

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: MAP 14100 LLC

Applicant/Agent: Keith Kindred / Michael Willkomm SEH / Willkomm Development LLP

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.)

Construct a public parking lot associated with an existing truck stop

AT (site address): Grandview Parkway, Sturtevant, WI. 53177

Subdivision: CSM 2150 Lot(s): 2 Block: -

Parcel # 194032113010040 Section(s) 13 T 3 N R 21 E

If served by municipal sewer, check here: X Sanitary permit #: N/A

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")
X letter of agent status
X 3 SETS: landscaping/lighting plan
X 12 SETS: report/cover letter and operations plan abutting property owners' names and mailing addresses other

print name: Keith A. Kindred e-mail address: kkindred@sehinc.com

address: 501 Maple Ave, Delafield, WI. 53018 telephone #: 414-949-8956

signed: Keith

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.
N/A The project is all / partially located in the shoreland area.
N/A The property is all / partially located in the floodplain.
N/A The project is all / partially located in the 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):

Art. VI Div. 18 B-3, Commercial Service District; and Section 20-1339 Highway Oriented Uses

Shoreland contract: yes no X

Public hearing date: May 8, 2023

Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: 4-6-2023

cash of check #: 56855 + 56859

amount received: \$ 475.00

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

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

OWNER Map 14100 LLC  
 Mailing Address 522 Sixth Street

APPLICANT Keith A. Kindred  
 Mailing Address 501 Maple Ave

Racine WI 53403  
 City State Zip  
 Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

Delafield WI 53018  
 City State Zip  
 Phone (H) \_\_\_\_\_ (W) 414-949-8956

Parcel Id. # 194-03-21-13-010-040 Grandview Parkway Sturtevant, WI 53177

Municipality Village of Yorkville Section(s) 13 Town 3 North, Range 21 East

Lot 2 of CSM #2150  
 Proposed Construction / Use: Construct a Public Parking lot associated with an existing truck stop

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	_____	Size ( <u>60</u> x <u>330</u> ) ( _____ x _____ ) ( _____ x _____ )
Alteration	_____	Accessory	_____	Area (sq ft) ( <u>199,026</u> ) ( _____ ) ( _____ )
Conversion	_____	Deck	_____	# of Units/Stories <u>1</u> / <u>1</u> Building Ht.-Avg. (ft.) <u>—</u>
Temporary	_____	Sign	_____	Peak Ht. (ft.) <u>—</u> 100-Yr. Floodplain Elev. <u>N/A</u>
	_____	Other	<u>x</u>	Eave Ht. (ft.) <u>—</u> Flood Protection Elev. <u>N/A</u>

Contractor	Est. Value w/Labor	ZONING DISTRICT B-3		
Existing Nonconforming?	<u>N/A</u> <u>X</u> * Yes _____ No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	<u>N/A</u> Cumulative % _____	Street-1 <sup>st</sup>	_____	_____
*>50% of Fair Market Value?	<u>N/A</u> <u>X</u> Yes _____ No _____	Street-2 <sup>nd</sup>	<u>Per</u>	_____
Structure in Shoreland? (per map)	Yes _____ No <u>X</u>	Side-1 <sup>st</sup>	_____	_____
Structure in Floodplain? (per map)	Yes _____ No <u>X</u>	Side-2 <sup>nd</sup>	<u>Plans</u>	_____
Structure in Wetland? (per map)	Yes _____ No <u>X</u>	Rear	_____	_____
Substandard Lot?	Yes _____ No <u>X</u>	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related?	Yes <u>X</u> No _____	Total Acc. Structures	_____	_____
BOA Variance Needed?	Yes _____ No <u>X</u>	Date of Approval	<u>—</u>	_____
Conditional Use/Site Plan Needed?	Yes <u>X</u> No _____	Date of Approval	_____	_____
Shoreland Contract Needed?	Yes _____ No <u>X</u>	Date of Approval	<u>—</u>	_____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes \_\_\_\_\_ No X (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 Keakel 02/24/23  
 CC Date  Cash # 56855 + 56859 Signature of Owner /Applicant Date  
 Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Keith A. Kindred  
 CC Date/Check/Cash # \_\_\_\_\_ Print Name(s)  
 Zoning Permit Fee Pd: \$ 250.00 \_\_\_\_\_  
 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 1940321-13-010040

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

- ~~1) Sanitary Permit # \_\_\_\_\_ Date issued \_\_\_\_\_ Year installed \_\_\_\_\_ Failing? \_\_\_\_\_~~
  - ~~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 N/A~~
  - ~~6) Comments \_\_\_\_\_~~
- ~~POWTS Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_~~

#### ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located 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. The lot and location of the building thereon shall be staked out on the ground before construction is started. 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 personal 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 ≥ \_\_\_\_\_'