

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: Kenneth Bretl, Diane Bretl

Applicant/Agent: Matthew Fitzgibbon, MasTec, agent for AT&T

Municipality: Village of Yorkville, Racine County, WI

Zoning district(s): A-2 Agricultural

TO THE VILLAGE OF YORKVILLE PLAN COMMISSION:

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

Class II Collocation to install new antennas at 170' on an existing mobile service support structure, including associated ground equipment, for an additional Carrier known as AT&T

AT (site address): 16436 50th RD, FRANKSVILLE, WI 53126

Subdivision: Lot(s): Block:

Parcel # 194032103025000 Section(s) 03 T03N R21 E

If served by municipal sewer, check here: Sanitary permit #: 402309 (Unmanned Tower)

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: Matthew Fitzgibbon, MasTec e-mail address: matthew.fitzgibbon@mastec.com

address: 1351 E IRVING PARK ROAD ITASCA, IL 60143 telephone #: 630-504-9419

signed: [Signature]

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):

Article X Mobile Tower Siting Division I General

Shoreland contract: yes no X

Public hearing date: N/A

Site plan review meeting date: November 13, 2023

Submittal received by: STM

Date petition filed: October 10, 2023

cash or check #: CC Pd 10-23-2023

amount received: \$ 350.00

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 07/22)

OWNER Kenneth + Diane Bretl
Mailing Address 502 61st Drive
Union Grove WI 53182
City State Zip

Phone -

Email -

Parcel Id. # 194032103025000

Municipality Yorkville

Lot - Block - Subdivision Name -

Proposed Construction/Use Class II Collocation to install new antennas at 170' on an existing mobile service support structure, including associated ground equipment, for an additional carrier known as AT+T

New - Principal Bldg. - Size (- x -) (- x -) (- x -)
Addition - Accessory - Area (sq ft) (-) (-) (-)
Alteration X Deck - Peak Ht. (ft.) - 100-Yr. Floodplain Elev. -
Conversion - Sign - Eave Ht. (ft.) - Flood Protection Elev. -
Temporary - Other Collocation Building Ht.-Avg. (ft.) -

Contractor MasTec Network Solutions Est. Value w/Labor \$ \$160,000

Existing Nonconforming? N/A X Yes - No -
Structure in Shoreland? (per map) Yes - No X
Mitigation or Buffer Needed? Yes - No X
Structure in Floodplain? (per map) *Yes - No X
*Structure's Fair Market Value \$ N/A Cumulative % -
*>50% of Fair Market Value? N/A X Yes - No -
Structure in Wetland? (per map) Yes - No X
Substandard Lot? Yes - No X
BOA Variance Needed? Yes - No X
Conditional Use Site Plan Needed? Yes X No -
Shoreland Contract Needed? Yes - No X

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: \$ 350.00
CC Date/Check#/Cash 10-23-23

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

Zoning Permit Fee Pd: \$ 500.00
CC Date/Check#/Cash -

Other: Pd: \$ -

if shoreland erosion review fee is included above

PERMIT NO. -

DATE PERMIT ISSUED 10-9-2023

APPLICANT Matthew Fitzgibbon, MasTec
Mailing Address 1351 E Irving Park Road
Itasca IL 60143
City State Zip

Phone 630-504-9419

Email matthew.fitzgibbon@mastec.com

Site Address 16436 50th RD, FRANKSVILLE, WI 53126

Section(s) 03 Town 03 North, Range 21 East

CSM # -

Proposed Construction/Use Class II Collocation to install new antennas at 170' on an existing mobile service support structure, including associated ground equipment, for an additional carrier known as AT+T

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Temporary - Other Collocation Building Ht.-Avg. (ft.) -

Contractor MasTec Network Solutions Est. Value w/Labor \$ \$160,000 ZONING DISTRICT A-2

Existing Nonconforming? N/A X Yes - No - Yard Setbacks Proposed Existing OK? -
Structure in Shoreland? (per map) Yes - No X Street-1st -
Mitigation or Buffer Needed? Yes - No X Street-2nd -
Structure in Floodplain? (per map) *Yes - No X Side-1st -
*Structure's Fair Market Value \$ N/A Cumulative % - Side-2nd Tower
*>50% of Fair Market Value? N/A X Yes - No - Rear -
Structure in Wetland? (per map) Yes - No X Shore -
Substandard Lot? Yes - No X Total Acc. Structures -
BOA Variance Needed? Yes - No X Date of Approval -
Conditional Use Site Plan Needed? Yes X No - Date of Approval -
Shoreland Contract Needed? Yes - No X Date of Approval -

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes - No X (If "Yes," see back)

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Other: Pd: \$ -

if shoreland erosion review fee is included above

Zoning Administrator STM (Staff Initials)

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

PIN 1940321-03-025000

Staff Use Only

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

- 1) Sanitary Permit # 402309 Date issued 2/8/2002 Year installed 2002 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 Unmanned existing tower Conland

POWTS Inspector's Signature: [Signature] 1291959 Date: 11/1/2023

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 ≥ ___'