



COUNTY OF KENOSHA

December 2012

Department of Planning and Development

VARIANCE APPLICATION

RECEIVED

JUL 16 2017

Kenosha County
Planning and Development

Owner: Daniel A. & Penny L. Boileau

Mailing Address: 6475 366th Court

Burlington WI 53105

Phone Number(s): 262-537-8076

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: 95-4-119-041-0218

Zoning District: R-2

Property Address: 6475 336th Court

Shoreland: No

Subdivision: Rolling Meadows Estates

Lot(s): 8

Block: -

Current Use: Single-Family Residence (1996)

Proposal: To construct a detached garage in the street yard.

REQUIRED BY ORDINANCE

Section: V. A. 12.27-6(d) - Detached accessory buildings
shall be located in the side or

Section: _____ - rear yard only.

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.

(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.

VARIANCE APPLICATION

- (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.

This property is on a corner lot, which deems most all of the yards as street yards.

- (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.

The horizontal setback requirements from the property lines will still be met. The height restriction will still be met. All I am asking for is a street yard placement.

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): _____



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 _____ Date _____

Mailing Address _____ Phone # _____

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. _____ Zoning District(s) _____

Property Address _____

Subdivision Name _____ CSM # _____ Lot _____ Block _____ Unit _____

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (L' @ H')	SIZE (L' x W')	AREA (sq feet)	HEIGHT (feet)	# OF STORIES

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 _____

Owner/Agent _____ Date _____

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, SOMERS, WHEATLAND*

HEARING DATES

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



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 -

ACCESSORY BUILDING REGULATIONS

12.27-6

Accessory buildings are permitted in each district as specified herein. An accessory building zoning permit shall be required. Accessory buildings are permitted only after their principal structure is present or under construction. The location requirements stipulated elsewhere in this Ordinance may be modified for accessory buildings as follows:

- (a) Agricultural buildings used for agricultural purposes only, such as barns, silos, bins, sheds, and farm machinery sheds in the A-1, A-2, A-3 and A-4 agricultural districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the yard and height requirement of the agricultural districts. There shall be a building separation of at least 10 feet between buildings. Non-agricultural accessory buildings are permitted only after the residence is present on the parcel.
- (b) Detached accessory buildings on nonconforming agricultural parcels greater than five (5) acres but less than ten (10) acres in area shall conform to the accessory building standards for the R-1 and C-2 districts. Detached accessory buildings on nonconforming agricultural parcels less than five (5) acres but greater than 40,000 square feet in area shall conform to the accessory building standards for the R-2 and R-7 districts. Detached accessory buildings on nonconforming agricultural parcels less than 40,000 square feet in area shall conform to the accessory building standards for the R-3 and R-8 districts.
- (c) Detached accessory buildings in the R-1 Rural Residential District and the C-2 Upland Resource Conservancy District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 10 feet from any side or rear lot line. There shall be a maximum of three detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 150 square feet in area and a maximum of 15 feet in height. The other two buildings shall be limited to a total of 1,800 square feet and shall not exceed 20 feet in height. There shall be a minimum separation of 10 feet between accessory buildings.
- (d) Detached accessory buildings in the R-2 Suburban Single-Family Residential District and the R-7 Suburban Two-Family and Three-Family Residential District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 1,500 square feet in area and a maximum of 20 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 15 feet. The two buildings shall not exceed a total of 1,650 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.
- (e) Detached accessory buildings in the R-3 Urban Single-Family Residential District and the R-8 Urban Two-Family Residential District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 1,000 square feet in area and a maximum of 20 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 15 feet. The two buildings shall not exceed a total of 1,150 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.

ACCESSORY BUILDING REGULATIONS

- (f) Detached accessory buildings in the R-4 Urban Single-Family Residential District, the R-5 Urban Single-Family Residential District, the R-6 Urban Single-Family Residential District, and the R-12 Mobile Home Park-Subdivision District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. There shall be a maximum of two detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 720 square feet in area and a maximum of 17 feet in height. The second building shall be limited to a maximum of 150 square feet in area and a maximum height of 15 feet. The two buildings shall not exceed a total of 870 square feet in area. There shall be a minimum separation of 10 feet between accessory buildings.
- (g) Detached accessory buildings in the R-9, R-10, and R-11 Multiple-Family Residential Districts are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 5 feet from any side or rear lot line. However, when abutting a single-family residential district, accessory buildings shall be a minimum of 10 feet from any side or rear lot line. Permitted detached accessory buildings shall not exceed 20 feet in height.
- (h) Detached accessory buildings in all other districts shall meet the minimum setback requirements as outlined in each district.
- (i) If the total number of detached accessory buildings existing on a parcel exceeds the total number permitted in the district, no additional buildings or additions to existing buildings shall be permitted unless buildings in excess of the district standard are removed.
- (j) Boathouses accessory to permitted uses used strictly for the storage of boats and water related recreational accessories to be used by the owner or occupant of any given parcel may be located within a shore yard but shall not be closer to a lake, stream, pond, or wetland than the ordinary high water mark and shall not exceed one (1) boathouse on the premise for each shoreland lot; shall not exceed the height of twelve (12) feet above the existing shoreline grade except when bluff and/or steep slope conditions exist, (in such cases, it shall not exceed the height of the top grade elevation of said shoreland lot); shall not exceed five hundred and seventy-six (576) square feet in horizontal area covered; shall not be closer than three (3) feet to any side lot line; and the boathouse shall be constructed in such manner as to orient the main opening of the boathouse toward the lake.

SUMMARY OF REGULATIONS FOR DETACHED ACCESSORY BUILDINGS

SUMMARY OF REGULATIONS FOR DETACHED ACCESSORY BUILDINGS				
ZONING DISTRICT	MAXIMUM NUMBER OF BUILDINGS	MAXIMUM SIZE (square feet)	TOTAL AREA (square feet)	MAXIMUM HEIGHT (feet)
R-1	1	150	1950	15
	2	total 1800		20
R-2	1	150	1650	15
	1	1500		20
R-3	1	150	1150	15
	1	1000		20
R-4	1	150	870	15
	1	720		17
R-5	1	150	870	15
	1	720		17
R-6	1	150	870	15
	1	720		17
R-7	1	150	1650	15
	1	1500		20
R-8	1	150	1150	15
	1	1000		20
R-9	No Limit	No Limit	No Limit	20
R-10	No Limit	No Limit	No Limit	20
R-11	No Limit	No Limit	No Limit	20
R-12	1	150	870	15
	1	720		17
C-2	1	150	1950	15
	2	total 1800		20

Setback Requirements shall be as follows:

ZONING DISTRICT	SEPARATION BETWEEN BUILDINGS	SIDE YARD (feet)	REAR YARD (feet)	SHORE YARD (feet)
R-1	10	10	10	75
R-2	10	5	5	75
R-3	10	5	5	75
R-4	10	5	5	75
R-5	10	5	5	75
R-6	10	5	5	75
R-7	10	5	5	75
R-8	10	5	5	75
R-9	10	5 ^a	5 ^a	75
R-10	10	5 ^a	5 ^a	75
R-11	10	5 ^a	5 ^a	75
R-12	10	5	5	75
C-2	10	10	10	75

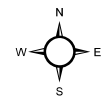
^a 10 feet if abutting a single-family residential district

For boathouse restrictions, see Section 12.27-6 (i)

Parcels in agricultural districts shall comply with the lot area, width, and yard requirements of the district in which they are located.

Excludes gazebos and pool houses not more than 150 square feet in area and 15 feet in height.

Kenosha County



1 inch = 200 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.



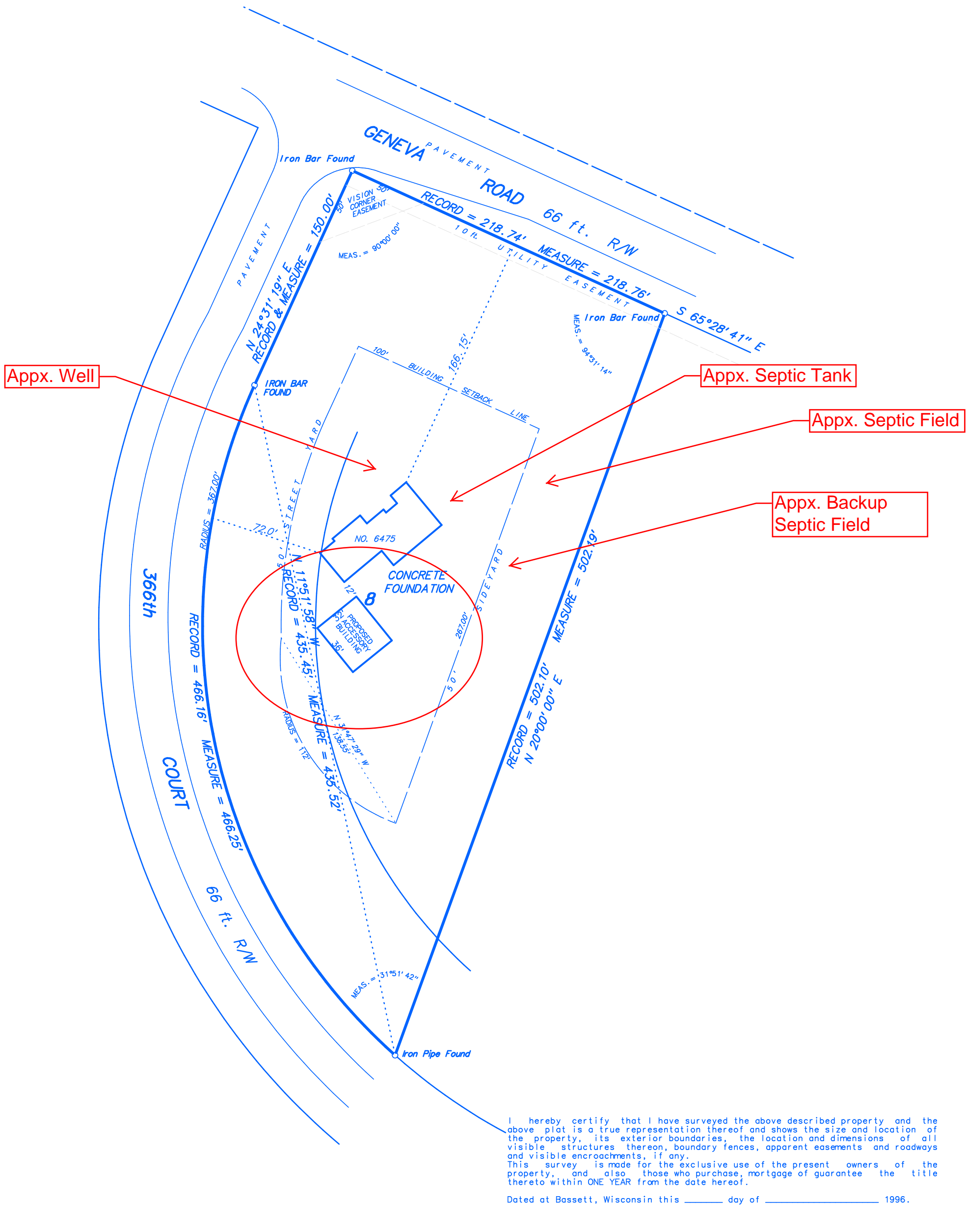
AMBIT LAND SURVEYING
P. O. Box 42
Bassett, Wisconsin 53101
Licensed Professionals in
both Illinois & Wisconsin

PLAT OF SURVEY
OF

PHONE: 262-537-4874
FAX: 262-537-4221
EMAIL: ambit@tds.net

LOT 8 of ROLLING MEADOW ESTATES, located in the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Town 1 North, Range 19 East of the 4th Principal Meridian, Town of Wheatland, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 95-4-119-041-0218

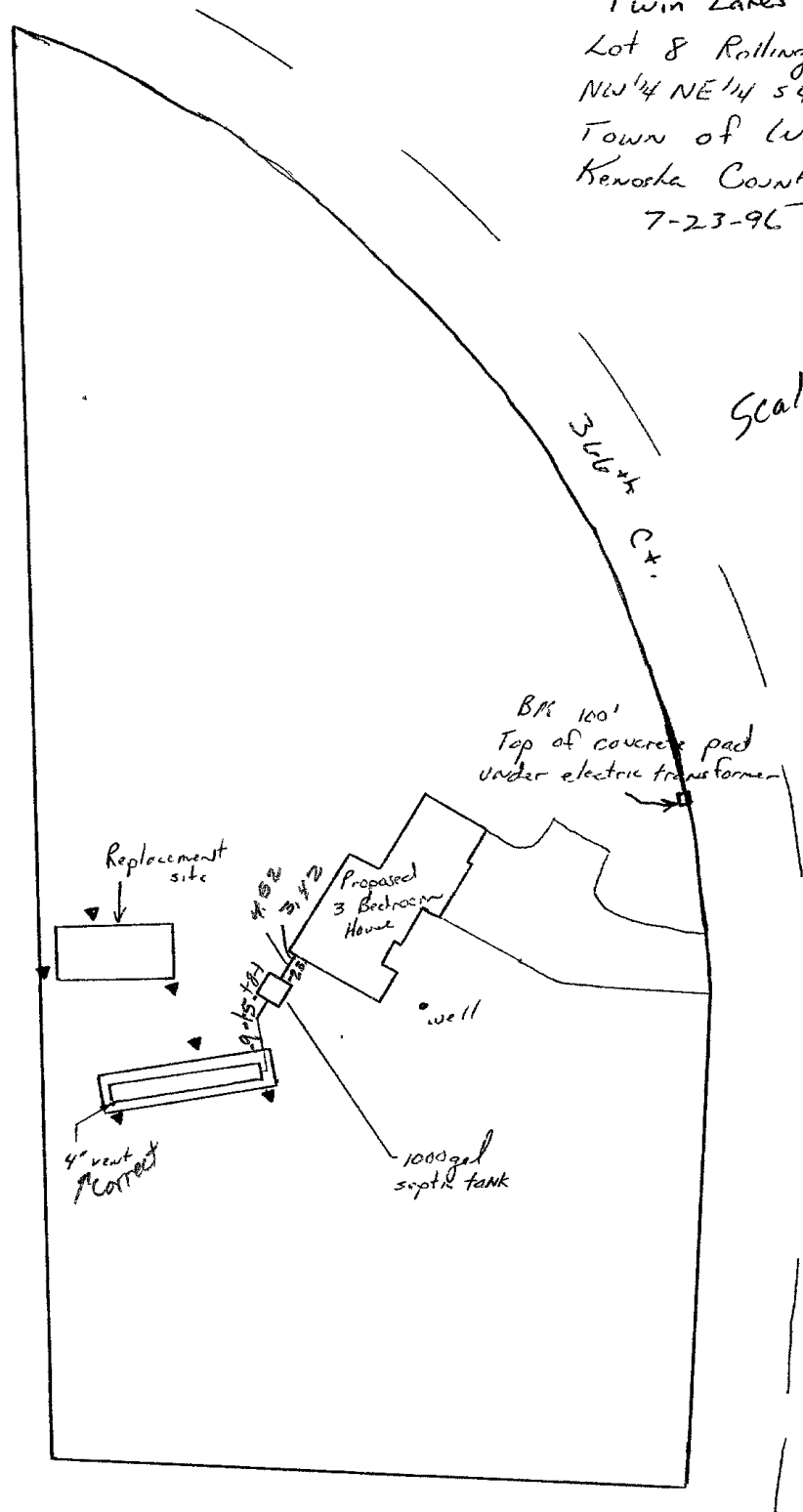


SCALE: 1 inch = 60 feet
ORDERED BY: J. Benes
JOB NO.: 9 6 2 6 6

Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784

James + Julie Barnes
PO Box 466
Twin Lakes WI 53181
Lot 8 Rolling Meadow Estates
NW 1/4 NE 1/4 S 4 T 19 E
Town of Wheatland
Kenosha County
7-23-96

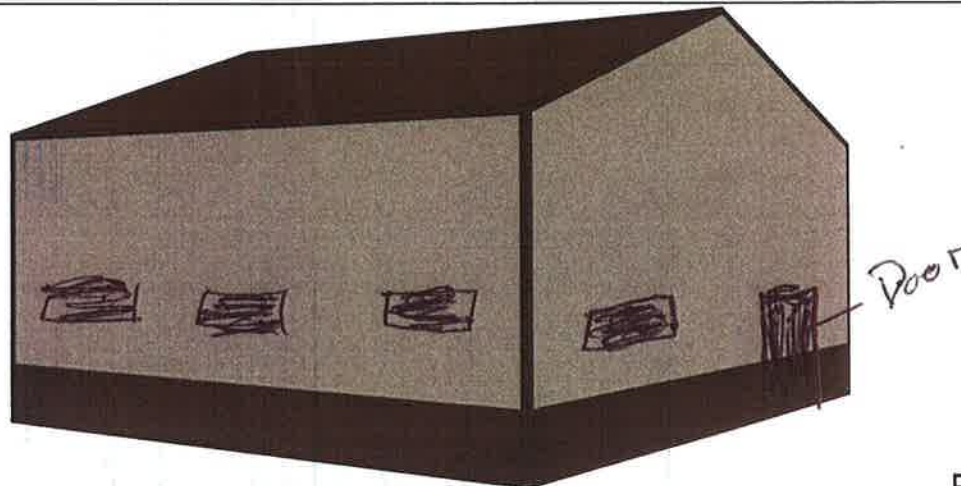
Scale 1" = 60'



MPK 3399
Kenneth P. Kutzeln

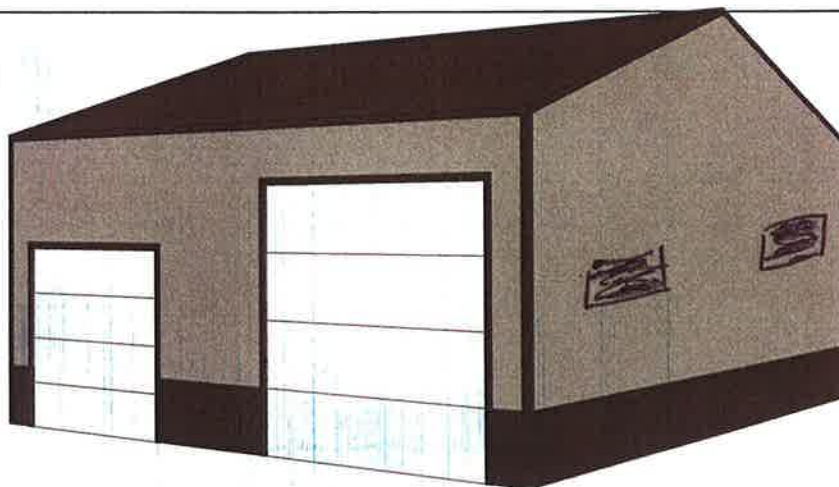
Geneva Rd.

Front View


 Sidewall:
 - No Doors

 Endwall:
 - No Doors

Back View


 Sidewall:
 -9'x9' Overhead 24" DP
 -12'x12' Overhead 216" DP

 Endwall:
 - No Doors

Estimated Price: \$9,907.24*

 * Today's estimated price, future pricing may go up or down.
 Tax, labor, and delivery not included.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN.

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Primary Selections

4'oc Truss, 8'oc Post Spacing Building Type
 - With Purlins In The Flat.
 4' Truss Spacing; Estimated With 4 / 12 Pitch
 Truss Design Location Zip Code: 53105
 Flooring Type: Concrete
 Post Frame Dimensions: 36'x32'x14'6"
 2X8 CCA Grade Board
 The Steel Panels You Have Chosen Are:
 - Walls ==> Beige Pro-Rib
 - Roof ==> Brown Pro-Rib
 - Trim ==> Brown
 Brown Ridgecap
 Colored Neoprene Washer Screws for the Roof
 Colored Neoprene Washer Screws for the Walls
 Roof Fasteners On Rib; Wall Fasteners On Rib
 Bottom Trim
 0" Front Sidewall Overhang
 0" Back Sidewall Overhang
 0" Front Endwall Overhang
 0" Back Endwall Overhang
 Eave Trim
 Inside Closure Strips
 Custom Mini Print To Aid In Construction

Optional Selections

The options you have chosen are:

Service Windows

- 7 - 48"x36" White Aluminum SP w/Screen J-Trim

(1)OH Doors 12'X12' Non-Insulated Ribbed White

(1)OH Doors 9'X9' Non-Insulated Ribbed White

36" Wainscot

==>Sidewall: Steel, Brown

==>Sidewall: Steel, Brown

==>Endwall: Steel, Brown

==>Endwall: Steel, Brown

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