



Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
July 20, 2017

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, July 20, 2017 at 6:00p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. LYNETTE D. MCNAUGHTON REV. LIVING TRUST - VARIANCE APPLICATION - TOWN OF RANDALL

LYNETTE D. MCNAUGHTON REV. LIVING TRUST, 11 S. 220 Jackson St., Burr Ridge IL 60527 (Owner), Paul McNaughton, 11 S. 220 Jackson St., Burr Ridge IL 60527 (Agent), requesting a variance (Section V. A. 12.27-6(d): that all detached accessory structures shall be located in the side or rear yard in the R-2 Suburban Single-Family Residential Dist.) to construct a detached garage to be located in the street yard (side or rear yard required) on Tax Parcel #60-4-119-182-0500, Town of Randall.

Documents:

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

2. TABLED REQUEST OF CLEM STEIN III - TEMPORARY USE PERMIT APPLICATION - TOWN OF WHEATLAND

CLEM STEIN III, 5700 312th Ave., Salem, WI 53168 (Owner), 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 allow the operation of a commercial event barn in the A-2 General Agricultural Dist. on Tax Parcel #95-4-219-364-0107, 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: Lynette D. McNaughton Rev. Living Trust and Clem Stein III shall be present at the hearing on Thursday, July 20, 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 Towns of Randall and Wheatland are requested to be represented at the hearing on Thursday, July 20, 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

December 2012

Department of Planning and Development

VARIANCE APPLICATION

RECEIVED

MAY - 2 2017

Kenosha County
Deputy County Clerk

Owner: Lynette D. McNaughton Rev. Living Trust

Mailing Address: 11 S. 220 Jackson Street

Burr Ridge IL 60527

Phone Number(s): _____

To the Kenosha County Board of Adjustment:

Please take notice that the undersigned was refused a Zoning Permit by the Kenosha County Department of Planning and Development for lands described below for the reason that the application failed to comply with the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent herewith appeals said refusal and seeks a variance.

Parcel Number: 60-4-119-182-0500 Zoning District: R-2

Property Address: 8816 406th Avenue Shoreland: Yes

Subdivision: CSM #2759 Lot(s): 2 Block: -

Current Use: Single-Family Residence

Proposal: To construct a detached garage.

REQUIRED BY ORDINANCE

Section: V.A.12.27-6(d) - Detached accessory buildings in the R-2 Suburban Single-Family district are permitted provided that all accessory buildings are located in the side or rear yard only.

Section: _____ -

Section: _____ -

VARIANCE REQUESTED

Street Yard Placement



COUNTY OF KENOSHA

Department of Public Works & Development Services

ZONING PERMIT APPLICATION

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104
Telephone: (262) 857-1895
Facsimile: (262) 857-1920

Owner Lynette D. McNaughton Rev. Living Trust Date _____

Mailing Address 11 S. 220 Jackson Street Phone # _____

Burr Ridge IL 60527

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO THE WORK HEREIN DESCRIBED, AND AS SHOWN ON THE REQUIRED SITE PLAN FORM OR ATTACHED REGISTERED SURVEY HEREOF, AND HEREBY AGREES THAT ALL WORK WILL BE DONE IN ACCORDANCE WITH ALL THE LAWS OF THE STATE OF WISCONSIN AND ALL THE ORDINANCES OF THE COUNTY OF KENOSHA, APPLICABLE TO THE FOLLOWING DESCRIBED PREMISES:

Parcel No. 60-4-119-182-0500 Zoning District(s) R-2

Property Address 8816 406th Avenue

Subdivision Name CSM #2759 CSM # _____ Lot 2 Block - _____ Unit _____

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (L' @ H')	SIZE (L' x W')	AREA (sq feet)	HEIGHT (feet)	# OF STORIES
Accessory Structure			64' x 31'	1,474	20	2

Contractor _____

Address _____

Phone # _____

Agent _____

Address _____

Phone # _____

For Office Use Only

Permit No. _____

Foundation Survey Due Date _____

Waiver of Liability Due Date _____

Board Of Adjustments Approval Date _____

Conditional Use Permit Approval Date _____

Sanitation Approval _____

Receipt # _____ Check # _____

Amount _____

THIS ZONING PERMIT IS ISSUED SUBJECT TO:

1. ANY FEDERAL, STATE OR LOCAL RESTRICTIONS AND/OR DEED RESTRICTIONS.
2. EACH APPLICANT FOR A ZONING PERMIT IS CHARGED WITH KNOWLEDGE OF THE COUNTY ZONING ORDINANCE. COPIES OF THE TEXT OF THIS OR PORTIONS THEREOF AND COPIES OF THE OFFICIAL ZONING MAPS ARE AVAILABLE FOR SALE, COPYING OR INSPECTION UPON REQUEST. ANY STATEMENT MADE, SITE PLAN SUBMITTED, ASSURANCE GIVEN OR PERMIT ERRONEOUSLY ISSUED CONTRARY TO THIS ORDINANCE IS NULL AND VOID.
3. THIS PERMIT SHALL EXPIRE EIGHTEEN (18) MONTHS FROM DATE OF ISSUANCE.
4. REMARKS: _____

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE <http://dnr.wi.gov/topic/wetlands/locating.html> OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER (262) 884-2300.

Date Permit Issued _____ THE UNDERSIGNED HEREBY ATTESTS THAT THE ABOVE INFORMATION IS TRUE, ACCURATE AND HAS RECEIVED THE ABOVE NOTICE.

Director of Planning Operations

NO SIGNATURE NEEDED ON APPLICATION - APPLICANT WILL SIGN ISSUED PERMIT
Owner/Agent _____ Date _____

VARIANCE APPLICATION

An Area Variance is authorization by the Kenosha County Board of Adjustments to vary one or more of the dimensional or physical requirements of the applicable zoning law, code or ordinance in connection with some proposed construction.

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 zoning 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. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and must then deny your application.

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below:

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

BECAUSE WE WANT THE GARAGE TO BE LOCATED WITHIN
THE ACTIVE AREA OF THE HOME.

THE SEPTIC RUNS ANOTHER 50 YDS. NORTH OF THIS
PROPOSED GARAGE LOCATION. LOGISTICALLY THERE IS
NOT ANOTHER LOCATION.

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

DON'T HAVE ALTERNATIVES THAT MAKE SENSE
WITH THE PRESENT LAYOUT.

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

VARIANCE APPLICATION

CONFORMITY WITH SUCH RESTRICTIONS ARE UNNECESSARILY
BURDENSOME.

- (3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain.

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

- (4) What would be the effect on this property, the community or neighborhood and the public interest if the variance 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, and fire safety and building code requirements.

ADDING THIS IMPROVEMENT WOULD NOT EFFECT THIS PROPERTY,
THE NEIGHBORHOOD OR THE COMMUNITY. THE NEIGHBOR HAS A
SIMILAR DETACHED GARAGE AND IS AWARE OF THIS PROPOSED
LOCATION AND HAS NO ISSUES WITH ITS CONSTRUCTION.

ONE MITIGATION ASPECT WOULD BE THE PROFESSIONAL LANDSCAPING
AROUND THE STRUCTURE THAT WOULD BE COMPLETED.

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 Appeal request made herein, during reasonable daylight hours.

Owners Signature: _____

Agent: _____

Signature: _____

Agents Address: _____

Phone Number(s): _____

630 321-3400

TREASURER
VALERIE LASS
34530 BASSETT ROAD
BURLINGTON WI 53105

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2016
TOWN OF RANDALL
KENOSHA COUNTY

Bill #: 410600788
Parcel #: 60-4-119-182-0500
Alt. Parcel #:



☐ Check For Billing Address Change.

LYNETTE D MCNAUGHTON
MCNAUGHTON REVOCABLE LIVING TRUST
MCNAUGHTON REVOCABLE LIV TRUST
11 S 220 JACKSON ST
BURR RIDGE IL 60527

Total Due For Full Payment \$21,769.08
Pay to Local Treasurer By Jan 31, 2017

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer	2ND INSTALLMENT Pay to County Treasurer
\$11,026.98 BY January 31, 2017	\$10,742.10 BY July 31, 2017

Amount Enclosed \$

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2016

TOWN OF RANDALL
KENOSHA COUNTY

LYNETTE D MCNAUGHTON
MCNAUGHTON REVOCABLE LIVING TRUST
MCNAUGHTON REVOCABLE LIV TRUST
11 S 220 JACKSON ST
BURR RIDGE IL 60527

BILL NUMBER: 410600788

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.

Be sure this description covers your property. This description is
for property tax bill only and may not be a full legal description.

1760080 1748618 ACRES: 2.700
SEC 18, T 01 N, R 19 E, NW 1/4
PLAT: E759-CSM# 2759 CERTIFIED SURVEY MAP
BLOCK/CONDO: N/A 2
95-E LOT 2 OF CSM #2759 DOC #1731248 BEING A
PART OF NW 1/4 SEC 18 T 1 R 19 DOC#1054485
DOC#1730652 DRIVEWAY EASEMENT DOC#1731248 ...

Parcel #: 60-4-119-182-0500
Alt. Parcel #:

Property Address: 8816 406TH AVE

Assessed Value Land 929,100	Ass'd. Value Improvements 261,900	Total Assessed Value 1,191,000	Ave. Assmt. Ratio 1.0328	Net Assessed Value Rate (Does NOT reflect credits) 0.018110260
Est. Fair Mkt. Land 899,600	Est. Fair Mkt. Improvements 253,600	Total Est. Fair Mkt. 1,153,200	<div><input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes</div>	School taxes reduced by school levy tax credit \$2,568.07
Taxing Jurisdiction	2015 Est. State Aids Allocated Tax Dist.	2016 Est. State Aids Allocated Tax Dist.	2015 Net Tax	2016 Net Tax % Tax Change
STATE OF WISCONSIN			149.60	195.66 30.8%
KENOSHA COUNTY	225,404	224,628	4,516.51	5,822.67 28.9%
TOWN OF RANDALL	158,779	161,182	1,485.89	1,971.95 32.7%
RANDALL CONSOLD SCH DIST	305,487	1,242,791	5,788.18	7,602.36 31.3%
WILMOT UNION HIGH SCHOOL	1,481,865	1,504,168	3,555.03	4,478.84 26.0%
POWERS LAKE MANAGEMENT			121.40	193.34 59.3%
GATEWAY TECHNICAL COLLEGE	504,542	563,726	700.72	925.55 32.1%
LIBRARY - RANDALL			295.95	378.96 28.0%
Total	2,676,077	3,696,495	16,613.28	21,569.33 29.8%
Parcel #: 60-4-119-182-0500	First Dollar Credit Lottery & Gaming Credit Net Property Tax		16,613.28	85.13 21,484.20 29.3%

Make Check Payable to:
TREASURER
VALERIE LASS
34530 BASSETT ROAD
BURLINGTON WI 53105
262-877-2165

Full Payment Due On or Before January 31, 2017
\$21,769.08

Or First Installment Due On or Before January 31, 2017
\$11,026.98

Net Property Tax 21,484.20
GARBAGE & RECYCLING SEF 284.88

And Second Installment Payment Payable To
KENOSHA COUNTY TREASURER

1010 56TH ST
KENOSHA WI 53140-3738

And Second Installment Due On or Before July 31, 2017
\$10,742.10

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
RANDALL CONSOLD SCH DIST

Total Additional Taxes 309,532.99
Total Additional Taxes Applied to Property 775.10
Year Increase Ends 2017

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2017

\$ 21,769.08

Warning: If not paid by due dates, installment option is lost
and total tax is delinquent subject to interest and, if applicable,
penalty. Failure to pay on time. See reverse.

PA-6862 (R. 8-15)

LEGEND

- FOUND IRON PIPE
- SET IRON PIPE
- SET SPIKE
- FOUND CONCRETE MONUMENT WITH BRASS CAP
- PERK HOUSE PER MAP BY KEN KRETSCHMER DATED 10/18/99
- TREE
- EXISTING CONTOURS
- EXISTING SPOT GRADES
- PROPOSED CONTOURS
- PROPOSED SPOT GRADES
- SANITARY SEWER
- STORM SEWER
- INLET
- BUBBLER
- WELL
- RETAINING WALL
- SILT FENCE
- TREE TO BE SAVED
- TREE TO BE REMOVED

LOT 2 AREA QUANTITY & MATERIAL TABLE

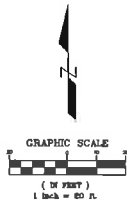
LOT 2 AREA	117,492 S.F.
HOUSE FOUNDATION	4,770 S.F.
FRONT PORCH	201 S.F.
FRONT WALK & STEPS (CONCRETE)	97 S.F.
DRIVEWAY (ASPHALT)	12,694 S.F.
PATIO UNDER DECK (CONCRETE)	889 S.F.
POOL & PATIO (CONCRETE)	1,356 S.F.
BOAT HOUSE FOUNDATION (CONCRETE)	528 S.F.
5' WIDE PATIO AT BOAT HOUSE (CONCRETE)	110 S.F.
DEGENERATED WISCONSIN GRANITE WALK/PATH	595 S.F.
STAIRS (CEDAR TO LAMPS)	193 S.F.
GRANITE BOULDER SEAWALL	65 S.F.
GARAGE FOUNDATION (CONCRETE)	1,490 S.F.
8" ROCK RIP-RAP (LUMSTONE)	8 S.F.
EXISTING DRIVEWAY TO REMAIN (EAST)	204 S.F.
TOTAL IMPERVIOUS (LOT COVERAGE)	23,066 S.F.

LOT COVERAGE (IMPERVIOUS AREA): 23,066/117,492 = 19.63%

DISTURBED AREA IN THE 75' O.H.W.M. BUFFER LIMITS: 5,827 S.F.
(INCLUDES BOAT HOUSE, CONC. PATIO @ BOAT HOUSE, CEDAR STAIRS, DEGENERATED WALK/PATH & LANDING IN THAT AREA)

EXCAVATION IN 75' O.H.W.M. BUFFER:	693 C.Y.
BASEMENT EXCAVATION:	867 C.Y.
GARAGE 3.8' EXCAVATION:	121 C.Y.
SEPTIC FIELD EXCAVATION:	150 C.Y.
DRIVEWAY EXCAVATION:	315 C.Y.
RETAINING WALLS VERTICAL SURFACE (STONE BLOCK): 607 S.F.F.	
RETAINING WALLS LENGTH:	250 L.F.

NOTE: THE DEVELOPER IS SAVING QUESTIONABLE TREES WHICH COULD BE REMOVED AT A LATER DATE.



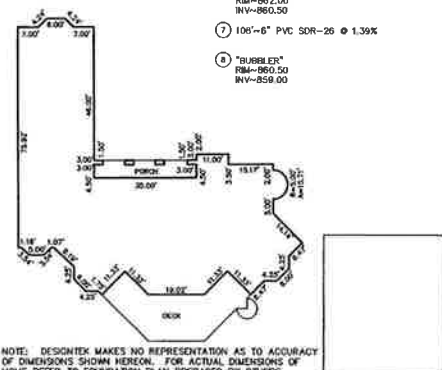
FOR CONTINUATION SEE SHEET #2

RETAINING WALLS

- 1 TW-843.00 BW-840.10
- 2 TW-845.50 BW-845.00
- 3 TW-847.80 BW-853.50
- 4 TW-845.00 BW-842.00
- 5 TW-840.00 BW-839.80
- 6 TW-863.50 BW-860.60
- 7 TW-863.50 BW-860.60
- 8 TW-863.50 BW-860.60
- 9 TW-863.50 BW-860.60
- 10 TW-863.50 BW-860.60
- 11 TW-849.00 BW-847.50
- 12 TW-849.00 BW-847.50
- 13 TW-840.00 BW-840.00
- 14 TW-840.00 BW-840.00
- 15 TW-840.00 BW-840.00

STORM SEWER

- 1 8" PVC YARD INLET RM-854.20 INV-854.70
- 2 12"-6" PVC SDR-26 @ 2.00%
- 3 6" PVC ELBOW INV-854.46
- 4 78"-6" PVC SDR-26 @ 0.92%
- 5 POINT OF DISCHARGE INV-847.50 PROVIDE 3' WIDE BY 8' LONG 8" TO 8" ROCK RIP-RAP (2.67 S.Y.)
- 6 8" PVC YARD INLET RM-862.00 INV-860.50
- 7 108"-6" PVC SDR-26 @ 1.39%
- 8 "BUBBLER" RM-860.50 INV-859.00



NOTES: DESIGNTK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREIN. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 BORMEY DRIVE, SUITE 305
MOKENA, ILLINOIS 60448
(708) 326-4961
IL PROF. LIC. NO. 184-003740

LOT #2
POWERS LAKE SUBDIVISION
WHEATON AND RANDALL
WISCONSIN

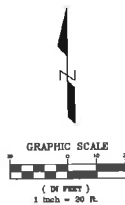
McNAUGHTON DEVELOPMENT
11 S. 220 JACKSON ST. #101
BURR RIDGE, IL 60527
630-325-3400

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	03-01-15	THIS SUBDIVISION PLANNING REVIEW	MM
2	03-07-15	FOR ILLINOIS COUNTY REVIEW	MM
3	03-07-15	FOR MONROE COUNTY REVIEW	MM

LEGEND

- FOUND IRON PIPE
- SET IRON PIPE
- SET SPIKE
- FOUND CONCRETE MONUMENT WITH BRASS CAP
- PERK HOLES PER MAP BY KEN KRETSCHMER DATED 10/18/99
- △ TREE
- EXISTING CONTOURS
- EXISTING SPOT GRADES
- PROPOSED CONTOURS
- PROPOSED SPOT GRADES
- SANITARY SEWER
- STORM SEWER
- INLET
- BURNER
- WELL
- RETAINING WALL
- SILT FENCE
- TREE TO BE SAVED
- TREE TO BE REMOVED



NOTES

THE PATIO AT THE BOAT HOUSE IS MAXIMUM 5' PER KENOSHA COUNTY.

ALL RETAINING WALLS SHALL BE CONSTRUCTED OF NATURAL STONE BLOCK.

STAIRS & RAILINGS AT PATH TO LAKE WILL BE CONSTRUCTED OF CEDAR.

THE RAILING AT TOP OF BOAT HOUSE DECK WILL BE CONSTRUCTED OF CEDAR AND NON-ORANGE.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT LOCAL UTILITY COMPANIES.

EROSION CONTROL TO BE APPLIED PER THE WISCONSIN EROSION CONTROL STANDARDS, LATEST EDITION.

ALL EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL SHALL REMAIN IN PLACE PRIOR TO START OF ANY CONSTRUCTION OPERATION AND SHALL BE MAINTAINED, AND REMAIN IN PLACE UNTIL FINAL VEGETATIVE COVER IS ESTABLISHED.

CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THE CONSTRUCTION ENTRANCE ONLY.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY B.W. SURVEYING, INC. (262) 767-5225; FIELD WORK WAS COMPLETED ON JANUARY 28, 2015.

MAJOR EXISTING ELEVATION AT CORNER OF 87TH STREET PAVEMENT

87TH STREET

FOR CONTINUATION SEE SHEET #1

REVIEW SET
NOT FOR CONSTRUCTION

2 OF 2

DEI

DESIGNTek ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 BORMET DRIVE, SUITE 305
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No: 184-003740

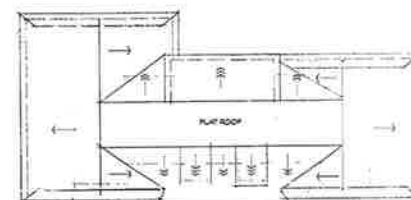
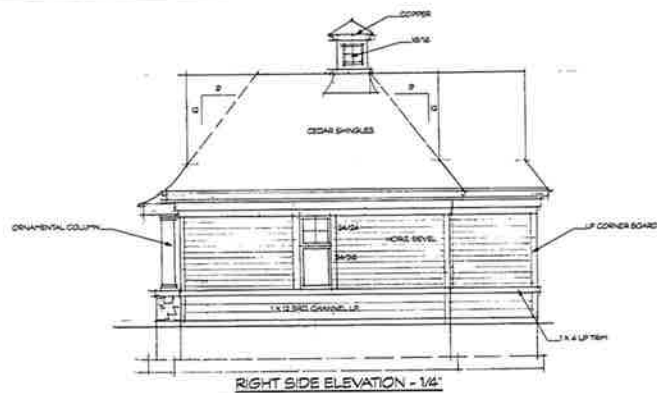
LOT #2
POWERS LAKE SUBDIVISION
WHEATON AND RANDALL
WISCONSIN

McNAUGHTON DEVELOPMENT
11 S. 220 JACKSON ST. #101
BURR RIDGE, IL 60527
630-325-3400

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04-16-15	FOR KENOSHA COUNTY REVIEW	DEI
2	05-01-15	FOR CLARENCE & CONSTRUCTION OF PERMITS	DEI
3	05-01-15	FOR KENOSHA COUNTY REVIEW	DEI

DETAILED GRADING PLAN: LOT 2 (NORTH)





ROOF PLAN - 1/8"

ALL ROOF SHAPES APPROX. (VERIFY IN FIELD)

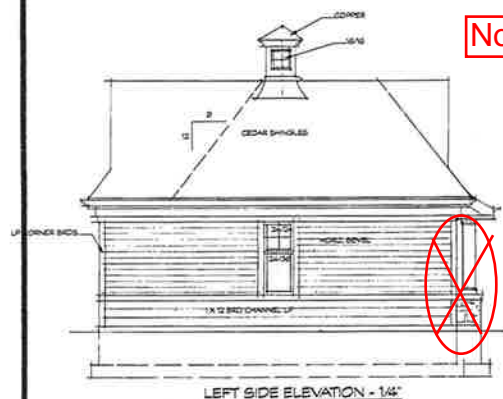
FLAT ROOF TO BE SUPPORTED WITH JAY FRAME SOLD POSTED
TO BRG WALLS BELOW

ICE AND WATER SHIELD ENTIRE ROOF

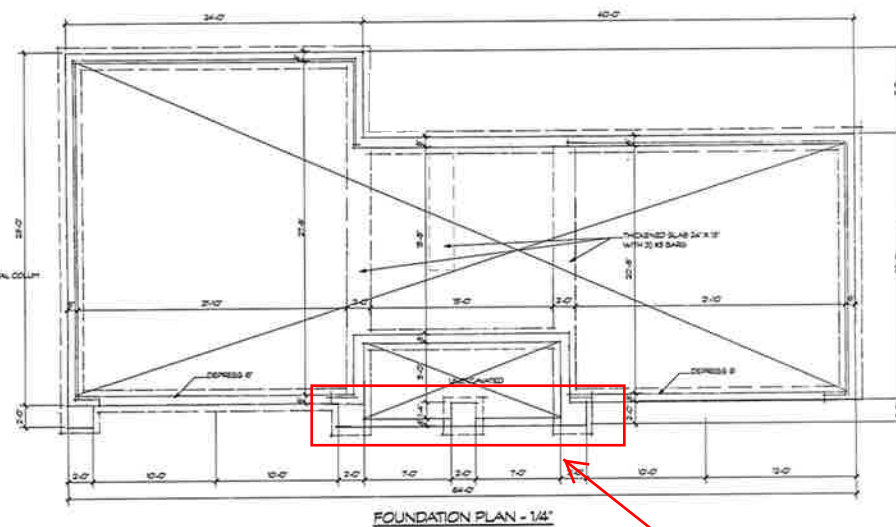
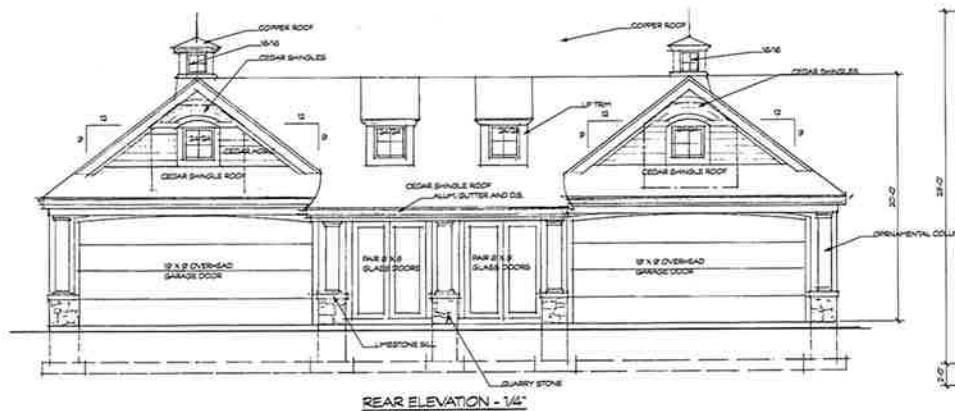
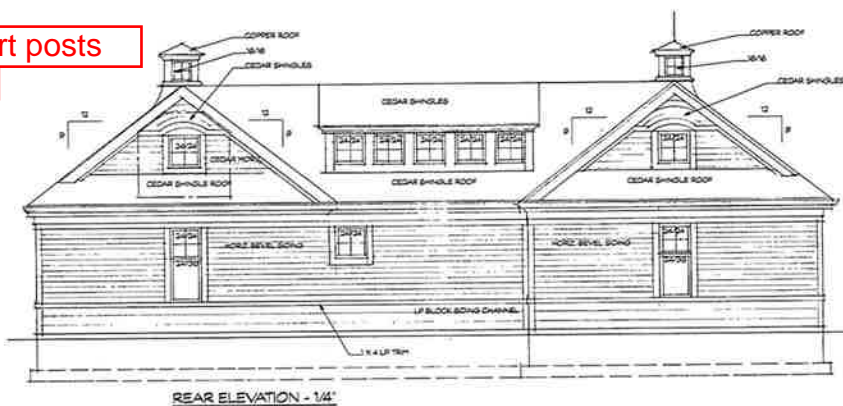
_____ is not good either.

12.9 ADDITIONAL

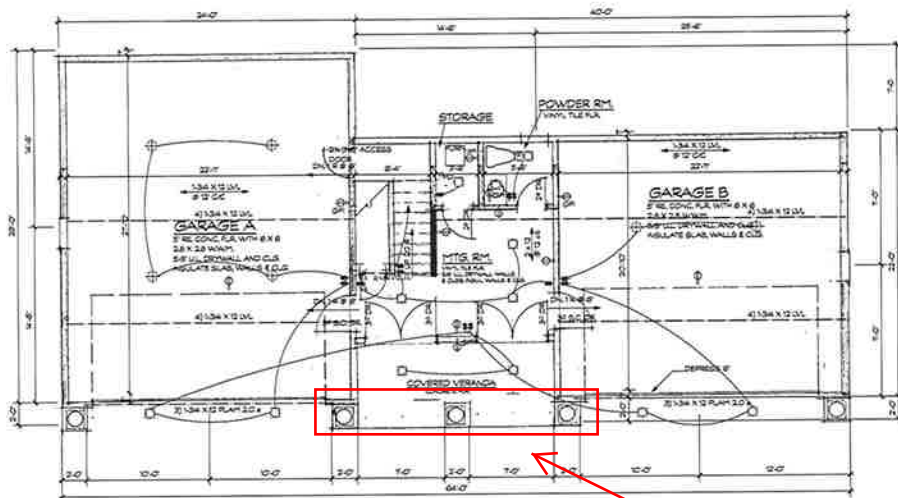
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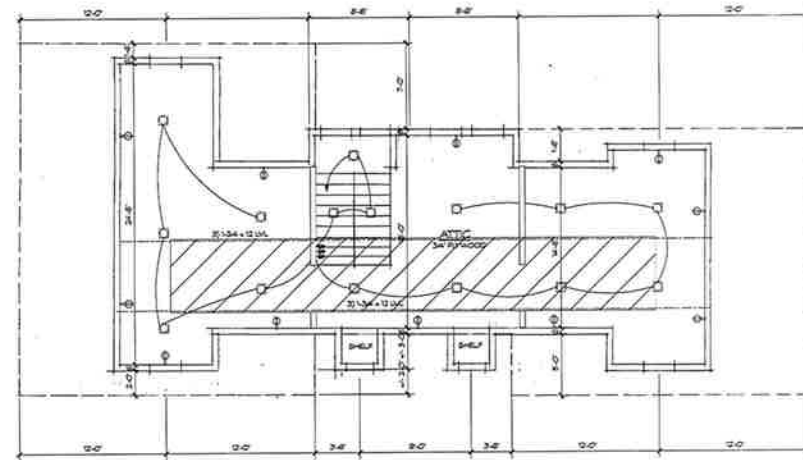
No support posts



No support posts

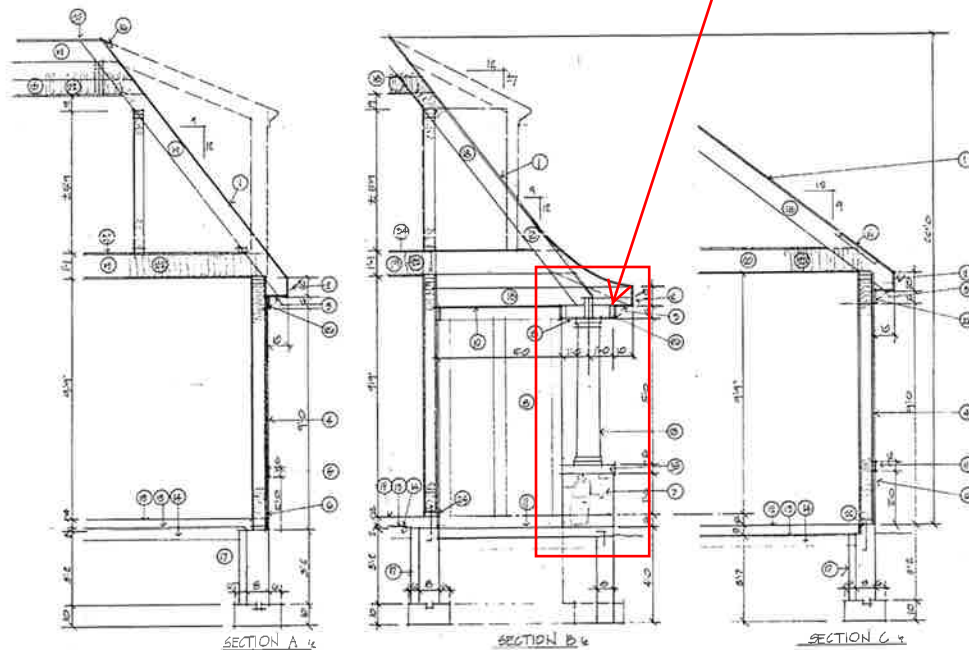


FIRST FLOOR PLAN - 1/4"



ATTIC FLOOR PLAN - 1/4"

No support posts



WALL SECTION MATERIALS LEGEND

1. Cedar Single over 30# felt and ice and water shield over 1/2" ply
2. 1 x 10 R.S. cedar fascia and aluminum gutter
3. 1 x 6 R.S. cedar frieze
4. 6 hour level siding over Tyvek over 2x6 @ 16 w/R-21 insulation 5/8" drywall
5. 1 x 6 R.S. cedar
6. 8 hour channeline over Tyvek over 2 x 6 with 5 1/4" insulation R- with 5/8" drywall
7. Stone over C.M.U.
8. Left vertical board and plywood siding
9. Cedar Shingle
10. Cedar Bd and Batten ceiling
11. 8x6" concrete floor over 6" stone
12. Re. concrete floor with 6x6 2.8 x 2.8
13. 6 mil vapor barrier
14. 6" stone fill
15. 4" concrete re. fl with 6x6 1.4 x 6.4 w w m
16. Flashing
17. R-1 rigid insulation
18. 2 x 10 x 16
19. 2 x 12 @ 16
20. 1 3/4" @ 12 LVL
21. Syro vent channel
22. R-49 insulation
23. 12" round permacast col
24. 2x6 treated plate with 5/8" x 10 long anchor bolt
25. EPDM roofing over pitched deck over 3/4" ply over 2 x 12 @ 16
26. 1x10 R.S. cedar eave with 1/4" cont. vent
27. Torch down roofing over 3/4" T&G over 1 3/4" x 12 @ 12 lv
28. Timber-Tec railing system
29. #5 @ 24" c/o vertical
30. 2) #5 top and bottom re bar
31. Waterproof membrane
32. 4" o/c drain tile with sock in 12" side drain to lower grade
33. Dropped siding over concrete
34. 3/4" T&G ply
35. Shaped limestone
36. 1x5 over R.S. cedar
37. Copper roof
38. Garage roof
39. FRP panels over W.P. drywall over treated lumber all walls and ceilings
40. 1/2" exp joints

REVISED

KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS
701 N. YORK ROAD / HINSDALE, IL. 60521 / PHONE 630-322-0084
FAX 630-322-0085



GARAGE FLOOR PLANS / SECTIONS

DRAWN

SCALE

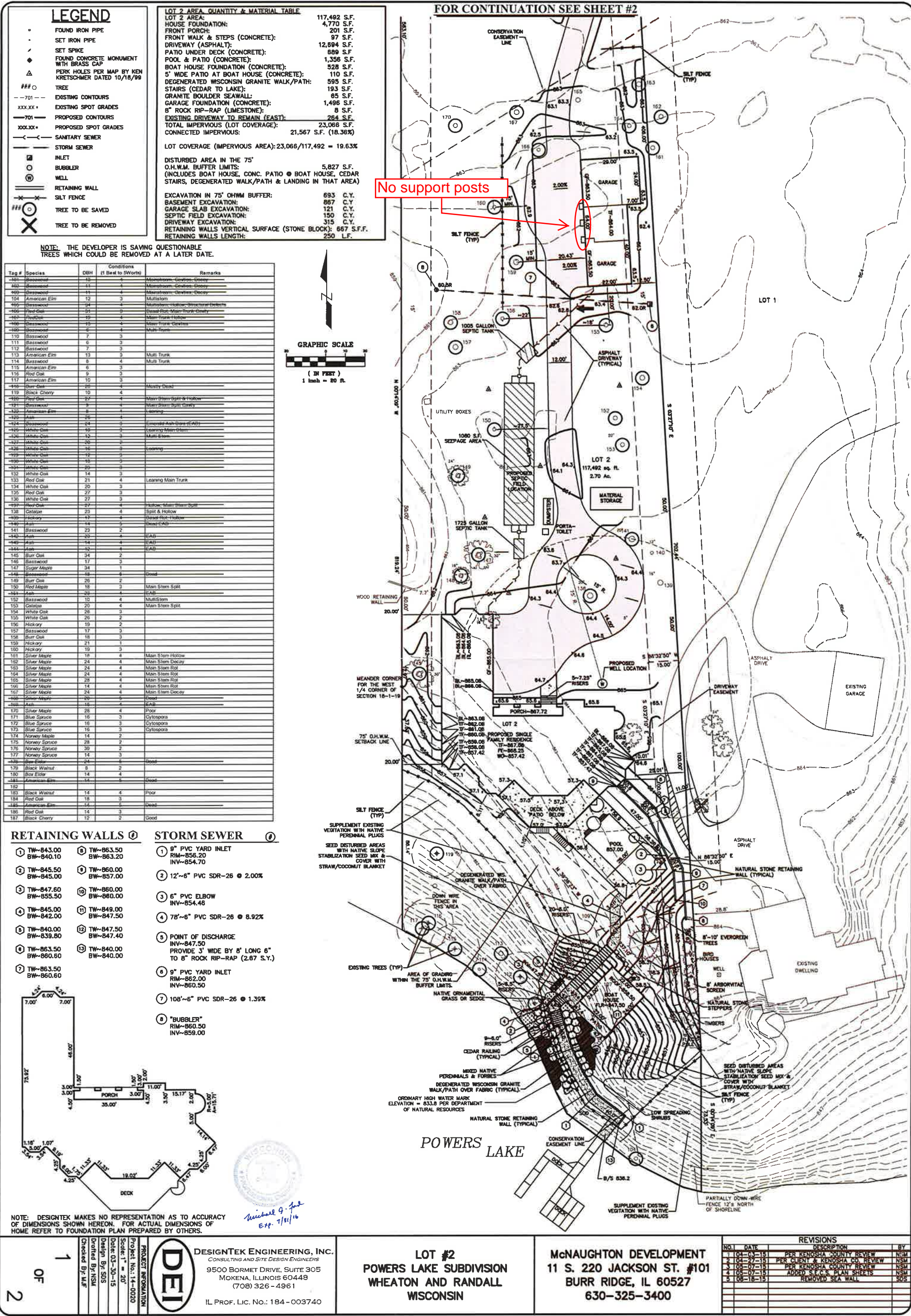
DATE

15512

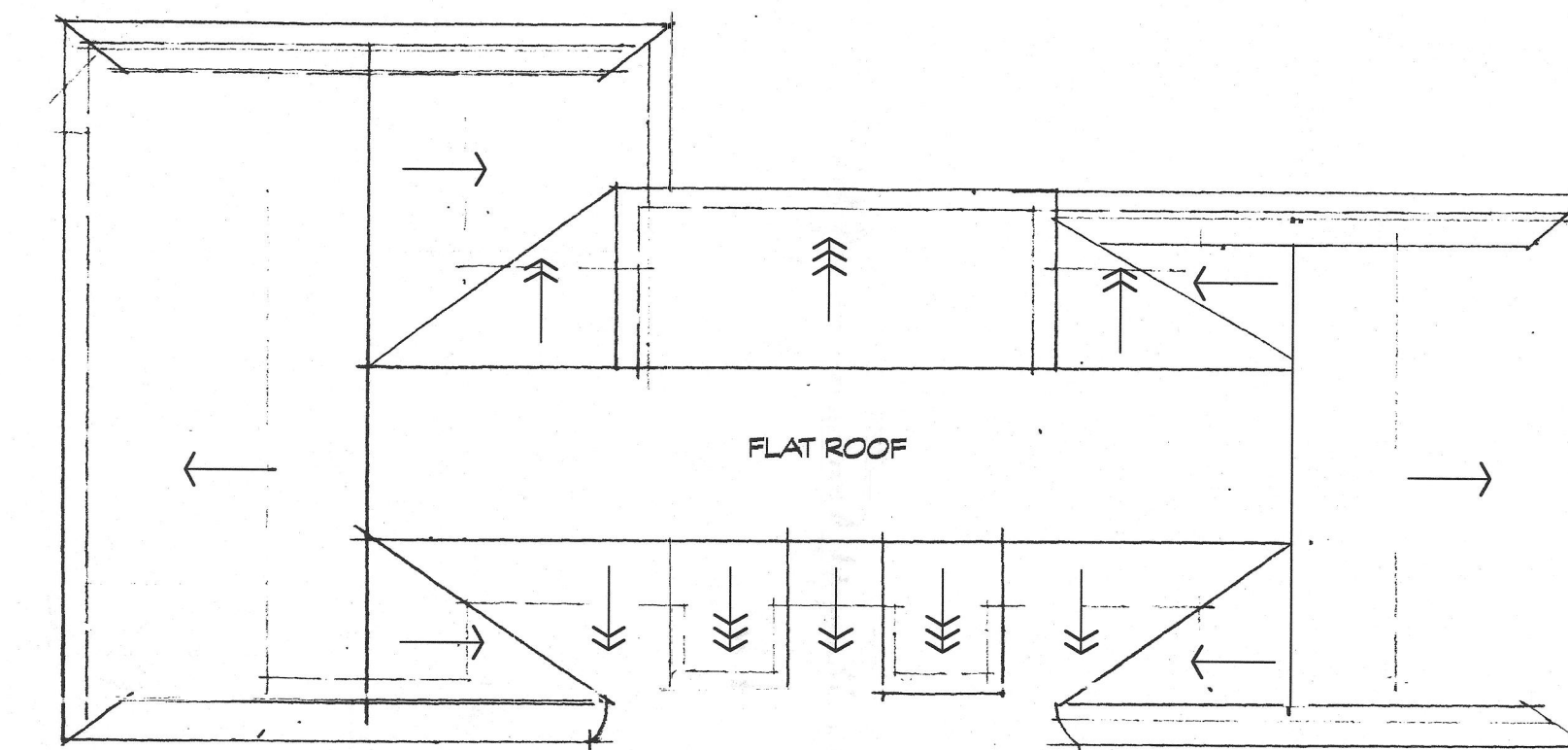
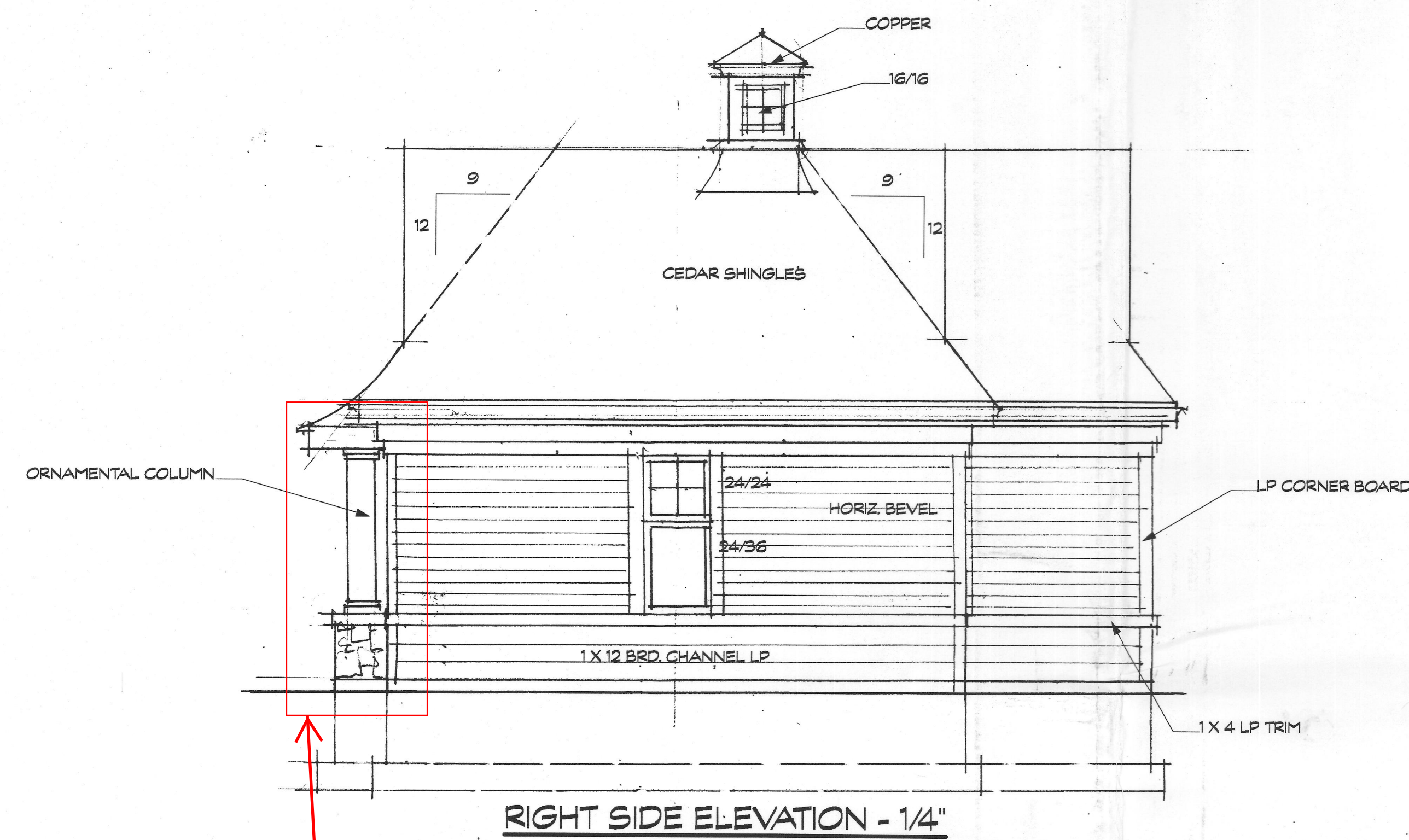
DRAWING NO. 22

DP

PRINTED FOR PERMITTING 5/2/18



DETAILED GRADING PLAN: LOT 2 (SOUTH)



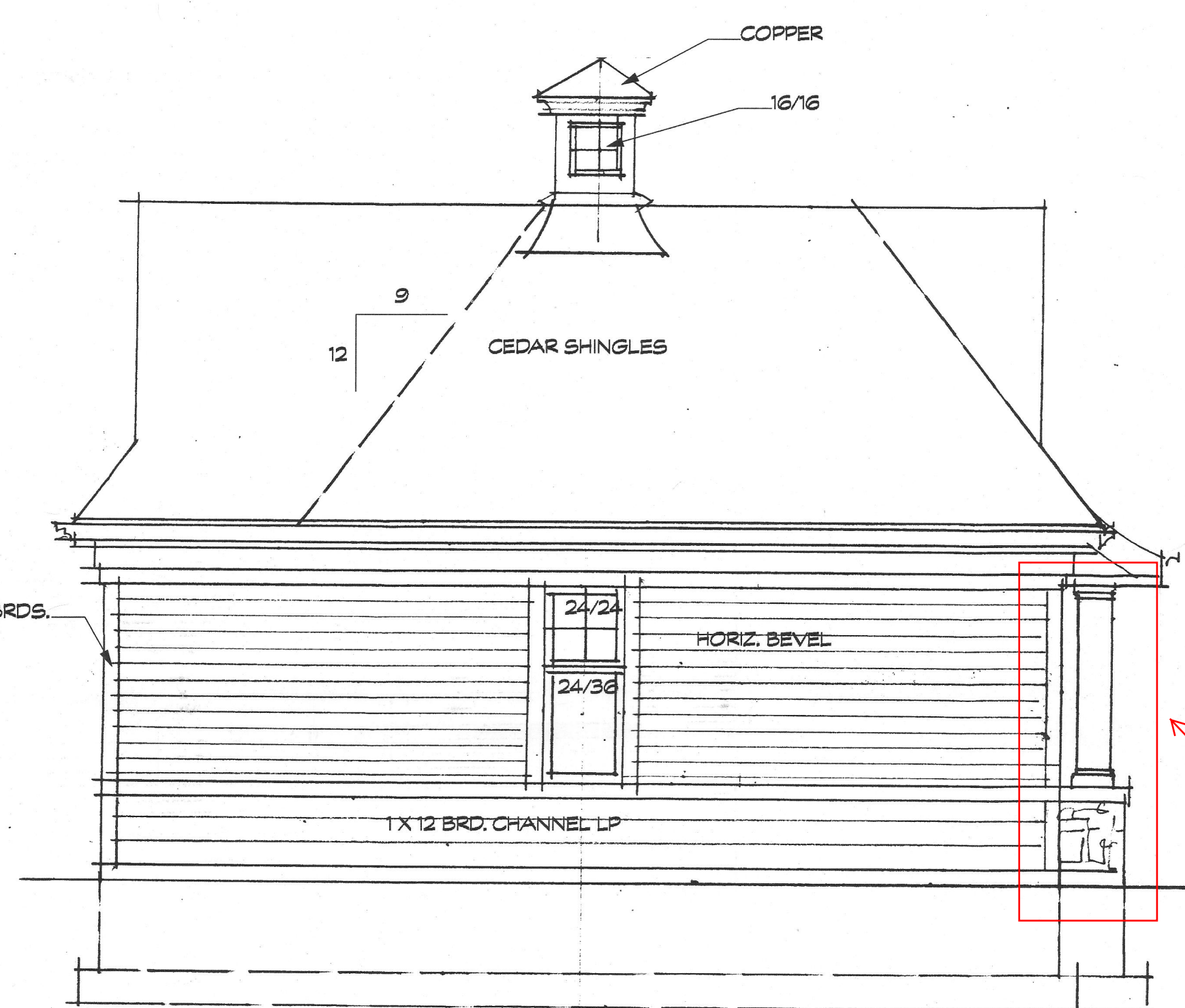
ROOF PLAN - 1/8"

ALL ROOF SHAPES APPROX. (VERIFY IN FIELD)

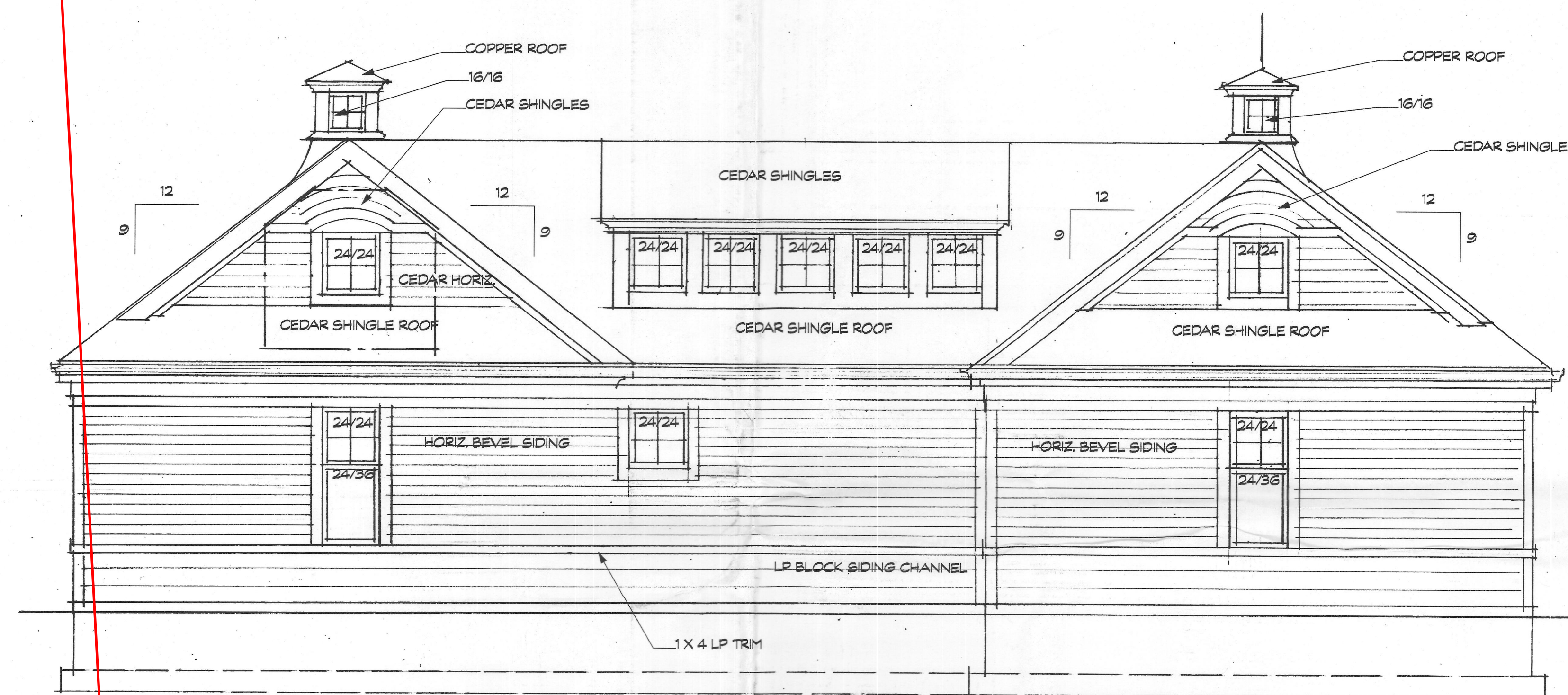
FLAT ROOF TO BE SUPPORTED WITH LVL FRAME SOLID POSTED
TO BRG. WALLS BELOW

ICE AND WATER SHIELD ENTIRE ROOF

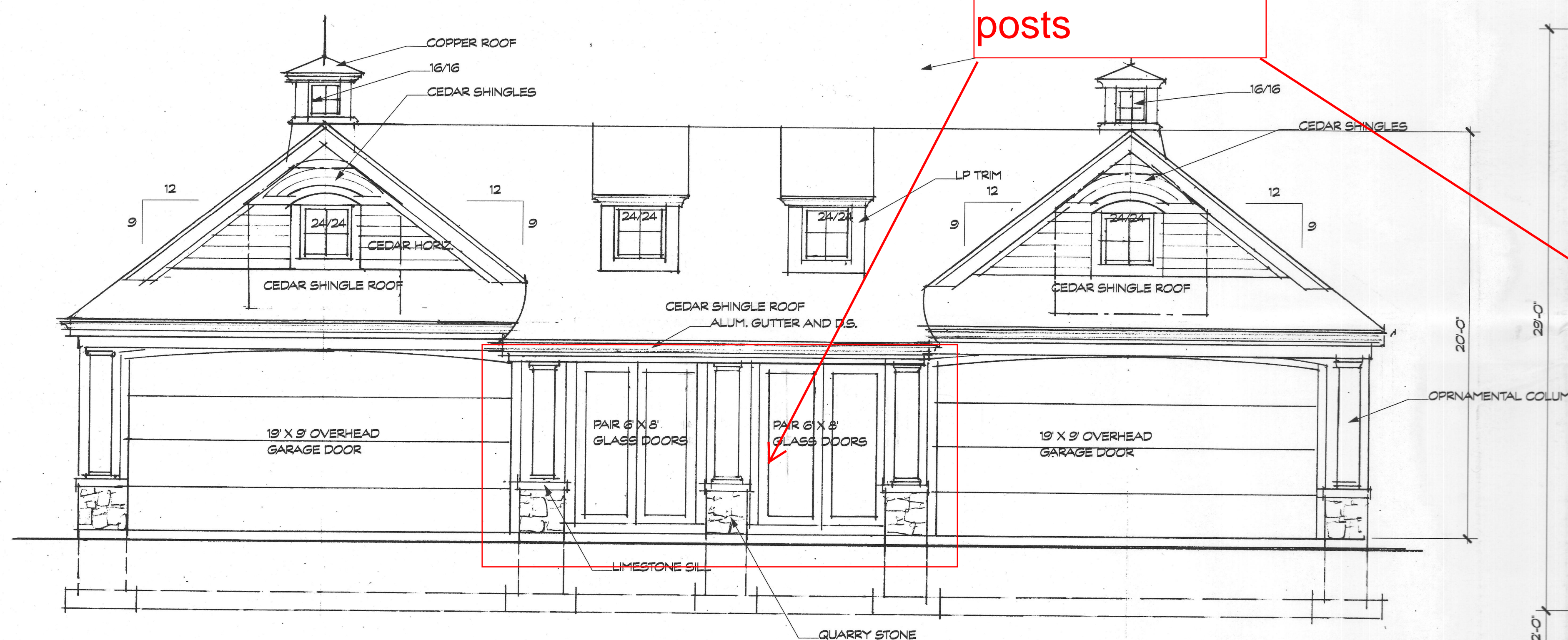
—→ 9/12 ROOF PITCH
 —→ 12/9 ROOF PITCH
 —→ +/- 7/12 ROOF PITCH



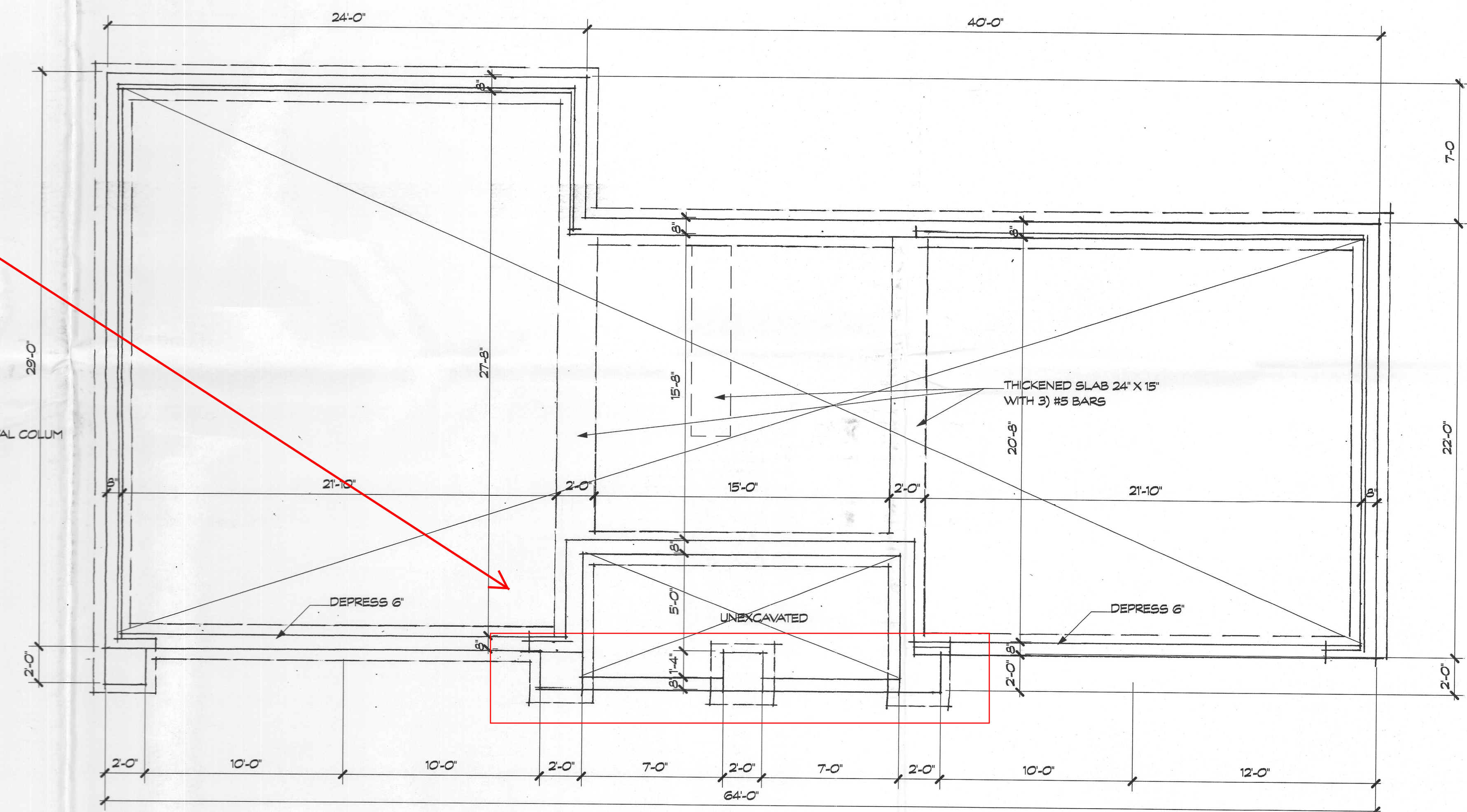
LEFT SIDE ELEVATION - 1/4"



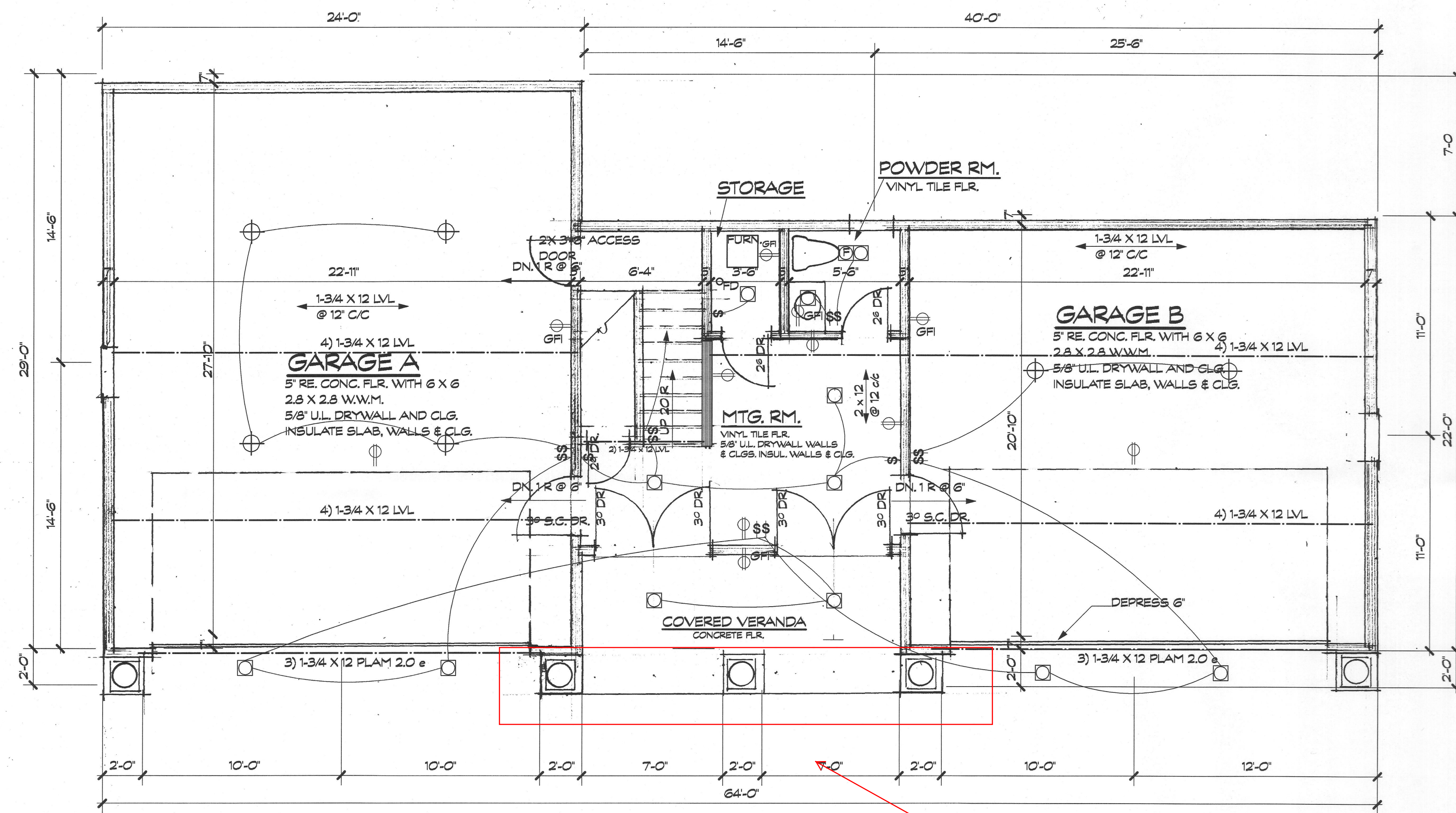
REAR ELEVATION - 1/4"



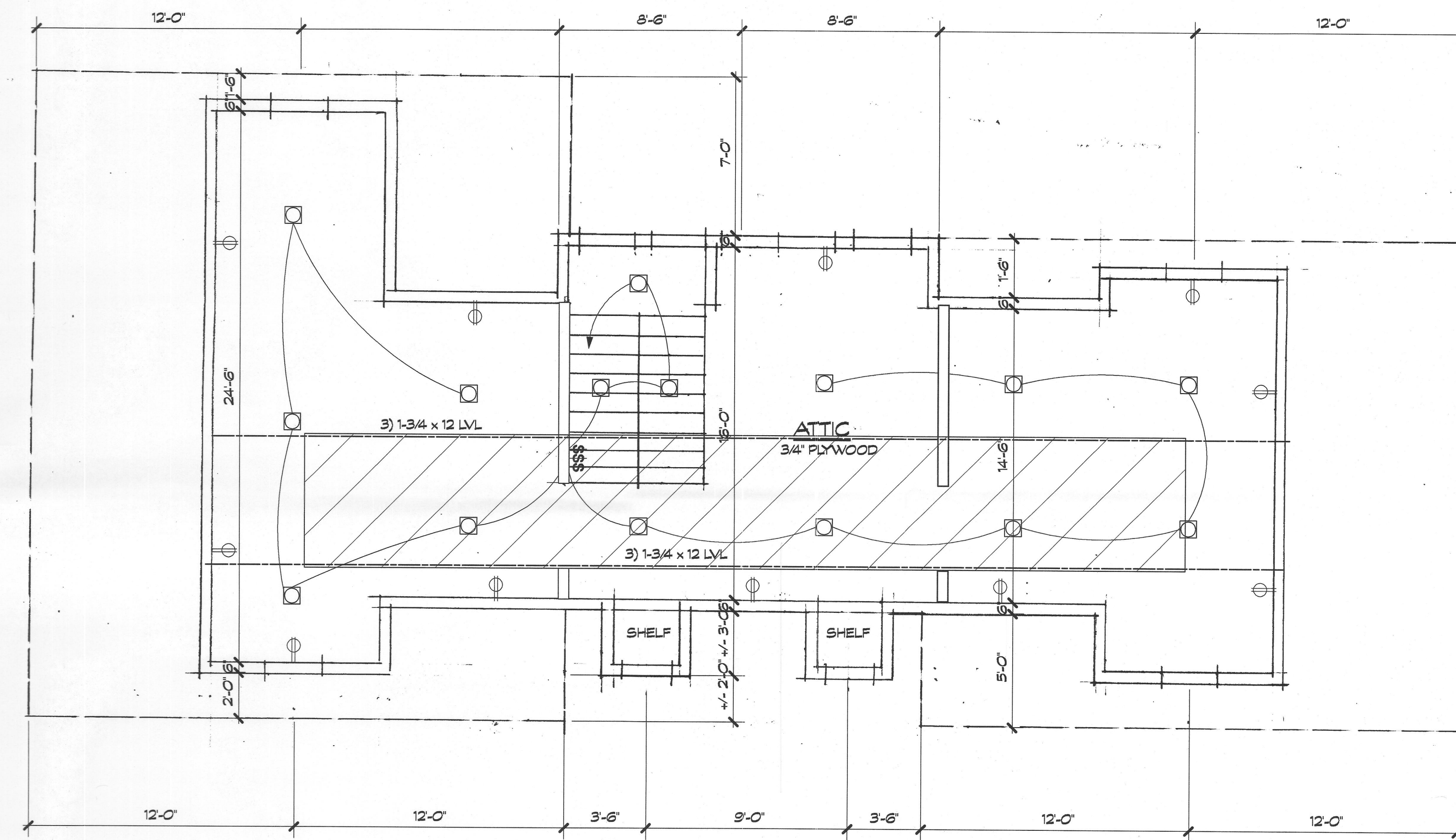
REAR ELEVATION - 1/4"



FOUNDATION PLAN - 1/4"



FIRST FLOOR PLAN - 1/4"

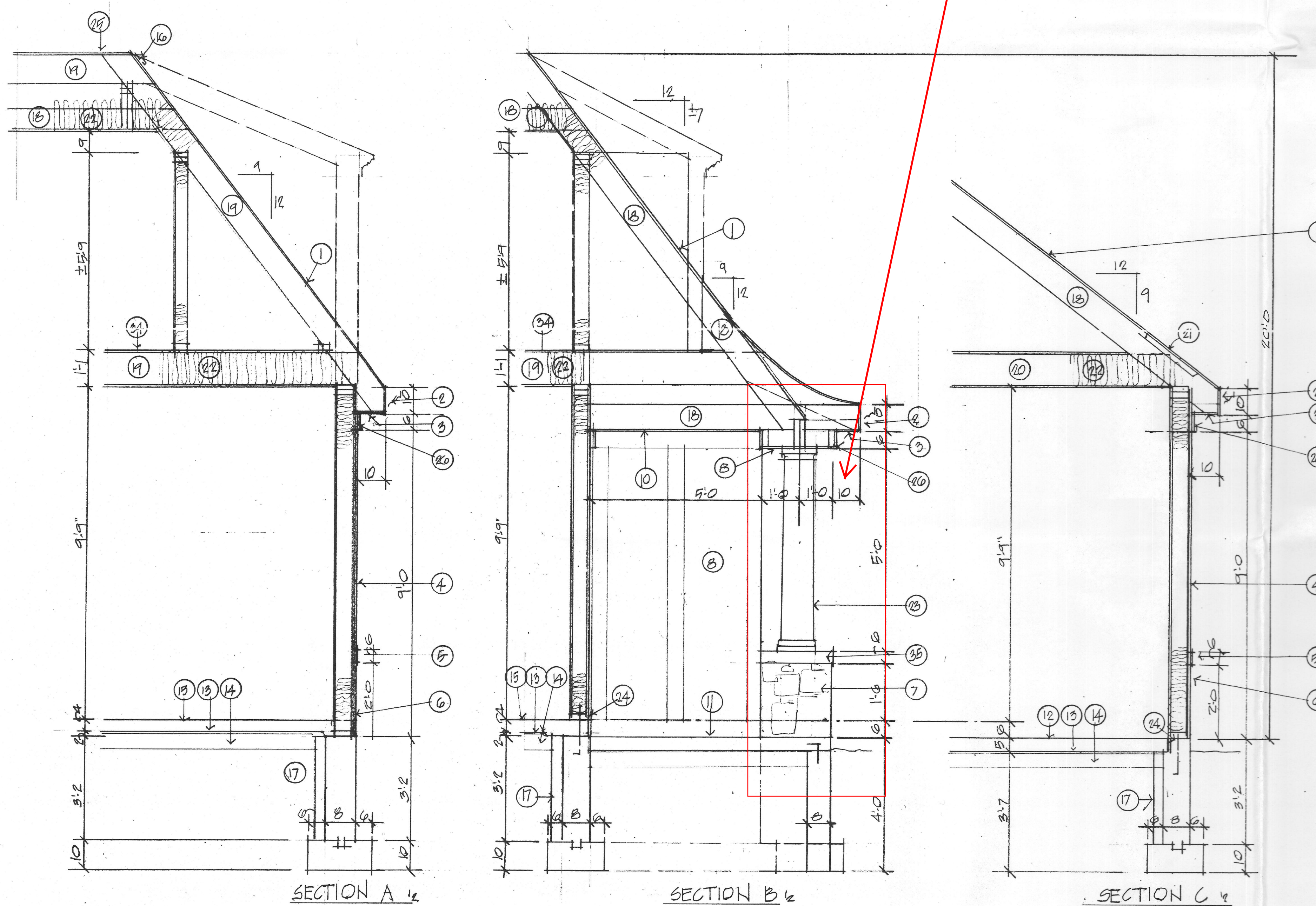


ATTIC FLOOR PLAN - 1/4"

No
support
posts

WALL SECTION MATERIALS LEGEND

1. Cedar Single over 30# felt and ice and water shield over 1/2" ply
2. 1 x 10 R.S. cedar fascia and aluminum gutter
3. 1 x 6 R.S. cedar frieze
4. 6 hour bevel siding over Tyvec over 2x6 @16 w/R-21 insulation 5/8" drywall
5. 1 x 6 R.S. cedar
6. 8 hour channeline over Tyvec over 2 x 6 with 5 1/2" insulation R- with 5/8" drywall
7. Stone over C.M.U.
8. Left vertical board and plywood siding
9. Cedar Shingle
10. Cedar Bd and Baten ceiling
11. 8x6" concrete flor over 6" stone
12. Re. concrete floor with 6x6 2.8 x 2.8
13. 6 mil vapor barrier
14. 6" stone fill
15. 4" concrete re. fl with 6x6 1.4 x 6.4 w w m
16. Flashing
17. R-1 rigid insulation
18. 2 x 10 x 16
19. 2x 12@16
20. 1 3/4" @ 12 LVL
21. Styro vent channel
22. R-49 insulation
23. 12" round permacast col
24. 2x6 treated plate with 5/8" x 10 long anchor bolt
25. EPDM roofing over pitched deck over 3/4" ply over 2 x 12@16
26. 1x10 R.S. cedar eave with 3/4" cont. vent
27. Torch down roofing over 3/4" T&G over 1 3/4" x 12@ 12 lvl
28. Timber -Tec railing system
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32. 4" o/c drain tile with sock in 12' side drain to lower grade
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35. Shaped limestone
36. 1x5 over R.S. cedar
37. Copper roof
38. Garage roof
39. FRP panels over W.P. drywall over treated lumber all walls and ceilings
40. 1/2" exp joints



REVISED:

THIS IS TO CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY AN ARCHITECT OR ENGINEER OR A PROFESSIONAL DESIGNER IN THE STATE OF ILLINOIS AND THAT THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES OF THE CITY OF CHICAGO.

**KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS**
701 N. YORK ROAD / HINSDALE, IL 60521 / PHONE 630 325-0384 / FAX 630 325-0206



GARAGE FLOOR PLANS / SECTIONS

DRAWN:

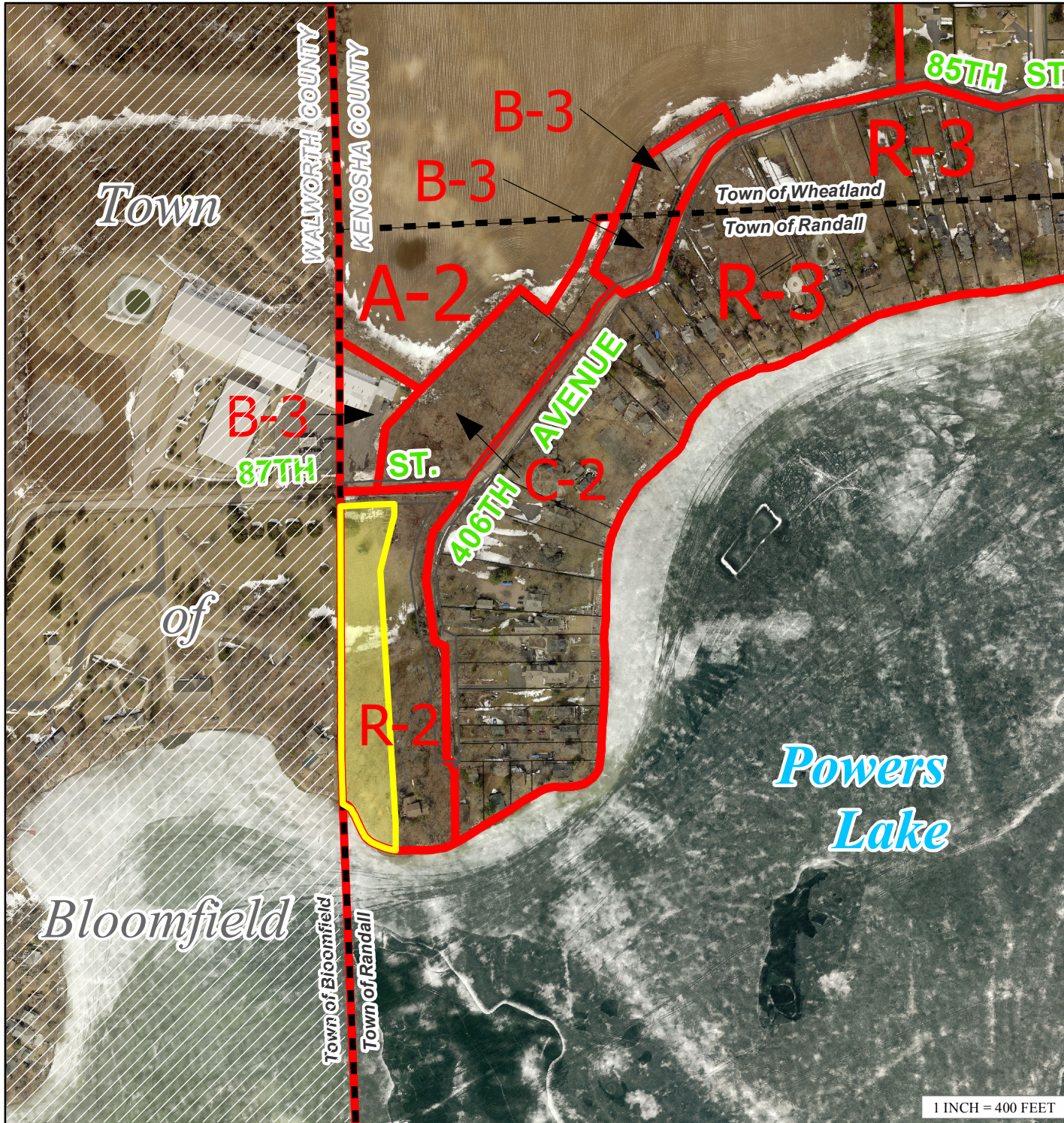
SCALE:

DATE:

JOB NO:
15512

DRAWING NO: 22

OF:



VARIANCE SITE MAP

PETITIONER(S):

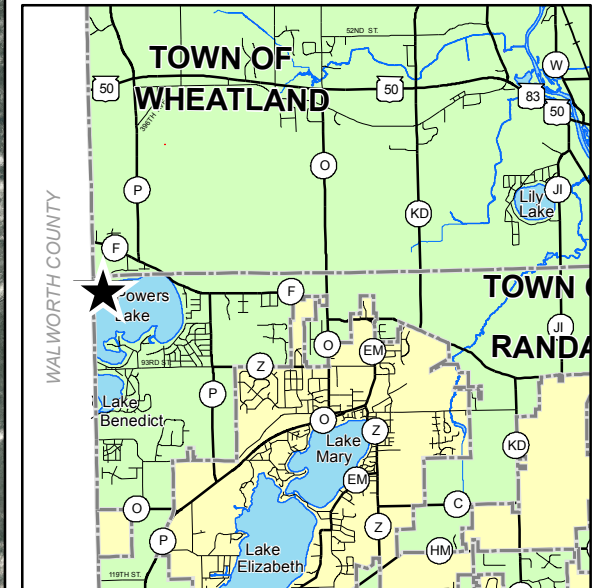
Lynette D. McNaughton
Revocable Living Trust (Owner)
Paul McNaughton (Agent)

LOCATION: NW 1/4 of Section 18,
Town of Randall

TAX PARCEL(S): #60-4-119-182-0500

REQUEST:

Requesting a variance (Section V. A. 12.27-6(d): that all detached accessory structures shall be located in the side or rear yard in the R-2 Suburban Single-Family Residential District.) to construct a detached garage to be located in the street yard (side or rear yard required).





COUNTY OF KENOSHA

January 2013

Department of Public Works & Development Services

TEMPORARY USE APPLICATION

RECEIVED

FEB 10 2017

Kenosha County
Planning and Development

Owner: Clem Stein III

Mailing Address: 5700 312th Avenue

Salem WI 53168

Phone Number(s): 312-371-1155

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: 95-4-219-364-0107 Zoning District: A-2

Property Address: 5700 312th Avenue Shoreland: No

Subdivision: CSM 2743 Lot(s): 2 Block: -

Current Use: Single-Family Residence & Two Outbuildings

REQUIRED BY ORDINANCE

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

Commercial Event Barn

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.

See attached write-up.

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: _____ Signature: _____

Agents Address: _____

Phone Number(s): _____

Temporary Use Permit
For Stein Farms 11-22-16

Stein Farms is a family farm located in Wheatland, WI. on highway NN & Highway K. Stein Farms has been operating since 1973 as a tree nursery, and owned and operated by Clem Stein. The 2 buildings located on the farm are known as the "barn" and the "lodge". The barn is a 2500 sqft. steel wall and ceiling with a concrete floor. In the past the lodge was a tavern called the "Pit Tavern" and was built back in the early 60's and was in operation for 4 years from 1964 - 1969. This building is 2280 sqft and has 2 bathrooms (womens and mens) with 2 stalls & sink in both. The lodge has kitchen, walk-in cooler, stage, bar & fireplace. We have been using this space since 1980 for many events including weddings, fundraisers, graduation parties, family reunions, etc... The lodge has an existing parking lot with area lighting.

Zoning: The farm is zoned A-2

Operating hours: General business hours - 9:00 a.m. - 8:00 p.m. Event hours and different for each event, but are generally between 9:00 a.m. & 11:30 p.m.

Sanitation: The lodge bathroom toilets lead to leach field that is located 50 feet from the building. Hand sanitizers are available in the bathrooms and well water is and equipped with iron filter. Beer lines are cleaned between events and a schedule is available upon request.

Employees: Depending on the size of the event, we normally have 3 - 5 part-time employees.

Parking Lot: The parking lot is located on the north side of the lodge. See site plan for exact location & area light location.

Traffic: Traffic will arrive from highway K and highway NN

Buildings: Lodge is 2280 sqft. cinder block structure and the barn is 2500 sqft steel ceiling & wall with concrete floor.

Signage: Stein Farms sign is located on the corner of highway K & highway NN, located on the north-west corner, and has been in place since 1980.

Outdoor Lighting: The lodge and barn have lighting on south and east side, and in between lodge and barn. The parking lot also has area lighting.

Trash Removal: A dumpster is located remote area from the event and is emptied when necessary.

Noise: The event space is located in the country and buildings do not face any homes so noise does not affect neighboring homes.

Public Safety: First aid kits and fire extinguishers are available on premise. Adequate insurance is in place and is through State Farm.

Public Services: Public services will not be needed except for emergencies.

PLAT OF SURVEY

- OF -

* LOT LINE ADJUSTMENT BETWEEN *

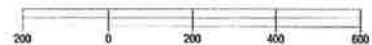
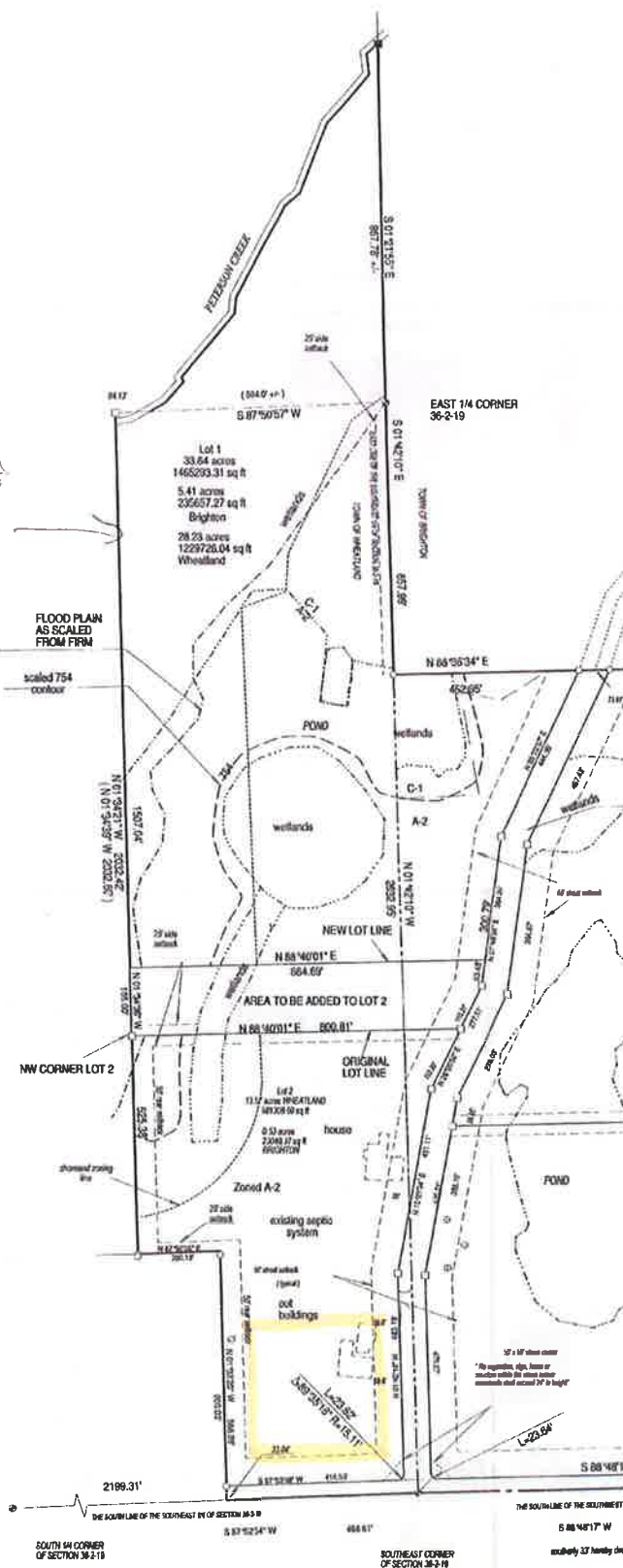
LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP No. 2437, BEING PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 19 EAST, TOWN OF WHEATLAND AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 20 EAST, TOWN OF BRIGHTON, ALL IN KENOSHA COUNTY, WISCONSIN.

Description of area to be removed from lot 1 and added to lot 2.

Commencing at the northwest corner of lot 2 of said certified survey map 2437, said point being the POINT OF BEGINNING; thence N01°34'38"W, along the west line of lot 1 of said certified survey a distance of 165.00 feet; thence S88°40'01"E, a distance of 664.88 feet, to the west line of C.T.H. "N"; thence S07°46'52"W, along said west line a distance of 63.45 feet; thence S28°05'52"W, along said west line a distance of 115.31 feet; thence S88°40'01"W, a distance of 800.61 feet to the POINT OF BEGINNING; said described tract containing 3.2 Acres, more or less.

0.67 ACRES BRIGHTON
3.13 ACRES WHEATLAND

NW
29.94



BASIS OF BEARING OF THIS PLAT: THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, GRID NORTH, NAD 83, WISCONSIN.



JEFFREY L. KAMPS S. 2438
Wisconsin Registered Land Surveyor
(original if signed in red)

- () = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar

SCALE 1" = 200'

JOB # 15-160b

TAX ID #

COUNTY TRUNK HIGHWAY "K"

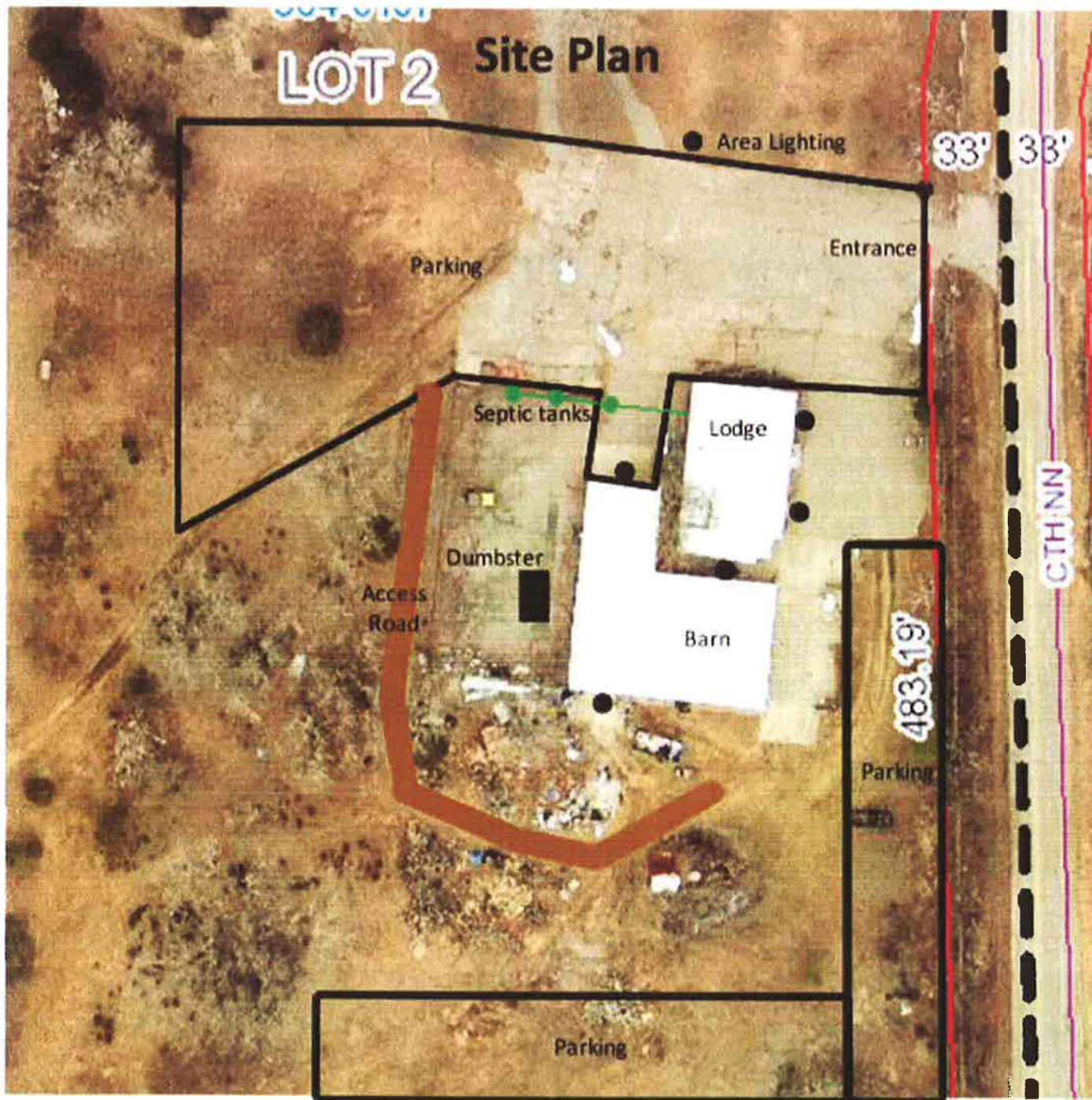
"I hereby certify that I have surveyed the above described property and that the above map, to the best of my knowledge and belief, is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments, if any."
This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title hereon, within one year from the date hereof.

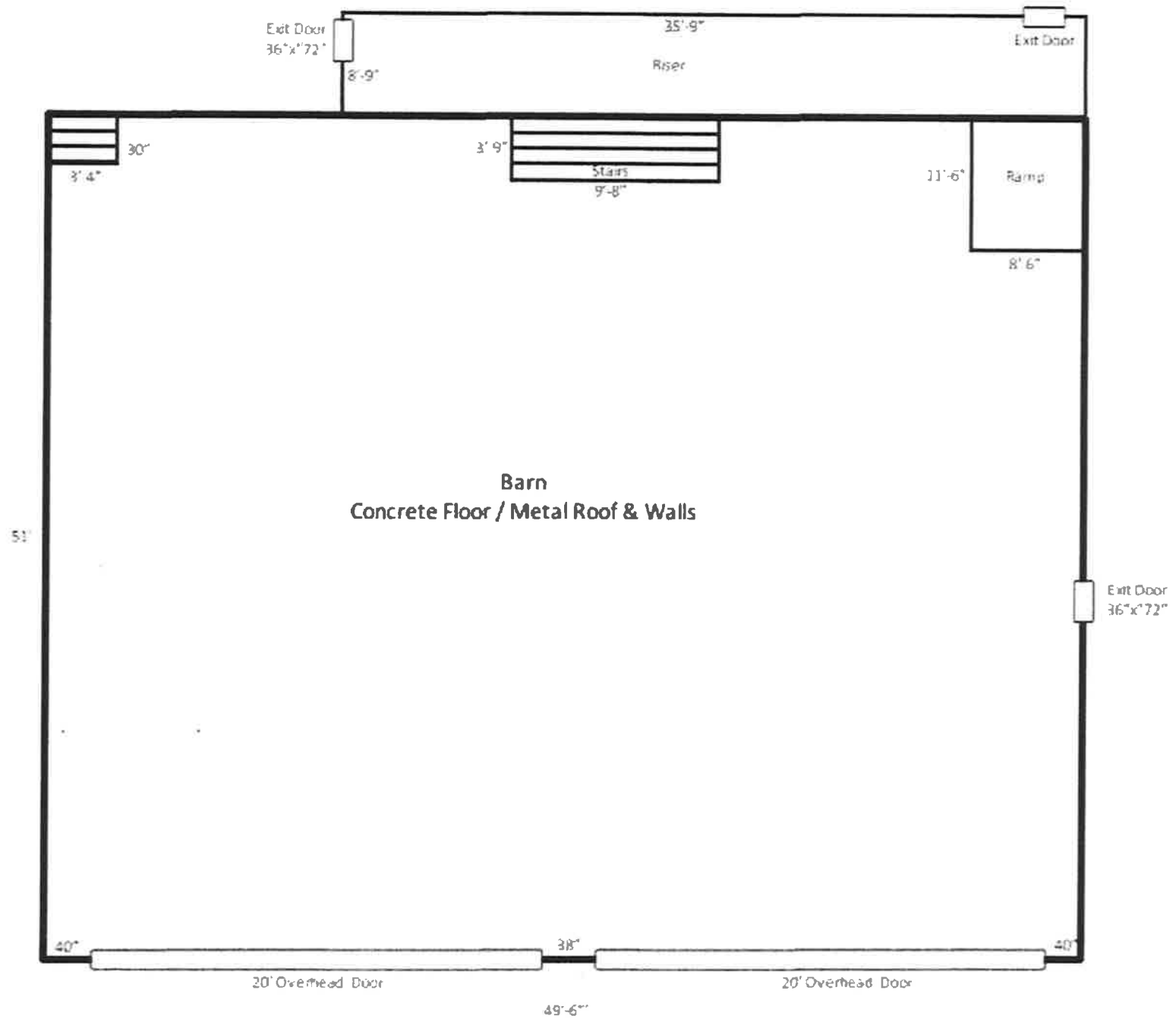
DATED THIS 14th day of June, 2015.

ES Soil Test
- Chris Johnston

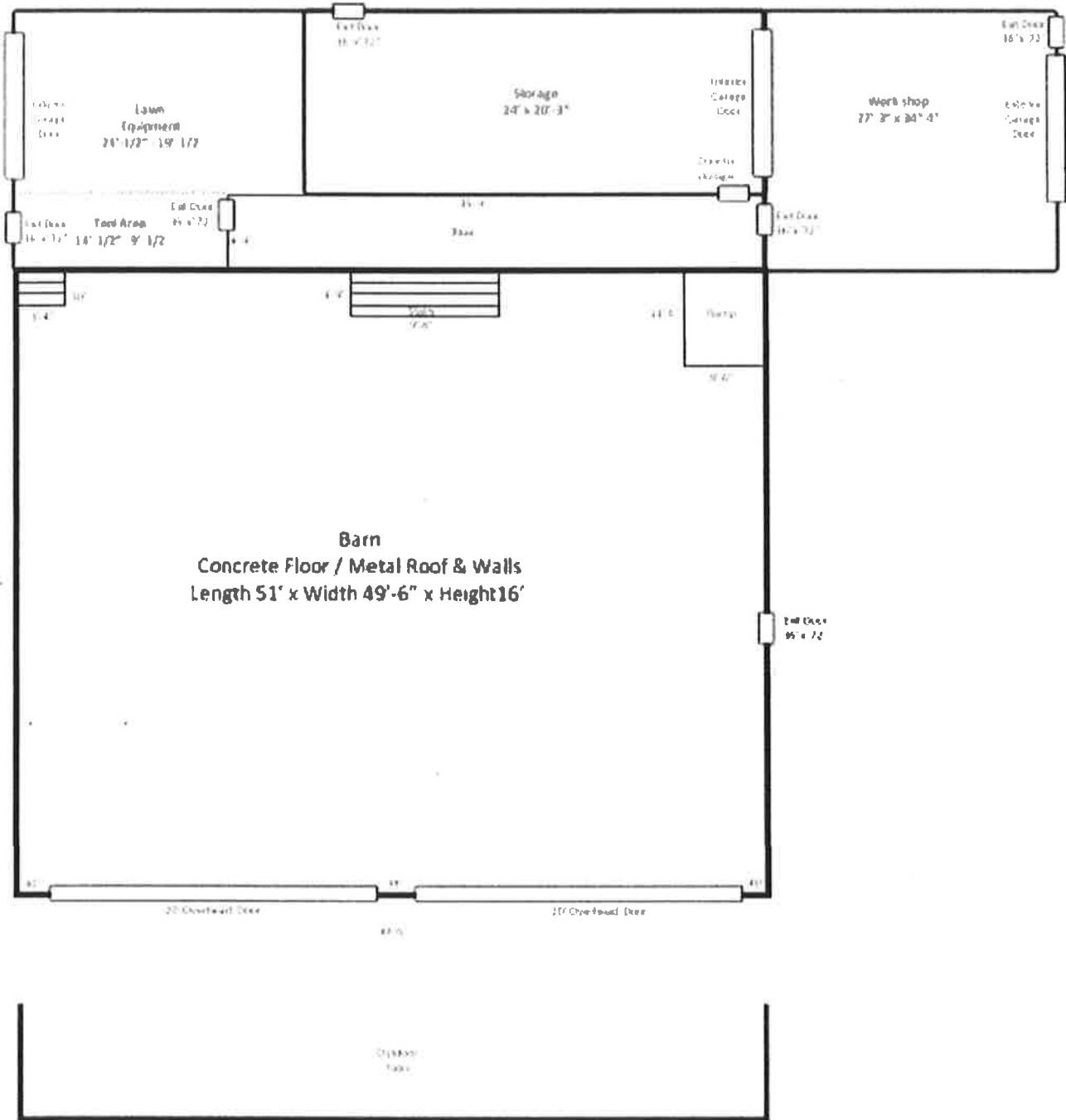
LOT 2

Site Plan

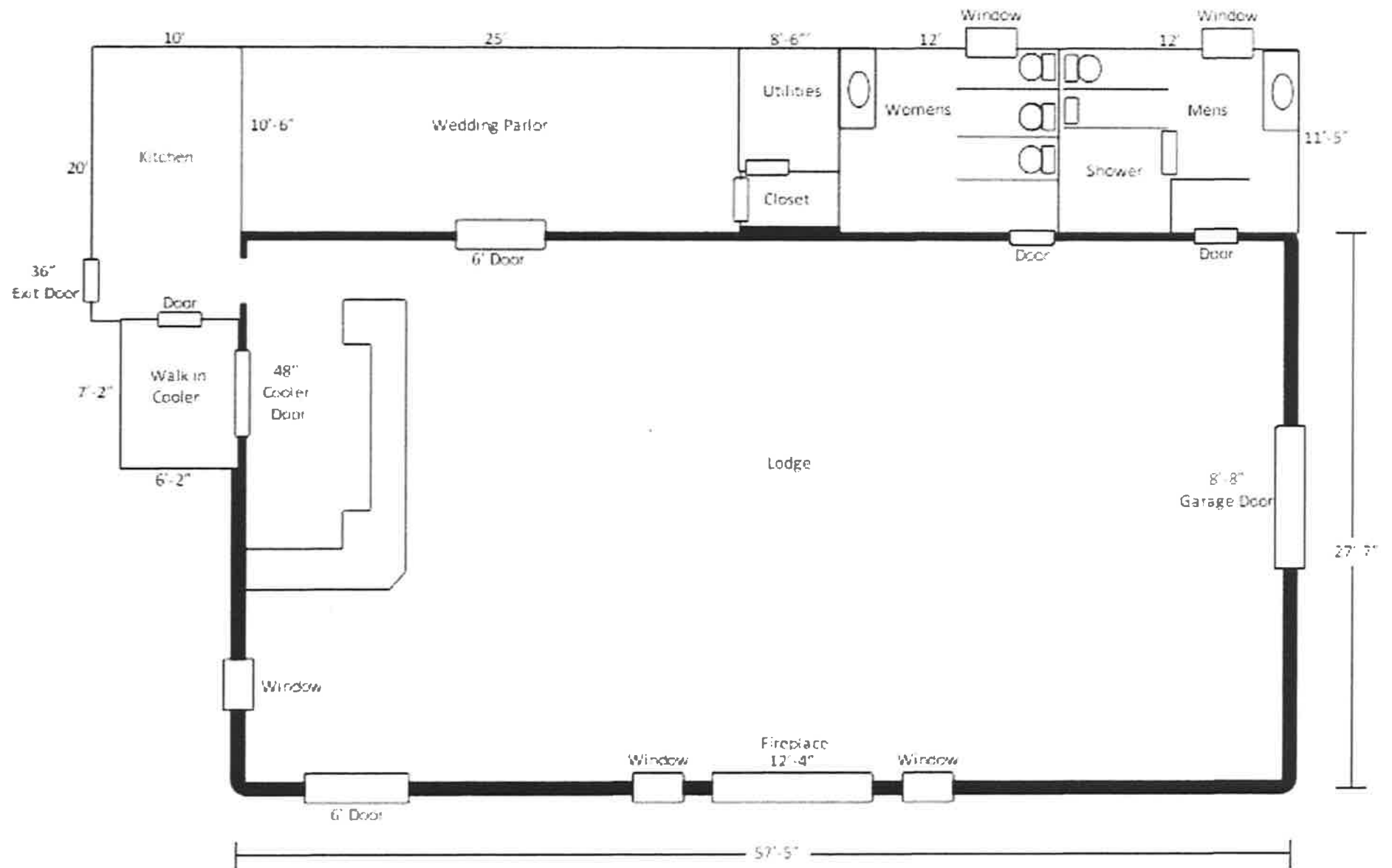


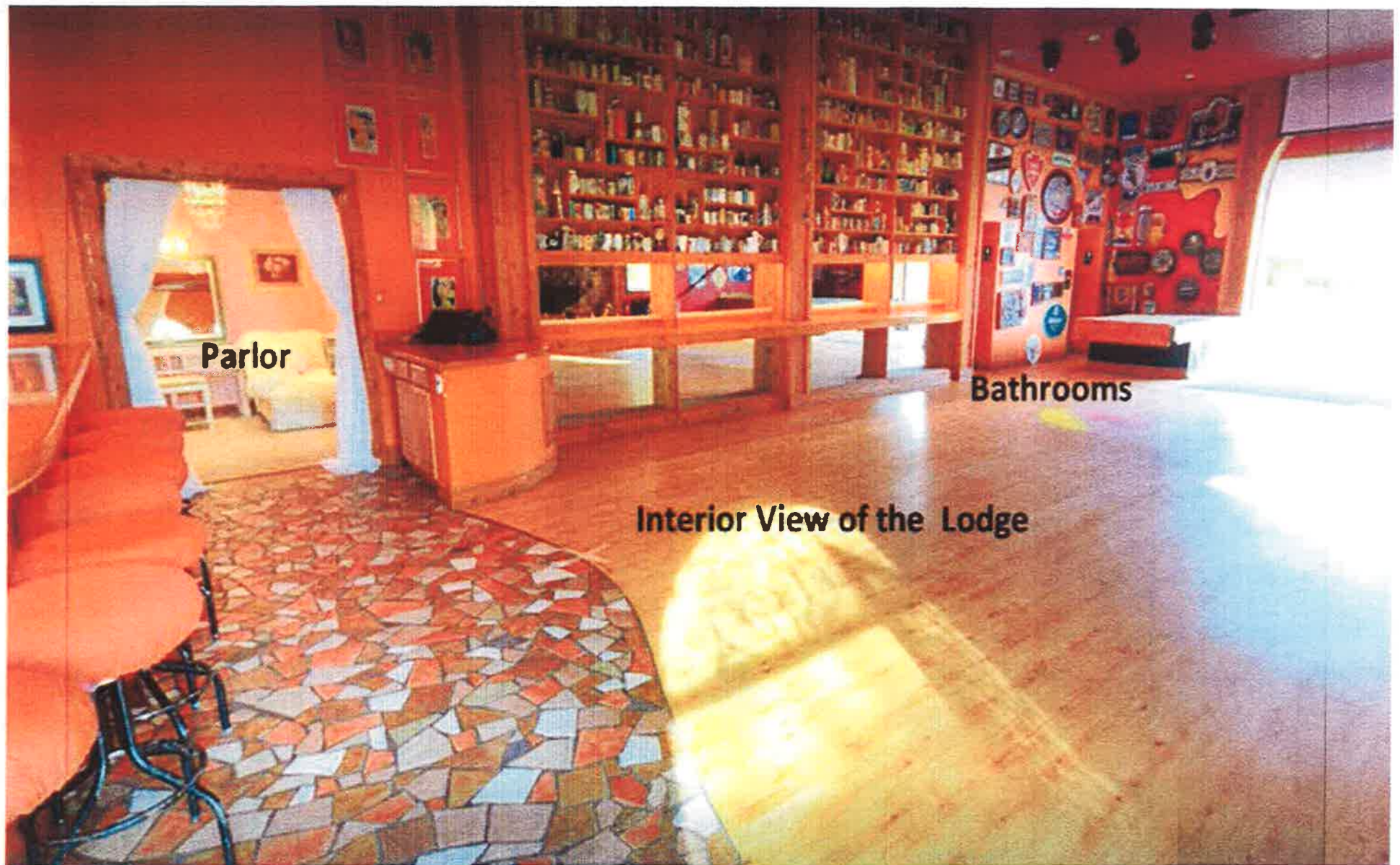


Barn



Lodge





Parlor

Bathrooms

Interior View of the Lodge



Barn with overhead doors open



Interior view of Barn

BOARD OF ADJUSTMENTS SCHEDULE FOR 2017 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)*

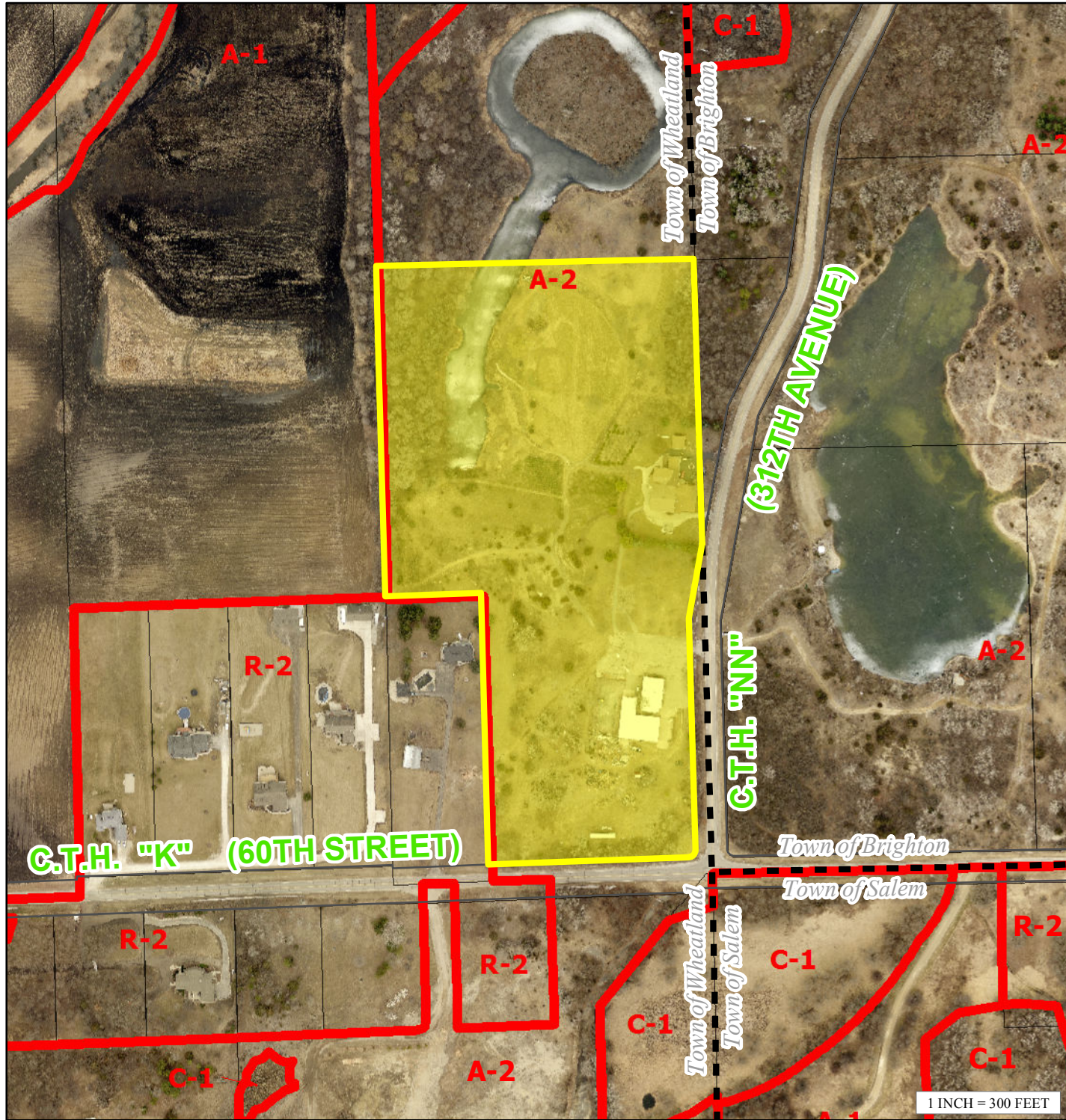
*This schedule includes all areas under general zoning regulations in the following townships:
BRIGHTON, PARIS, RANDALL, SALEM, SOMERS, WHEATLAND*

HEARING DATES

<u>JANUARY 19</u>	Filing Date: December 19 Published: Jan. 6 & Jan. 11	<u>JULY 20</u>	Filing Date: June 20 Published: July 7 & July 12
<u>FEBRUARY 16</u>	Filing Date: January 16 Published: Feb. 3 & Feb. 8	<u>AUGUST 17</u>	Filing Date: July 17 Published: Aug. 4 & Aug. 9
<u>MARCH 16</u>	Filing Date: February 16 Published: March 3 & March 8	<u>SEPTEMBER 21</u>	Filing Date: August 21 Published: Sept. 8 & Sept. 13
<u>APRIL 20</u>	Filing Date: March 20 Published: April 7 & April 12	<u>OCTOBER 19</u>	Filing Date: September 19 Published: Oct. 6 & Oct. 11
<u>MAY 18</u>	Filing Date: April 18 Published: May 5 & May 10	<u>NOVEMBER 16</u>	Filing Date: October 16 Published: Nov. 3 & Nov. 8
<u>JUNE 15</u>	Filing Date: May 15 Published: June 2 & June 7	<u>DECEMBER 14</u>	Filing Date: November 14 Published: Dec. 1 & Dec. 6

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 Director of the Department of Planning and Development shall be delegated the responsibility of informing the County Clerk of both scheduled open and closed meetings so that proper notices may be given.



TEMPORARY USE SITE MAP

PETITIONER(S):

Clem Stein III (Owner)

LOCATION: SE 1/4 of Section 36,
Town of Wheatland

TAX PARCEL(S): #95-4-219-364-0107

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 allow the operation of a commercial event barn in the A-2 General Agricultural District.

