

TOWN OF MOSINEE

ZONING APPEAL/VARIANCE APPLICATION

Petition # _____

Parcel # _____

Owner / Agent

Contractor

Name	Owner / Agent	Contractor
Address		
Phone		

LOCATION (Address) _____

Legal Description _____

Zoning District _____

Parcel size & dimensions _____ sq. ft. _____ X _____

Current use & improvements: _____

Description of any prior petition or appeal, variance, or conditional-use: _____

Description and location of all non-conforming structures and uses on the property: _____

Ordinance section from which the variance is being sought (section # and text): _____

Describe the variance being requested: _____

Type of variance being requested:

_____ Use variance- permits a landowner to put a property to an otherwise prohibited use.

_____ area variance- provides an increment of relief (normally small) from a physical dimensional restriction such as building height or setback

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

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Reasons why variance is requested:

Alternatives

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 that you considered that require a lesser variance and reasons you rejected them. If you reject such alternatives, provide the reason you rejected them.

Applicant must provide all pertinent information, as well as any surveys, plot plan, photos, building sketches, easements, street locations, parking, loading or driveways, access restrictions, setbacks, adjacent properties, structures and uses, fencing/screening, type construction, construction commencement/completion dates, septic systems, well, drainage, hours of operation, traffic generation, and any other information needed by the Board to act upon the request. Application must be present at the Zoning Appeals Board hearing at which the permit is considered.

NOTE: If not begun in (6) six months, variance becomes void.

Principles guiding Zoning Appeals Board decisions:

1. The burden is upon the appellant to prove the need for a variance.
2. Pecuniary hardship, loss of profit, self-imposed hardships, such as that caused by ignorance, deed restrictions, proceeding without a permit, or illegal sales, are not sufficient reasons for granting a variance.
3. The Board is bound to accept the Zoning Ordinance and map as being correct.
4. The plight of the appellant must be unique, as a shallow or steep parcel of land, or situation caused by other than his own action.
5. The hardship justifying a variance must apply to appellant's parcel or structure and not generally to other properties in the same district.
6. The variance must not be detrimental to adjacent properties.
7. The Zoning Appeals Board in fulfilling its duties may modify, alter or change any application.

Before signing, please read the attached "What are the criteria for granting a variance?"

Applicant _____ **Owner*** _____
 (Signature) (Signature) *If Applicant is not the Owner

Date _____ \$150.00 Public Hearing paid on _____

Zoning Appeals Board Hearing on _____ () Grant () Deny
 Other _____

Town of Mosinee Clerk
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