

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: Zoomlion Heavy Industry NA, Inc.

Applicant/Agent: Deb Lauenstein

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.)

allow the outdoor parking of Heavy Equipment associated with Zoomlion

North America

AT (site address): 14215 2 Mile Road

Subdivision: N/A

Lot(s): 2 Block: -

Parcel # 194.03.21.01.001.070

Section(s) 01 T 3 N R 19 E

If served by municipal sewer, check here: \_\_\_\_\_

Sanitary permit #: 475810

Attached are:

X zoning permit application

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

X 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")

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

N/A letter of agent status

print name: Zoomlion Heavy Industry NA, Inc.

e-mail address: deb.lauenstein@zoomlion-na.com

address: 14215 Two Mile Rd., Yorkville, WI 53126

telephone #: 262.835.1828, ext. 107

signed: Deb Lauenstein

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 shoreland area.
The project is all / partially located in the shoreland area.
The property is all / partially located in the floodplain.
The project is all / partially located in the floodplain.
The property is all / partially located in the wetland.
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 29 M-3 Heavy Industrial District; and Section 20-1226 Uses Permitted Conditionally

Shoreland contract: yes \_\_\_\_\_ no X

Public hearing date: N/A

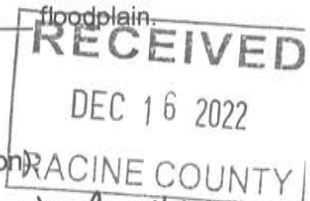
Site plan review meeting date: January 9th 2023

Submittal received by: EJS

Date petition filed: December 16, 2023

cash or check # 1400

amount received: \$ 350.00



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

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

OWNER Zoomlion Heavy Industry NA, Inc.  
 Mailing \_\_\_\_\_  
 Address 14215 Two Mile Rd.

APPLICANT Deb Lauenstein  
 Mailing \_\_\_\_\_  
 Address 14215 Two Mile Rd.

Yorkville WI 53126  
 City State Zip

Yorkville WI 53126  
 City State Zip

Phone 262.835.1828, ext. 107

Phone 262.835.1828, ext. 107

Email deb.lauenstein@zoomlion-na.com

Email deb.lauenstein@zoomlion-na.com

Parcel Id. # 194.03.21.01.001.070

Site Address 14215 2 Mile Rd., Yorkville, WI 53126

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

Lot 2 Block - Subdivision Name N/A CSM # 2694

Proposed Construction/Use Outdoor Parking or Heavy Equipment associated with Zoomlion North America

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

Contractor	<u>N/A</u>	Est. Value w/Labor \$	<u>N/A</u>	ZONING DISTRICT	<u>M-3</u>
Existing Nonconforming?	<u>N/A</u>	Yes _____ No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed	<u>OK?</u>
Structure in Shoreland? (per map)	_____	Yes _____ No <input checked="" type="checkbox"/>	Street-1 <sup>st</sup>	<u>Per</u>	_____
Mitigation or Buffer Needed?	_____	Yes _____ No <input checked="" type="checkbox"/>	Street-2 <sup>nd</sup>	<u>Plans</u>	_____
Structure in Floodplain? (per map)	_____	*Yes _____ No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup>	_____	_____
*Structure's Fair Market Value \$	_____	Cumulative % _____	Side-2 <sup>nd</sup>	_____	_____
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes _____ No _____	Shore	_____	_____
Structure in Wetland? (per map)	_____	Yes _____ No <input checked="" type="checkbox"/>	Rear	_____	_____
Substandard Lot?	_____	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	_____
BOA Variance Needed?	_____	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	_____
Conditional Use (Site Plan) Needed?	_____	Yes <input checked="" type="checkbox"/> No _____	Date of Approval	_____	_____
Shoreland Contract Needed?	_____	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  
 CC Date/Check#/Cash 14.00

Deb Lauenstein 12.14.2022  
 Signature of Owner /Applicant/Agent Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_

Deb Lauenstein  
 Print Name(s)

Zoning Permit Fee Pd: \$ 250.00  
 CC Date/Check#/Cash \_\_\_\_\_

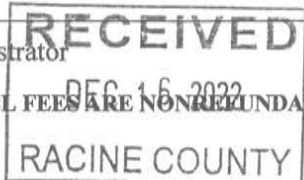
Notes (revisions, extensions, etc.) \_\_\_\_\_

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_

if shoreland erosion review fee is included above

Zoning Administrator \_\_\_\_\_ (Staff Initials) STM

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



PIN 194.03.21-01-001.070

**Staff Use Only**

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

- 1) Sanitary Permit # 475810 Date issued 5/25/2005 Year installed 2005 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  N/A
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes\*  No  N/A   
\*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   
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  No
- 6) Comments No changes to occupancy/structures.

POWTS Inspector's Signature: [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 & 1st floor ≥ \_\_\_'