



COUNTY OF KENOSHA

January 2023

Department of Public Works & Development Services

TEMPORARY USE APPLICATION

RECEIVED

FEB - 9 2024

Kenosha County
Planning and Development

Owner: Timothy & DeAnna Delimat - Delimat Properties-I

Mailing Address: 34231 High Drive, East Troy, WI 53120

Phone Number(s): (414) 349-2463

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: 95-4-119-013-0320-0330 Zoning District: B-3

Property Address: 32135 Geneva Rd. Shoreland: Yes

Subdivision: River Bend Condo Lot(s): Unit 1-2 Block: _____

REQUIRED BY ORDINANCE

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

It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments in compliance with 12.36-5(a)5 of this ordinance and also obtaining any applicable zoning permit or certificate of compliance from the Division of Planning & Development being in conformity with the provisions of this Ordinance, and local, State and Federal requirements.

(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...)

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. Current Use of Property:

Parking

2. Proposed temporary use of property:

Fireworks Sales Stand

3. Proposed duration of temporary use:

6/1/24 7/5/24

4. Proposed parking plan

See site map

5. Proposed security plan

N/A

6. Proposed sanitation plan:

N/A

7. 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.

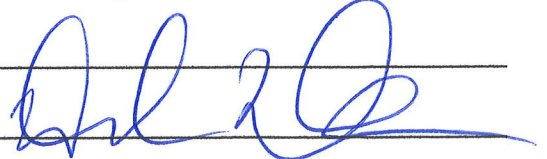
The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the temporary use request made herein, during reasonable daylight hours.

Owner's Signature: _____

Agent: _____

Owner

Signature: _____



Agents Address: _____

Phone Number(s): _____

March 24, 2022

LOCATION: 32135 Geneva Road, Salem, WI

OWNER/PREPARED FOR: DeAnna Delimat

TAX ID: 95-4-119-013-0320

PLAT OF SURVEY

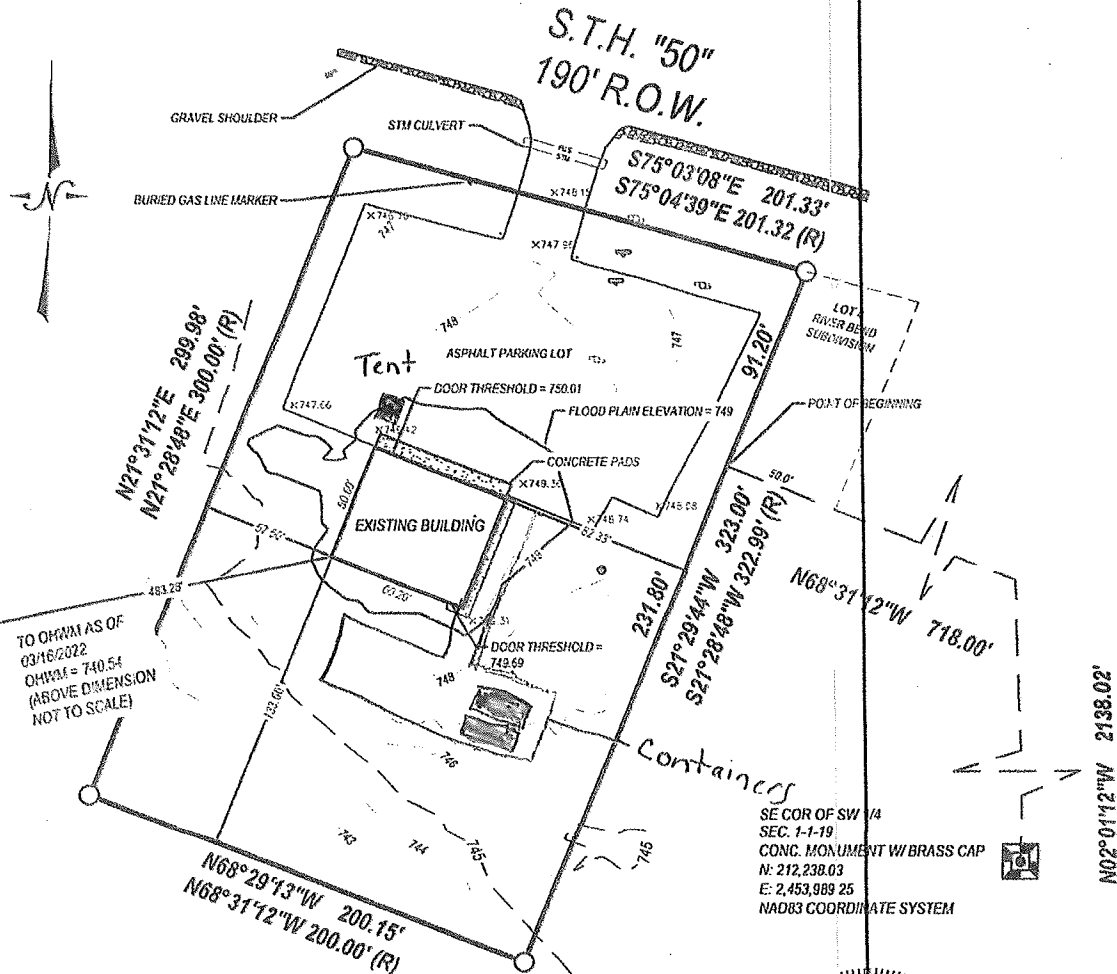
Survey No. 22.5015

LEGAL DESCRIPTION:

Part of lots 1 thru 3 in River Bend Subdivision and part of the Northeast 1/4 of the Southwest 1/4 of Section 1, Town 1 North, Range 19 East, Town of Wheatland, Kenosha County, Wisconsin and described as follows: Commence at the Southeast corner of the Southwest 1/4 of said Section 1; thence N02°01'12"W along the East line of said 1/4 Section, 2,138.02 feet to the Southerly line of River Bend Subdivision, thence N68°31'12"W along said Southerly line, 718.00 feet to the Southwest Corner of Lot 4 of said subdivision and the point of beginning; thence S21°29'44"W 231.80 feet; thence N68°29'13"W 200.15 feet; thence N21°31'12"E 299.98 feet; thence S75°03'08"E 201.33 feet; thence S21°29'44"W 91.20 feet to the point of beginning.

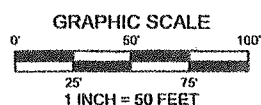
Said parcel contains 62,322 Square Feet or 1.43 Acres more or less.

- LEGEND**
- ☐ IRON REBAR - FOUND
 - ☐ IRON PIPE - FOUND
 - ☒ CONCRETE MONUMENT
 - (R) RECORDED DATA
 - ◆ BURIED GAS LINE SIGN
 - UTILITY POLE
 - ROADWAY SIGN



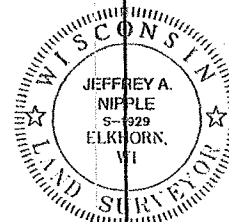
NOTE:
BASE FLOOD ELEVATION HAZARD
FLOOD ZONE AE
FLOOD PLAIN ELEVATION = 749.00

LYNCH & ASSOCIATES
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



BEARINGS ARE BASED ON THE
WISCONSIN STATE PLANE SOUTH
ZONE. THE RIGHT OF WAY OF S.T.H.
50 IS ASSUMED TO BEAR
S75°03'08"E

DRAWING BY: MBS
FIELD WORK BY: DT



I have surveyed the above described property and to the best of my knowledge 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.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

Jeffrey A. Nipple 3/29/2022
JEFFREY A. NIPPLE, PROFESSIONAL LAND SURVEYOR, S-127

Black Bull Fireworks

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

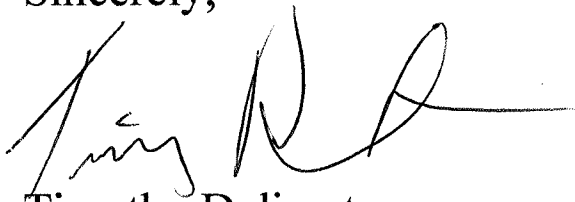
February 8th, 2024

To Whom It May Concern:

We would like permission to sell novelty fireworks in the Town of Wheatland, at our fireworks store, located at 32135 Geneva Rd. We would like to put a 10x10 tent and two 8x40 steel storage container in the parking lot area. The fireworks tent would be open from June 12th until July 6, 2024. The operation would have hours from 8am to 8 pm. The containers would be on site May 1st-July 31st.

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