



# COUNTY OF KENOSHA

December 2012

## Department of Planning and Development

### VARIANCE APPLICATION

Owner: Lukas H. Betzen

Mailing Address: 31508 71st Street

Salem WI 53168

Phone Number(s): 262-210-1205

RECEIVED  
SEP 14 2021  
Kenosha County  
Planning and Development

*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: 95-4-119-014-0650

Zoning District: R-4

Property Address: 31508 71st Street

Shoreland: Yes

Subdivision: Oakwood Shores 2nd Add.

Lot(s): 11 Block: 4

Current Use: 1955-built s.f. residence & shed

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

#### REQUIRED BY ORDINANCE

Section: III.P.12.18.4-5 (b) - Detached accessory buildings shall be located  
in the side or rear yard only.

Section: IV.C.12.21-4(g)1 - All buildings shall be located at least 30 feet  
from any other road.

Section: \_\_\_\_\_ - \_\_\_\_\_

#### VARIANCE REQUESTED

Street Yard Placement

5' Street Yard Setback

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.

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(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

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(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.*

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VARIANCE APPLICATION

I have a fence and overhead power lines in the rear yard that would need to be relocated if I were to construct in the rear yard. And getting a concrete truck between a the well and the tree would be impossible.

(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.*

The location of the trees in the front east yard and the well location prohibit me from constructing the detached garage in the rear yard. The side yards are to narrow.


(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.*

Approval of this variance would enable me to store vehicle on the property out of the weather. I currently have no place to park my vehicles indoors.

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*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): \_\_\_\_\_

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# COUNTY OF KENOSHA

## Department of Planning & Development

19600 75<sup>th</sup> 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?

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

Property Owner Name:

Property Owner Mailing Address:

Property Owner Phone Number:

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

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.

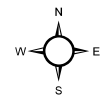
**NOTICE:** YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES 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



SUBJECT  
PROPERTY



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 INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

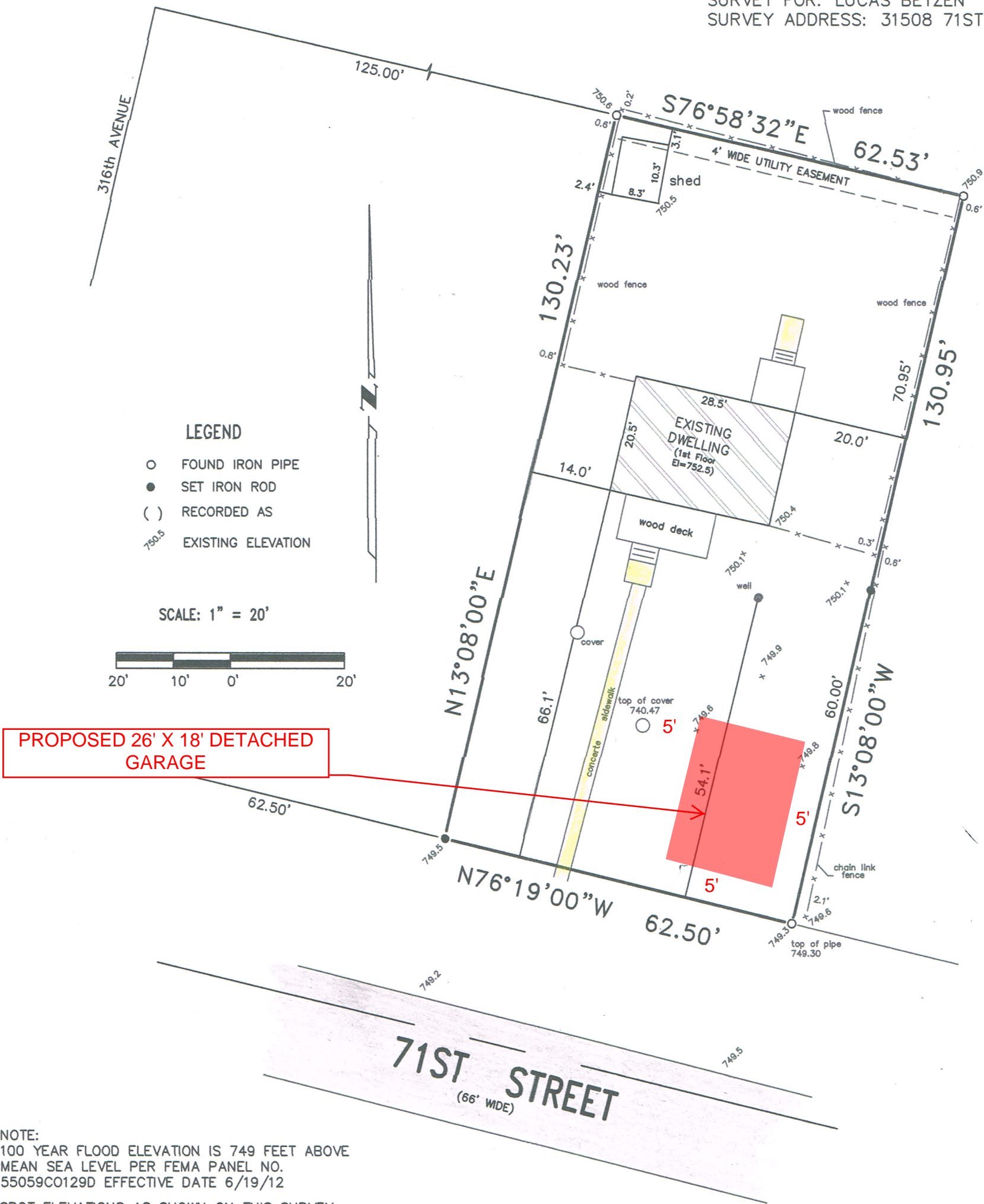




# PLAT OF SURVEY -OF-

LOT 11, BLOCK 4 OF OAKWOOD SHORES SECOND ADDITION LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 19 EAST ACCORDING TO THE RECORDED PLAT THEREOF. ALL IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

SURVEY FOR: LUCAS BETZEN  
SURVEY ADDRESS: 31508 71ST ST.



NOTE:  
100 YEAR FLOOD ELEVATION IS 749 FEET ABOVE  
MEAN SEA LEVEL PER FEMA PANEL NO.  
55059C0129D EFFECTIVE DATE 6/19/12

SPOT ELEVATIONS AS SHOWN ON THIS SURVEY  
INDICATE THAT THIS LOT IS OUT OF THE 100  
YEAR FLOODPLAIN.

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.

This survey is made for the use of the present owners of the property, and those who purchase mortgage or guarantee the title thereto within one year from date hereof.

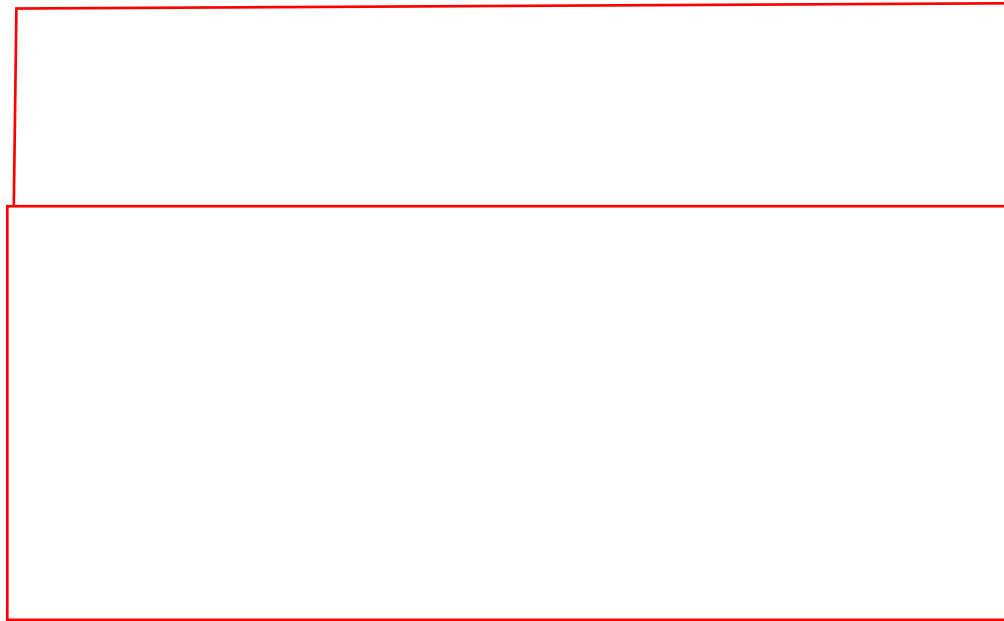
**LIBERTY LAND SURVEYING**

PO BOX 202  
LAKE MILLS, WISCONSIN 53551  
(262)767-8786 (262)901-5116

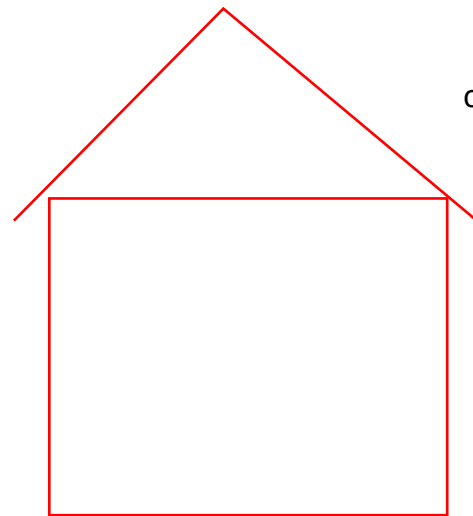


*Franklin J. Lehman*  
FRANKLIN J. LEHMAN S-2211

MAY 28, 2021 210502  
DATE JOB NUMBER



26'



4/12 pitch = 10.5  
calculated building  
height

9' wall

18'





RECEIVED

SEP 22 2014

Safety and Buildings Division  
201 W. Washington Ave., P.O. Box 7162  
Madison, WI 53707-7162County Kenosha  
Sanitary Permit Number (to be filled in by Co.)14-00075

State Transaction Number

14-014

Project Address (if different than mailing address)

31508 71st. Street  
salem WI 53168

Parcel #

95-4-119-014-0650

Property Location

Govt. Lot

1/4, SE 1/4, Section 1  
(circle one)  
T 1 N; R 19 E or W

Subdivision Name

Oakwood Shores☐ City of☐ Village of☒ Town of WheatlandSanitary Permit Application  
Kenosha County Planning and Development

In accordance with SPS 383.33(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.

## I. Application Information - Please Print All Information

Property Owner's Name

Steve & Robin Sullivan AKA SRN/MTJ LLC

Property Owner's Mailing Address

209 Christi Lane

City, State

Twin Lakes WI 53181

Zip Code

Phone Number

## II. Type of Building (check all that apply)

☒ 1 or 2 Family Dwelling - Number of Bedrooms 3☐ Public/Commercial - Describe Use \_\_\_\_\_☐ State Owned - Describe Use \_\_\_\_\_

Lot #

11

Block #

4

CSM Number

## III. Type of Permit: (Check only one box on line A. Complete line B if applicable)

A. ☐ New System ☒ Replacement System ☐ Treatment/Holding Tank Replacement Only ☐ Other Modification to Existing System (explain)B. ☐ Permit Renewal Before Expiration ☐ Permit Revision ☐ Change of Plumber ☐ Permit Transfer to New Owner

List Previous Permit Number and Date Issued

## IV. Type of POWTS System/Component/Device: (Check all that apply)

☐ Non-Pressurized In-Ground ☐ Pressurized In-Ground ☐ At-Grade ☐ Mound  $\geq 24$  in. of suitable soil ☐ Mound  $< 24$  in. of suitable soil☒ Holding Tank ☐ Other Dispersal Component (explain) \_\_\_\_\_ ☐ Pretreatment Device (explain) \_\_\_\_\_

## V. Dispersal/Treatment Area Information:

Design Flow (gpd) 300 Design Soil Application Rate (gpd/sf) \_\_\_\_\_ Dispersal Area Required (sf) \_\_\_\_\_ Dispersal Area Proposed (sf) \_\_\_\_\_ System Elevation \_\_\_\_\_

## VI. Tank info

Capacity in Gallons

Total Gallons

# of Units

Manufacturer

Prefab Concrete

Site Constructed

Steel

Fiber Glass

Plastic

Septic or Holding Tank

2-1542

Existing Tanks

30842

GROVE CONCRETE

X

Dosing Chamber

GROVE CONCRETE

X

## VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print)

VERN NAU

Plumber's Signature

J. Vern Nau

MP/MPRS Number

224393

Business Phone Number

492-1767  
(262) 844-1767

Plumber's Address (Street, City, State, Zip Code)

22510 45<sup>th</sup> STREET

BRISTOL, WI

53104

## VIII. County/Department Use Only

☒ Approved ☐ Disapproved☐ Owner Given Reason for Denial

Permit Fee

\$ 800.00

Date Issued

9/25/2014

Issuing Agent Signature

Marion J. May

## IX. Conditions of Approval/Reasons for Disapproval

Existing treatment tanks must be properly abandoned as per SPS 383.33.

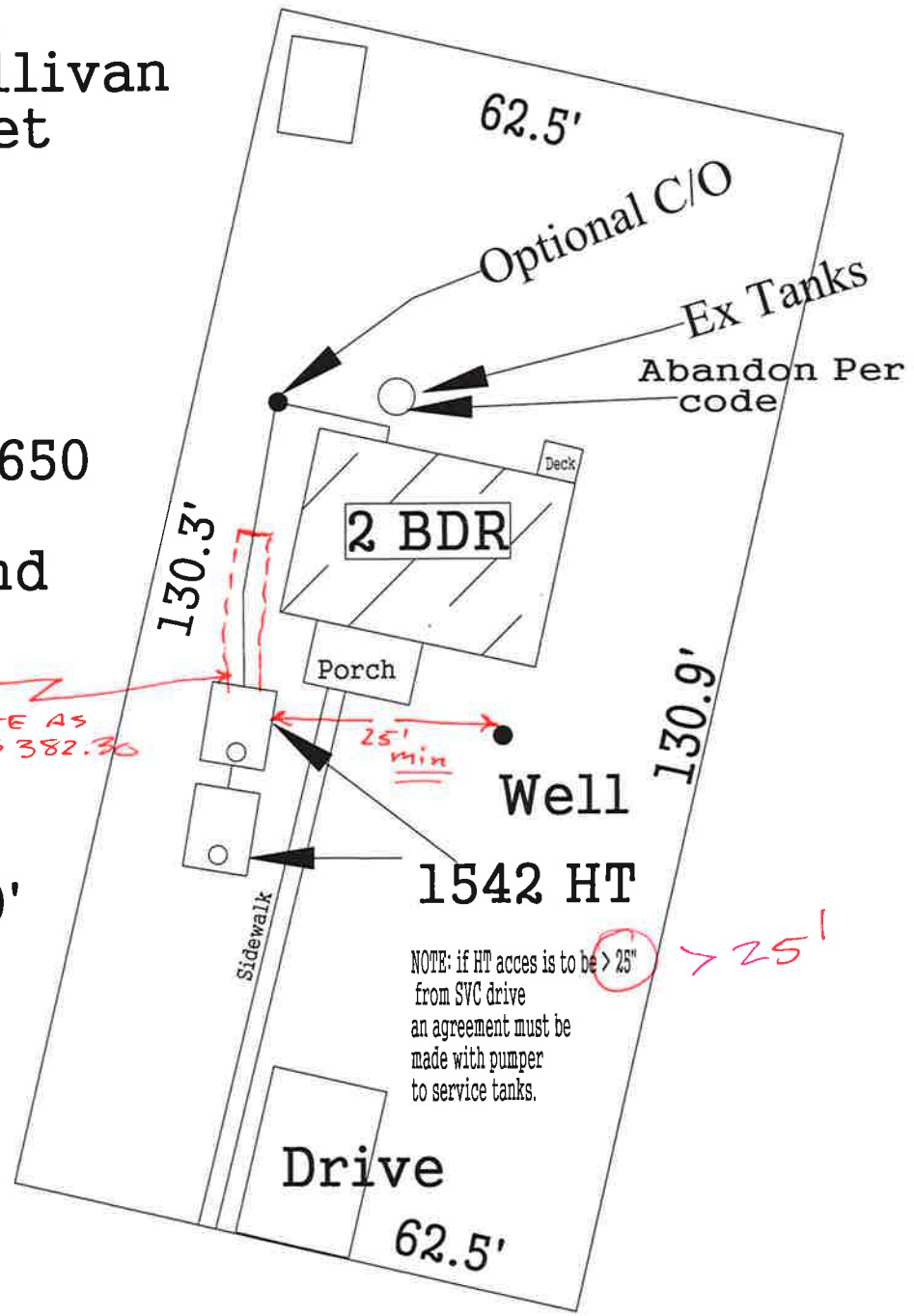
Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size

PROPERTY OWNER  
Steve & Robin Sullivan  
31508 71ST Street  
Salem, WI 53168

LOCATION  
Lot 11 BLK 4  
Oakwood Shores  
95-4-119-014-0650  
SE SEC 1 T1 R19  
Town of Wheatland  
Kenosha County

SCALE  
1" = 20'

BENCHMARK = 100'



Aprox. Flood plain Line

71ST Street

Property not in flood plain

CONDITIONALLY  
APPROVED  
KENOSHA COUNTY DEPARTMENT  
OF PLANNING AND DEVELOPMENT  
POWTS REVIEW AGENT FOR THE  
BY DEPARTMENT OF COMMERCE  
DATE March 8, 2016  
AGENT [Signature]  
REFER TO CORRESPONDING APPROVAL  
LETTER FOR CONDITIONS



**PRIVATE ONSITE WASTE TREATMENT SYSTEMS  
(POWTS)  
INSPECTION REPORT  
(ATTACH TO PERMIT)**

County  
Kenosha County  
19600-75<sup>th</sup> Street  
Bristol, WI 53104-0520  
Sanitary Permit No.:

**GENERAL INFORMATION**

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

Permit Holder's Name: <i>Steve &amp; Robin Sullivan - AKA SRNMTJLLC</i>		<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town of: <i>Wheatland</i>
CST BM Elev:	Insp BM Elev: <i>100.0</i>	BM Description: <i>Top of well</i>		

State Plan Transaction ID#:

*14-00075*

Parcel Tax No.

*119-014-0650*

**TANK INFORMATION**

TYPE	MANUFACTURER	CAPACITY
Septic		
Dosing		
Aeration		
Holding	<i>Grove concrete</i>	<i>1542/1542</i>

**ELEVATION DATA**

STATION	BS	HI	FS	ELEV
Benchmark	<i>2.50</i>			
<i>Turn Elev</i>		<i>103.28</i>	<i>7.50</i>	<i>95.78</i>
Bldg. Sewer		<i>103.28</i>	<i>4.5</i>	<i>98.78</i>
9/Ht Inlet		<i>102.5</i>	<i>6.90</i>	<i>95.60</i>
9/Ht Outlet			<i>7.2</i>	<i>95.30</i>
<del>9/Ht</del> Inlet		<i>↓</i>	<i>7.2</i>	<i>95.30</i>
Dt Bottom				
Installation Contour				
Header/Man.				
Dist. Pipe				
Infiltrative Surface				
Final Grade		<i>102.5</i>	<i>4.0</i>	<i>98.50</i>
<i>Top of Tank</i>		<i>102.5</i>	<i>6.28</i>	<i>96.22</i>
<i>Turn</i>	<i>6.72</i>	<i>102.50</i>		<i>95.78</i>

**TANK SETBACK INFORMATION**

TANK TO	P/L	WELL	BLDG	Vent To Air Intake	ROAD
Septic					
Septic					
Dosing					
Aeration					
Holding	<i>10' (w)</i>	<i>26' 7"</i>	<i>22'</i>	<i>39'</i>	<i>25'</i>
ABS Cell					Water OHWM

**DISPERSAL CELL INFORMATION**

DIMENSIONS	Width	Length	No of Cells

**PUMP / SIPHON INFORMATION**

Manufacturer		Demand
Model Number		GPM

**PROPOSED:**

Lift	Friction Loss	System Head	TDH	Ft
Forcemain	Length	Dia	Dist. To Well	

**INSTALLED:**

Lift	Friction Loss	System Head	TDH	Ft
Forcemain	Length	Dia	Dist. To Well	

**SOIL COVER**

*Bill - lot lines, vern and crew on site.*

Depth Over Cell Center	Depth Over Cell Edges	Depth of Topsoil	Seeded / Sodded <input type="checkbox"/> Yes <input type="checkbox"/> No	Mulched <input type="checkbox"/> Yes <input type="checkbox"/> No
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**COMMENTS:**

*10/20/14 - old septic tank pumped & abandoned, covers locked & chained.  
- 3' of gravel to be added to drive to make 25' - done  
- Alarm to be installed in house - 65' B.S. installed  
- conduit run for alarm wire - 2 cleanouts placed - 1 per plan & 1 @ the bldg.  
- sch 40 pipe run to bldg & connected to cast at house wall*

Plan revision required? ☐ Yes ☒ No

Date *10/20/14*

*Clay Spru*  
POWTS Inspector's Signature

*220069*  
Cert No

## **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*

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### **HEARING DATES**

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

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### **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.





# COUNTY OF KENOSHA

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## Department of Planning and Development

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### VARIANCE PROCEDURES BEFORE THE BOARD OF ADJUSTMENTS

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- ☐ 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).

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**IMPORTANT TELEPHONE NUMBERS**

Kenosha County Center	
Department of Planning & Development	
19600 - 75 <sup>th</sup> Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation) .....	<b>857-1895</b>
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**

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- ❑ 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.

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### **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 -