



Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
February 18, 2021

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, February 18, 2021 at 6:00 p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. STANLEY J. JEZIOR JR. & BERNICE C. JEZIOR JT TENANCY TRUST - TEMPORARY USE PERMIT APPLICATION - TOWN OF SOMERS

STANLEY J. JEZIOR JR. & BERNICE C. JEZIOR JT TENANCY TRUST, 8826 North Shermer Road, Morton Grove, IL 60053-2071 (Owner), Joe Smith, 7150 18th Street, Kenosha, WI 53144 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that 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) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers.

Documents:

[SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

- 2. CITIZEN COMMENTS**
- 3. APPROVAL OF MINUTES**
- 4. OTHER BUSINESS ALLOWED BY LAW**
- 5. ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Stanley J. Jezior Jr. & Bernice C. Jezior Jt. Tenancy Trust shall be present at the hearing on Thursday, February 18, 2021 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You should also meet with your Town Planning Commission and/or Town Board before the date of this hearing. Petitioners in the Town of Somers will meet with the Town Board of Appeals.

NOTICE TO TOWNS

The Town of Somers is requested to be represented at the hearing on Thursday, February 18, 2021 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the Board.



COUNTY OF KENOSHA

January 2013

Department of Public Works & Development Services

TEMPORARY USE APPLICATION

Owner: Stanley J. Tezior & Bernice C. Senior Jt. Trust

Mailing Address: 88200 - N. Sherman Rd.
Morton Grove, IL 60053-2071

Phone Number(s): 262 654-1106

RECEIVED

JAN 18 2021

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: 80-4-222-344-0320 Zoning District: B-3

Property Address: STH 31 & CTH "K" Shoreland: NO

Subdivision: _____ Lot(s): _____ Block: _____

Current Use: Vacant gravel lot w/ Wood lattice structures

REQUIRED BY ORDINANCE

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

To operate a seasonal fruit, vegetable and Christmas tree stand.

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.

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: _____

Signature: _____

Agents Address: _____

Phone Number(s): _____

BOARD OF ADJUSTMENTS SCHEDULE FOR 2021 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 21</u>	Filing Date: December 21 Published: Jan. 8 & Jan. 13	<u>JULY 15</u>	Filing Date: June 15 Published: July 2 & July 7
<u>FEBRUARY 18</u>	Filing Date: January 18 Published: Feb. 5 & Feb. 10	<u>AUGUST 19</u>	Filing Date: July 19 Published: Aug. 6 & Aug. 11
<u>MARCH 18</u>	Filing Date: February 18 Published: March 5 & March 10	<u>SEPTEMBER 16</u>	Filing Date: August 16 Published: Sept. 3 & Sept. 8
<u>APRIL 15</u>	Filing Date: March 15 Published: April 2 & April 7	<u>OCTOBER 21</u>	Filing Date: September 21 Published: Oct. 8 & Oct. 13
<u>MAY 20</u>	Filing Date: April 20 Published: May 7 & May 12	<u>NOVEMBER 18</u>	Filing Date: October 18 Published: Nov. 5 & Nov. 10
<u>JUNE 17</u>	Filing Date: May 17 Published: June 4 & June 9	<u>DECEMBER 16</u>	Filing Date: November 16 Published: Dec. 3 & Dec. 8

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.

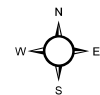
To whom it may concern:

Joe Smith has our permission to use the North
West corner of Greenbay and 60th Street from:

January 1st thru December 31st, 2021.

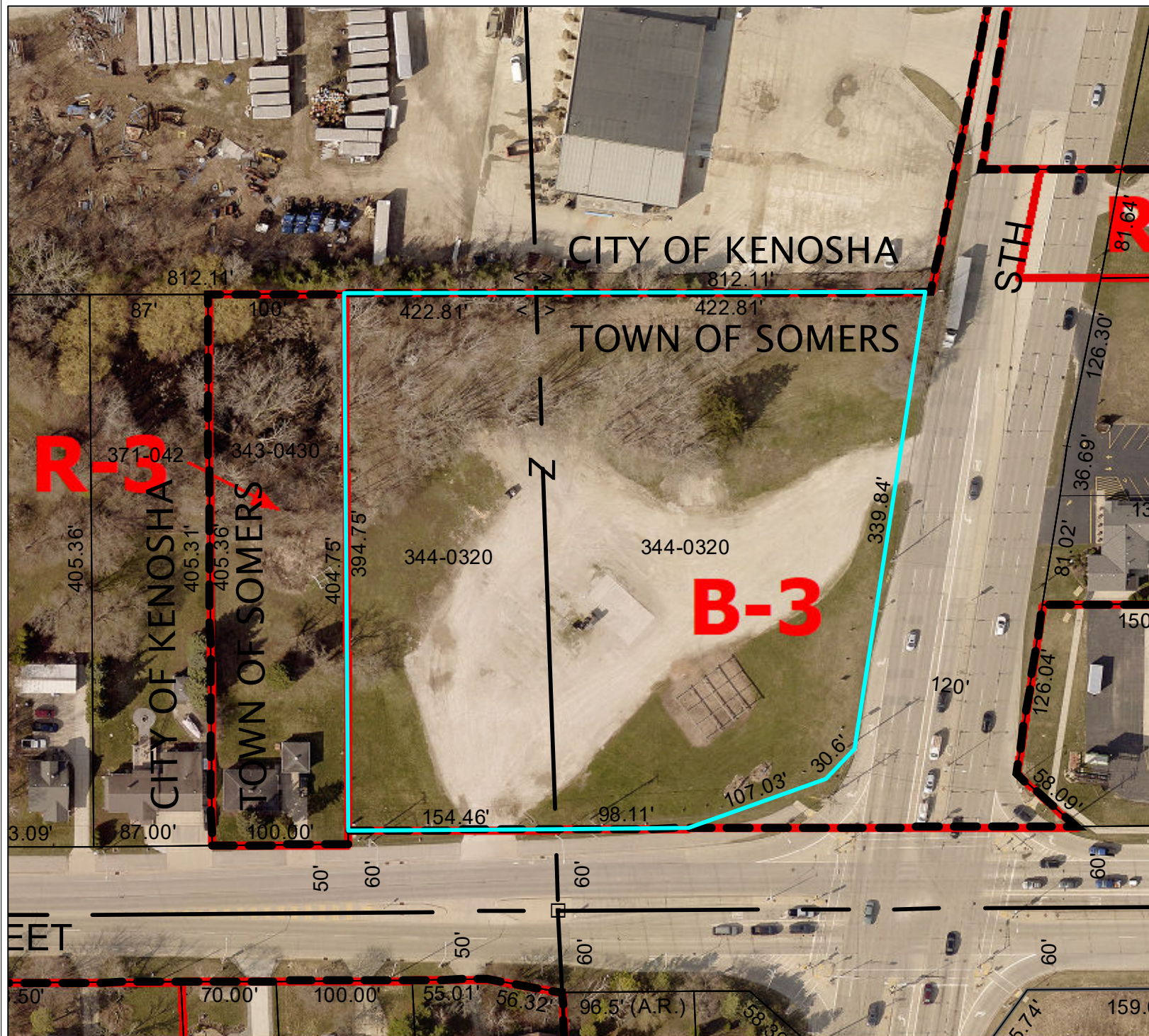
Owner: Bernice Jeyior

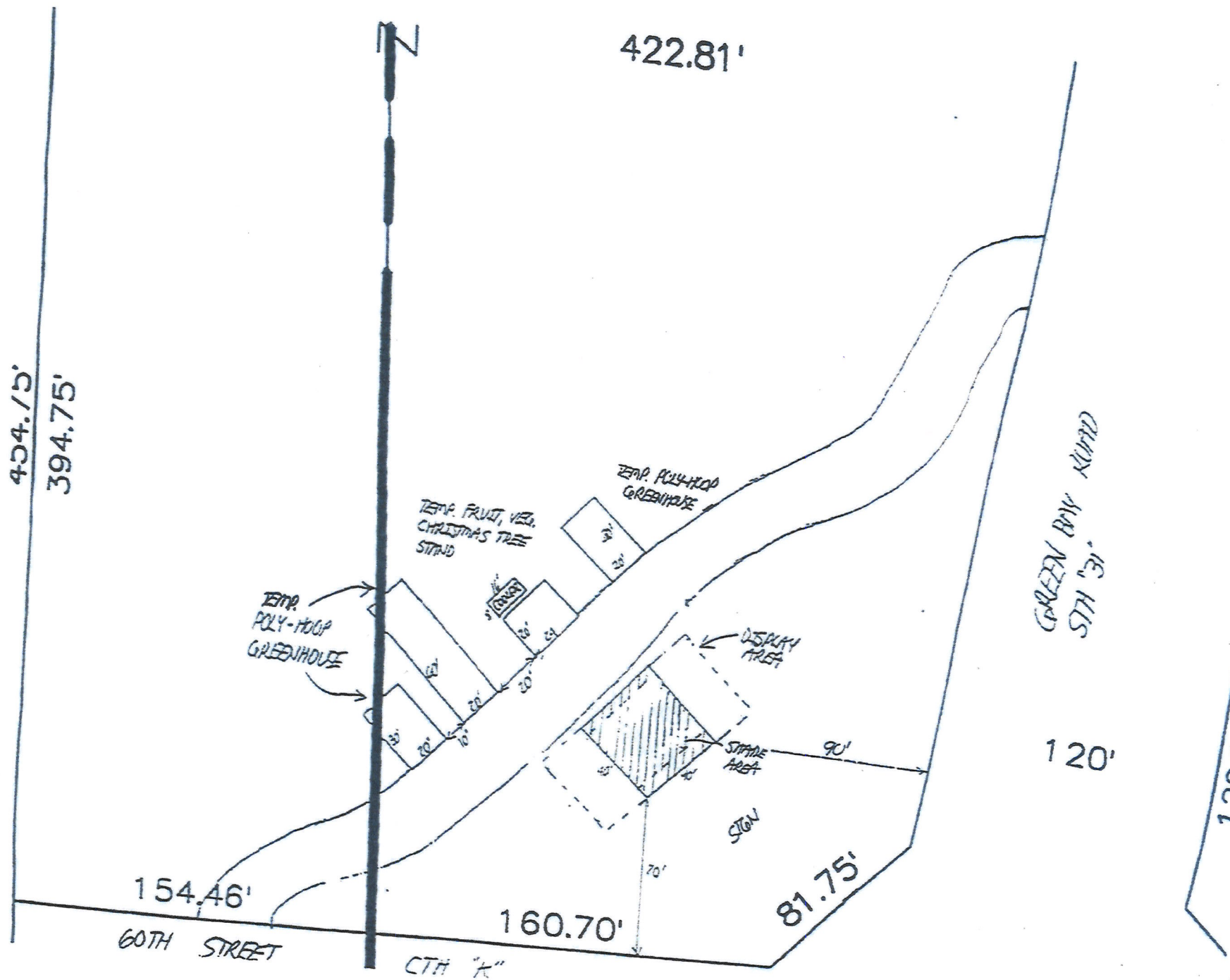
Kenosha County



1 inch = 100 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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.





1" = 50'

TEMPORARY USE SITE MAP

PETITIONER(S):

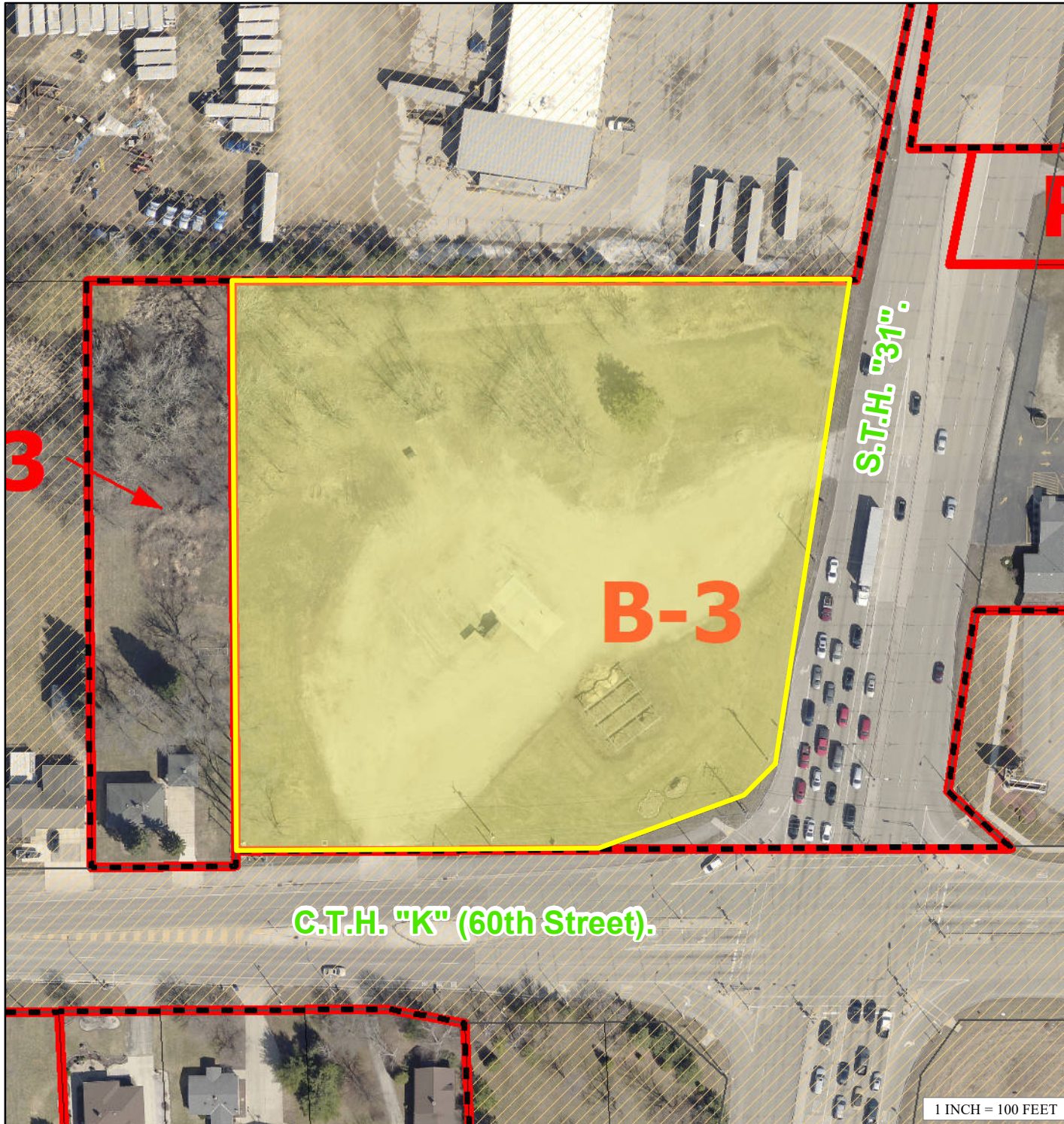
Stanley J. Jezior Jr. &
Bernice C. Jezior Jt Tenancy Trust (Owner)
& Joe Smith (Agent)

LOCATION: SE 1/4 of Section 34,
Town of Somers

TAX PARCEL(S): #80-4-222-344-0320

REQUEST:

Requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that 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) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist.



1 INCH = 100 FEET