Kenosha County

Zoning Board of Adjustment Agenda
Kenosha County Center, Conference Room A
March 17, 2016

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, March 17, 2016 at 6:00p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. **TABLED REQUEST OF JASON T. & TAMI PAUTZ - VARIANCE APPLICATION - TOWN OF BRIGHTON**

   TABLED REQUEST OF JASON T. & TAMI L. PAUTZ, 5021 Four Mile Rd., Racine WI 53402 (Owner), requesting a variance (Section IV. A. 12.27-6(c): that all accessory buildings shall be located in the side or rear yard only and that there shall be a maximum of two large detached accessory buildings limited to a total of 1,800 square feet in area and shall not exceed 20 feet in height in the in the C-2 Upland Resource Conservancy Dist.) to construct in the street yard (required side or rear yard only) one large 60' x 64' pole barn totaling 3,840 sq. ft. in area (required 1,800 sq. ft. in total area) to be 25' high (required 20' high) on Tax Parcel #30-4-220-064-0300, SE 1/4 Section 6, T2 N, R20 E, Town of Brighton. FYI – N side of CTH "BB" (7th St.) appx. ¾ miles W of intersection with CTH "B" (288th Avenue).

   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: Jason T. & Tami Pautz shall be present at the hearing on Thursday, March 17, 2016 at 6:00p.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 Brighton is requested to be represented at the hearing on Thursday, March 17, 2016 at 6:00p.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
NOV 9 2015
Kenosha County
Planning and Development

Owner: Jason T. & Tami Pautz

Mailing Address: 5021 4 Mile Road
Racine WI 53402

Phone Number(s): 414-793-5023

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: 30-4-220-064-0300 Zoning District: C-2

Property Address: 30150 7th Street Shoreland: No

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

Current Use: Single-Family Residence (under construction)

Proposal: To construct a 60' x 64' pole barn in the street yard.

REQUIRED BY ORDINANCE		VARIANCE REQUESTED
Section: V.A.12.27-6(c)	- Detached accessory buildings in the C-2 Upland Resource Conservancy District are permitted provided that all accessory buildings are located in the side or rear yard only, shall be located at least 10 feet from the principal structure, and a minimum of 10 feet from any side or rear lot line. There shall be a maximum of three detached accessory buildings, excluding gazebos and pool houses not more than 150 square feet in area and 15 feet in height. One accessory building shall be limited to a maximum of 150 square feet in area and a maximum of 15 feet in height. The other two buildings shall be limited to a total of 1,800 square feet in area and shall not exceed 20 feet in height. There shall be a minimum separation of 10 feet between accessory buildings.	Street-Yard Placement
Section:	-	One detached accessory building of 3,840 sq. ft.
Section:	-	25 feet tall

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.

To construct a smaller building, but we feel this size is modest for the overall acreage of the property.

To construct the building in the side or rear yard, but this would require grading and more tree removal.

(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 <u>or</u> 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.

Yes. The zoning code regulations for detached accessory buildings unfairly limit me to 1,800 sq. ft. of outbuilding space despite the fact my property is almost 20 acres in area.

It is my understanding that Kenosha County is currently writing new detached accessory building codes that will change the restrictions to provide an amount of outbuilding area based on the size of the property.

(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 property contains a lot of uneven terrain, wetlands and wooded area. Building to the north of the residence is impossible due to the larger wetland complex. The proposed building is located on one of only three level areas on the property.

(4) What would be the effect on this property, the community or neighborhood and the public interest if the variance was granted? How can these impacts be mitigated.

These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, and fire safety and building code requirements.

The structure will not be visible from the road and all the required horizontal setback dimension from neighboring property lines will be respected.

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 and Development

VARIANCE APPLICATION

ZONING PERMIT APPLICATION

Owner Jason T. & Tami Pautz Date 11-9-2015

Mailing Address 5021 4 Mile Road Phone # 414-793-5023

Racine WI 53402

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO THE WORK HEREIN DESCRIBED, AND AS SHOWN ON THE REQUIRED SITE PLAN FORM OR ATTACHED REGISTERED SURVEY HEREOF, AND HEREBY AGREES THAT ALL WORK WILL BE DONE IN ACCORDANCE WITH ALL THE LAWS OF THE STATE OF WISCONSIN AND ALL THE ORDINANCES OF THE COUNTY OF KENOSHA, APPLICABLE TO THE FOLLOWING DESCRIBED PREMISES:

Parcel No. 30-4-220-064-0300 Zoning District(s) C-2

Property Address 30150 7th Street

Subdivision Name - CSM # 2393 Lot - Block - Unit

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (L' @ H')	SIZE (L' x W')	AREA (sq feet)	HEIGHT (feet)	# OF STORIES
Pole Barn	Pole		60 x 64	3,840	25'	1

Contractor

Address

Phone #

Agent

Address

Phone #

For Office Use Only

Permit No.

Foundation Survey Due Date

Waiver of Liability Due Date

Board Of Adjustments Approval Date

Conditional Use Permit Approval Date

Sanitation Approval

Receipt # Check #

Amount

THIS ZONING PERMIT IS ISSUED SUBJECT TO:

1. ANY FEDERAL, STATE OR LOCAL RESTRICTIONS AND/OR DEED RESTRICTIONS.
2. EACH APPLICANT FOR A ZONING PERMIT IS CHARGED WITH KNOWLEDGE OF THE COUNTY ZONING ORDINANCE. COPIES OF THE TEXT OF THIS OR PORTIONS THEREOF AND COPIES OF THE OFFICIAL ZONING MAPS ARE AVAILABLE FOR SALE, COPYING OR INSPECTION UPON REQUEST. ANY STATEMENT MADE, SITE PLAN SUBMITTED, ASSURANCE GIVEN OR PERMIT ERRONEOUSLY ISSUED CONTRARY TO THIS ORDINANCE IS NULL AND VOID.
3. THIS PERMIT SHALL EXPIRE EIGHTEEN (18) MONTHS FROM DATE OF ISSUANCE.
4. REMARKS:

NOTICE: *YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE http://dnr.wi.gov/wetlands/locating.html OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER (262) 884-2300.*

Date Permit Issued

THE UNDERSIGNED HEREBY ATTESTS THAT THE ABOVE INFORMATION IS TRUE, ACCURATE AND HAS RECEIVED THE ABOVE NOTICE.

Director of Planning Operations

Owner/Agent Date

BOARD OF ADJUSTMENTS SCHEDULE FOR 2015 PUBLIC HEARINGS

First and Third Thursday of each month at 6:00 p.m.
Kenosha County Center, 19600 75th Street, Bristol, Wisconsin

HEARING DATES

~~**JANUARY 1**~~	~~Filing Date:~~	~~December 1~~
	~~Published:~~	~~Dec. 19 & Dec. 24~~
JANUARY 15	Filing Date:	December 15
	Published:	Jan. 2 & Jan. 7
FEBRUARY 5	Filing Date:	January 5
	Published:	Jan. 23 & Jan. 28
FEBRUARY 19	Filing Date:	January 19
	Published	Feb. 6 & Feb. 11
MARCH 5	Filing Date:	February 5
	Published:	Feb. 20 & Feb. 25
MARCH 19	Filing Date:	February 19
	Published:	March 6 & March 11
APRIL 2	Filing Date:	March 2
	Published:	March 20 & March 25
APRIL 16	Filing Date:	March 16
	Published:	April 3 & April 8
MAY 7	Filing Date:	April 7
	Published:	April 24 & April 29
MAY 21	Filing Date:	April 21
	Published:	May 8 & May 13
JUNE 4	Filing Date:	May 4
	Published:	May 22 & May 27
JUNE 18	Filing Date:	May 18
	Published:	June 5 & June 10
JULY 2	Filing Date:	June 2
	Published:	June 19 & June 24
JULY 16	Filing Date:	June 16
	Published:	July 3 & July 8
AUGUST 6	Filing Date:	July 6
	Published:	July 24 & July 29
AUGUST 20	Filing Date:	July 20
	Published:	Aug. 7 & Aug. 12
SEPTEMBER 3	Filing Date:	August 3
	Published:	Aug. 21 & Aug. 26
SEPTEMBER 17	Filing Date:	August 17
	Published:	Sept. 4 & Sept. 9
OCTOBER 1	Filing Date:	September 1
	Published:	Sept. 18 & Sept. 23
OCTOBER 15	Filing Date:	September 15
	Published:	Oct. 2 & Oct. 7
NOVEMBER 5	Filing Date:	October 5
	Published:	Oct. 23 & Oct. 28
NOVEMBER 19	Filing Date:	October 19
	Published:	Nov. 6 & Nov. 11
DECEMBER 3	Filing Date:	November 3
	Published:	Nov. 20 & Nov. 25
DECEMBER 17	Filing Date:	November 17
	Published:	Dec. 4 & Dec. 9
JANUARY 7	Filing Date:	December 7
	Published:	Dec. 24 & Dec. 30

THERE SHALL BE NO EXCEPTIONS TO DEADLINES AS STATED HEREIN

CHAPTER 12, KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE STATES:

12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Director of the Department of Planning and Development shall be delegated the responsibility of informing the County Clerk of both scheduled open and closed meetings so that proper notices may be given.

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

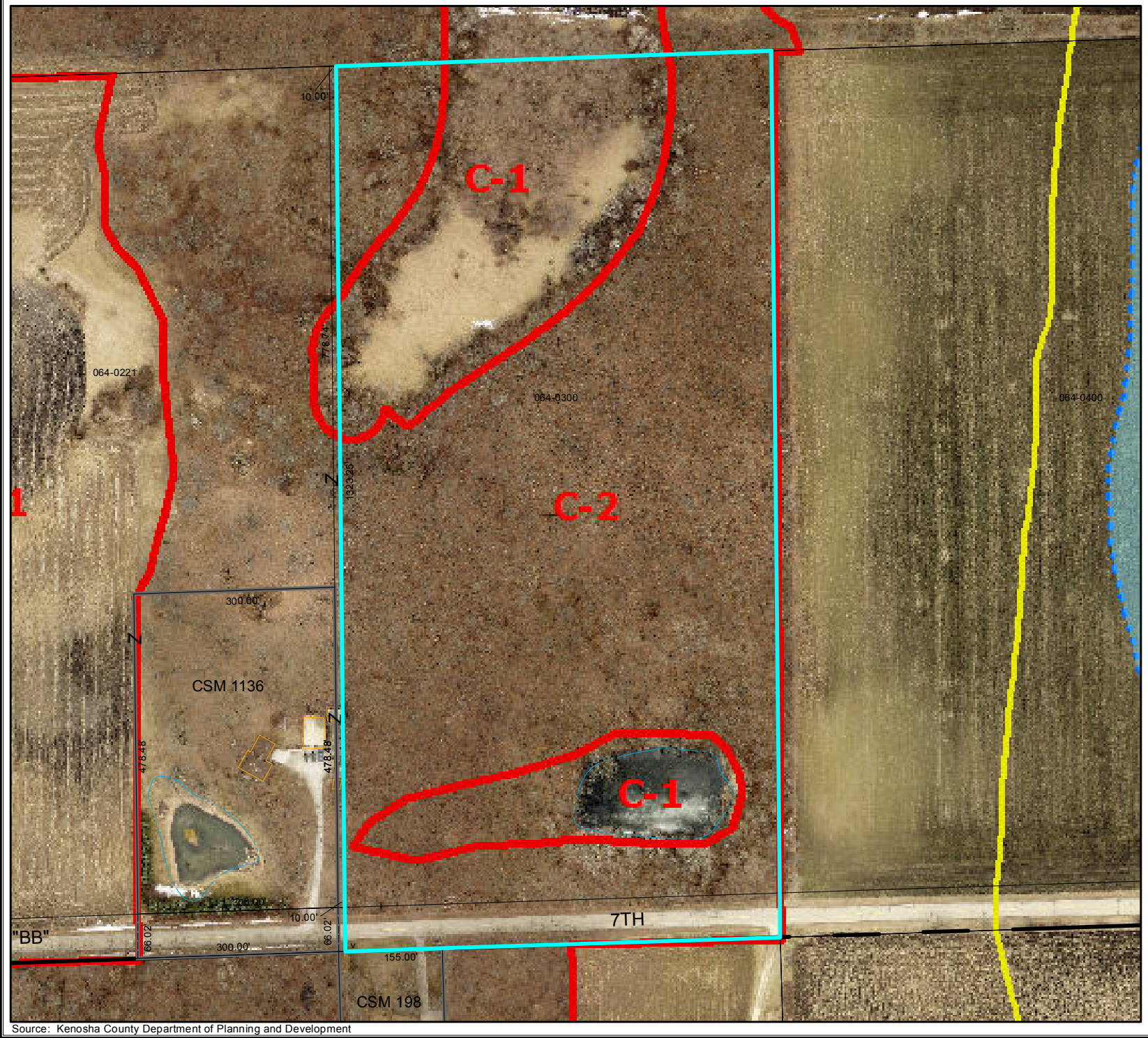
VARIANCE WORKSHEET

YOUR THREE STATUTORY STANDARDS TO PROVE BEFORE THE BOARD OF ADJUSTMENTS. (BE READY TO DISCUSS AT THE MEETING)

UNNECESSARY HARDSHIP -

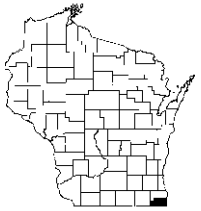
UNIQUE PROPERTY LIMITATION -

PROTECTION OF THE PUBLIC INTEREST -



Source: Kenosha County Department of Planning and Development

Kenosha County



N
W E
S

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.

PLAT OF SURVEY
-OF-

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN. SAID LAND BEING IN THE TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN.
EXCEPTING THEREFROM: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 20 EAST, TOWN OF BRIGHTON, KENOSHA COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE NORTH 88°05'48' EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 659.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°37'44" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 SECTION, 1323.24 FEET; THENCE NORTH 88°02'44" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 SECTION, 10.00 FEET; THENCE SOUTH 00°37'44" EAST PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 SECTION, 1323.25 FEET TO THE SOUTH LINE OF SAID 1/4 SECTION; THENCE SOUTH 88°05'48" WEST ALONG SAID SOUTH LINE, 10.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE SOUTH SIDE THEREOF FOR HIGHWAY PURPOSES.

SURVEY FOR: JASON PAUTZ
PROPOSED ADDRESS:_____C.T.H. BB

LEGEND

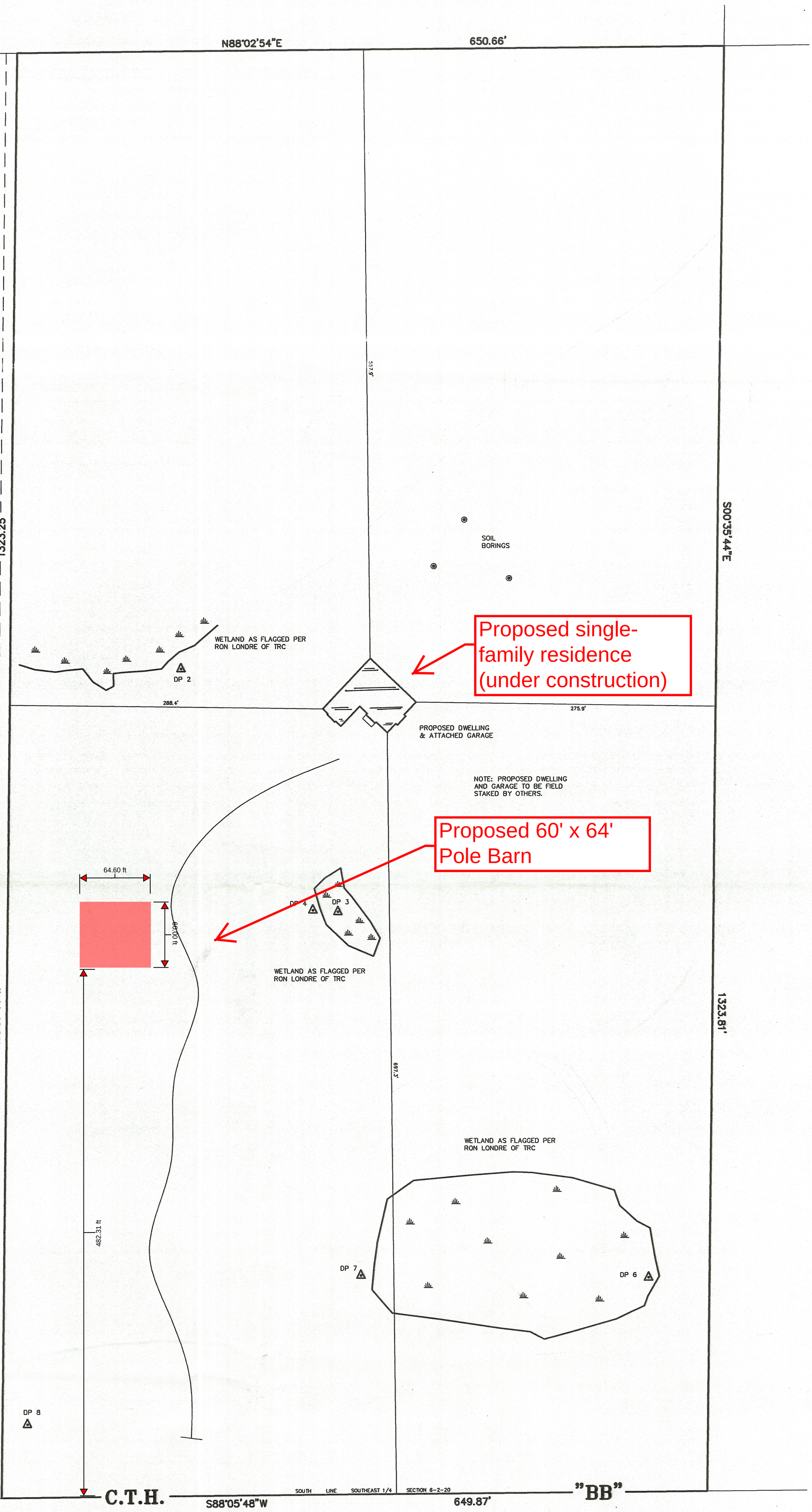
FOUND COUNTY MONUMENT CONCRETE WITH CAP

GRAPHIC SCALE
50 25 0 50

SCALE: 1" = 50'

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

MONUMENTATION BY WRITTEN AGREEMENT WITH THE ABOVE NAMED CLIENT HAS BEEN WAIVED IN ACCORDANCE WITH A-E 7.01(2) OF THE WISCONSIN ADMINISTRATIVE CODE.



"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, and its exterior boundaries.

"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."

WISCONSIN
ROBERT J. WETZEL
S-1778
BURLINGTON, WI
LAND SURVEYOR

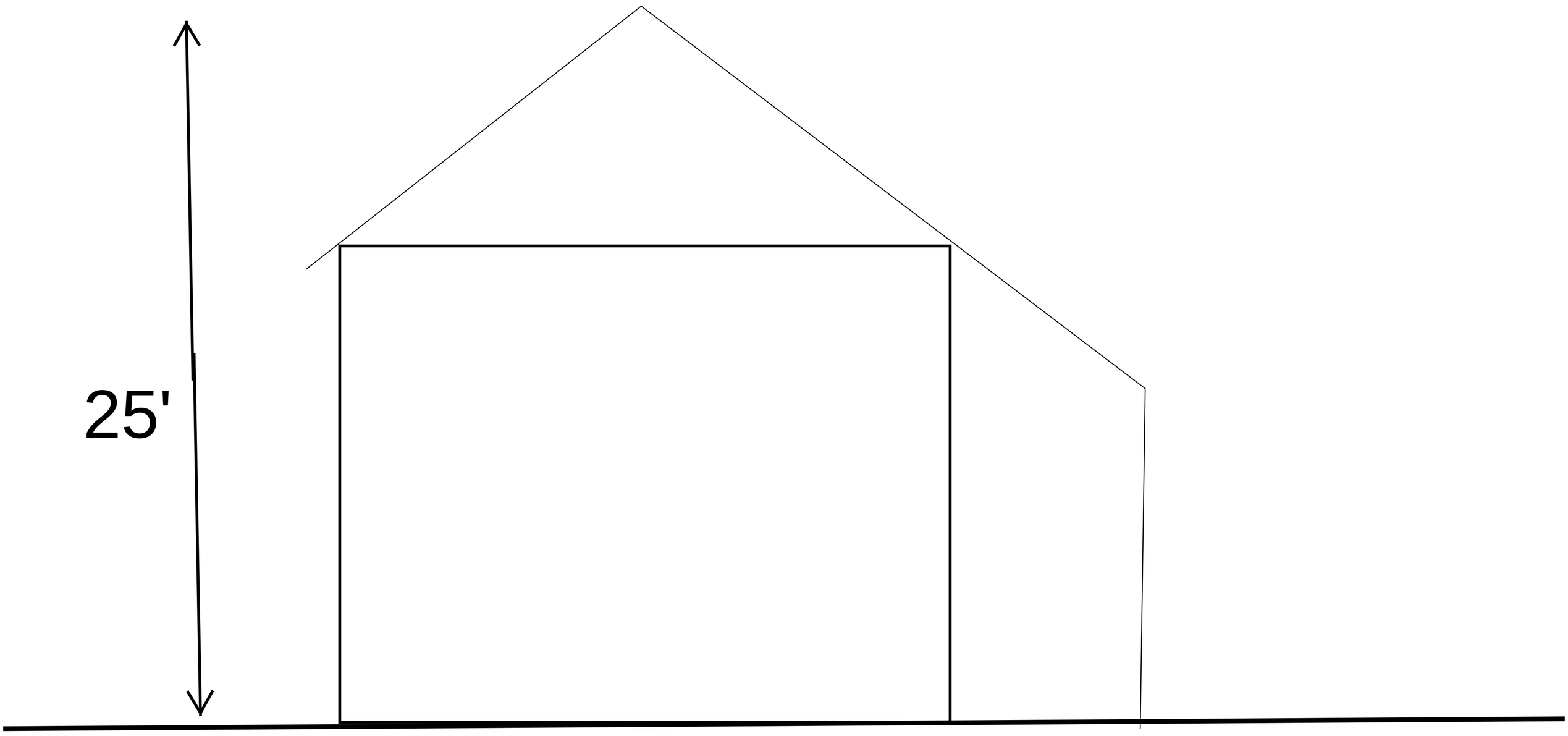
THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

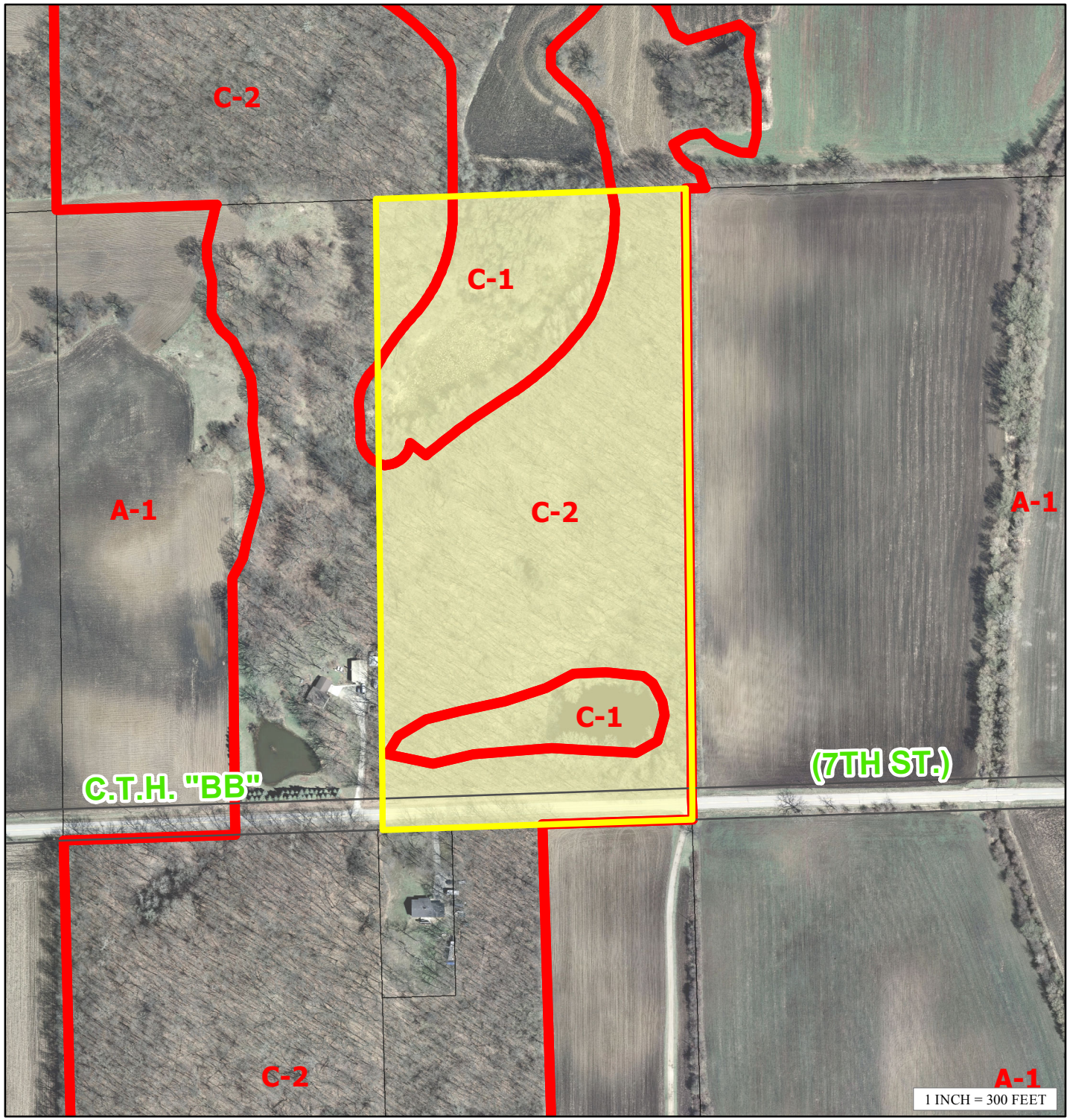
ROBERT J. WETZEL S-1778

B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

DRAWN BY:	bw	DATE:	OCTOBER 8, 2015
CHECKED BY:	rw/dw	DRAWING NO.:	9009d1
JOB NO.:	9009	SHEET 1	OF 1

ATTACH BUILDING PLANS





December17PautzVarianceBOA.mxd

VARIANCE SITE MAP

PETITIONER(S):

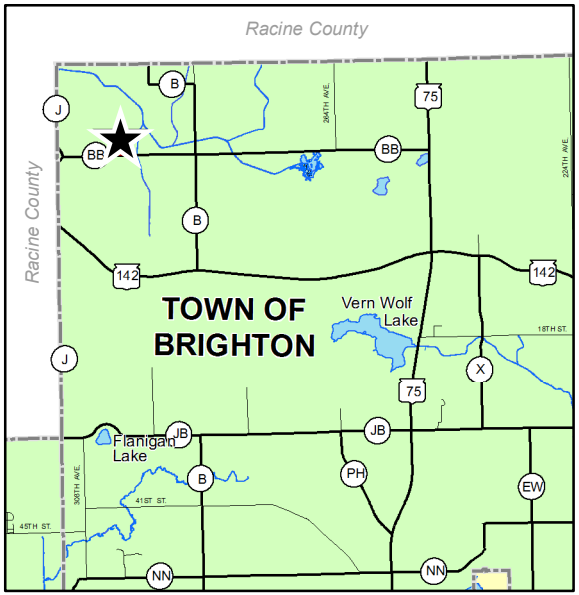
Jason T. & Tami L. Pautz (Owner),

LOCATION: SE 1/4 of Section 6, Town of Brighton

TAX PARCEL(S): #30-4-220-064-0300

REQUEST:

Requesting a variance (Section IV. A. 12.27-6(c): that all accessory buildings shall be located in the side or rear yard only and that there shall be a maximum of two large detached accessory buildings limited to a total of 1,800 square feet in area and shall not exceed 20 feet in height in the in the C-2 Upland Resource Conservancy Dist.) to construct in the street yard (required side or rear yard only) one large 60' x 64' pole barn totaling 3,840 sq. ft. in area (required 1,800 sq. ft. in total area) to be 25' high (required 20' high)



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