



COUNTY OF KENOSHA

Department of Public Works & Development Services

January 2013

TEMPORARY USE APPLICATION

Owner: HMS PROPERTIES LLC (PAUL + CATHY STEPP)

Mailing Address: 298 E Sedgemoor St
Elkhorn, WI 53121

Phone Number(s): PAUL STEPP (262) 770-8697

RECEIVED

FEB 03 2017

Kenosha County
Planning and Development

To the Kenosha County Board of Adjustment:

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

Parcel Number: 95-4-119-013-0320

Zoning District: B-3

Property Address: 32135 GENEVA RD. SALEM

Shoreland: _____

Subdivision: RIVER BEND

Lot(s): 1-3 Block: 2

Current Use: RETAIL FIREWORK SALES

REQUIRED BY ORDINANCE

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

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.

THIS POSES NO ADDITIONAL IMPACT ON THE AREA.

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: DOLAN POMRENING

Signature: 

Agents Address: 2049 S 72ND ST. WESTALLIS WI 53219

Phone Number(s): 414-704-5391

American Fireworks and Novelties L.L.C.
1330 Edwards St. Brookfield, WI 53005 262-662-0300
Retail and Wholesale Distributors of Fireworks and Novelties
www.WisconsinPyro.com

Plan of Operation for the County of Kenosha

- A. Name of business operation and owner: American Fireworks and Novelties L.L.C., Vince and Heather Siegel
- B. Location of property and owner: HMS Properties L.L.C., Paul and Cathy Stepp, 32135 Geneva Rd. Salem, WI
- C. Description of operation: Currently, year round retail sales of consumer grade fireworks in a 3000ft² building.
- D. Dates of Operation: Yearly January 1 – December 31, 2017.
- E. Signage/Decoration: Previously approved.
- F. Storage: Requesting permission to add seasonal storage from February 1st through July 31st. Specifically two 8'X40' steel storage containers / shipping containers like those used at Target. See attached site plan.
- G. Restroom: One unisex restroom on site.
- H. Trash: No outdoor waste storage.
- I. Legal Description: UNIT 1 (OFFICE AREA) RIVER BEND CONDO PLAT #6045
DOC #1169109 PT LOTS 1 THRU 3 BLK 2 RIVER BEND SUB PT NE 1/4 OF SW 1/4
SEC 1 T 1 R 19 V 924 P 159 V 1426 P 567 1.43 AC TOTAL V 1465 P 291 DOC
#1066453 DEED IN ERROR DOC #1075659 CORRECTION (1998 COMB 95-4-119-
014-0300,-013-0300 & 013-0440 THRU -0660) DOC #1169108 DOC #1169109 (2000
SPLIT 95-4-119-013-0310, -0110, -0105 & -0100 INTO 95-4-119-013-0315, -0320, & -
0330) DOC #1169487 DOC #1169488 DOC #1171826 DOC #1403030

American Fireworks
32135 Geneva Rd. Salem WI



Two 8' X 40' storage containers