

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER: RTGA, LLC
 Mailing Address: P.O. Box 66
Union Grove WI 53182
 City State Zip

APPLICANT: Ray Alderman
 Mailing Address: P.O. Box 37
Union Grove WI 53182
 City State Zip

Phone: (262) 878-3359

Phone: (262) 878-3359

Email: ray@rayaldermanandsons.com Email: ray@rayaldermanandsons.com

Parcel Id. # 194-0321 ZDD2-0002 Site Address 19101 Spring St.

Municipality Yorkville Section(s) 20 Town 03 North, Range 21 East

Lot - Block - Subdivision Name - CSM # -

Proposed Construction/Use Construct a ± 9,024 square foot industrial building for the storage of items associated with an existing dairy distribution facility known as Ray Alderman and Sons, Inc.

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(<u>32' x 42'</u>)	(<u>60' x 128'</u>)	(<u>- x -</u>)
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(<u>1344</u>)	(<u>+ 7680</u>)	(<u>= 9,024</u>)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	<u>25'</u>	100-Yr. Floodplain Elev.	<u>-</u>
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	<u>16'</u>	Flood Protection Elev.	<u>-</u>
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	<u>20.5'</u>		

Contractor	_____	Est. Value w/Labor \$	_____	ZONING DISTRICT	<u>M-3</u>	
Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes	<input type="checkbox"/>	Street-1 st	_____	_____
Mitigation or Buffer Needed?		Yes	<input checked="" type="checkbox"/>	Street-2 nd	_____	_____
Structure in Floodplain? (per map)		*Yes	<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?	N/A <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Shore	_____	_____
Structure in Wetland? (per map)		Yes	<input type="checkbox"/>	Rear	_____	_____
Substandard Lot?		Yes	<input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
BOA Variance Needed?		Yes	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	_____
<u>Conditional Use</u> Site Plan Needed?		Yes	<input checked="" type="checkbox"/>	Date of Approval	_____	_____
Shoreland Contract Needed?		Yes	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	_____

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 Ray Alderman 8/27/24
 CC Date/Check#/Cash 33099 Signature of Owner /Applicant/Agent Date

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

Zoning Permit Fee Pd: \$ 1,250.00
 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 19410321-26-020002

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: _____

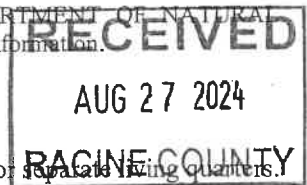
ZONING PERMIT REQUIREMENTS

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 ≥ _____'

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: RTGA, LLC

Applicant/Agent: Ray Alderman

Municipality: Yorkville

Zoning district(s): M-3 Proposed

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 ±9,024 square foot industrial building for the storage of items associated with an existing dairy distribution facility known as Ray Alderman and Sons, Inc.

AT (site address): 19101 Spring Street

Subdivision: N/A Lot(s): N/A Block: N/A

Parcel # 194-032120020002 Section(s) 20 T 03 N R 21 E

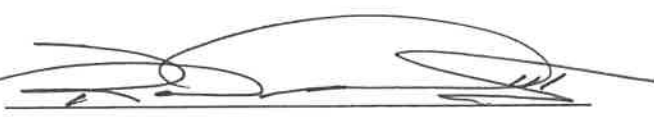
If served by municipal sewer, check here: Sanitary permit #: 34096

Attached are:

- zoning permit application hearing/review fee (Fees are non-refundable, and re-publication/amendment fees will be charged where applicable.)
- 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") 3 SETS: landscaping/lighting plan
- letter of agent status 12 SETS: report/cover letter and operations plan abutting property owners' names and mailing addresses other

print name: Ray Alderman
address: 2209 S. Colony
P.O. Box 37
Union Grove

e-mail address: ray@rayaldermanandsons.com
telephone #: (262) 878-3359

signed: 

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 N/A shoreland area.
- N/A The project is all / partially located in the N/A shoreland area.
- N/A The property is all / partially located in the N/A floodplain.
- N/A The project is all / partially located in the N/A 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 29 M-3, Heavy Industrial District

Shoreland contract: yes no

Public hearing date: October 14, 2024

Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: 8-27-2024

cash or check # 33099

amount received: \$ 475.00

RECEIVED
AUG 27 2024
RACINE COUNTY