
ZONING BOARD OF APPEALS MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

November 3, 2025

Title:

Variance – Thomas Kempen – W7171 Firelane 2 – Parcel 39854

Issue:

Should the Zoning Board issue a variance to construct a second detached accessory structure on a residential lot?

Background and Additional Information:

The applicant is requesting a variance from **Village Code Section 117-82(l)(1) and (3)** of the **Harrison Zoning Ordinance**, which limits:

- The maximum number of accessory detached garages and sheds to **one (1)**; and
- The maximum total area of all accessory detached garages and sheds to **900 square feet**.

The request is to allow the construction of a second detached garage at the property located at W7171 Firelane 2, Parcel 39854.

The applicant has provided justification for the requested variance in the attached **Variance Request Document**.

The property currently contains one detached garage measuring 864 square feet (24 ft. x 36 ft.). The home and detached garage were rebuilt in 2023.

The subject property is zoned Single-Family Residential (Suburban) [RS-1] with a Shoreland Overlay [SHO].

Zoning Ordinance:

117-82 – Single-family residential (suburban) district [RS-1]

(l) Accessory detached garages and sheds.

1. Number. The maximum number of accessory detached garages and sheds shall be one.
2. Size. The maximum size of accessory detached garages and sheds shall be 900 square feet.
3. Total area. The maximum total area of all accessory detached garages and sheds shall be 900 square feet.

Variance Criteria

Per Wis Stats 62.23(7)(d), In all circumstances, a property owner bears the burden on proving that the unnecessary hardship is based on conditions unique to the property, that than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

Per Village Code 117-494(d) Variance:

(3) A variance shall not:

- a. Grant, extend or increase any use prohibited in the zoning district;
- b. Be granted for a hardship based solely on an economic gain or loss;
- c. Be granted for a hardship which is self created.
- d. Damage the rights or property values of other persons in the area;
- e. Allow actions without the amendments to this article or map(s) required in section 117-501, Amendments; and
- f. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Attachments:

- Variance Request Document
- Aerial Map
- Public Comment