

Owner: 2118 North Sylvania LLC

Applicant/Agent: Robert Gleason

Municipality: Village of Yorkville

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

**TO THE VILLAGE OF YORKVILLE PLAN COMMISSION:**

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

Replace the roof on an existing 5000 sq. ft. commercial building

AT (site address): 2118 N Sylvania Ave

Subdivision: N/A

Lot(s): N/A

Block: N/A

Parcel # 194-032101021000

Section(s) 01

T 03 N R 21 E

If served by municipal sewer, check here:

Sanitary permit #: 503179

**Attached are:**

zoning permit application

hearing/review fee (Fees are non-refundable, and re-publication/amendment fees will be charged where applicable.)

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")  
 letter of agent status

3 SETS: landscaping/lighting plan  
 12 SETS: report/cover letter and operations plan abutting property owners' names and mailing addresses  
 other renderings

print name: Robert Gleason

e-mail address: gleasonprop@gmail.com

address: 3114 Phillips Ave

telephone #: 262-939-1611

Racine, WI 53403

signed: Robert A Gleason

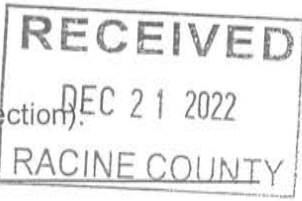
**STAFF USE ONLY:**

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

- N/A The property is all / partially located in the N/A shoreland area.
- N/A The project is all / partially located in the N/A shoreland area.
- N/A The property is all / partially located in the N/A floodplain.
- N/A The project is all / partially located in the N/A floodplain.
- N/A The property is all / partially located in the wetland.
- N/A The project is all / 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; Section 20-1339 Highway Oriented Uses; Section 20-1340 Business Uses



Shoreland contract: yes  no

Public hearing date: N/A

Site plan review meeting date: 1-9-2023

Submittal received by: STM

Date petition filed: 12-21-2022

cash or check #: 3848

amount received: \$ 350.00

\$350

**APPLICATION FOR ZONING PERMIT**  
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Robert Gleason  
 Mailing \_\_\_\_\_  
 Address 3114 Phillips Ave  
Racine WI 53403  
 City State Zip

APPLICANT Robert Gleason  
 Mailing \_\_\_\_\_  
 Address 3114 Phillips Ave  
Racine WI 53403  
 City State Zip

Phone 262-939-1611

Phone 262-939-1611

Email gleasonprop@gmail.com

Email gleasonpropertiesracine@gmail.com

Parcel Id. # 194-032101021000

Site Address 2118 N Sylvania Ave.

Municipality Village of Yorkville Section(s) 01 Town 03 North, Range 21 East

Lot - Block - Subdivision Name \_\_\_\_\_ CSM # -

Proposed Construction/Use Replace the roof on an existing 5000 sq. ft. Commercial building

New	Principal Bldg.	<input checked="" type="checkbox"/>	Size	( <u>50'</u> x <u>100'</u> )	( <u>-</u> x <u>-</u> )	( <u>-</u> x <u>-</u> )
Addition	Accessory	<input type="checkbox"/>	Area (sq ft)	( <u>5,000</u> )	( <u>-</u> )	( <u>-</u> )
Alteration	Deck	<input checked="" type="checkbox"/>	Peak Ht. (ft.)	<u>24'</u>	100-Yr. Floodplain Elev.	<u>-</u>
Conversion	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	<u>16.66'</u>	Flood Protection Elev.	<u>-</u>
Temporary	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	<u>20.33</u>		

Contractor Robert Gleason Est. Value w/Labor \$ 85,000 ZONING DISTRICT B-3

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)	<input type="checkbox"/>	Yes	No <input checked="" type="checkbox"/>	Street-1 <sup>st</sup>	<u>56'</u>	<u>Yes</u>
Mitigation or Buffer Needed?	<input type="checkbox"/>	Yes	No <input checked="" type="checkbox"/>	Street-2 <sup>nd</sup>	<u>-</u>	<u>-</u>
Structure in Floodplain? (per map)	<input type="checkbox"/>	*Yes	No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup>	<u>12'</u>	<u>Yes</u>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %		Side-2 <sup>nd</sup>	<u>218'</u>	<u>Yes</u>
*>50% of Fair Market Value?	<u>N/A</u>	Yes	No	Shore	<u>-</u>	<u>-</u>
Structure in Wetland? (per map)	<input type="checkbox"/>	Yes	No <input checked="" type="checkbox"/>	Rear	<u>±930'</u>	<u>Yes</u>
Substandard Lot?	<input type="checkbox"/>	Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	
BOA Variance Needed?	<input type="checkbox"/>	Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
Conditional Use <u>Site Plan</u> Needed?	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No	Date of Approval		
Shoreland Contract Needed?	<input type="checkbox"/>	Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	

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.

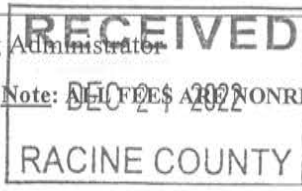
BOA/Conditional Use Site Plan Pd: \$ 350.00 Robert A. Gleason 12/13/22  
 CC Date/Check#/Cash 3848 Signature of Owner/Applicant/Agent Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Robert A. Gleason  
 CC Date/Check#/Cash \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ 1,000.00  
 CC Date/Check#/Cash \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ JTM  
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: NEW FEE \$ 2022 NONREFUNDABLE (OVER)



PIN 1940371 - 01 - 021000

**Staff Use Only**

If a private onsite wastewater treatment system (POWTS) serves the property, check here    and complete #1-6 below:

- 1) Sanitary Permit # 503179 Date issued 7-6-2007 Year installed 2007 Failing? No
- 2) If zoning permit is for an accessory structure without plumbing, check here        and go to #4 below.
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes\*        No   X   N/A
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes\*        No        N/A   X    
\*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes        No   X    
If "Yes," provide variance approval date:
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes   X   No
- 6) Comments 3535 gallon Holding Tank. No Tenant at this time

POWTS Inspector's Signature:  1291959 Date: 12-27-22

**ZONING PERMIT REQUIREMENTS**

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

**NOTICE:** YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

**ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)**

- Proposed structure is for owner residential use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- A hard surface material must be placed beneath the deck to prevent soil erosion.
- All existing yard grade elevations will remain unchanged.
- Firmly anchor, no floor <       '; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1<sup>st</sup> floor ≥       '