

VILLAGE OF SOMERSET
ZONING BOARD OF APPEALS - VARIANCE APPLICATION
FEE \$350.00

Office Use Only
Received 4/10/26
Fee Received \$ 350.00

PROPERTY INFORMATION

Site Address: 441 White Pine Lane

Parcel #: 181-4060-10-030

Zoning District: Residential

Description of variance request, project and rationale for the request Fence

5 ft to 6 ft fence

List the Ordinance Article(s) and Section(s) you are requesting a variance from:

13-1-142(c)(1) Height of fences regulated

PROPERTY OWNER CONTACT INFORMATION

Property Owner(s) Name(s): Gina Bolisle-Miller

Mailing Address: 1762 85th St

City / State / Zip Code: New Richmond WI

Daytime Phone: _____ Cell Phone: 715-377-6957

Email: jcm8611@somtel.net

ADDITIONAL CONTACT INFORMATION (if applicable)

Contractor/Agent Name: DAVE SINDT

Business Name: Cyclone Fence

Mailing Address: 749 220th Ave

City / State / Zip Code: Somerset WI 54025

Daytime Phone: 715-247-5718 Cell Phone: _____

Email: _____

REQUIRED SIGNATURE(S)

I hereby certify that all statements, forms, and attachments submitted hereto are true and correct to the best of my knowledge and belief:

Gina Bolisle-Miller

Property Owner's Signature

4-10-26

Date

Contractor/Agent Name (if applicable)

Date

May 1
Close

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VARIANCE QUESTIONNAIRE

Please answer the following questions and include them with your application materials. If additional space is needed, attach a separate sheet.

Discuss your current use of the property and the reason for your variance request:

move in (close May 1) two rescue dogs

Describe the effects on the property if the variance is not granted:

dogs need/should have fence

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

just want dogs to have room to run play 4ft
would only be 2ft if 2ft show want
privacy hope fully has to go out patio door

Discuss alternatives you considered:

far enough back so doesn't impede traffic
blind spot

please help

In your opinion, would the granting of your variance request alter the "essential character" of the neighborhood/area? Explain why or why not.

want dogs to have space after 1 1/2 acres
they now have + I realize it's impossible at
441 White Pine Lane

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CHECKLIST

- ☒ Completed Application & Fee
- ☐ Site plan showing all existing and proposed structures, including setbacks from property lines

VARIANCE PROCEDURE

1. Submit Application for Review.
 - a. Application is reviewed by Staff (Clerk, Village Attorney, Economic Development Director, Building Inspector, Village Engineer, etc.)
 - b. Variance applications require a public hearing. The public hearing is published at a minimum of ten (10) days before the Board of Zoning Appeals meeting but not more than thirty (30) days before. The Board of Zoning Appeals meets as needed. Notice of the hearing is also sent to all property owners within 100 feet nearest to the affected property.
2. Zoning Board of Appeals holds Public Hearing & reviews variance application.
 - a. After review/discussion, BOA will approve/reject the application.
 - b. The Board of Appeals on appeal may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this Section.

ZONING DISTRICTS

R-1 Single-Family Residential District	I-1 Industrial District
R-2 Two-Family Residential District	A-1 Agricultural District
R-3 Multiple Family Residential District	W-1 Conservancy District
R-4 Residential Estate District	PUD Planned Unit Development District
R-5 Twin Home District	Groundwater Protection Overlay District
C-1 Central Business District	
C-2 Highway Commercial District	
C-3 Professional Office District	

AUTHORIZATION

The Board, acting under the power given it under Zoning Ordinances of the Village of Somerset do hereby: ☐ Approve the application ☐ Reject the application

Chairperson Signature

Date

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§13-1-193 VARIANCES

- a) Purpose.
 - 1) A request for a variance may be made when an aggrieved party can submit proof that strict adherence to the provisions of this Zoning Code would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to a nonconforming use brings that use into conformance with the district and zoning requirements.
 - 2) The Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of the Zoning Code as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Zoning Code will result in unnecessary hardship and so that the spirit of the Zoning Code shall be observed and substantial justice done. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the flood protection elevation for the particular area or permit standards lower than those required by state law.
 - 3) For the purposes of this Section, "unnecessary hardship" shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as rough terrain or good soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district.
- b) Application for variation. The application for variation shall be filed with the Zoning Administrator. Applications may be made by the owner or lessee of the structure, land or water to be affected. The application shall contain the following information:
 - 1) Name and address of applicant and all abutting and opposite property owners of record.
 - 2) Statement that the applicant is the owner or the authorized agent of the owner of the property.
 - 3) Address and description of the property.
 - 4) A site plan showing an accurate depiction of the property.
 - 5) Additional information required by the Village Engineer, Village Board, Zoning Board of Appeals or Zoning Administrator.
 - 6) Fee receipt in the amount as determined by the Village Board.
- c) Public hearing of application. The Board of Appeals shall conduct at least one (1) public hearing on the proposed variation. Notice of such hearing shall be given not more than thirty (30) days and not less than ten (10) days before the hearing in one (1) or more of the newspapers in general circulation in the Village, and shall give due notice to the parties in interest, the Zoning Administrator and the Village Board. At the hearing the appellant or applicant may appear in person, by agent or by attorney. The Board of Appeals shall thereafter reach its decision within thirty (30) days after the final hearing and shall transmit a written copy of its decision to the appellant or applicant.
- d) Action of the Board. For the Board of Appeals to grant a variance, it must find that:
 - 1) Denial of variation may result in hardship to the property owner due to physiographical consideration. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that the Zoning Code should be changed.
 - 2) The conditions upon which a petition for a variation is based are unique to the property for which variation is being sought and that such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
 - 3) The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.
 - 4) The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.
 - 5) The proposed variation will not undermine the spirit and general and specific purposes of the Zoning Code.
- e) Conditions. The Board of Appeals on appeal may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this Section.

Variance Application - 441 White Pine Lane
PID 181-4060-10-030
Applicant: Gina Belisle-Miller

