

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

Marina Dr

Deer Path

Evans Ln

Fawn Trl

Ives Grove Rd

East Branch Root River Canal

Washington

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

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



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 LICAPPLICANT Fermin GonzalesMailing Address PO Box 28827Mailing Address 2300 N. Sylvania AveCity MILWAUKEE State WI Zip 53228City Sturtevant State WI Zip 53177

Phone (H) _____

Phone (H) _____

Parcel Id. # 194032101018000Site Address 2300 N Sylvania AveMunicipality 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 <input checked="" type="checkbox"/>	Principal Bldg. <input checked="" type="checkbox"/>	Size (<u>5'</u> x <u>22'</u>) (_____ x _____) (_____ x _____)
Addition _____	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>110</u>) (_____) (_____)
Alteration _____	Deck _____	# of Units/Stories <u>1/1</u> Building Ht.-Avg. (ft.) _____
Conversion _____	Sign _____	Peak Ht. (ft.) <u><10'</u> 100-Yr. Floodplain Elev. <u>N/A</u>
Temporary _____	Other _____	Eave Ht. (ft.) _____ Flood Protection Elev. <u>N/A</u>

Contractor TBD Est. Value w/Labor \$ _____ ZONING DISTRICT M-3Existing Nonconforming? N/A ☒ * Yes _____ No _____ Yard Setbacks Proposed OK?*Structure's Fair Mrkt Value \$ _____ Cumulative % _____ Street-1st 470' 4* >50% of Fair Market Value? N/A ☒ Yes _____ No _____ Street-2nd _____ _____Structure in Shoreland? (per map) Yes _____ No ☒ Side-1st 20' 4Structure in Floodplain? (per map) Yes _____ No ☒ Side-2nd 2240' 4Structure in Wetland? (per map) Yes _____ No ☒ Rear 560' 4Substandard Lot? Yes _____ No ☒ Shore _____ _____Abutting Lot-Same Owner/Closely Related? Yes _____ No ☒ Total Acc. Structures _____ _____BOA Variance Needed? Yes _____ No ☒ Date of Approval _____ _____Conditional Use (Site Plan Needed?) Yes ☒ No _____ Date of Approval _____ _____Shoreland Contract Needed? Yes _____ No ☒ 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 DRAGAN RASOTA 2-11-2020Cash/Check/CC Date # 1234 Signature of Owner/Applicant Date

Shoreland Contract Fee Pd: \$ _____ Print Name(s)

Cash/Check/CC Date # _____ Notes (revisions, extensions, etc.)

Zoning Permit Fee Pd: \$ 80⁰⁰

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: JA 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: NA 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>NA</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
Shurtevant, WI 53177

telephone #: _____

signed: [Signature]

STAFF USE ONLY:

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

<u>NA</u> The property is	<u>NA</u> all / partially	located in the _____	shoreland area.
<u>NA</u> The project is	<u>NA</u> all / partially	located in the _____	shoreland area.
<u>NA</u> The property is	<u>NA</u> all / partially	located in the _____	floodplain.
<u>NA</u> The project is	<u>NA</u> all / partially	located in the _____	floodplain.
<u>NA</u> The property is	<u>NA</u> all / partially	located in the wetland.	
<u>NA</u> The project is	<u>NA</u> all / partially	located in the wetland.	

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Art. IV 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 NA

Public hearing date: NA

Site plan review meeting date: 3-9-20

Submittal received by: JMS

Date petition filed: 3-5-20

cash ☒ or check #: 1234

amount received: \$ 200



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

