

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: 2626 Sylvania LLC, Dragan Radeta

Applicant/Agent: Kerry LeSage

Municipality: Village of 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.)

To occupy an existing commercial building and site with a truck and truck parts, sales, and service business known as EJ Equipment.

AT (site address): 2626 Sylvania Sturtevant, WI 53177

Subdivision: Lot(s): 1 - CSM 3273 Block: T3 N R21 E

Parcel # 19403-21-01-002-001 Section(s) 1

If served by municipal sewer, check here: Sanitary permit #: 632889

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: Kerry LeSage e-mail address: Kerry@EJequipment.com

address: 6949 N 3000E RD telephone #: 815-592-6096

MANTENO, IL 60950

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 VI; Division 18, B-3 Commercial Service District; Sec 20-1339 Highway Oriented Uses

Shoreland contract: yes no [checked]

Public hearing date:

Site plan review meeting date: 5/13/2024

Submittal received by: JPL

Date petition filed: 4/18/2024

cash or check #: 057013

amount received: \$ 350.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER 2626 Sylvania LLC
 Mailing Address 7228 S. 27TH ST.

APPLICANT Kerry LeSage
 Mailing Address 6949 N 3000E RD.

Oak Creek WI 53154
 City State Zip

MANTENO IL 60950
 City State Zip

Phone 414-385-9600

Phone 815-592-6096

Email Dragan@mmexpresswi.com

Email Kerry@EJequipment.com

Parcel Id. # 19403-21-01-002-001

Site Address 2626 Sylvania Sturtevant, WI 53177

Municipality Village of Yorkville Section(s) 1 Town 3 North, Range 21 East

Lot 1 Block - Subdivision Name - CSM # 3273

Proposed Construction/Use To occupy an existing commercial building and site with a truck and truck parts sales and service business known as EJ Equipment.

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

Contractor	N/A	Est. Value w/Labor \$	N/A	ZONING DISTRICT	B-3
Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	Yes	No	Yard Setbacks	Proposed OK?
Structure in Shoreland? (per map)		Yes	No <input checked="" type="checkbox"/>	Street-1 st	
Mitigation or Buffer Needed?		Yes	No <input checked="" type="checkbox"/>	Street-2 nd	Existing
Structure in Floodplain? (per map)		*Yes	No <input checked="" type="checkbox"/>	Side-1 st	
*Structure's Fair Market Value \$	N/A	Cumulative %		Side-2 nd	Building
*>50% of Fair Market Value?	N/A <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	
BOA Variance Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	
Conditional Use <u>Site Plan</u> Needed?		Yes <input checked="" type="checkbox"/>	No	Date of Approval	
Shoreland Contract Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	

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 057013
 Signature of Owner / Applicant/Agent Kerry LeSage Date 4/10/24

Shoreland Contract Fee Pd: \$
 CC Date/Check#/Cash
 Kerry LeSage
 Print Name(s)

Zoning Permit Fee Pd: \$ 250.00
 CC Date/Check#/Cash
 Notes (revisions, extensions, etc.)

Other: Pd: \$ JPL

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 1940321-01-002001

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 ≥ _____'