



Village of Elmwood Variance Application

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VARIANCE APPLICATION FORM

OWNER INFORMATION:

Name Alexis Steine
Address 514 W pierce ave
Elmwood, WI 54740
Phone 715 608 963 7108
E-mail Lexiesteine93@rocketmail.com

APPLICANT INFORMATION (if different):

Name Logan Sain
Address 514 W pierce ave
Elmwood, WI 54740
Phone 715 690 7857
E-mail Logan.sain227@gmail.com

PROPERTY INFORMATION:

Property Address: 514 W Pierce ave, Elmwood, WI, 54740

Legal Description: residence Lot Size: 3484.8 sqft

(Attach separate page if necessary.)

Has any previous application or appeal been filed in connection with this premise? ☐ Yes ☒ No

If yes, please explain: _____

SUBMITTAL REQUIREMENTS:

Provide the following to ensure a complete application:

- | | |
|--|---|
| ☒ Owner & Property Information (above) | ☐ Site plan (see page 4 for checklist) |
| ☐ Findings of Fact (complete page 3) | ☐ Names and Address of abutting property owners (page 4) |
| ☐ Application fee (\$75) | ☐ Application signature (page 2) |
| ☐ Attach a separate page of the legal description | |

Pictures or graphics relative to the proposed project may be provided with the application or at the public hearing. Materials submitted with the application or presented as evidence during the public hearing must be kept as a part of the public record and will not be returned.

BOARD MEETINGS

Board Meetings are regularly held on the second Monday of each month at 7:00 p.m. in the Village of Elmwood Auditorium. The Board considers the facts provided in the application and testimony given at the public hearing held during the meeting. The Board makes the final decision based on standards established within the Village's Ordinances.

NOTIFICATION

Notice of the public hearing will be provided to the applicant and neighboring property owners by mail or email. In addition, a physical notice will be posted at the Village Auditorium, the Library, and the Bank. Each notice will include the time, date, and location of the meeting at which the public hearing will be held.

ABOUT VARIANCES

Where an extraordinary hardship is demonstrated, the Zoning Board may allow an applicant to "vary" from the applicable regulations. A variance is intended to consider special situations or circumstances that may not be specifically addressed within the Village's Ordinance. The Board's power to grant variances should be exercised sparingly and only under exceptional circumstances where the hardship is so substantial, serious and compelling that relaxation of the Village's restrictions ought to be granted.

The applicant must answer the questions in the "findings of fact" to clearly demonstrate to the Board that the request meets all required criteria in order for the Board to grant a variance. It is not sufficient merely to show that the value of the land has been depreciated by the regulations or that a variance would permit the owner a more profitable use.

The applicant must consider how they meet the Village's variance standards set forth in the Village's Ordinance and may bring to the hearing any witnesses they wish to present evidence about the property in question, any written statements from individuals with personal knowledge of the property, and any documentation of previous requests for variances.

One of the purposes of zoning is to gradually eliminate and prevent new non-conformances. Please understand that the Board does not have to grant the request, as the Board is required to uphold the Village's zoning requirements. A variance to the zoning requirements requires serious consideration since a variance creates a non-conformance.

APPLICANT CONSENT:

The undersigned is/are the owner(s) of the described property on this application, located in the Village of Elmwood, Wisconsin and assure that the information provided herein is true and correct. I/ we hereby give my/our consent for the Village of Elmwood Board and Zoning Board to conduct a site visit and photograph the subject property if needed.

I/we agree not to construct upon or alter the proposed site with respect to the proposed variance request, prior to the Village Board's decision.

Owner



Applicant



Date

10/1/2026

Date

10/1/2026

FINDINGS OF FACT

Please address each of the following lettered items as completely as possible on a separate sheet(s) of paper (noting the corresponding letter) and return with your application. If you need assistance, please speak with the Village Clerk. A copy of your responses will be forwarded to Board members prior to the meeting. You may also wish to include supporting documentation for your arguments. *(Recall that materials submitted with the application or presented as evidence during the public hearing must be kept as a part of the public record and will not be returned.)*

Please understand that answering these questions does not bind the Board to granting the variance, rather it assists them as they consider how the situation and evidence presented meet the findings of fact. The Board may deny a request, approve a request, or approve a request with certain conditions.

- a) **Special conditions and circumstances exist which are peculiar to land structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.** *(Describe any irregularities in your lot or buildings that prevent you from constructing without a variance. In other words, describe what makes your property different from others in the area. Demonstrate that the physical circumstances creating the hardship are not shared by other properties in your neighborhood. Physical circumstances include things such as oddly shaped lots, small lots, and the presence of mature trees, flood plains, steep slopes or other natural features. The board will be looking for proof from you that your property, not your personal circumstances, is somehow different from other property in the neighborhood.)*
 - b) **Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.** *(Discuss how the unique conditions or circumstances of the subject property deny privileges enjoyed by other properties in the same district. Discuss how, under these circumstances, the variance, if granted, will not alter the essential character of the neighborhood or locality. Demonstrate that the requested variation is compatible with and similar to other existing features in the area. You must prove to the Board that what you propose to do will not change the neighborhood or pose health or safety problems. This is usually the easiest test to meet.)*
 - c) **That the special conditions and circumstances do not result from the actions of the applicant.** *(Demonstrate that the hardship results from circumstances beyond your control, or beyond the control of previous property owners. For example, if a previous owner built your garage too close to your property line, this is not a hardship. However, if the City changed the zoning requirements for your area and your garage became non-conforming as a result, a hardship may exist. Be sure to address whether you made improvements in the past or altered the shape of the lot or building.)*
 - d) **That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.** *(Demonstrate that a variance would not simply be allowing you to build or do some other action that is commonly prohibited. For example, if you prefer to build your garage closer to the street but the front yard setback would prevent this, such a preference is not reason for a variance. Actions already taken by the applicant are not reason to more strongly consider a variance, especially if Village requirements can be met with an alteration to said action. Be sure to address how a variance would allow you the same actions others could take, without needing a variance.)*
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Please provide the following information on your site plan. A site plan meeting all of the items mentioned provides the best information to the Board as they consider your request for a variance. A legible site plan is very important. A Google aerial photo is recommended.

- Site plan is drawn to scale. (Items on the property are shown in relation to each other and the distance can easily be understood by viewing and/or measuring on the plan provided).
- Site plan is drawn in black line on white paper. (This is strongly recommended to provide a legible and reproducible site plan.)
- Site plan is no larger than 11 x 17. All property lines are shown.
- All abutting streets and alleys are shown.
- All existing and proposed buildings and structures are shown (with dimensions). All existing easements are shown (with dimensions).
- Required setbacks are shown (with dimensions).
- Any other pertinent information is shown (e.g. significant change in topography, location and size of mature trees)
- A recent Google aerial photo of the property is recommended. Please mark or highlight the specific area of proposed work, structure placement, or variance request directly on the image.

[illegible]

I am looking to put my new fence in the same location as the existing fence

A) Describe any irregularities in your lot or buildings that prevent you from constructing without a variance.

My lot is narrow and my buildings are close to my property lines. I want my fence to line up with my garage on the west side of my property. I have a similar issue on the east side of my lot with my shed. I want the fence to run right behind my shed (as close as possible) but again the shed is close to the property line.

B) Discuss how the unique conditions or circumstances of the subject property deny privileges enjoyed by other properties in the same district.

I feel that I should be able to have my fence run along the edges of my buildings and not have to set it when it wouldn't line up with my building like other in the town are able to do.

C) Demonstrate that the hardship results from circumstances beyond your control, or beyond the control of previous property owners.

The Shed is within 3 feet of my property line and the fence ran behind it before and I want tot place fence behind the shed again.

D) Be sure to address how a variance would allow you the same actions others could take, without needing a variance.

Does not interfere with any surrounding properties or structures and still within ordinance provided property lines.



13 1/2'

Property line

11'

Existing Fence

Tree

shed

Garage

House

Pierce ave