

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: 262-878-2123 Fax: 262-878-1680 Website: www.villageofyorkville.com

April 24, 2020

Re: Site Plan request submitted by In Auto, Inc. for 2300 North Sylvania Avenue

The purpose of this letter is to notify you of a request submitted by In Auto, Inc. (with Wills RV/Fermin Gonzales as applicant/agent) for site plan approval for the parcel located at 2300 North Sylvania Avenue (Parcel ID # 194-03-21-01-018-000) in the M-3 (Heavy Industrial) Zoning District. The applicant proposes to construct and utilize a liquid propane (LP) filling station.

The Yorkville Village Board and Plan Commission will consider this request at a joint meeting at 6:00 p.m. on Monday, May 11, 2020, via an online meeting platform. PLEASE NOTE THAT AN IN-PERSON MEETING WILL NOT BE HELD DUE TO THE STATE HEALTH EMERGENCY/COVID-19 PANDEMIC.

If you have special needs, contact the Village of Yorkville at 262-878-2123. Please note that the online meeting platform that will be used for this meeting has yet to be determined; once it has been determined, it will be announced on our homepage (<https://www.villageofyorkville.com>), our Facebook page (<https://www.facebook.com/YorkvilleWisconsin/>), and the agenda for the May 11 meeting.

This application can be viewed at the following websites: Village of Yorkville (<https://www.villageofyorkville.com>) and Racine County Development Services (<https://www.racinecounty.com/government/public-works-and-development-services/development-services/committee-meeting-schedules>). Any questions regarding this application can be directed to Racine County Development Services at 262-886-8440.

Sincerely,

Michael McKinney
Administrator/Clerk

Village of Raymond

2 Mile Rd

2 Mile Rd

Forest View Cir

53rd Dr

49th Dr

Queens Brook Ln

Kingston Way

Princeton Ave

50th Rd

50th Rd

N Sylvania Ave

NE Frontage Rd

Village of Mt Pleasant



41

94

94

53rd Dr

Marina Dr

Deer Path

Evans Ln

Fawn Trl

Ives Grove Rd

20

Washington



In-Auto Inc
Sec 1 - T3N - R21E
Village of Yorkville
2300 N Sylvania Ave

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, N (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetM Community China User



In-Auto Inc
Sec 1 - T3N - R21E
Village of Yorkville
2300 N Sylvania Ave

N SYLVANIA AV

HY 1-94 SB

HY 1-94 NB

B-5

B-3

M-2

B-3

A-2

M-3

B-3

HY I-94 NB

HY I-94 SB

N EAST FRONTAGE RD

N. SYLVANIA AV

VILLAGE
Mt Pleasant



In-Auto Inc
Sec 1 - T3N - R21E
Village of Yorkville
2300 N Sylvania Ave

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER IN AUTO LLC
 Mailing Address PO Box 28827
MILWAUKEE WI 53228
 City State Zip

APPLICANT Fermin Gonzales
 Mailing Address 2300 N. Sylvania Ave
Sturtevant, WI 53177
 City State Zip

Phone (H) _____ Phone (H) _____
 Parcel Id. # 194032101018000 Site Address 2300 N Sylvania Ave

Municipality Yorkville Section(s) 1 Town 3 North, Range 21 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use Construct a liquid propane (LP) Filling Station

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (5' x 22')	() x () () x ()
Alteration	<input type="checkbox"/>	Accessory	<input checked="" type="checkbox"/>	Area (sq ft)	(110) () ()
Conversion	<input type="checkbox"/>	Deck	<input type="checkbox"/>	# of Units/Stories	<u>1/1</u> Building Ht.-Avg. (ft.) _____
Temporary	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Peak Ht. (ft.)	<u><10'</u> 100-Yr. Floodplain Elev. <u>N/A</u>
		Other	<input type="checkbox"/>	Eave Ht. (ft.)	_____ Flood Protection Elev. <u>N/A</u>

Contractor TBD Est. Value w/Labor \$ _____ ZONING DISTRICT M-3

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes _____ No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative % _____	Street-1 st	<u>470'</u>	<u>Y</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 nd	_____	_____
Structure in Shoreland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Side-1 st	<u>70'</u>	<u>Y</u>
Structure in Floodplain? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Side-2 nd	<u>2240'</u>	<u>Y</u>
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Rear	<u>560'</u>	<u>Y</u>
Substandard Lot?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
BOA Variance Needed?	Yes _____ No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No _____	Date of Approval	_____	_____
Conditional Use (Site Plan Needed?)	Yes <input checked="" type="checkbox"/> No _____	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
Shoreland Contract Needed?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes _____ No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use (Site Plan) Pd: \$ 200⁰⁰ Signature of Owner/Applicant _____ Date 2-11-2020
 Cash/Check/CC Date # 1274
 Shoreland Contract Fee Pd: \$ _____ Print Name(s) DRAGAN RASETA
 Zoning Permit Fee Pd: \$ 80⁰⁰ Notes (revisions, extensions, etc.) _____
 Cash/Check/CC Date # _____
 Other: Pd: \$ _____

if shoreland erosion review fee is included above Zoning Administrator _____ (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER

PIN 1940321-01-018000

Owner: In-Aub Inc Applicant/Agent: Fermin Gonzales
Municipality: Yorkville Zoning district(s): M-3

TO THE VILLAGE OF YORKVILLE PLAN COMMISSION:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

to construct a liquid propane (LP) filling station

AT (site address): 2300 N Sylvania Ave
Subdivision: _____ Lot(s): _____ Block: _____
Parcel # 194032101018000 Section(s) 1 T 3 N R 21 E
If served by municipal sewer, check here: N/A Sanitary permit #: 602816

Attached are:

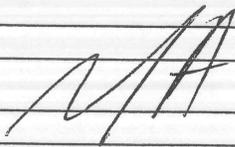
- | | |
|---|---|
| <input checked="" type="checkbox"/> zoning permit application | <input checked="" type="checkbox"/> hearing/review fee (Fees are non-refundable, and re-publication/amendment fees will be charged where applicable.) |
| <input checked="" type="checkbox"/> 12 SETS:
drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11") | <u>N/A</u> 3 SETS: landscaping/lighting plan |
| <input checked="" type="checkbox"/> letter of agent status | <input checked="" type="checkbox"/> 12 SETS: report/cover letter and operations plan |
| | <input checked="" type="checkbox"/> abutting property owners' names and mailing addresses |
| | <input checked="" type="checkbox"/> other |

print name: Fermin Gonzales e-mail address: _____
address: 2300 N. Sylvania Ave telephone #: _____
Sturtevant, WI 53177

signed: 

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- | | |
|---|--|
| <u>N/A</u> The property is all / partially located in the _____ shoreland area. |  |
| <u>N/A</u> The project is all / partially located in the _____ shoreland area. | |
| <u>N/A</u> The property is all / partially located in the _____ floodplain. | |
| <u>N/A</u> The project is all / partially located in the _____ floodplain. | |
| <u>N/A</u> The property is all / partially located in the wetland. | |
| <u>N/A</u> The project is all / partially located in the wetland. | |

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):
Art. VI Div 29 M-3 Heavy Industrial District; Chapter 20 Zoning, Racine County
Code of Ordinances as applicable to the Village of Yorkville

Shoreland contract: yes _____ no N/A
Public hearing date: N/A Site plan review meeting date: 3-9-20
Submittal received by: JMS Date petition filed: 3-5-20
cash or check #: 1234 amount received: \$ 200⁰⁰



Wills RV LLC

2300 N Sylvania Ave Sturtevant, WI 53177

I propose to have a LP filling station installed at 2300 N Sylvania Ave, Sturtevant, WI 53177. The LP tank and cabinet with weight scale will be located west of the Southern building approximately 50' away from the west wall. We will excavate the necessary depth to pour a 5ft wide x 22ft long concrete pad for the tank and scale cabinet to be placed on. There will be crash protection bollards installed to all necessary sides around the concrete pad. There will be a safety service shut off on the building approximately 30' away from the LP filling station. All necessary power lines will be trenched and buried per safety code from the building to the cabinet. All construction related to this project will be started approximately May 2020, depending on weather conditions at that time. Construction of the concrete pad and bollards should take no longer than one week from start to finish.

RECEIVED

MAR 06 2020

RACINE COUNTY

chain link fence
11.5' N. of P/L

chain link fence
2.1' N. of P/L

chain link fence
2.7' N. of P/L

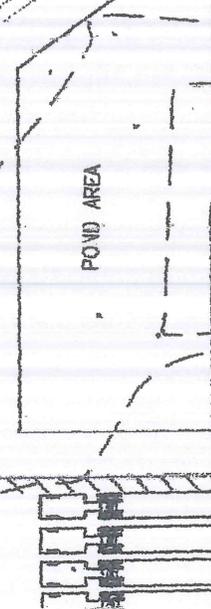
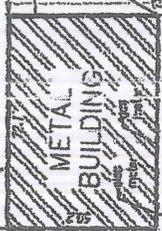
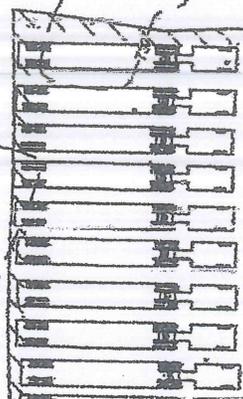
chain link fence
6.4' S. of P/L

N88°08'50"E

1039.85'

706

708



S88°08'50"W

1039.96'

50.4'

706

708

S88°08'50"W

1039.96'

333.8'

708

Proposed Structure
(Liquid Propane Filling Station)

RECEIVED

MAR 06 2020

RACINE COUNTY