

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: TCTS LLC

Applicant/Agent: Tom Chambers - owner
Josh Obert - Walters bldg

Village Town: 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.)

Construct a ±7,500 square foot multi-tenant commercial building to be utilized as Storage Condo units.

AT (site address): 2626 49th Dr Franksville WI

Subdivision: N/A Lot(s): 2-CSM 3519 Block: N/A

Parcel # 194-03-21-01-003-020 Section(s) 1 T 3 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, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping (lighting) plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Josh Obert/Walters bldg e-mail address: Jobert e Walters buildings.com

address: N5876 US Hwy 12 suite B telephone #: 262/707-0366

EIK horn WI 53121

signed: Josh Obert

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 18 B-3, Commercial Service District and Section 20-1340 Business Uses

Shoreland contract: yes no X

Public hearing date: February 10, 2025

Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: January 13, 2025

cash or (check) #: 1581 (\$450.00) + CC 1/13/25 (\$25.00) amount received: \$ 475.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER TCTS LLC
 Mailing Address 2626 49th Dr.
Franksville WI 53126
 City State Zip

APPLICANT Josh Obert / Walters buildings
 Mailing Address N5876 US Hwy 12 suite 2B
EIkhorn WI 53121
 City State Zip

Phone 262-930-2665

Phone 262-707-0366

Email Tom@shorewestsurety.com

Email JObert@Waltersbuildings.com

Parcel Id. # 194-03-21-01-003-020

Site Address 2626 49th Dr. Franksville WI

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

Lot 2 Block - Subdivision Name - CSM # 3519

Proposed Construction/Use Construct a ±7,500 square foot multi-tenant commercial building to be utilized as storage condo units.

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(<u>60</u> x <u>125</u>)	(<u>-</u> x <u>-</u>)	(<u>-</u> x <u>-</u>)
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(<u>7500</u>)	(<u>-</u>)	(<u>-</u>)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	<u>27.50'</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>21.75'</u>		

Contractor Walters buildings Est. Value w/Labor \$ 525,000 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	<u>>600'</u>	<u>YES</u>
Mitigation or Buffer Needed?		Yes	No <input checked="" type="checkbox"/>	Street-2 nd	<u>-</u>	<u>-</u>
Structure in Floodplain? (per map)		*Yes	No <input checked="" type="checkbox"/>	Side-1 st	<u>32'</u>	<u>YES</u>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %		Side-2 nd	<u>74'</u>	<u>YES</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	No	Shore	<u>-</u>	<u>-</u>
Structure in Wetland? (per map)		Yes	No <input checked="" type="checkbox"/>	Rear	<u>>1000'</u>	<u>YES</u>
Substandard Lot?		Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	
BOA Variance Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
<u>Conditional Use</u> Site Plan Needed?		Yes <input checked="" type="checkbox"/>	No	Date of Approval	<u>-</u>	
Shoreland Contract Needed?		Yes	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: \$ 475.00

CC Date/Check#/Cash 1581 (\$450.00)

Shoreland Contract Fee Pd: \$ CC1-13-25 (\$75.00)

Zoning Permit Fee Pd: \$ 1,250.00

Other: Pd: \$ _____

Signature of Owner Josh Obert Date _____
 (Applicant/Agent)

Print Name(s) Josh Obert

Notes (revisions, extensions, etc.) _____

STM
 (Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator

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

PIN 1940321-01-003020

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 ≥ _____'