



Application for Zoning Variance

Variance Application Fee- \$50.00

Paid By: ☐ Cash

☐ Check _____

Applicant Info

Name of Applicant _____

Business Name _____

Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____

Email _____

Property Owner Info

Name of Owner(s) _____

Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____

Is applicant property owner?

☐ Yes ☐ No

Parcel ID: _____

Street Address: _____

Property Owner's Signature

Date

By signing and dating above, you agree to allow Village of Pepin Zoning Staff to enter the property to perform needed inspections

Before filling out this application, it is recommended to contact the Zoning Administrator to discuss the proposed variance and the associated information that will be required in the application.

What is a Variance?

A variance authorizes a landowner to establish or maintain something prohibited by zoning regulations. There are two types of variances; Area variances and Use variances. Identify the type of variance requested:

_____ Area variances provide a small amount of relief from physical restrictions allowing physical or location modifications otherwise prohibited.

_____ Use variances allow use of land for purposes that are not allowed by ordinance.

To qualify for a variance, an applicant must show that:

(a) Compliance with zoning regulations would unreasonably prevent them from using the property.

(b) The alleged unnecessary hardship is due to unique property conditions.

The following questions shall be answered to consider your application.

(Attach additional forms if more space is needed)

1. List the Ordinance Article(s) and Section(s) you are requesting a variance from _____

2. Discuss your current use of the property and the reason for your variance request _____

3. Describe the effects on the property if the variance is not granted _____

4. 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 _____

5. Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide reasoning for rejecting them _____

6. Discuss alternatives you considered would require a lesser variance. If you rejected such alternatives, provide reasoning for rejecting them _____

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

General Information to Attach:

- ☐ Site sketch showing all existing and proposed buildings and their square footage, wells, and septic
- ☐ The legal description and site address of the property
- ☐ Other Information when requested by the Planning and Zoning Department

Notification and Public Hearing:

1. Upon receipt of the complete application, fees, and other required materials, the Planning Commission, after Public Notice, shall hold at least one (1) public hearing. Such hearings may be continued from time to time, and additional hearings may be held.
2. Notice of the time, place, and purpose of any public hearing shall be given by publication in a manner consistent with State Statutes.
3. Written notice of the meeting will be sent to all property owners of record within 250 feet nearest to the affected property.

Conditions:

The Village may impose conditions in the granting of a variance to ensure compliance and to protect adjacent properties and public health, safety, and welfare.

Refund Policy:

Applicants have until legal notice is published to withdraw an application and receive a full refund. After this point, applications can still be withdrawn, but refunds will not be available.

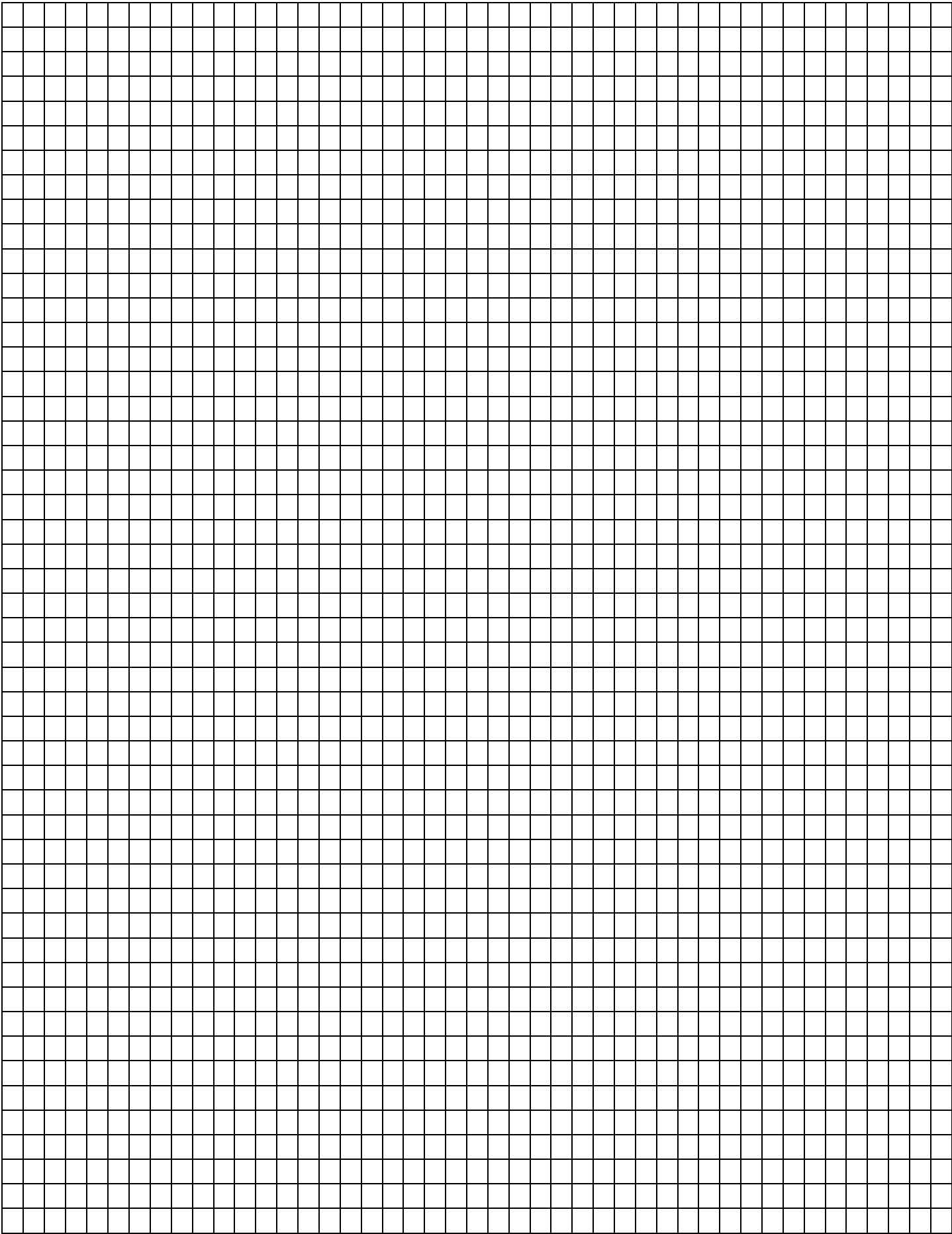
2/21/2025

Village of Pepin Planning and Zoning- 508 2nd St. Pepin, WI 54759 Phone: (651)-764-4587

Legal Description:

Site Address:

Site Sketch



Date of Public Hearing: _____ Date of Board Meeting: _____

Variance Approved: _____ Variance Denied _____

Conditions/Reason:
