Kenosha County

Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
June 17, 2021

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, June 17, 2021 at 6:00 p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. **JOHHNIE & MICHELLE ANDERSON - VARIANCE APPLICATION - TOWN OF PARIS**

   JOHNNIE & MICHELLE ANDERSON, 13705 7th St., Union Grove, WI 53182 (Owner), requesting a variance (Section III. P. 12.18.4-5(b): which states that detached accessory buildings shall be located in the side or rear yard only) to allow an existing detached accessory building to be located in the street yard on Tax Key Parcel #45-4-221-111-0401 Town of Paris.

   Documents:

   SUBMITTED APPLICATION.PDF
   EXHIBIT MAP.PDF

2. **GEORGE W. & ELIZABETH L. SAGE - VARIANCE APPLICATION - TOWN OF RANDALL**

   GEORGE W. & ELIZABETH L. SAGE, 8903 328th Ave., Burlington, WI 53105 (Owner), requesting a variance (Section III. P. 12.18.4-5(b): which states that detached accessory buildings shall be located in the side or rear yard only) to construct a detached accessory building in the street yard on Tax Key Parcel #60-4-119-132-0400 Town of Randall.

   Documents:

   SUBMITTED APPLICATION.PDF
   EXHIBIT MAP.PDF

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

NOTICE TO PETITIONERS

The petitioners: Johnnie & Michelle Anderson and George W. & Elizabeth L. Sage shall be present at the hearing on Thursday, June 17, 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 Towns of Paris & Randall are requested to be represented at the hearing on Thursday, June 17, 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

December 2012

Department of Planning and Development

VARIANCE APPLICATION

RECEIVED
APR - 8 2021
Kenosha County
Planning and Development

Owner: Johnnie Anderson

Mailing Address: 13705 7th Street
Union Grove WI 53182

Phone Number(s): 262-770-8109

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: 45-4-221-111-0401 Zoning District: R-2

Property Address: 13705 7th Street Shoreland: No

Subdivision: - Lot(s): - Block: -

Current Use: 2019-built single-family residence

Proposal: To allow a previously constructed pole barn to be located in the street yard.

REQUIRED BY ORDINANCE	VARIANCE REQUESTED
Section: III. P . 12.18.14-5 (b) - Detached accessory buildings shall be located in the side/rear yard only.	Street Yard Placement
Section: -	
Section: -	

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? NO

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.

(3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain. NO

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.

(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. NO EFFECT

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 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: X John Anderson

Agent: _____ Signature: _____

Agents Address: _____

Phone Number(s): _____

COUNTY OF KENOSHA

Department of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920

ZONING PERMIT APPLICATION

1. What is the Property Address (must include house number) or Tax Key Parcel Number?

   30-4-220-283-0200

2. Who owns the subject property (property owner)?

   Property Owner Name: Johnnie & Michelle Anderson

   Property Owner Mailing Address: 13705 7th Street, Union Grove WI 53182

   Property Owner Phone Number: 262-770-8109

   Property Owner Email Address: JOHN.ANDERSON@DREAMSCAPEOUTDOORS.NET

3. Who is applying for and will be signing for this permit (applicant)?

   Applicant Name:

   Applicant Mailing Address:

   Applicant Phone Number:

   Applicant Email Address:

4. Who is constructing the proposed structures (contractor)?

   Contractor Name:

   Contractor Mailing Address:

   Contractor Phone Number:

   Contractor Email Address:

5. What is it you are proposing to construct?
   You can apply for up to four separate structures on this permit application.

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (FENCE) (L' @ H')	SIZE (BLDG.) (L' x W')	AREA (sq. feet)	HEIGHT (feet)	# OF STORIES
Accessory Structure	Pole					1

6. This section is only applicable for properties within the unincorporated townships of Kenosha County (townships of Brighton, Paris, Randall, Somers & Wheatland).

   If you are proposing to construct a principal building such as a new residence or new commercial building, an addition thereto, or a detached accessory building >150 sq. ft. in area, it is required that a professional surveyor be hired to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

   This section is not applicable for sheds ≤150 sq. ft. in area or other accessory structures such as decks, fences and pools.

   I anticipate that a foundation survey will be submitted to this office no later than _____ (insert date).

   We understand this deadline needs to be flexible due to reasons such as weather, construction delays, etc.., however a due date later than 18 months from the date of permit issuance will not be accepted. If a foundation survey is not received by the anticipated

due date, the property owner will receive an automated letter notifying them of past due status. If a mutually agreed revised due date is not set, and a foundation survey is not submitted, violation and enforcement will proceed.

7. This section is only applicable for properties within the Village of Somers.

   If you are proposing to construct a principal building such as a new residence or new commercial building, it is required that a professional surveyor be hired to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

   I anticipate that a foundation survey will be submitted to this office no later than _____(insert date).

   If you are proposing to construct a residential or commercial building addition or detached accessory building >150 sq. ft. in area you have the option to hire a professional surveyor to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

   Alternatively, the property owner may sign a waiver of liability of foundation survey waiving their obligation to have to hire a professional surveyor at this time, stating that they will build the structure according to code and that if the structure is ever found to violate the code requirements they agree to comply with said ordinance by removal of and relocation of said structure and pay all associated and consequent costs and damages. This waiver document is a legal document that is recorded against the property title in the Register of Deeds. *In the future a lending agency (such as a bank) or a prospective buyer of the property may require that said waiver be released prior to commencing with a loan or sale transaction. To do so, a plat of survey will need to be completed by a professional surveyor showing the location of the permitted structure. If said structure is found by this department to be constructed in the correct location and meets setback requirements, then a release of waiver document will be prepared at the cost of 20.00-dollars to the applicant and issued to the property owner or real estate agent so that it can be recorded with the Register of Deeds, thereby effectively releasing the original waiver of liability document.*

   Choose one of the following options:

   I anticipate that a foundation survey will be submitted to this office no later than _____(insert date).

   or

   I anticipate that the property owner will visit Planning & Development to have their signature notarized (driver's license required) and pay for the recordation of a waiver of liability document in the form of 30.00-dollars cash or check payable to the "Register of Deeds" no later than _____(insert date).

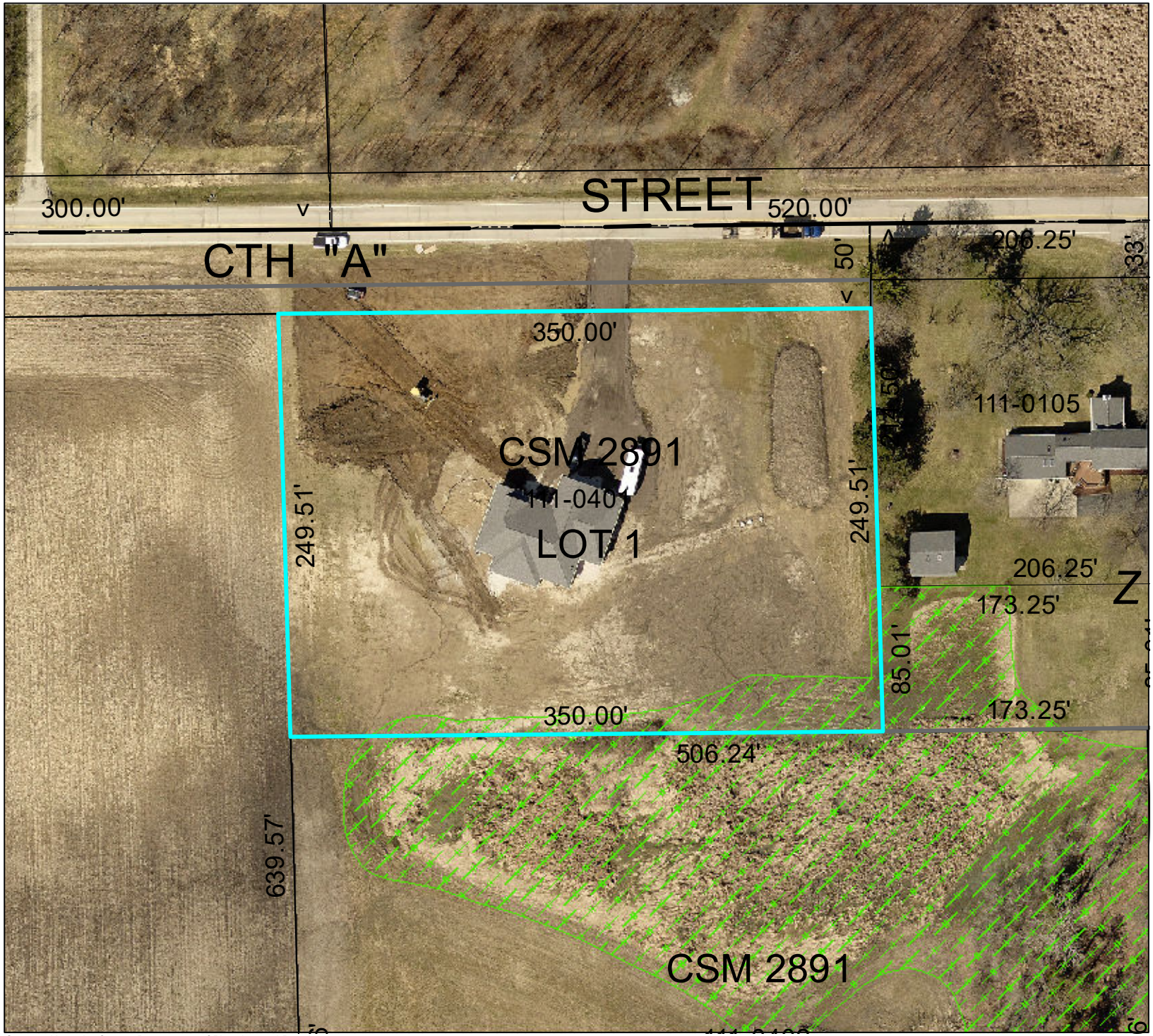
8. Does your project involve the placement of any fill material on the subject property such as dirt, gravel, landscape timbers, rock, shoreline protection material, etc....?

   If so, what type of material and how much?

IF ISSUED, 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 MUNICIPAL 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. ANY ADDITIONAL CONDITIONS WRITTEN BY THE ZONING ADMINISTRATOR ISSUING THE ZONING PERMIT.

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.



Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

SUBJECT PROPERTY

N
W E
S

1 inch = 80 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.

Source: Kenosha County Department of Planning and Development

Plat of a survey for JOHNNIE AND MICHELLE ANDERSON of Lot 1 of Certified Survey Map No. 2891, recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on March 29, 2019 as Document No. 1838836, being a re-division of Lot 1 of Certified Survey Map No. 2865 and being part of the Northeast ¼. the Northwest ¼, the Southwest ¼ and the Southeast ¼ of the Northeast ¼ of Section 11, Town 2 North, Range 21 East. In the Town of Paris, Kenosha County, Wisconsin.

Certificate

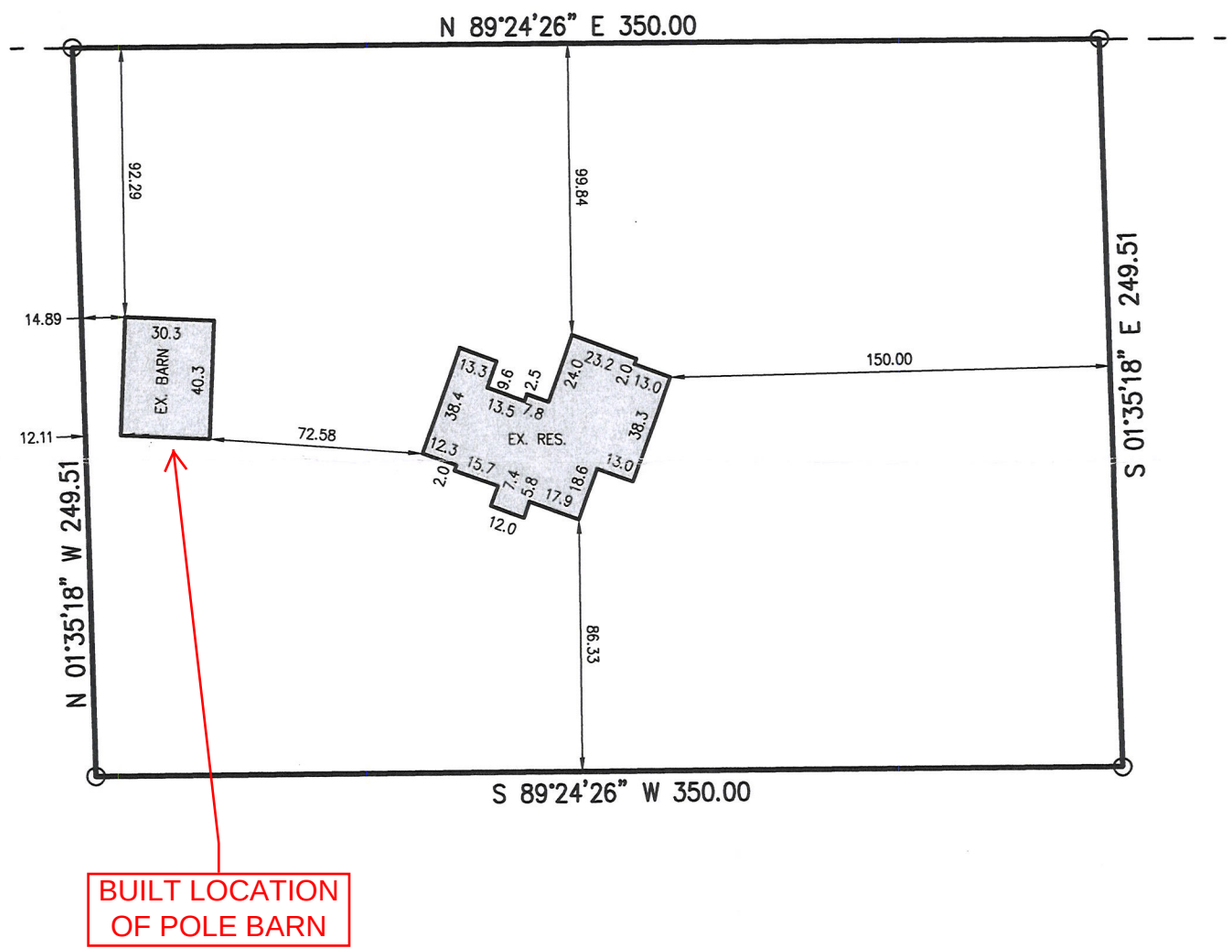
The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

WISCONSIN MARK R. NIELSEN S-2271 RACINE WI LAND SURVEYOR

03/19/2021 Mark R. Nielsen

N

7th STREET (CTH A)



NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927

LEGEND

○ 5/8" REBAR FOUND

FIELD WORK 3-18-2021 BY JWP/CRL
DRAWN 3-19-2021 BY SCB
SCALE 1" = 60'
SHEET 1 OF 1 SHEETS
JOB NO. 2021.0054.01

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

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

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

February 2013

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.

❑ **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 - 75th 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.

- ❑ 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

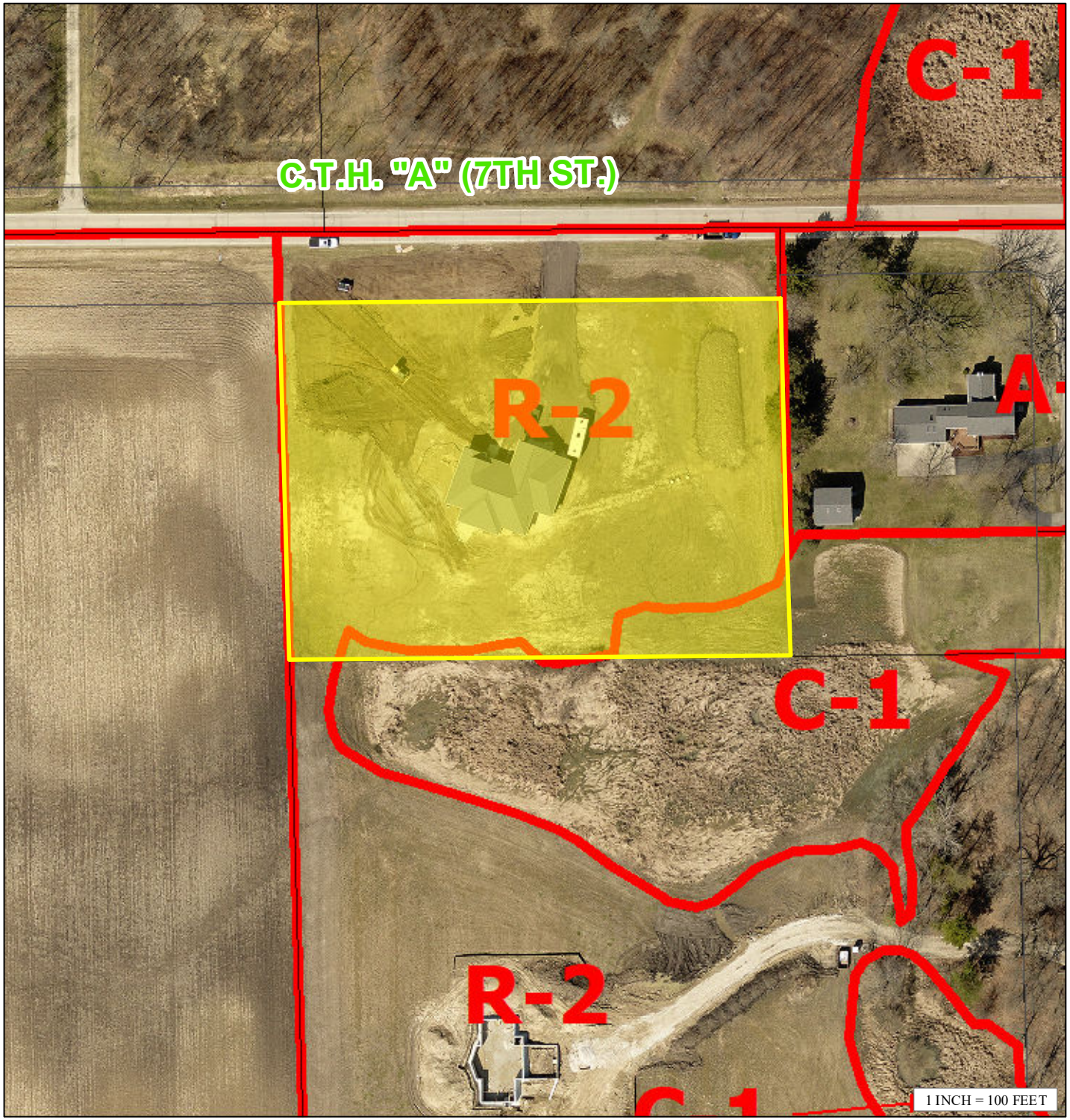
VARIANCE WORKSHEET

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 -



Jezior TrustTempUse.mxd

VARIANCE SITE MAP

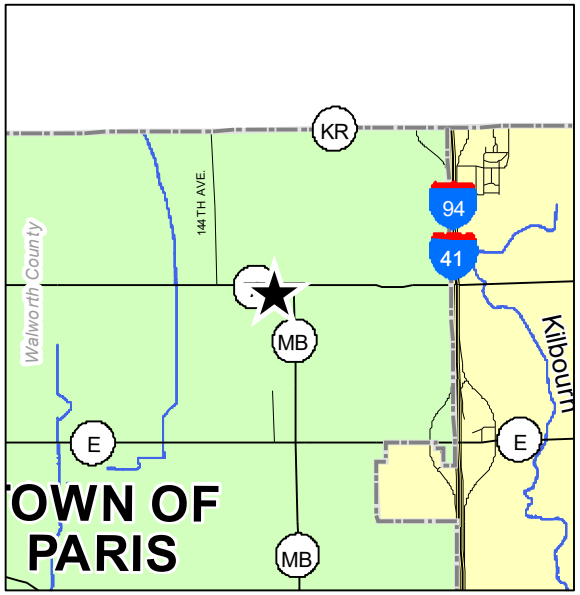
PETITIONER(S):
Johnnie & Michelle Anderson (Owner)

LOCATION: 13705 7th Street,
Town of Paris

TAX PARCEL(S): 45-4-221-111-0401

REQUEST:

Requesting a variance (Section III. P. 12.18.4-5(b): which states that detached accessory buildings shall be located in the side or rear yard only) to allow a detached accessory building in the street yard.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

COUNTY OF KENOSHA

Department of Planning and Development

December 2012

VARIANCE APPLICATION

RECEIVED
APR - 6 2021
Kenosha County
Planning and Development

Owner: George W. & Elizabeth L. Sage

Mailing Address: 8903 328th Avenue

Burlington WI 53105

Phone Number(s): 262-716-3116

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: 60-4-119-132-0400 Zoning District: C-2

Property Address: 8903 328th Avenue Shoreland: No

Subdivision: - Lot(s): - Block: -

Current Use: 1978-built s.f. residence & 1991-built pole barn

Proposal: To locate a 20' x 20' detached accessory building in the street yard.

REQUIRED BY ORDINANCE	VARIANCE REQUESTED
Section: III.P. 12.18.4-5(b) - Detached accessory buildings shall be located in the side/rear yard only.	Street Yard Placement
Section: -	
Section: -	

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.

Alternatives that meet the code would place the building on steeper topography and in an area where my septic system is located.

(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.

The house was actually built backwards as this is back of house. Front door and driveway are on opposite side.

(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.

As in the topography made the land available exist in front/street yard only.

(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.

New shed would be out of view not causing obstruction approx. 900 feet from roadway.

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 Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920

ZONING PERMIT APPLICATION

1. What is the Property Address (must include house number) or Tax Key Parcel Number?

   30-4-220-283-0200

2. Who owns the subject property (property owner)?

   Property Owner Name: George W. & Elizabeth L. Sage

   Property Owner Mailing Address: 8903 328th Avenue, Burlington WI 53105

   Property Owner Phone Number: 262-716-3116

   Property Owner Email Address:

3. Who is applying for and will be signing for this permit (applicant)?

   Applicant Name:

   Applicant Mailing Address:

   Applicant Phone Number:

   Applicant Email Address:

4. Who is constructing the proposed structures (contractor)?

   Contractor Name:

   Contractor Mailing Address:

   Contractor Phone Number:

   Contractor Email Address:

5. What is it you are proposing to construct?
   You can apply for up to four separate structures on this permit application.

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (FENCE) (L' @ H')	SIZE (BLDG.) (L' x W')	AREA (sq. feet)	HEIGHT (feet)	# OF STORIES
Accessory Structure	Wood Frame		20' x20'	400	11	1

6. This section is only applicable for properties within the unincorporated townships of Kenosha County (townships of Brighton, Paris, Randall, Somers & Wheatland).

   If you are proposing to construct a principal building such as a new residence or new commercial building, an addition thereto, or a detached accessory building >150 sq. ft. in area, it is required that a professional surveyor be hired to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

   This section is not applicable for sheds ≤150 sq. ft. in area or other accessory structures such as decks, fences and pools.

   I anticipate that a foundation survey will be submitted to this office no later than _____(insert date).

   We understand this deadline needs to be flexible due to reasons such as weather, construction delays, etc.., however a due date later than 18 months from the date of permit issuance will not be accepted. If a foundation survey is not received by the anticipated

due date, the property owner will receive an automated letter notifying them of past due status. If a mutually agreed revised due date is not set, and a foundation survey is not submitted, violation and enforcement will proceed.

7. This section is only applicable for properties within the Village of Somers.

   If you are proposing to construct a principal building such as a new residence or new commercial building, it is required that a professional surveyor be hired to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

   I anticipate that a foundation survey will be submitted to this office no later than _____(insert date).

   If you are proposing to construct a residential or commercial building addition or detached accessory building >150 sq. ft. in area you have the option to hire a professional surveyor to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

   Alternatively, the property owner may sign a waiver of liability of foundation survey waiving their obligation to have to hire a professional surveyor at this time, stating that they will build the structure according to code and that if the structure is ever found to violate the code requirements they agree to comply with said ordinance by removal of and relocation of said structure and pay all associated and consequent costs and damages. This waiver document is a legal document that is recorded against the property title in the Register of Deeds. *In the future a lending agency (such as a bank) or a prospective buyer of the property may require that said waiver be released prior to commencing with a loan or sale transaction. To do so, a plat of survey will need to be completed by a professional surveyor showing the location of the permitted structure. If said structure is found by this department to be constructed in the correct location and meets setback requirements, then a release of waiver document will be prepared at the cost of 20.00-dollars to the applicant and issued to the property owner or real estate agent so that it can be recorded with the Register of Deeds, thereby effectively releasing the original waiver of liability document*.

   Choose one of the following options:

   I anticipate that a foundation survey will be submitted to this office no later than _____(insert date).

   or

   I anticipate that the property owner will visit Planning & Development to have their signature notarized (driver's license required) and pay for the recordation of a waiver of liability document in the form of 30.00-dollars cash or check payable to the "Register of Deeds" no later than _____(insert date).

8. Does your project involve the placement of any fill material on the subject property such as dirt, gravel, landscape timbers, rock, shoreline protection material, etc.…?

   If so, what type of material and how much?

IF ISSUED, 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 MUNICIPAL 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. ANY ADDITIONAL CONDITIONS WRITTEN BY THE ZONING ADMINISTRATOR ISSUING THE ZONING PERMIT.

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.



Kenosha County

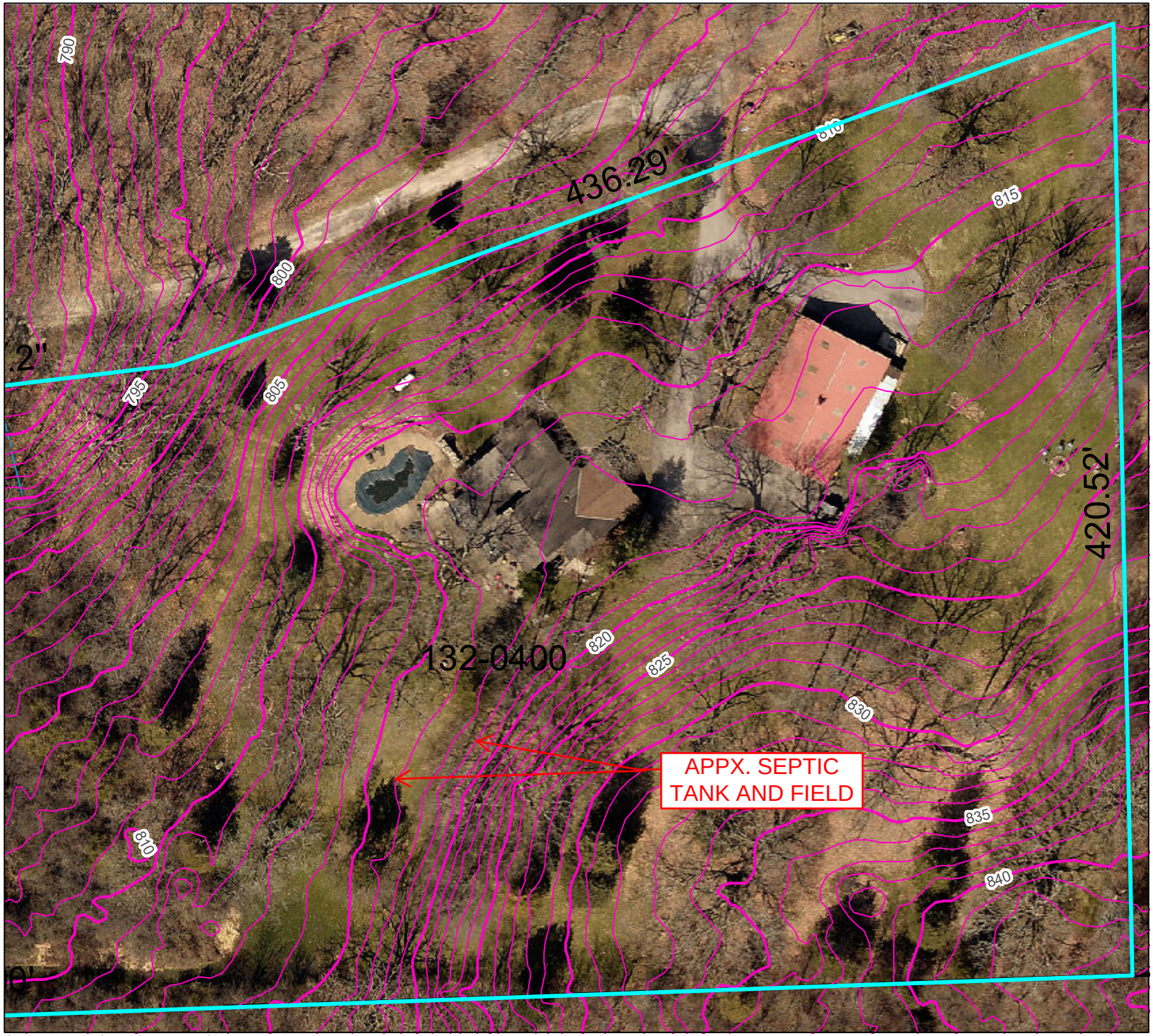
KENOSHA COUNTY WISCONSIN
Established 1850

SUBJECT
PROEPRTY

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.

Source: Kenosha County Department of Planning and Development



Kenosha County

SUBJECT PROEPRTY (ZOOM)

W/ 1-FOOT CONTOURS

N
W E
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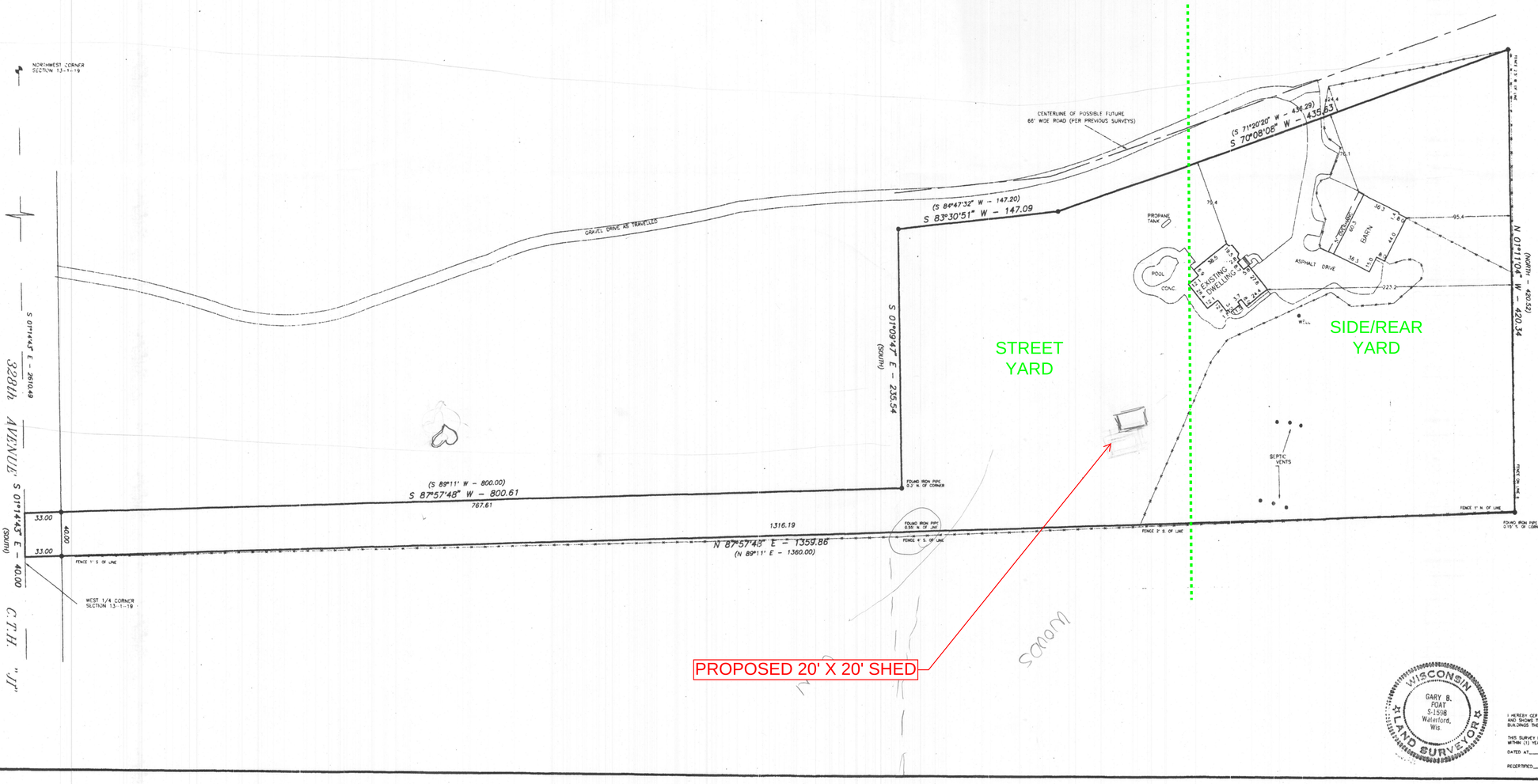
1 inch = 60 feet

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.

Source: Kenosha County Department of Planning and Development

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N 89°11' E ALONG AND UPON THE SOUTH LINE OF SAID 1/4 SECTION, 1360.00 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 420.52 FEET; THJENCE S 71°20'20" W, 436.29 FEET; THENCE S 84°47'32" W, 147.20 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 234.54 FEET; THENCE S 89°11' W, PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 800.00 FEET AND TO THE WEST LINE OF SAID 1/4 SECTION; THENCE SOUTH ALONG AND UPON THE WEST LINE OF SAID 1/4 SECTION 40.00 FEET AND TO THE POINT OF BEGINNING. SUBJECT TO HIGHWAY "JI", 328TH. AVE. OVER AND ACROSS THE MOST WESTERLY 33 FEET. SAID LAND BEING IN THE TOWN OF RANDALL, COUNTY OF KENOSHA, STATE OF WISCONSIN.

* REFER TO CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND *



LEGEND

- ● - FOUND IRON PIPE
- -x-x- - FENCE
- ( ) - RECORDED AS
- ◒ - KENOSHA COUNTY MONUMENT

PROJECT

PLAT OF SURVEY

PROJECT NO.

060265
060265S1.DWG

DATE

SEPTEMBER 29, 2006

REVISIONS

SURVEYOR

GARY B. FOAT
DEGEN - FOAT SURVEYING

PREPARED FOR

DOUG & KATHY KOPELKE
8903 328th AVENUE
BURLINGTON, WI 53105

DEGEN-FOAT SURVEYING, INC.
100 SOUTH SECOND STREET
WATERFORD, WISCONSIN
(262)534-5404 (FAX)534-2022

WISCONSIN LAND SURVEYOR
GARY B. FOAT S-1598 Waterford, Wis.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

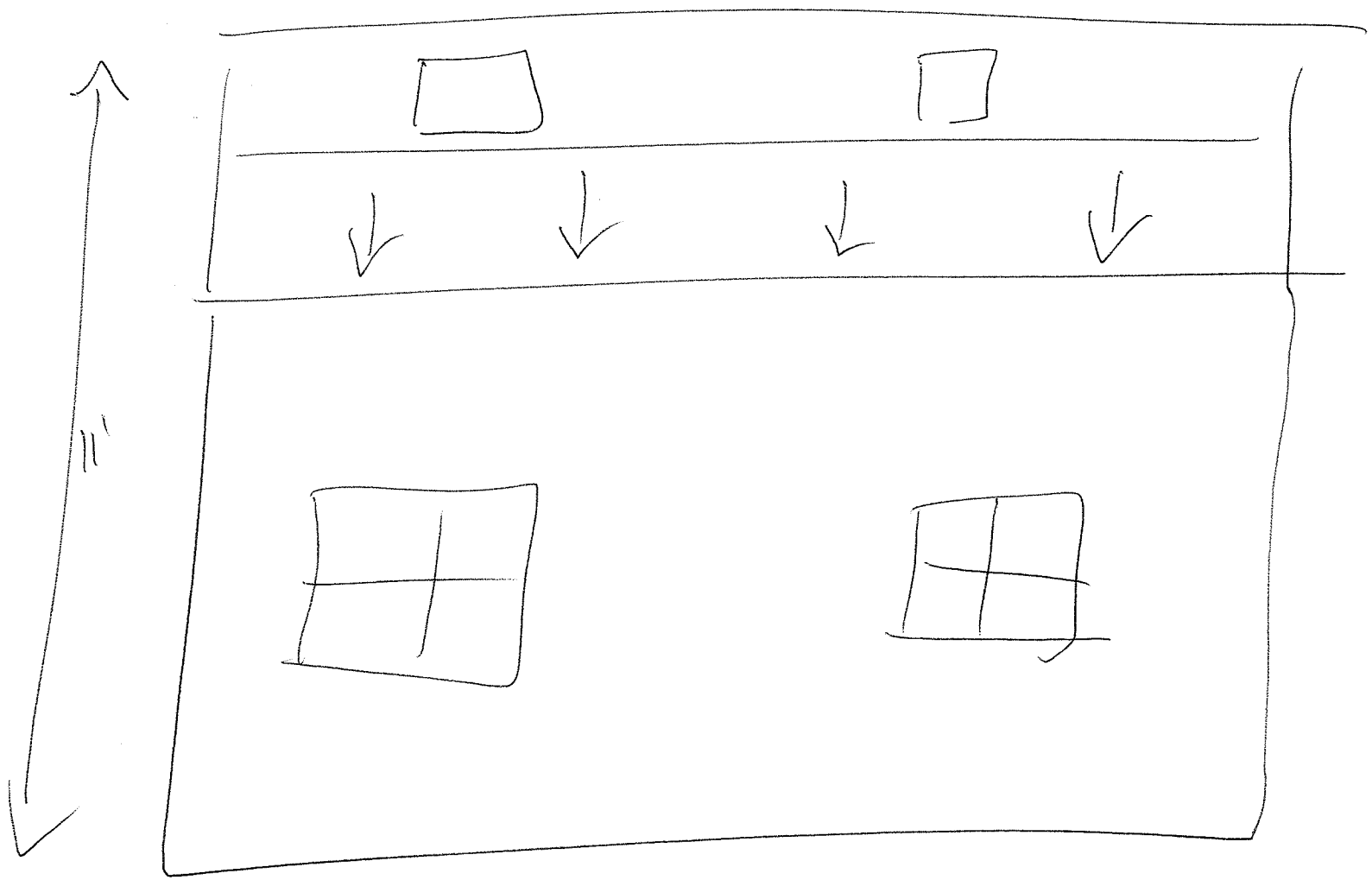
THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE THERETO WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD THIS 29th DAY OF SEPTEMBER 20 06

RECERTIFIED _____

Gary B. Foat

60-4-119-132-0400


11'

(h) The Department may request such additional information from the complainant and the owner as it deems necessary to complete its review.

(i) The Department may retain such consultants or experts as it deems necessary to complete its review.

(j) The Department shall issue a written decision and may take such enforcement action as it deems appropriate with respect to the complaint.

(k) The Department's decision and enforcement action is subject to review under Wis. Stat. § 66.0401(5).

P. ACCESSORY BUILDING REGULATIONS

12.18.4-1 PERMIT REQUIRED
No accessory building shall hereinafter be located, directed, moved, reconstructed, extended, enlarged, converted or structurally altered without a zoning permit from the Division of Planning Operations and without being in conformity with the provisions of this Ordinance, and State Statutes and the Wisconsin Administrative Code. The accessory building shall also meet all the structural requirements of local and State codes.

12.18.4-2 DISTRICTS
Accessory buildings may be located in all districts except the C-1 Lowland Resource Conservancy District and FPO Floodplain Overlay District.

12.18.4-3 APPLICATION
All drawings and plans for the construction, installation, enlargement or alteration of any such accessory building shall first be presented to the Division of Planning Operations for examination and approval as to proper size, location and construction.

All such plans and drawings shall be drawn to scale and shall indicate thereon all distances and dimensions so as to accurately and explicitly show all lot lines, and all information pertaining to the accessory building. Such plans shall also include vertical elevations of the accessory building.

12.18.4-4 CLASSIFICATION
Agricultural buildings, on lots of at least 10 acres, 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.

Buildings on non-conforming lots in the A-1, A-2, A-3, or A-4 districts less than 10 acres shall be considered accessory buildings and shall comply with the provisions of this section.

12.18.4-5 LOCATION
Accessory buildings shall be detached from the principal structure, provided that the accessory building:

(a) Is on the same lot and then permitted only after their principal structure is present or under construction.

(b) Shall be located in the side or rear yard only.

12.18.4-6 SIZE
Accessory building size is based upon lot size according to table 12.18.4-12.

12.18.4-7 SETBACKS
Accessory buildings shall have the following setbacks. (see table 12.18.4-12)

(a) A building separation of at least 10 feet between all buildings and structures.

(b) A minimum 5-foot side and rear yard setback on lots equal to or less than 39,999 square feet, unless zoned R-9, R-10 or R-11 in which case the setback shall be 10 feet.

(c) A minimum 10-foot side and rear yard setback on lots equal to or greater than 40,000 square feet.

(d) Detached accessory buildings in all other districts shall meet the minimum setback requirements as outlined in each district.

12.18.4-8 HEIGHT
Accessory buildings shall have the following height. (see table 12.18.4.12)

(a) A maximum height of 15 feet for buildings (shed, gazebos, pool house) equal to or less than 150 square feet.

(b) A maximum height of 17 feet for buildings greater than 150 square feet and equal to or less than 720 square feet

(c) A maximum height of 20 feet for buildings greater than 720 square feet.

(d) A maximum height of 24 feet for buildings greater than 3,000 square feet.

12.18.4-9 NUMBER OF BUILDINGS
The number of accessory buildings permitted per lot are as follows: (see table 12.18.4-12)

(a) One of each: shed, gazebo, pool house equal to or less than 150 square feet.

(b) One accessory building, greater than 150 square feet, on lots equal to or less than 79,999 square feet.

(c) Two accessory buildings, greater than 150 square feet, on lots equal to or greater than 80,000 square feet.

(c) 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.

12.18.4-10 OPEN SIDED/SCREENED STRUCTURES (BUILDINGS) SUCH AS GAZEBOS AND SCREEN HOUSES

Open sided and/or screened structures (buildings) such as gazebos, and screen houses are permitted in the shoreyard setback area provided that the following is satisfied in accordance with § 59.692(1v), Stats.

(a) The part of the structure (building) that is nearest to the water is located at least 35 feet landward from the ordinary high water mark.

(b) The floor area of all structures (buildings) in the shoreland setback area shall not exceed 200 square feet.

(c) The structure (building) has no sides or has open or screened sides.

(d) The structure (building) shall not exceed 10 feet in height.

(e) Submittal of a plan, approved by the Division of Planning Operations, that will be implemented by the owner of the property to preserve or establish a vegetative shoreland buffer area that covers at least 70% of the width at least 37.5 feet landward from the ordinary high water mark.

(f) Shoreland buffer area shall be established and maintained with applicable shoreland cutting provisions of section 12.18-2.

12.18.4-11 BOATHOUSES

Boathouses, accessory to permitted uses, may be located within a shore yard and entirely within the access and viewing corridor, but shall not be closer to a lake, stream, pond, or wetland than the ordinary high water mark. A boathouse is a non-habitable structure and shall be designed and used exclusively for marine equipment and shall meet the following requirements:

1 used by the owner or occupant of the parcel;
2 one (1) boathouse per shoreland lot;
3 not to 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;
4 not exceed four hundred and fifty (450) square feet measured outside wall to outside wall;
5 not to exceed one story, with a minimum wall height of 10 feet;
6 maximum 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);
7 maximum width parallel to the shore of fifteen (15) feet;
8 not to contain fireplaces, patio doors, plumbing, heating, air conditioning, cooking facilities or other features inconsistent with the use of the structure exclusively as a boathouse;
9 no attached or detached decks or patios;
10 maximum of 10 square feet of window surface may be allowed on each side;

11 no more than one service door not to exceed 36 inches in width. The service door shall not be on the water body side of the structure;

12 no more than one garage style access door not exceeding 10 feet in width and no less than 8 feet in width. The garage style door shall be on the water body side of the structure.

The roof of a boathouse may be used as a deck provided that:

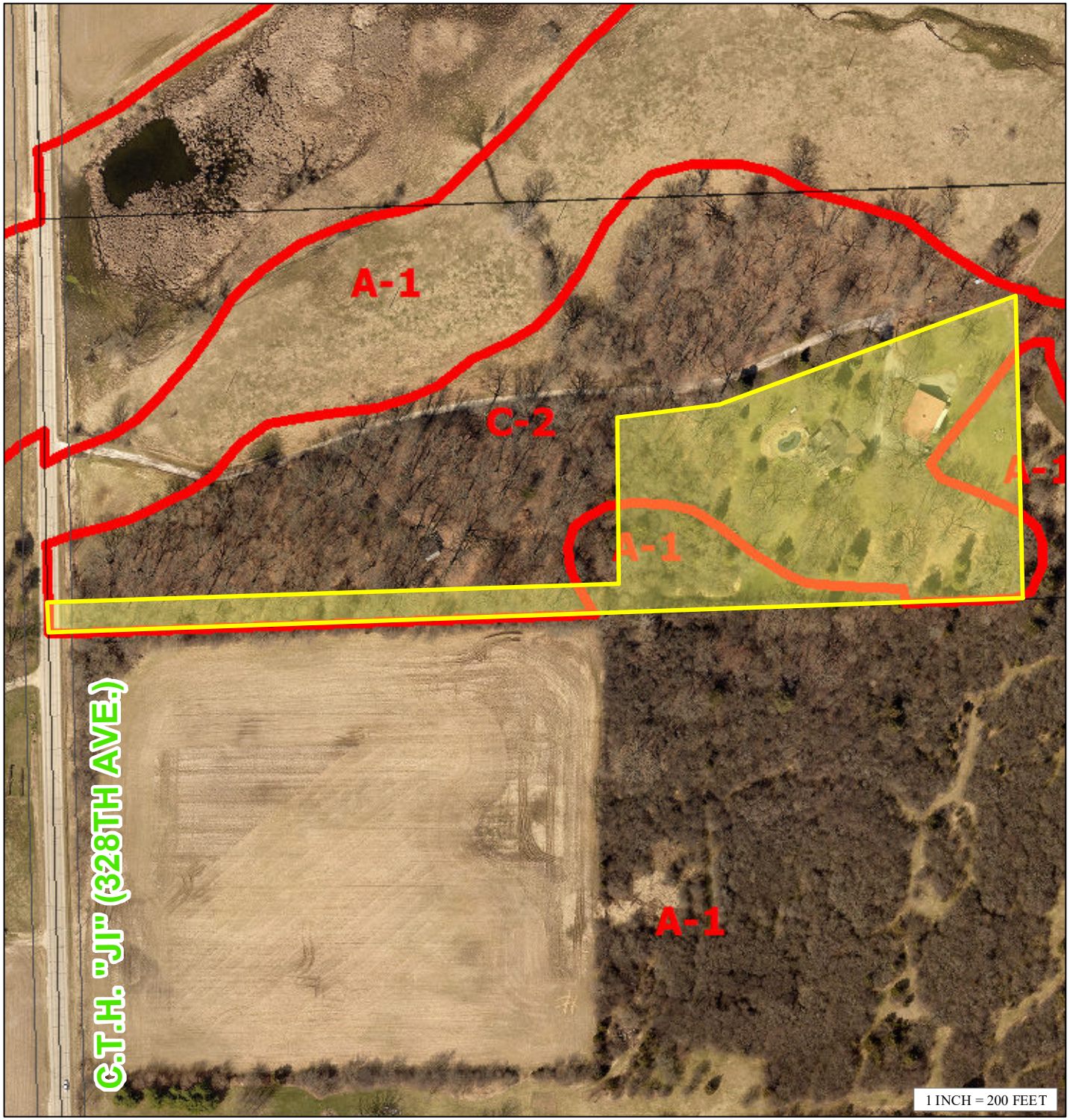
1 The boathouse has a flat roof.

2 The roof has no side walls or screens.

3 The roof may have a railing that meets the Department of Safety and Professional Services standards.

12.18.4-12 SUMMARY OF REGULATIONS FOR DETACHED ACCESSORY BUILDINGS

LOT SIZE	MAXIMUM NUMBER OF BUILDINGS	MAXIMUM SIZE (square feet)	MAXIMUM HEIGHT (feet)	YARD LOCATION	SIDE/REAR SETBACK
<15,000 SF	1 1	150 720	12 17	SIDE OR REAR SIDE OR REAR	5 FEET 5 FEET
15,000- 19,999 SF	1 1	150 1000	12 20	" "	"
20,000- 39,999 SF	1 1	150 1,500	12 20	" "	"
40,000- 79,999 SF	1 1	150 2,000	12 20	" "	10 FEET 10 FEET
80,000- 119,999 SF	1 2	150 2,500	12 20	" "	
120,000- 159,999 SF	1 2	150 3,000	12 24	" "	"
160,000- 4.9 AC	1 2	150 3,500	12 24	" "	"
5-5.9 AC	1 2	150 4,000	12 24	" "	"
6-6.9 AC	1 2	150 4,500	12 24	"	"
7-7.9 AC	1 2	150 5,000	12 24	"	"
8-8.9 AC	1 2	150 5,500	12 24	"	"
9-9.9 AC	1 2	150 6,000	12 24	"	"
>10 AC	No Limit	No Limit	24	SIDE, REAR, STREET	25 FEET/ 50 FEET
R-9	No Limit	No Limit	20	SIDE OR REAR	"
R-10	No Limit	No Limit	20	SIDE OR REAR	"
R-11	No Limit	No Limit	20	SIDE OR REAR	"
R-12	1 1	150 720	12 17	SIDE OR REAR SIDE OR REAR	5 FEET 5 FEET



Jezior TrustTempUse.mxd

VARIANCE SITE MAP

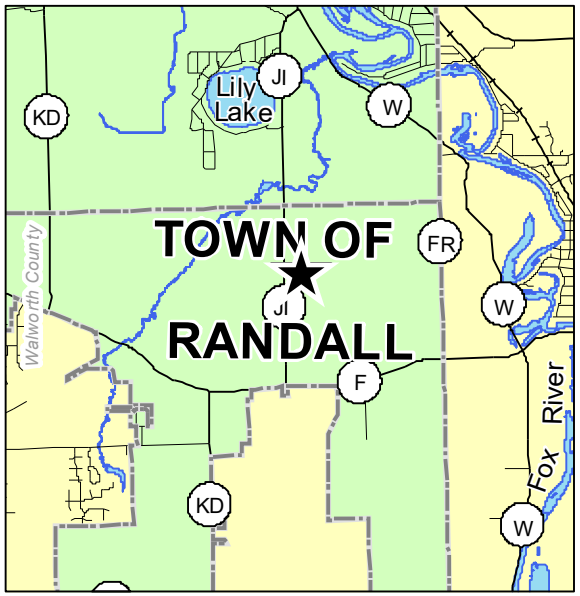
PETITIONER(S):
George W. & Elizabeth L. Sage (Owner)

LOCATION: 8903 328th Avenue,
Town of Randall

TAX PARCEL(S): 60-4-119-132-0400

REQUEST:

Requesting a variance (Section III. P. 12.18.4-5(b): which states that detached accessory buildings shall be located in the side or rear yard only) to construct a detached accessory building in the street yard.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT