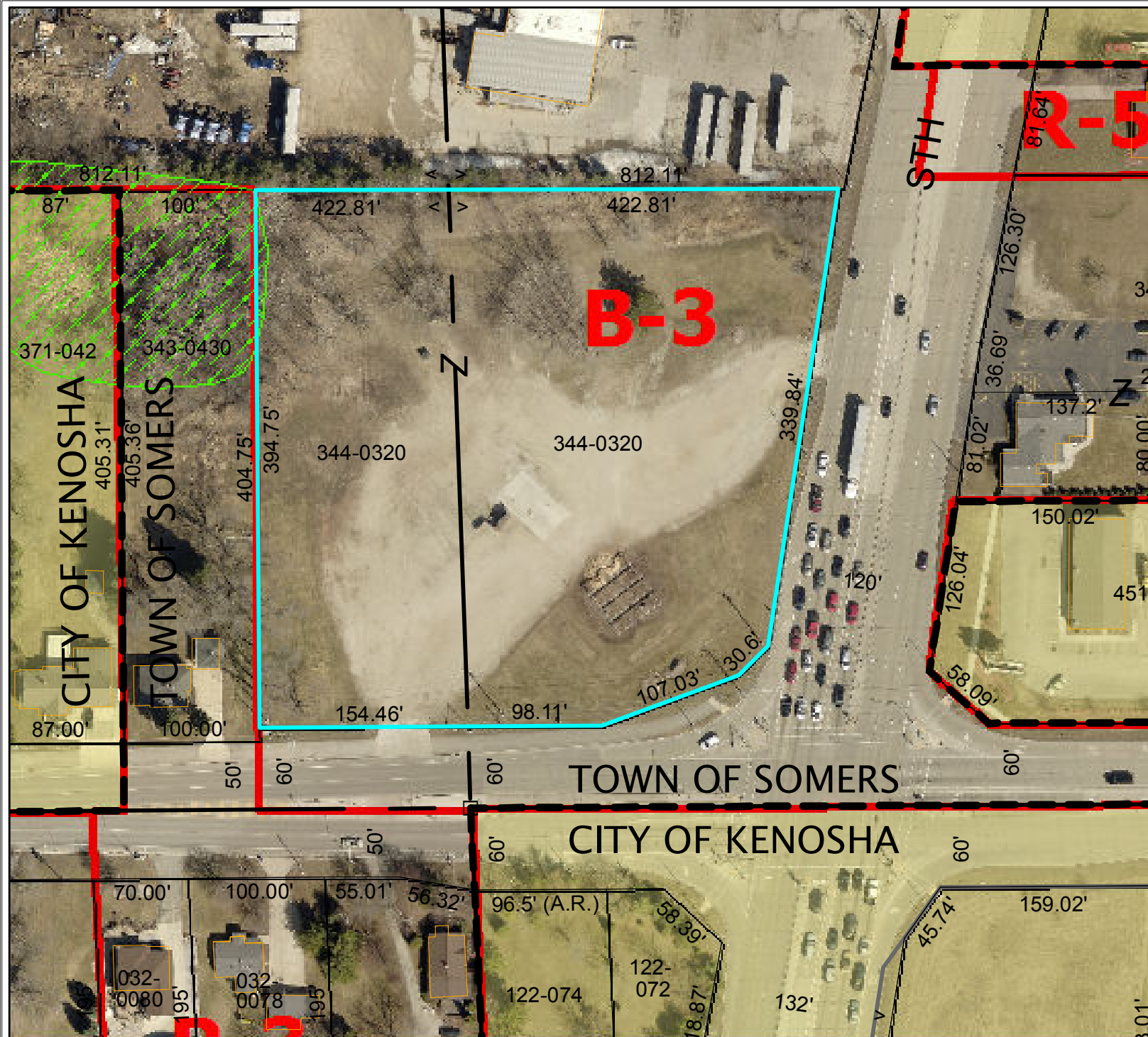
January 1st thru December 31st, 2018.

Owner: Stanley Jezior 01-09-2018

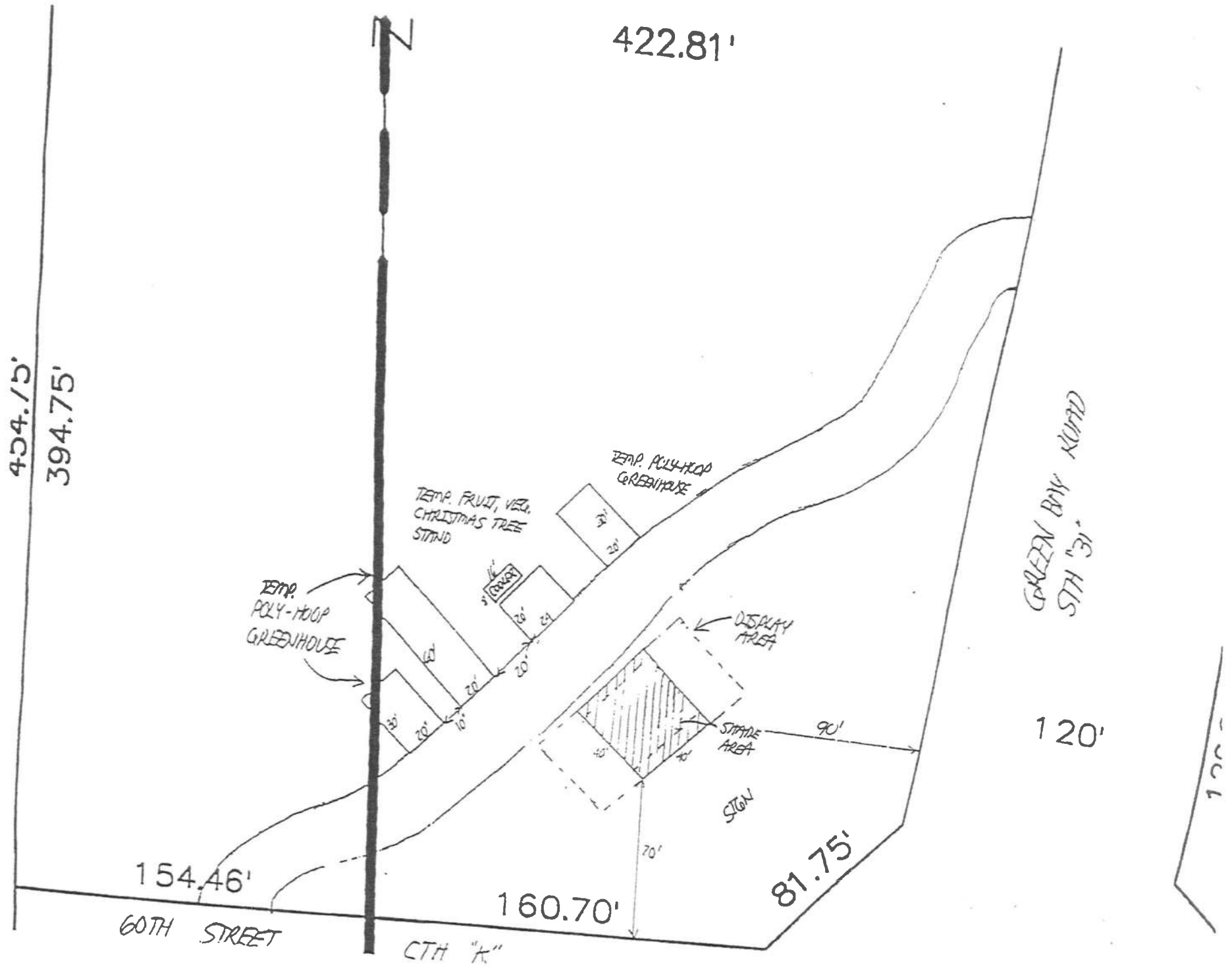


1 inch = 100 feet

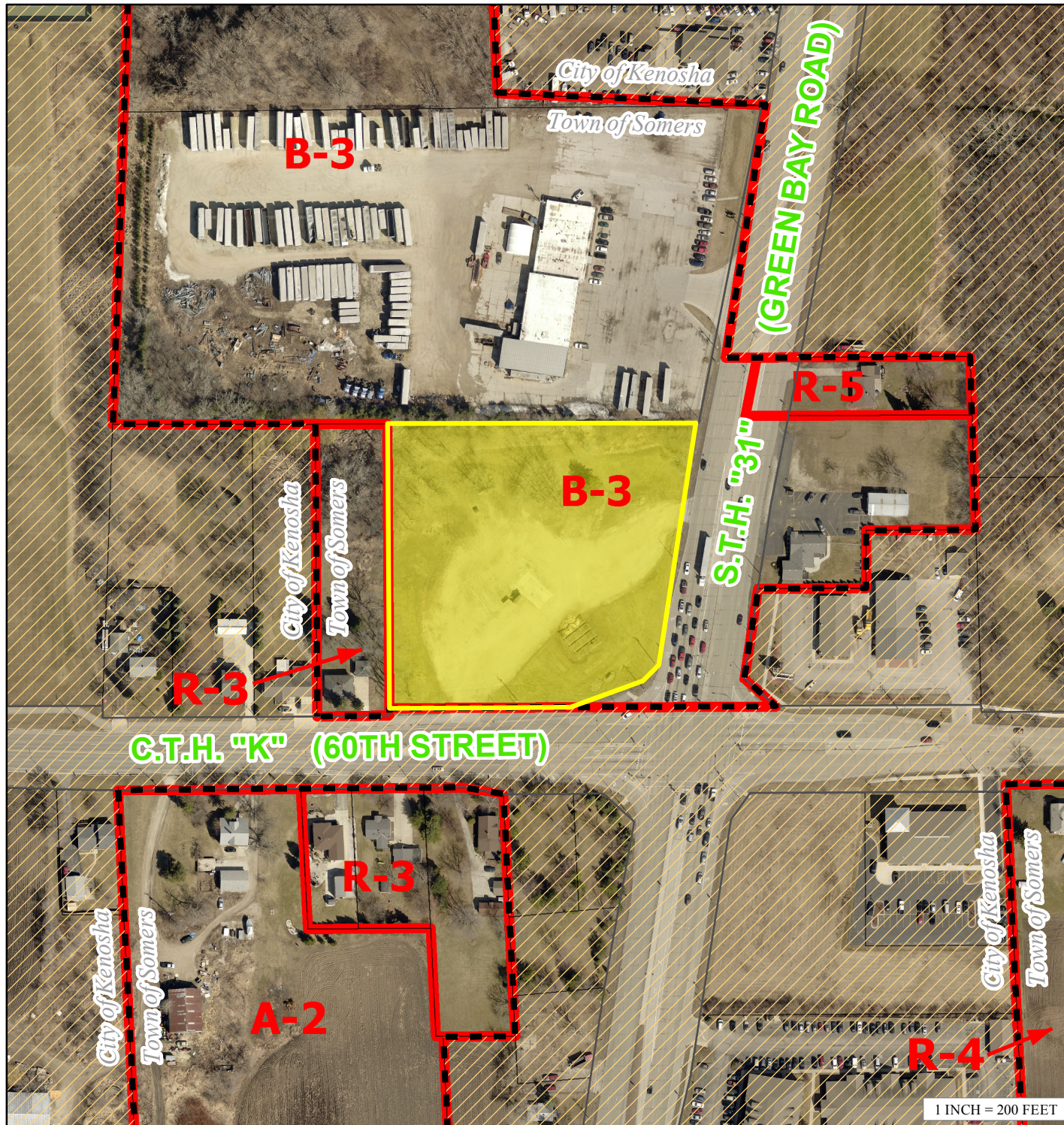
THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



Source: Kenosha County Department of Planning and Development



1" = 50'



TEMPORARY USE SITE MAP

PETITIONER(S):

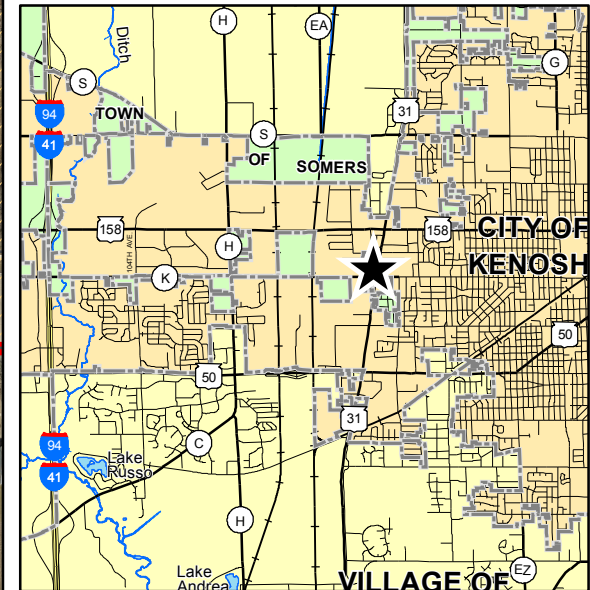
Stanley J. Jezior Jr. & Bernice C. Jezior Joint
Tenancy Trust (Owner), Joe Smith (Agent)

LOCATION: SE 1/4 of Section 34,
Town of Somers

TAX PARCEL(S): #80-4-222-344-0320

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 use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business District.



1 INCH = 200 FEET

Mar15_JeziorTrustTempUseBOA.mxd



COUNTY OF KENOSHA

January 2013

Department of Public Works & Development Services

TEMPORARY USE APPLICATION

Owner: Bedrock Lc, LLC

Mailing Address: 33703 59th Street

Burlington, WI 53105

Phone Number(s): 262-537-2312

RECEIVED

FEB -1 2018

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.

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: _____

[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 31, 2018

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 59th 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 13th until July 5th, 2018. The operation would have hours from 10am to 9 pm, with the exception of July 1st to July 5th, 2018, 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', with a long horizontal flourish extending to the right.

Timothy Delimat
Owner



TEMPORARY USE SITE MAP

PETITIONER(S):

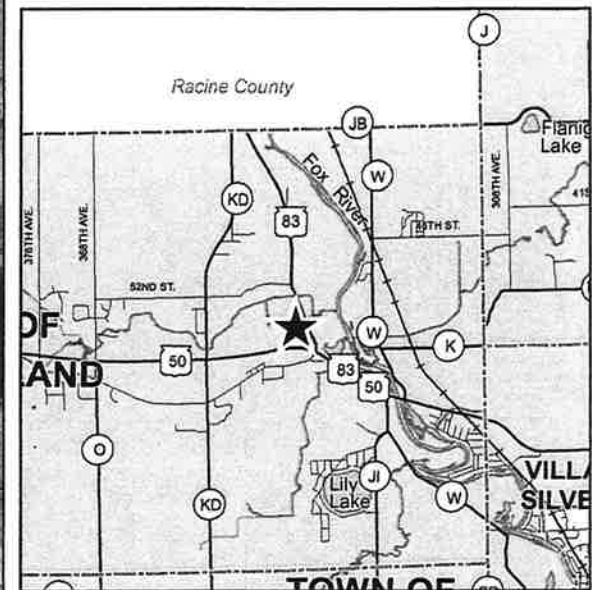
Tucker Bay Energies LLC (Owner), Timothy & Deanna Delimat, Black Bull Fireworks (Agent)

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.



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.

