



COUNTY OF KENOSHA

December 2012

Department of Planning and Development

VARIANCE APPLICATION

Owner: 40100 91st Street LLC

Mailing Address: 1308 Ada Lane

Naperville IL 60540

Phone Number(s): 630-247-2275/708-565-5755

RECEIVED

DEC 13 2018

Kenosha County
Planning and Development

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: 60-4-119-183-0121

Zoning District: R-2

Property Address: 40100 91st St

Shoreland: Yes

Subdivision: _____

Lot(s): _____ Block: _____

Current Use: Single Family Residence

Proposal: To change the location of the outbuilding as required by ordinance from the side yard/rear yard to the street yard.

REQUIRED BY ORDINANCE

Section: III. P. 12.18.4-5 - That accessory buildings shall be located in the side or rear yard only

Section: _____ - _____

Section: _____ - _____

VARIANCE REQUESTED

Street Yard Placement

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.

(A) These two options for placement of an out-building are not optimal because:

1. Available lakeside area is limited, and there is a 75' setback to comply with.
2. Side yard available area is very limited and will not be aesthetically pleasing. (See site plan)

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

(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.

Yes. No reasonable area to place the out-building to comply with the ordinance.

(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.

N/A

(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.

Effect on this property, community and neighborhood:

No detriment to placing the out-building in the proposed street yard area.

Proposed out-building location would be tucked in a depression with mature trees, reducing the visibility of the building from the adjacent property and from the road.

We would comply with all other street and side yard 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 Appeal request made herein, during reasonable daylight hours.

Owners Signature: 

Agent: Randy Thelen

Signature: 

Agents Address: Thelen Total Construction / PO Box 17, 1497 N. Wisconsin St, Elkhorn WI 53121

Phone Number(s): 262-723-3588



COUNTY OF KENOSHA

Department of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1901

ZONING PERMIT APPLICATION

1. What is the Property Address (including house number) or Tax Key Parcel Number where the work is being proposed?

40100 91st, Genoa City, WI 53128 (Town of Randall) Tax Key: 60-4-119-183-0121

2. Who owns the subject property (property owner)?

Property Owner Name: Neal Kuhn

Property Owner Mailing Address: 1308 Ada Lane, Naperville IL 60540

Property Owner Phone Number: 630-247-2275

Property Owner Email Address: karikuhn@gmail.com & nkuhn@elasalle.com

3. Who is constructing the proposed structures (contractor)?

Contractor Owner Name: Randy Thelen (Thelen Total Construction)

Contractor Mailing Address: 1497 N. Wisconsin, Elkhorn, WI 53121 (P.O. Box 17)

Contractor Phone Number: 262-723-3588

Contractor Email Address: randy@thelenconstruction.com

4. Who is applying for and will be signing for this permit (applicant)?

Applicant Owner Name: Jim Gage (Thelen Total Construction)

Applicant Mailing Address: 1497 N. Wisconsin, Elkhorn, WI 53121 (P.O. Box 17)

Applicant Phone Number: 262-949-6307

Applicant Email Address: jim@thelenconstruction.com

5. What is it you are proposing to construct?

You can apply for up to four separate structures on this permit application.

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (FENCE) (L' @ H')	SIZE (BLDG.) (L' x W')	AREA (sq. feet)	HEIGHT (feet)	# OF STORIES
Accessory Structure <input checked="" type="checkbox"/>	Pole <input checked="" type="checkbox"/>		40' x 72'	2880	22'	
Residential Single-Family Principal <input checked="" type="checkbox"/>	Other <input checked="" type="checkbox"/>					
Residential Single-Family Principal <input checked="" type="checkbox"/>	Other <input checked="" type="checkbox"/>					
Residential Single-Family Principal <input checked="" type="checkbox"/>	Other <input checked="" type="checkbox"/>					

6. This section is only applicable if you are constructing a principal structure such as a new residence or new commercial building. This section is not applicable for sheds ≤ 150 sq. ft. in area or other accessory structures such as decks, fences and pools.

If you are proposing to construct a principal structure such as a new residence or new commercial building, it is required that a professional surveyor be hired to complete a foundation survey of the property after the foundation is installed for the permitted structure and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

When do you anticipate that said foundation survey will be submitted to this office?

I anticipate that a foundation survey will be submitted to this office no later than _____ (insert date).

We understand this deadline needs to be flexible due to reasons such as weather, construction delays, etc., however a due date later than 18 months from the date of permit issuance will not be accepted. If a foundation survey is not received by the anticipated due date, the property owner will receive an automated letter notifying them of past due status. If a mutually agreed revised due date is not set, and a foundation survey is not submitted, violation and enforcement will proceed.

7. This section is only applicable if you are constructing a building addition or detached accessory building >150 sq. ft. in area. This section is not applicable for new principal structures, sheds ≤150 sq. ft. in area or other accessory structures such as decks, fences and pools.

If you are proposing to construct a building addition or detached accessory building >150 sq. ft. in area you have the option to hire a professional surveyor to complete a foundation survey of the property after the foundation is installed for the permitted structure and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

Alternatively, the property owner may sign a waiver of liability of foundation survey waiving their obligation to have to hire a professional surveyor at this time, stating that they will build the structure according to code and that if the structure is ever found to violate the code requirements they agree to comply with said ordinance by removal of and relocation of said structure and pay all associated and consequent costs and damages. This waiver document is a legal document that is recorded against the property title. In the future a lending agency (such as a bank) or a prospective buyer of the property may require that said waiver be released prior to commencing with a loan or sale transaction. To do so, a plat of survey will need to be completed by a professional surveyor showing the location of the permitted structure. If said structure is found by this department to be constructed in the correct location and meets setback requirements, then a release of waiver document will be prepared at the cost of 20.00-dollars to the applicant and issued to the property owner or real estate agent so that it can be recorded with the Register of Deeds, thereby effectively releasing the original waiver of liability document.

I anticipate that a foundation survey will be submitted to this office no later than June 2019 (insert date).

or

I anticipate that the property owner will visit Planning & Development to have their signature notarized on (driver's license required) and pay for the recordation of a waiver of liability document in the form of 30.00-dollars cash or check payable to the "Register of Deeds" no later than _____ (insert date).

8. Does your project involve the placement of any fill material on the subject property such as dirt, gravel, landscape timbers, rock, shoreline protection material, etc....?

If so, what type of material and how much?

No fill.

IF ISSUED, 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 MUNICIPAL 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. ANY ADDITIONAL CONDITIONS WRITTEN BY THE ZONING ADMINISTRATOR ISSUING THE ZONING PERMIT.

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.

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.



COUNTY OF KENOSHA

Department of Planning and Development

VARIANCE PROCEDURES BEFORE THE BOARD OF ADJUSTMENTS

- ☐ 1. Contact the Department of Planning & Development and set an appointment. Bring the following for your pre-application meeting.
- ☐ 2. Complete a Zoning Permit Application at the Department of Planning & Development.
- ☐ 3. Complete a Variance Application.
 - ☐ A. A copy of your Tax Bill or a copy of the recorded Deed of Transfer if you have owned the property for less than a month. (This is to provide proof of ownership) If you are in the process of purchasing the property you need to provide a signed and accepted purchase agreement or if you are a realtor or contractor, a letter from the current owner granting you agent status to act on their behalf.
 - ☐ B. A Survey of the property with the following information provided. **NOTE:** The Board of Adjustments strongly advises that for any new residential construction an area for a detached or attached garage should be shown for present or future construction.
 - ☐ ❖ Size and location of all existing structures on the property and their distances from property lines -- (street yard setback should be taken from the edge of the road right of way).
 - ☐ ❖ Location and dimensions of the proposed structure(s) or where the addition is to be placed on an existing structure.
 - ☐ ❖ Show what the resulting setbacks will be for proposed structure.
 - ☐ ❖ Location of the well and on-site waste disposal system -- (septic systems must show both the septic tank size and dimensions of the field).
 - ☐ C. A filing fee of \$550 (non-refundable) is required at application time to cover the costs of publishing.
- ☐ 4. Submit the above information by the filing deadline (see Board of Adjustment Schedule handout) with the Department of Planning and Development.
- ☐ 5. Submit the above information to your local Township for placement on the agenda of the Town Planning Commission and/or the Town Board.
- ☐ 6. Your first meeting will be with the Town Planning Commission, except for the Town of Wheatland. The Town of Somers has a Board of Appeals. **NOTE:** You must attend or the Commission/Board will not be able to act on your request.

**VARIANCE PROCEDURES &
PUBLIC HEARING VARIANCE STANDARDS**

- ☐ **7.** Your second meeting will be with the Town Board. **NOTE:** You must attend or the Board will not be able to act on your request.

- ☐ **8.** Your third meeting will be with the County Board of Adjustments. **NOTE:** You must attend or the Board of Adjustments will not be able to act on your request. At this meeting you will be asked to brief the Board on your request for a variance and state your reasons for hardship (see Public Hearing Variance Standards handout).

- ☐ **9.** If the Board of Adjustments grants your variance request you may obtain your Zoning Permit from the Office of Planning and Development the day after the meeting. The permit will be issued if all requirements from this office have been addressed, including sanitation, if you are the current owner of the property, and subject to signing the Statement of Appeal Process (see attached handout). If you do not sign the Statement of Appeal Process you will need to wait 30 days from the date of approval before the zoning permit can be issued. PLEASE NOTE, THAT ACCORDING TO SECTION VII.B.12.36-15(c) VARIANCES GRANTED BY THE B.O.A. SHALL EXPIRE WITHIN SIX (6) MONTHS FROM THE DATE OF APPROVAL, UNLESS A ZONING PERMIT HAS BEEN ISSUED AND "SUBSTANTIAL CONSTRUCTION" – THE VALUE OF SUCH WORK THAT HAS COMMENDED EQUIVALENT TO 25% OF THE PROJECTED COST OF THE PROJECT AS NOTED ON THE APPLICATION FOR THE ZONING PERMIT, HAS COMMENCED.

- ☐ **10.** Follow the Permitting Process for New Construction or for Additions to Existing Structures, Accessory Structures, Decks, Pools, and/or Fences (see handout).

- ☐ **11.** If the Board of Adjustments denies your variance you have thirty (30) days to file an appeal with circuit court (see Statement of Appeal Process handout).

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration Building	
Division of Land Information	653-2622
Brighton, Town of.....	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

PUBLIC HEARING VARIANCE STANDARDS

- ❑ YOUR PUBLIC HEARING WILL BE BASED ON THE FOLLOWING STANDARDS FROM THE KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE.

CHAPTER 12.36-1 **INTENT**

- ❑ It is the intent of this section of the Ordinance to recognize that under certain conditions and circumstances, it may be necessary to obtain a variance from the terms of this Ordinance so long as said variance will not be contrary to the public interest, and where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship or practical difficulties and where the granting of such variance will uphold the spirit of this Ordinance and contribute to the justice of the particular case in question. Any variance granted under the terms of this ordinance shall, however, relate only to area requirements and not to use. Furthermore, it is the intent of this section to establish a Board of Adjustments for the purpose of reviewing applications for variances as well as reviewing orders and decisions made by the Office of Planning and Development.

CHAPTER 12.36-13 **STANDARDS AND GUIDELINES**

- ❑ In determining whether a variance is to be granted, the following standards and guidelines must be met in view of the evidence presented and in making its decision, these standards and guidelines shall be addressed by the board of adjustment:
 1. The existence of special conditions or exceptional circumstances on the land in question.
 2. The experiencing of unnecessary hardships or practical difficulties on the land in question either presently or in the future.
 3. That these hardships or difficulties are the result of the aforementioned special conditions existing on the land and are not self-inflicted.
 4. That the existence of these special conditions will restrict the use of the land if the Ordinance is applied literally so as to render the land useless.
 5. That the limitation on the use of the land does not apply generally to other properties in the district.
 6. That limiting the use of the property does not afford compensating gains to the public health, safety and welfare.
 7. That the variance(s) requested are the minimum variance(s) needed to alleviate difficulties or hardships.
 8. That the use of the parcel in question presently does conform to the ordinance.

9. That granting the variance applied for will not affect the public health, safety, morals and welfare of the community and other properties in the area.
10. That with respect to those areas located within the floodland districts, a variance would not permit filling and development contrary to the purpose and intent of the Camp Lake/Center Lake FWO Floodway Overlay District; would not permit a change in the boundaries of the FPO Floodplain Overlay District, FWO Camp Lake/Center Lake Floodway Overlay district or the FFO Camp Lake/Center Lake Floodplain Fringe Overlay District; would not permit a lower degree of flood protection in the floodland districts than the residential, commercial, institutional, or park basement or crawlway to be located below the 100-year recurrence interval flood elevation; would not allow a change or alteration of an historic structure, including its use, which would result in the structure; further, that the variance for the proposed action would not require amendment to the floodplain zoning ordinance' and furthermore, that the variance would not have the effect of granting or increasing a use property which is prohibited in the floodland districts or any action contrary to the provisions of Chapter NR 116 of the Wisconsin Administrative Code.

- ☐ Variances may be granted for example for reasons of topography, environmental protection or where permitted by state statute but in no event may a variance be granted where the primary reason for obtaining a variance is to obtain a more profitable use of the property, personal inconvenience, construction errors, economic reasons, self-created hardships, or where the property is presently a non-conforming use. Furthermore, variances may not be granted for the purpose of altering the sanitary requirements of this ordinance except for existing structures.
- ☐ The Board of Adjustments in considering the propriety of granting a variance shall not consider the number of persons for or against the granting of a variance but shall base their decision solely upon the equities of the situation involved.
- ☐ Variances may be granted in the form of an area or distance variance, however, use variances shall be specifically prohibited under this Ordinance.

Statutory Standards

- ☐ The applicant for a variance must clearly show the Board of Adjustments that three statutory standards that govern granting a variance will be met. These three standards require the existence of an unnecessary hardship, the presence of a unique property limitation, and the protection of the public interest.
- ☐ Unnecessary Hardship
 - ❖ A situation where, in the absence of a variance, an owner can make no feasible use of a property, or strict conformity is unnecessarily burdensome.
 - ❖ The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.

**VARIANCE PROCEDURES &
PUBLIC HEARING VARIANCE STANDARDS**

- ❑ Unique Property Limitation
 - ❖ Unique physical characteristics of the property must prevent the applicant from developing in compliance with the zoning ordinance.
- ❑ Protection of the Public Interest
 - ❖ Granting of a variance must neither harm the public interest nor undermine the purposes of the ordinance. The public interest includes the interests of the public at large, not just that of nearby property owners.
 - ❖ Conditions may be attached to a variance to protect adjoining properties and to preserve the essential character of the neighborhood.
 - ❖ A variance should include only the minimum relief necessary to allow reasonable use of a property.

NOTES

VARIANCE WORKSHEET

YOUR THREE STATUTORY STANDARDS TO PROVE BEFORE THE BOARD OF
ADJUSTMENTS. (BE READY TO DISCUSS AT THE MEETING)

UNNECESSARY HARDSHIP -

UNIQUE PROPERTY LIMITATION -

PROTECTION OF THE PUBLIC INTEREST -

PREPARED FOR
THELEN TOTAL
CONSTRUCTION

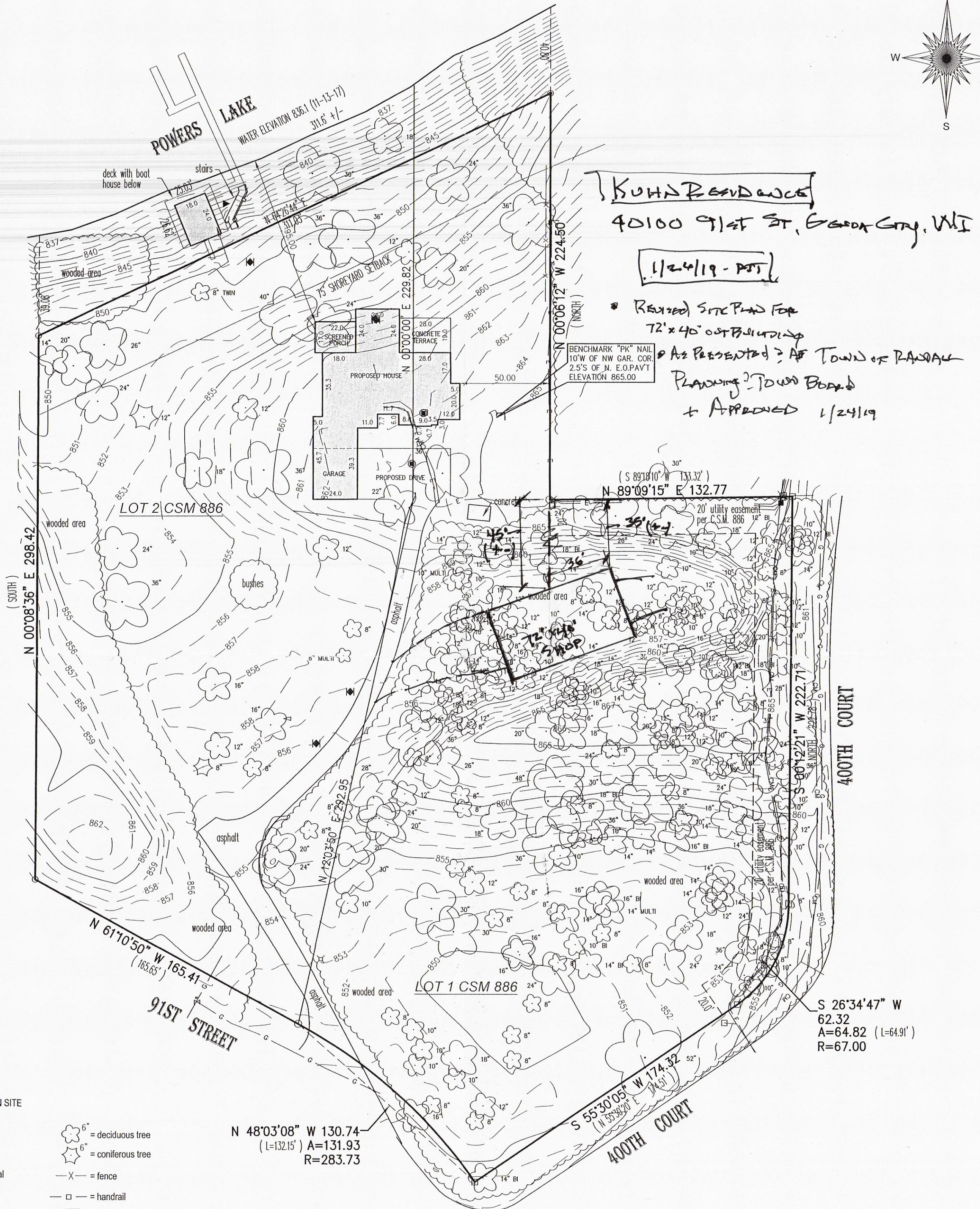
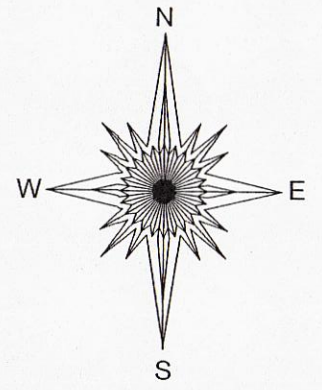
ORDERED BY
NEAL KUHN

PLAT OF SURVEY

- OF -

LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP No. 886,
BEING PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1
NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN,
INCLUDING A RESUBDIVISION OF ALL OF W.A. McKESSON'S POWERS LAKE
SUBDIVISION, IN THE TOWN OF RANDALL, KENOSHA COUNTY, WISCONSIN.

PATHFINDER SURVEYING
(a NMB Company)
P.O. BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303



NOTE:

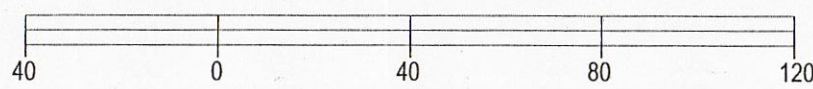
NO WELL FOUND ON SITE

- | | |
|---------------------------|---------------------------|
| □ = found iron bar | 6" = deciduous tree |
| () = recorded as | 6" = coniferous tree |
| ⊕ = electric pedestal | —X— = fence |
| ○ = found iron pipe | —□— = handrail |
| ■ = pad mount transformer | ▲ = hvac |
| □ = communication box | ⬢ = water control valve |
| —G— = gas line | △ = vent |
| ⊠ = gas meter | ⬢ = electric meter |
| ▶ = flag pole | —E— = electric line |
| ⊠ = gas valve | —CM— = communication line |

SCALE 1" = 40'

JOB # 2017.0255.01

TAX ID # 60-4-119-183-0121



BASIS OF BEARING OF THIS PLAT: THE CERTIFIED SURVEY MAP
OF RECORD.

I hereby certify that I have surveyed the above- described property and the
above map is a true representation thereof and shows the size and
location of the property, its exterior boundaries, the location and dimensions
of all structures thereon, fences, apparent easements and roadways and
visible encroachments if any.

This survey is made for the present owners of the property, and those who
purchase, mortgage, or guarantee the title thereto, within one year from the
date hereof.

DATED THIS 1ST DAY OF OCTOBER, 2018.



Mark R. Madsen
MARK R. MADSEN S - 2271
Wisconsin Professional Land Surveyor

Benjamin Fiebelkorn

From: Randy Thelen <randy@thelenconstruction.com>
Sent: Wednesday, January 30, 2019 11:40 AM
To: Benjamin Fiebelkorn
Subject: Re: Kuhn Variance on Powers lake
Attachments: Kuhn out building drawings.pdf

Hi Ben,

The height we are proposing and what we discussed at the Town meeting is--
Height--
Side walls discussed and approved-- 12 ft plus 5/12 pitch on roof.
Total height will be 22' or slightly less-- depending on heel height of trusses.

A copy of plans is also attached with some dimensions--- 3 pages showing all 4 elevations and floor plans.

Let me know if you have any questions-- or need any additional information.

Thanks! Randy

Randy Thelen

Thelen Total Construction, Inc. [website](#)

PO Box 17, 1497 N Wisconsin St
Elkhorn, WI 53121

OFFICE DIRECT (262) 741-8840 **CELL** (262) 215-0443
FAX (262) 723-5970

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On Wed, Jan 30, 2019 at 9:04 AM Benjamin Fiebelkorn <Benjamin.Fiebelkorn@kenoshacounty.org> wrote:

Thanks, Randy.

Are you still proposing the height at 19' 8" as on your original application?

If you want to the option for a tall building, I need plans showing so by end-of-business tomorrow. To-scale or dimensions elevation drawing would suffice.

Ben Fiebelkorn

Senior Land Use Planner

Kenosha County Public Works & Development Services

Division of Planning & Development

19600 75th Street, Suite 185-3

Bristol, WI 53104

262.857.1895 (office)

262.857.1901 (direct)

262.857.1920 (fax)

Office Hours: 8-noon, 1- 5pm (Mon. through Fri.)

Ben.Fiebelkorn@kenoshacounty.org

<http://www.kenoshacounty.org/656>



From: Randy Thelen [mailto:randy@thelenconstruction.com]

Sent: Monday, January 28, 2019 9:42 AM

To: Benjamin Fiebelkorn <Benjamin.Fiebelkorn@kenoshacounty.org>

Cc: Kari & Neal Kuhn <nkuhn@elasalle.com>; Jim Gage <jim@thelenconstruction.com>

Subject: Re: Kuhn Variance on Powers lake

Hi Ben,

I got the entire plat scanned this morning-- so you can use this if you prefer for sending out in your packets to members.

Thanks! Randy

Randy Thelen

Thelen Total Construction, Inc. [website](#)

PO Box 17, 1497 N Wisconsin St

Elkhorn, WI 53121

OFFICE DIRECT (262) 741-8840 **CELL** (262) 215-0443

FAX (262) 723-5970

Connect with me on [linkedin](#)

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On Sat, Jan 26, 2019 at 4:48 PM Randy Thelen <randy@thelenconstruction.com> wrote:

Hi Ben,

We had a good meeting with the Town of Randall Planning commission and town board on 1/24. I am following up based on discussions and approvals at that meeting.

Attached pls find revised site plan-- showing location agreed to by George Melcher and Neal Kuhn-- on site.

This revised site plan was discussed at Planning Commission meeting and Town Board. This was approved by both.

We have angled the building, and moved it South and West some from previous plot plan submitted. The north wall of the building is centered on the lot line going N & S, between Kuhn and Melcher properties-- If line was extended. Distance off Lot line is subject to site conditions-- Slope of land and trees to be removed. But distances on Plat are very close.

Height--

Side walls discussed and approved-- 12 ft plus 5/12 pitch on roof.

Total height will be 22' or slightly less-- depending on heel height of trusses.

This is what was agreed upon-- I know you will be receiving info from Randall as well. Let me know if you have any questions or if you find any discrepancies.

I can also scan and email you a full size plat if you prefer. I am assuming we will automatically be placed on the Feb meeting for Kenosha-- on 2/21. What time is this meeting and where?

Thanks for your help!

Randy Thelen

Thelen Total Construction, Inc. [website](#)

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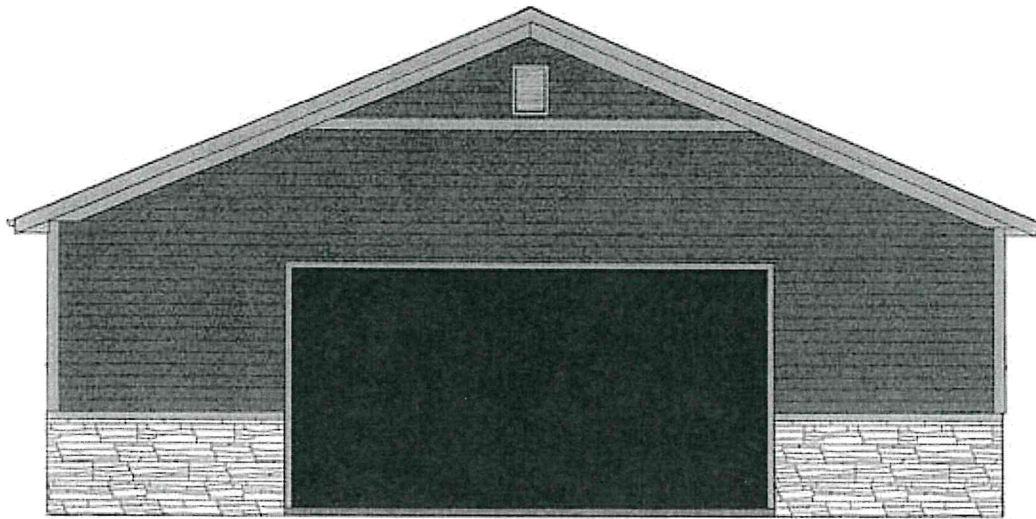
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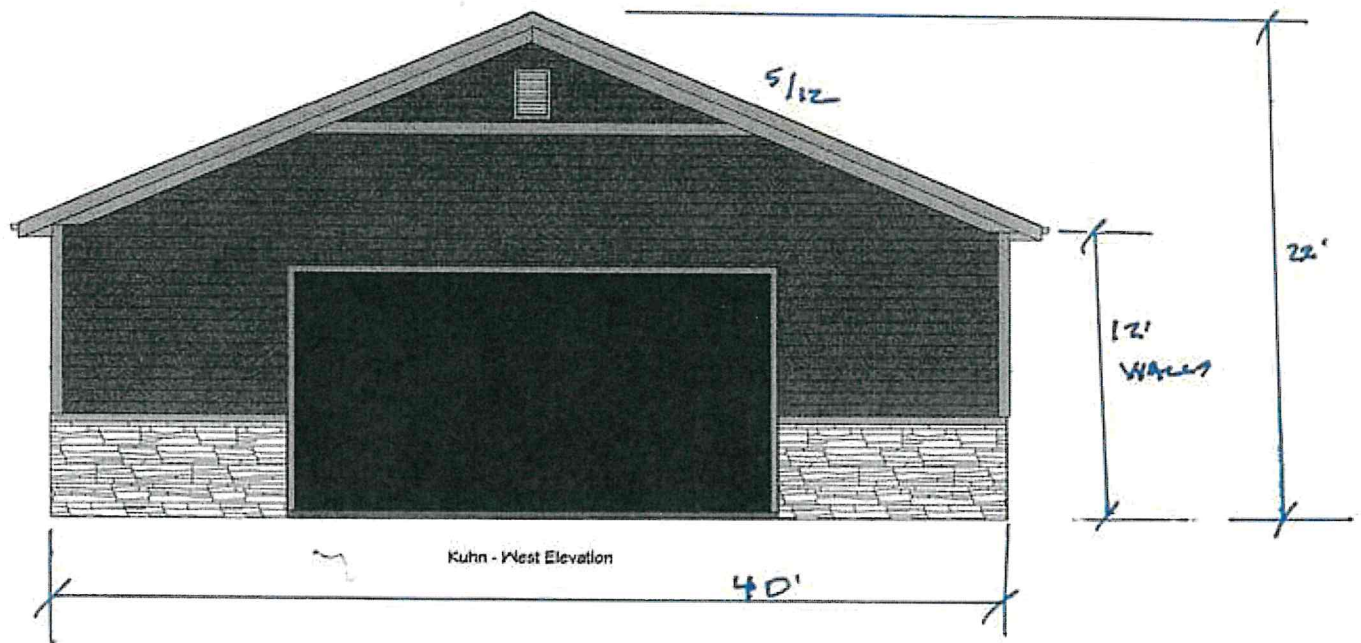
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1/20/19
Cm - PPSK
PDS

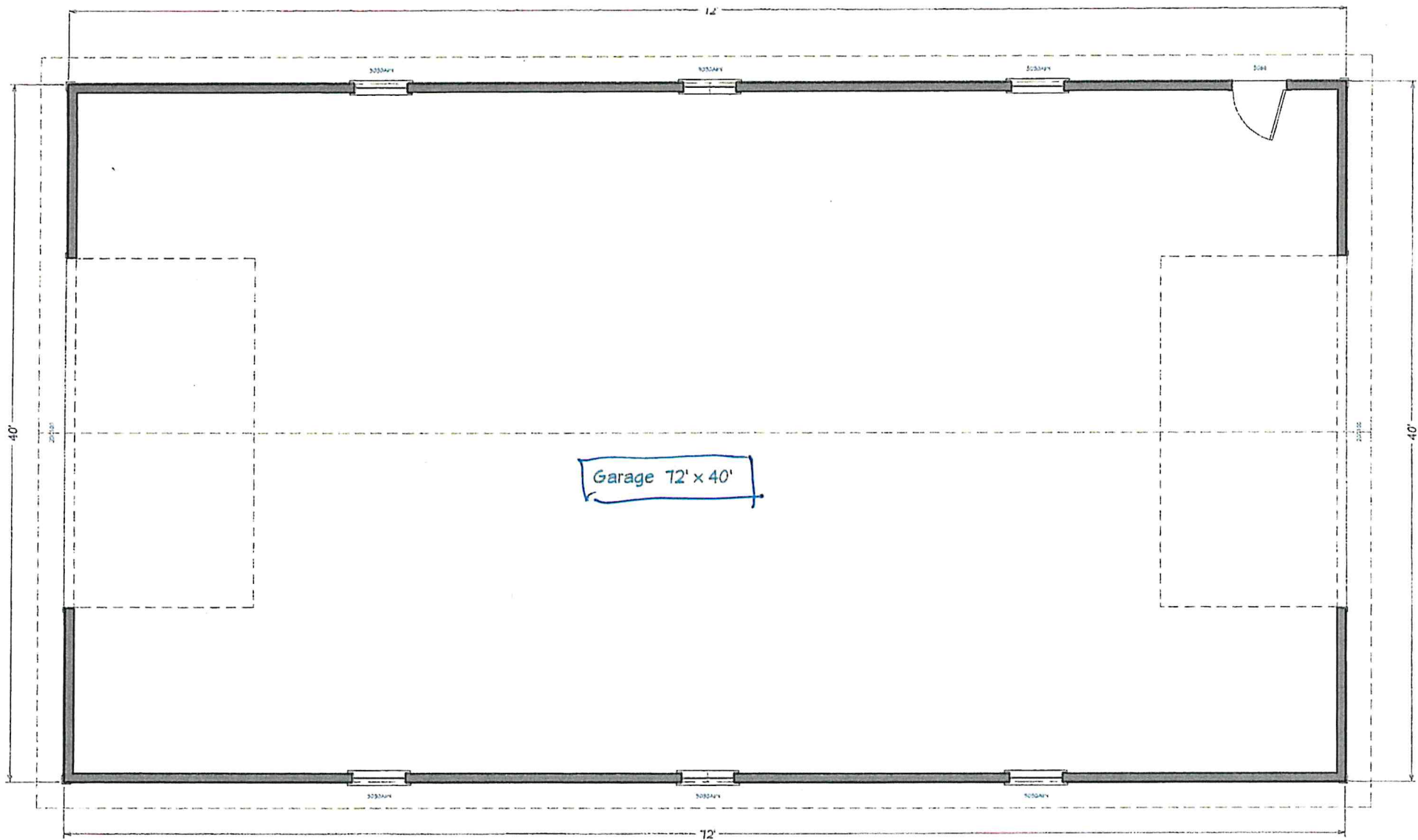


Kuhn - East Elevation

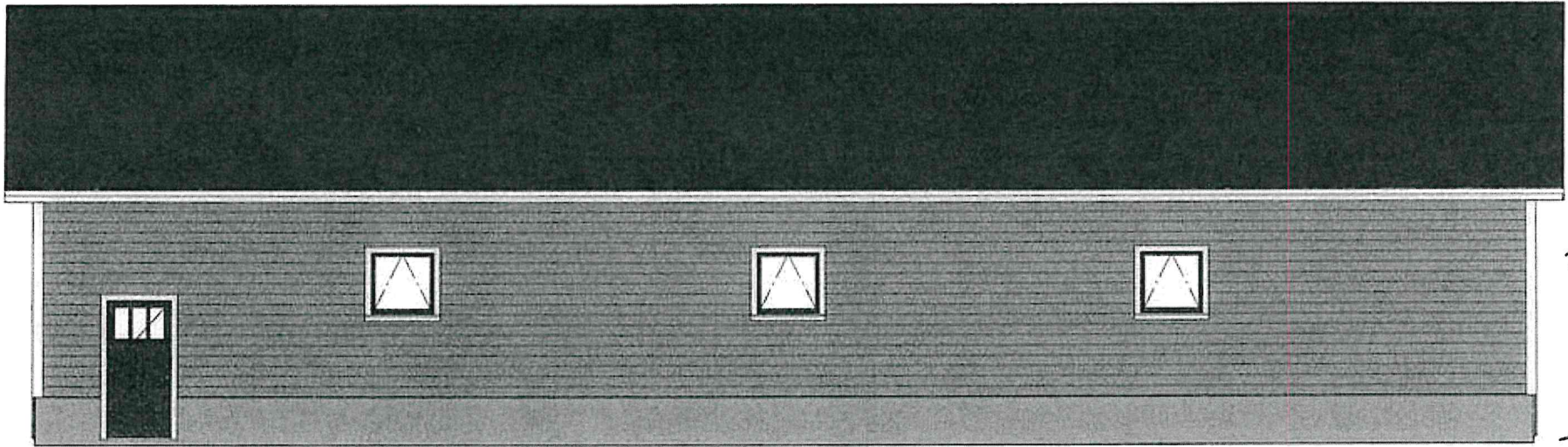
same
Dim.



Kuhn - West Elevation



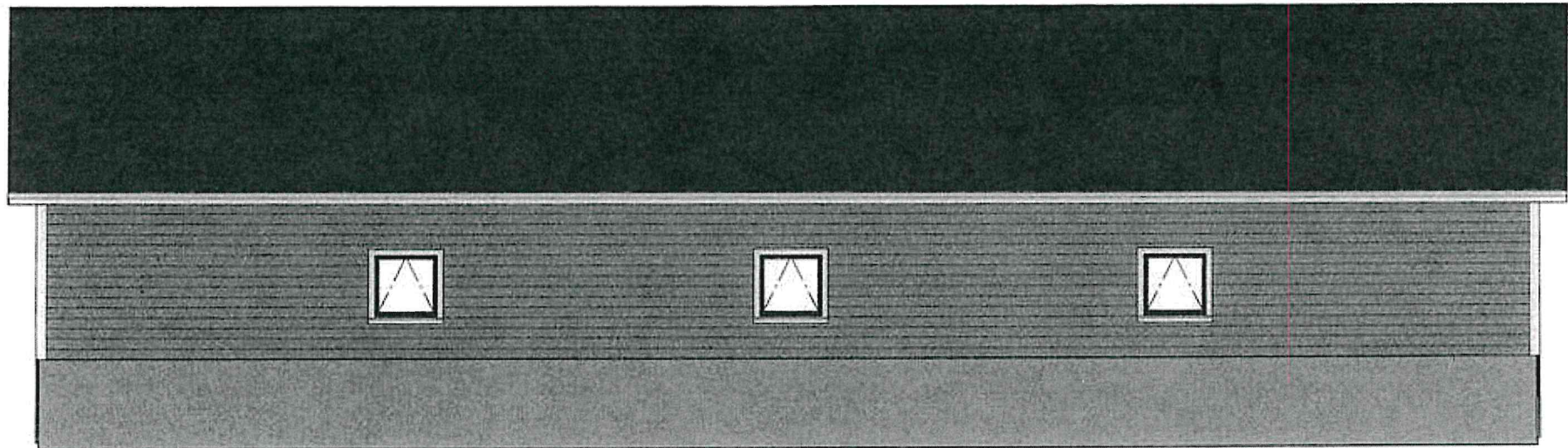
Floor Plan (Approx Window Layout)



22'

72'

Kuhn - No. Elevation



Kuhn - No. Elevation

173 307