



Variance Application Zoning Ordinance

Community Development Department
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Pleasant Prairie, WI 53158
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GENERAL INFORMATION

The undersigned requests a Variance from Section of the Village Zoning Ordinance	Section:
Describe the Dimensional Variance Requested:	
Property Location/Address	
Tax Parcel Number(s)	Zoning District(s)

VARIANCE STANDARDS AND REQUIREMENTS

The property owner bears the burden of proving an "unnecessary hardship" by:

- Demonstrating that strict compliance with the Zoning Ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose; or rendering conformity with the Zoning Ordinance unnecessarily burdensome or leaving the property owner with no reasonable use of the property in the absence of a Variance.
- Proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

MINIMUM SUBMITTAL REQUIREMENTS

<input type="checkbox"/>	Written statement and photos that explains the special site conditions on the property that requires the requested variance and explain how these conditions restrict the property so that in the absence of the variance there is no reasonable use of the property.
<input type="checkbox"/>	Written statement and photos that explains unnecessary hardships or practical difficulties that would result on the property if the Variance is not granted.
<input type="checkbox"/>	Plat of Survey showing proposed dimensional variance requested.

REQUIRED SIGNATURES

I hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge.

PROPERTY OWNER	APPLICANT
Print Owners Name	Company Name
Print Name of Signatory	Print Name of Signatory
Signature	Signature
Mailing Address	Mailing Address
City/State/ZIP	City/State/ZIP
Phone	Phone
Email	Email
Date	Date



VARIANCE STANDARDS

Variances from the Zoning Ordinance are considered by the Village Zoning Board of Appeals.

Pursuant to Chapter 18 of the Village Ordinance, in making its decision on the Variance Application, the Zoning Board of Appeals shall determine that all of the following standards and requirements are met:

- (1) That the property owner has demonstrated the unnecessary hardship exists;
- (2) That the variance(s) requested is (are) the minimum variance(s) needed to alleviate difficulties or hardships;
- (3) That the use of the parcel in question conforms to Chapter 420, Zoning Ordinance;
- (4) That granting the variance(s) applied for will not affect the public health, safety, morals and welfare of the community and other properties in the area; and
- (5) That there is compliance with respect to lands located within the Floodplain Overlay District as provided in Section 420-131 of Chapter 420, Zoning Ordinance.

Variances may be granted in the form of an area or distance requirements.

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 inconveniences, construction errors, economic reasons, self-created hardships, or where the property is presently a nonconforming use.

Use variances are specifically prohibited.

Variances may not be granted for the purpose of altering the sanitary requirements of Chapter 420, Zoning Ordinance, except for existing structures.

The Zoning Board of Appeals, in considering the propriety of granting a variance, shall not consider the number of persons for or against the granting of a variance.