

## **Supplemental regulations for rural home-based businesses.**

1. Rural home-based businesses are allowed only if reviewed and approved in accordance with the conditional use procedures of Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.

**Answer:** Under chapter 55 exhibit A, I feel we meet the guidelines for a home-based business as I have defined below with answers under each question or requirement. Under Chapter 20, Article VIII, I am not looking for changing anything on the property or expanding anything that would change zoning or the current nature of the outlook with my neighborhood.

2. A Maximum of three nonresident employees are allowed with a rural home-based business.

**Answer:** (Full time). Logan Kapalczynski 320 18<sup>th</sup> Avenue, Union Grove WI, 53182

(Full time). Steve Clausen 3617-1/2 Graceland Blvd. Racine WI, 53405

(Part time 8to12 hrs week). Mathew Higdon 12600 W Meadow Lane, New Berlin WI, 53151

3. Customer visits are allowed only between the hours of 7:00 a.m. and 7:00 p.m.

**Answer:** Customer visits are only during operating hours Monday thru Thursday 7:00 a.m. to 3:30 p.m. Fridays 7:00 a.m. until Noon. Closed on Saturday & Sunday's.

4. Rural home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes or accessory to any on-site agricultural use. They may not change the character of the property they occupy or adversely affect the character of the surrounding area. Rural home-based businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a rural or semirural area in Yorkville. Rural home-based businesses must be operated so as not to create or cause a nuisance.

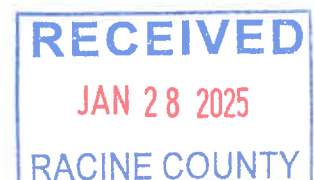
**Answer:** Two shops used as business (already been there 50 years operating). I live in the house on the property with the shops. See attached Braun Road Survey for highlighted buildings being used and lived in.

5. Rural home-based businesses may be conducted within the principle dwelling unit or within an accessory building.

**Answer:** I live in the house and work in the shops. I also have an office in the house where I live.

6. Accessory buildings in which rural home-based businesses are conducted must be set back at least 150 feet from any offsite dwelling unit.

**Answer:** Closest off-site dwelling is approximately 400 feet away from either shop.



7. Any tools or equipment used as part of a rural home-based business must be operated in a manner or sound -proofed so as not to be audible the lot lines of the subject property.

**Answer:** Both buildings when running are quiet to the neighbors and cannot be heard from the lot lines.

8. No Window display or other public display of any material or merchandise is allowed.

**Answer:** I do not display any material or merchandise

9. The use of storage of hazardous substances is prohibited, except at the “consumer commodity” level, as that term is defined in 49 CFR 171.8.

**Answer:** We do not transport, sell or store any hazardous materials with this type of business.

10. As part of the conditional use process, renters will need to obtain written permission from the property owner to carry out the rural home-based business.

**Answer:** I have a lease and letter from the homeowners allowing me to run the business and live here on the property.

11. Roadside stands, as defined in section 20-1, and permitted as an accessory use in agriculturally zoned districts, are not subject to any of the home-based business provisions set forth in this ordinance.

**Answer:** No roadside stands pertain to my business.

12. The following uses are expressly prohibited as rural home-based businesses:

- I. Any type of motor vehicle repair, except where permitted pursuant to a conditional use permit as a rural home-based business under this ordinance.
- II. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.

**Answer:** Neither one of these are what we do for business.

