

MINUTES  
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING  
Thursday, August 17, 2017

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, August 17, 2017, at 6:00 p.m. in Conference Room A, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Barbara Ford, Robert Stoll, Chris Brown and Dave Devito

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

The meeting was called to order at 6:00 p.m. by Vice-Chairman Stoll.

1. **JANE L. HUND REV. TRUST**, 1964 Henley St., Glenview IL 60025 (Owner), Jane Hund, 1964 Henley St., Glenview IL 60025 (Agent), requesting a variance (Section V. A. 12.27-6(d): that all accessory buildings shall be located in the side or rear yard only in the R-2 Suburban Single-Family Residential Dist.) to construct in the **street yard** (required **side or rear yard only**) a 32' x 28' detached garage on Tax Key Parcel #60-4-119-181-0960 & 60-4-119-172-0475 (to be combined), Town of Randall.

The following people were present and spoke regarding the petition:

1. Patricia Ann Gianone, 39200 89<sup>th</sup> Street, Burlington, WI 53105
- Mr. Brown made a motion to **approve** the variance request of Jane L. Hund Rev. Trust to construct in the street yard a 32' x 28' detached garage on Tax Key Parcel #60-4-119-181-0960 & 60-4-119-172-0475 (to be combined), Town of Randall for the following reasons and subject to the following stipulations:
1. Due to hardship of the location of the house to the lake.
  2. Subject to the structure be for residential use only with no commercial use.
  3. Subject to the architecture being similar to existing buildings in the area.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #06:39 / digital)

Site inspection by board members for the above item are as follows:

Barbara Ford	August 15, 2017
Robert Stoll	August 14, 2017
Chris Brown	August 13, 2017
Dave Devito	August 16, 2017

2. **KJRP REV. TRUST**, 6536 3<sup>rd</sup> Ave., Kenosha WI 53143 (Owner), Kurt Jorgensen, Jorgensen Partners LLC, 6536 3<sup>rd</sup> Ave., Kenosha WI 53143 (Agent), requesting a variance (Section V. A. 12.27-6(e): that all accessory buildings shall be located in the side or rear yard only and that one large accessory building up to 1,000 sq. ft. in area shall be

permitted in the R-3 Urban Single-Family Residential Dist.) to construct in the **street yard** (required **side or rear yard only**) a 34.3' x 53.8' detached garage with a total area of 1,541 sq. ft. (required 1,000 sq. ft. or less) on Tax Key Parcel #60-4-119-182-0170 & 95-4-119-073-0745, Towns of Randall & Wheatland.

- Mr. Devito made a motion to **approve** the variance request of KJRP Rev. Trust to construct in the street yard a 34.3' x 53.8' detached garage with a total area of 1,541 sq. ft. on Tax Key Parcel #60-4-119-182-0170 & 95-4-119-073-0745, Towns of Randall & Wheatland for the following reasons and subject to the following stipulations:

1. Hardship being placement of the lake and due to the existing topography.
2. Subject to the architecture and design following what the house is comprised of and no business/commercial activities.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #21:45 / digital)

Site inspection by board members for the above item are as follows:

Barbara Ford	August 15, 2017
Robert Stoll	August 17, 2017
Chris Brown	August 13, 2017
Dave Devito	August 16, 2017

3. **DANIEL A. & PENNY L. BOILEAU**, 6475 366<sup>th</sup> Ct., Burlington WI 53105 (Owner), 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 in the **street yard** (required **side or rear yard**) a 32'x 36' detached garage on Tax Parcel #95-4-119-041-0218, Town of Wheatland.

- Mr. Brown made a motion to **approve** the variance request of Daniel A. & Penny L. Boileau to construct in the street yard a 32'x 36' detached garage on Tax Parcel #95-4-119-041-0218, Town of Wheatland subject to the following stipulations:

1. Subject to the materials being similar to the housing and residential area and not to be used for commercial use.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #30:57 / digital)

Site inspection by board members for the above item are as follows:

Barbara Ford	August 17, 2017
Robert Stoll	August 17, 2017
Chris Brown	August 13, 2017
Dave Devito	August 17, 2017

4. **VR WM HOLDINGS LLC**, 390 Interlocken Crescent, FL 7, Broomfield CO 80021 (Owner), Rachael Muhlenbeck, Wilmot Mountain, a Vail Resorts Company, 11931 Fox River Road, Wilmot WI 53192 (Agent), 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 operate a "Rugged

Maniac" race event in the PR-1 Park-Recreational Dist. on Tax Parcels #60-4-119-364-0103 & 60-4-119-364-0300, Town of Randall.

- Mr. Devito made a motion to **approve** the temporary use permit request of VR WM Holdings LLC to operate a "Rugged Maniac" race event in the PR-1 Park-Recreational Dist. on Tax Parcels #60-4-119-364-0103 & 60-4-119-364-0300, Town of Randall subject to the following stipulations:

1. Subject to the submitted application.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #39:45 / digital)

Site inspection by board members for the above item are as follows:

Barbara Ford	August 15, 2017
Robert Stoll	August 7, 2017
Chris Brown	August 13, 2017
Dave Devito	August 16, 2017

5. **IRVING ONE LLC**, 6999 E. Business I-20, Odessa TX 79762 (Owner), Ivan Purnell, N941 Daisy Dr., Genoa City WI 53128 (Agent), 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 operate a "Lights Fest" event in the A-2 General Agricultural Dist., PR-1 Park-Recreational Dist. & B-5 Wholesale Trade and Warehousing Dist. on Tax Parcel #60-4-119-304-0405, Town of Randall.

- Mr. Brown made a motion to **approve** the temporary use permit request of Irving One LLC to operate a "Lights Fest" event in the A-2 General Agricultural Dist., PR-1 Park-Recreational Dist. & B-5 Wholesale Trade and Warehousing Dist. on Tax Parcel #60-4-119-304-0405, Town of Randall.

The motion was seconded by Mr. Devito and passed with a vote of 4-0. (Motion #52:13 / digital)

Site inspection by board members for the above item are as follows:

Barbara Ford	August 15, 2017
Robert Stoll	August 7, 2017
Chris Brown	August 17, 2017
Dave Devito	August 16, 2017

6. **Citizens Comments - NONE**

7. **Approval of Minutes**

- Mr. Devito made a motion to approve the minutes from July 20, 2017. The motion was seconded by Ms. Ford and passed with a vote of 4-0.

8. **Other Business Allowed by Law**

Mr. Fiebelkorn informed the board that the next meeting scheduled for September 21, 2017 will have two new petitions. The next meeting scheduled after that is for October 19, 2017 which currently has no new petitions.

9. **Adjournment**

- Mr. Brown made a motion to adjourn the meeting. The motion was seconded by Ms. Ford and passed with a vote of 4-0.

The meeting adjourned at 7:03 p.m.