

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: Willkomm Development LLP

Applicant/Agent: Michaels Signs Inc.

Municipality: Yorkville

Zoning district(s): B-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.)

Amend master sign plan and replace "Sign B" with
24-foot tall Pole sign

AT (site address): 820 S. Sylvania Avenue

Subdivision: —

Lot(s): 1 CSM 2044 Block: —

Parcel # 194032113011000

Section(s) 13 T 03 N R 21 E

If served by municipal sewer, check here: ☒

Sanitary permit #: —

Attached are:

☒ zoning permit application

☒ 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

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

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

print name: Michaels Signs

e-mail address: Rosie@MichaelsSigns.com

address: 3914 S. Memorial
Racine, WI 53403

telephone #: 262.554.6066

signed: Rosie Oue

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):

Art VI Division 18 B-3, Commercial Service District and Section 20-1403 On-Premises Signs
Permitted in all business and industrial districts with a permit

Shoreland contract: yes — no ☒

Public hearing date: N/A

Site plan review meeting date: 9/11/2023

Submittal received by: STM

Date petition filed: 8-25-2023

cash or ☒ check # 8770

amount received: \$ 75.00

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER Willkomm Development LLP
Mailing
Address PO BOX 181

APPLICANT MICHAELS SIGNS INC.
Mailing
Address 3914 S. MEMORIAL DR

SOMERS, WI 53171

City State Zip

RACINE, WI 53403

City State Zip

Phone JIM@JWIMOBIL.COM

Phone 262-554-6066

Email 262-925-9500

Email ROSIE@MICHAELSIGNS.COM

Parcel Id. # 194032113011000

Site Address 820 S. Sylvania Avenue

Municipality Yorkville Section(s) 13 Town 03 North, Range 21 East

Lot 1 Block - Subdivision Name - CSM # 2044

Proposed Construction/Use Pole Sign

Amend Master sign plan to replace "Sign B"

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>6'</u> x <u>13.75'</u>) (<u>-</u> x <u>-</u>) (<u>-</u> x <u>-</u>)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (<u>82.5</u>) (<u>-</u>) (<u>-</u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>24'</u> 100-Yr. Floodplain Elev. <u>-</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) <u>-</u> Flood Protection Elev. <u>-</u>
Temporary	<input type="checkbox"/>	Other	Building Ht.-Avg. (ft.) <u>24'</u>

Contractor MICHAELS SIGNS INC. Est. Value w/Labor \$ \$ 50,000.00 ZONING DISTRICT B-3

Existing Nonconforming?	<u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st	<u>28'</u>	<u>yes</u>
Mitigation or Buffer Needed?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd	<u>37'</u>	<u>yes</u>
Structure in Floodplain? (per map)		*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st		
*Structure's Fair Market Value \$ <u>N/A</u>		Cumulative %	Side-2 nd		
*>50% of Fair Market Value?	<u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore		
Structure in Wetland? (per map)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear		
Substandard Lot?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures		
BOA Variance Needed?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
Conditional Use <u>Site Plan</u> 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 ☐ 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: \$ 75.00 Rosie Olle 8/23/2023
CC Date/Check#/Cash 8770 Signature of Owner /Applicant/Agent Date

Shoreland Contract Fee Pd: \$ _____ ROSIE OLLE
CC Date/Check#/Cash _____ Print Name(s)

Zoning Permit Fee Pd: \$ 150.00 _____
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 - 011000

Staff Use Only

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 _____
- 6) Comments _____

POWTS Inspector's Signature: _____ Date: _____

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 ≥ _____'