

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Top Flight, LLC

Applicant/Agent: Brian Depies, SEH

Town: Village of Yorkville

Zoning district(s): B-3, Commercial Service District

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

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

Construct a nine-building self-service storage facility

AT (site address): Vacant Parcel directly west of 19411 Washington Avenue

Subdivision: N/A Lot(s): 1+2 CSM 2843 Block: N/A

Parcel # 194-03-21-07-001-022 and 194-03-21-07-001-023 Section(s) 7 T 3 N R21 E

If served by municipal sewer, check here: ☐ Sanitary permit #:

Attached are:

| | |
|---|---|
| <input checked="" type="checkbox"/> zoning permit application | <input checked="" type="checkbox"/> hearing/review fee (Fees are non-refundable, & 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") | <input checked="" type="checkbox"/> 3 SETS: landscaping/lighting plan |
| <input checked="" type="checkbox"/> letter of agent status | <input checked="" type="checkbox"/> 12 SETS: report/cover letter & operations plan |
| | <input checked="" type="checkbox"/> abutting property owners' names & mailing addresses |
| | <input type="checkbox"/> other |

print name: Brian Depies e-mail address: bdepies@sehinc.com

address: 501 Maple Ave, Delafield, WI 53018 telephone #: 262-389-0704

signed: Brian P. Depies

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

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

Article VI Division 18 B-3, Commercial Service District; and Section 20-1339 Highway Oriented Uses

Shoreland contract: yes ☐ no ☒

Public hearing date: December 13, 2021

Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: 11-12-2021

cash ☐ or check #: 1477 + 1479

amount received: \$ 475.00

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER Storage Authority LLC
Mailing Address 19031 Spring St.

APPLICANT Brian Depies
Mailing
Address 501 Maple Ave

Union Grove WI 53182
City State Zip
Phone (H) _____ (W) 414.315.2711

Delafield WI 53018
City State Zip
Phone (H) _____ (W) 262-389-0704

Parcel Id. # 194-03-21-07-001-022 Site Address 19525 Washington Avenue

Municipality Village of Yorkville Section(s) 7 Town 3 North, Range 21 East

Lot 142 Block - Subdivision Name - CSM # 2843

Proposed Construction/Use Self-Service Storage building

| | | |
|---|---|---|
| New <input checked="" type="checkbox"/> | Principal Bldg. <input checked="" type="checkbox"/> | Size (<u>60</u> x <u>330</u>) (<u>-</u> x <u>-</u>) (<u>-</u> x <u>-</u>) |
| Addition <input type="checkbox"/> | Accessory <input type="checkbox"/> | Area (sq ft) (<u>19,800</u>) (<u>-</u>) (<u>-</u>) |
| Alteration <input type="checkbox"/> | Deck <input type="checkbox"/> | # of Units/Stories <u>1</u> / <u>1</u> Building Ht.-Avg. (ft.) <u>20</u> |
| Conversion <input type="checkbox"/> | Sign <input type="checkbox"/> | Peak Ht. (ft.) <u>28</u> 100-Yr. Floodplain Elev. <u>N/A</u> |
| Temporary <input type="checkbox"/> | Other <input type="checkbox"/> | Eave Ht. (ft.) _____ Flood Protection Elev. <u>N/A</u> |

| | | | | |
|---|---|-----------------------------------|-----------------|------------|
| Contractor _____ | Est. Value w/Labor <u>\$200,000</u> | ZONING DISTRICT <u>B-3</u> | | |
| Existing Nonconforming? <u>N/A</u> | * Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yard Setbacks | Proposed | OK? |
| *Structure's Fair Mkt Value \$ _____ | Cumulative % _____ | Street-1 st | <u>62.13</u> | <u>Yes</u> |
| *>50% of Fair Market Value? <u>N/A</u> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Street-2 nd | <u>-</u> | <u>-</u> |
| Structure in Shoreland? (per map) _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Side-1 st | <u>115</u> | <u>Yes</u> |
| Structure in Floodplain? (per map) _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Side-2 nd | <u>174.69</u> | <u>Yes</u> |
| Structure in Wetland? (per map) _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Rear | <u>400+</u> | <u>Yes</u> |
| Substandard Lot? _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Shore | <u>400+</u> | <u>Yes</u> |
| Abutting Lot-Same Owner/Closely Related? _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Total Acc. Structures | <u>-</u> | <u>-</u> |
| BOA Variance Needed? _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Date of Approval | <u>-</u> | _____ |
| Conditional Use/Site Plan Needed? _____ | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Date of Approval | _____ | _____ |
| Shoreland Contract Needed? _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Date of Approval | <u>-</u> | _____ |
| Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (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: \$ 475.00 Brian P. Depies 11/12/21
CC Date/Check/Cash # 1477 + 1479 Signature of Owner /Applicant Date

Shoreland Contract Fee Pd: \$ _____ Brian P. Depies
CC Date/Check/Cash # _____ Print Name(s)

Zoning Permit Fee Pd: \$ 2000.00 _____
CC Date/Check/Cash # _____ Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____ STM
☒ 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 - 07 - 001022