

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123 Fax: (262) 878-1680 Website: www.villageofyorkville.com

November 20, 2024

Re: Site plan amendment request submitted by CATP, LLC for 611 S. Sylvania Ave (West Frontage Road).

The purpose of this letter is to notify you of a request submitted by CATP, LLC (with BL Signs, LLC and Lakhbir Singh as applicant/agent) for a conditional use for the parcel located at 611 S. Sylvania Ave (West Frontage Road) (Parcel ID # 194-03-21-13-003-000) in the B-3 (Commercial Service) Zoning District. The applicant proposes to establish a master sign plan and construct a 100-foot-tall pole sign.

The Yorkville Village Board and Plan Commission will consider this request at a joint meeting at 6:00 p.m. on Monday, December 9, 2024, in the Yorkville Village Board Room at the Union Grove Municipal Center, 925 15th Avenue, Union Grove.

Any questions regarding this application should be directed to the Racine County Development Services office, (262) 886-8440, from 8:00 a.m. to 12:00 p.m., and 12:30 p.m. to 4:30 p.m., Monday through Friday. Additional application information can be found on the Village's website:

<https://villageofyorkville.com/government/government-upcoming-development-activity/> or <https://villageofyorkville.com> → Government → Development Proposals and Public Hearings.

Sincerely,

Janine Carls
Clerk

E-MAIL MEMORANDUM

TO: Michael McKinney (michael@villageofyorkville.com)
Village of Yorkville Administrator

FROM: Shaun T. Maiter
Senior Development Services Specialist

SUBJECT: CATP, LLC, Owner
BL Signs and Lakhbir Singh, Applicants
Parcel Id. No. 194032113003000
611 S. Sylvania Avenue

December 9, 2024 Conditional Use Request to establish a master sign plan and construct a 100-foot tall pole sign.

DATE: December 6, 2024

Overview:

The subject parcel is located at 611 S. Sylvania Avenue and zoned B-3, Commercial Service District. On February 17, 1992, the Racine County Planning and Development Committee approved a conditional use permit to construct a gas/diesel station and a convenience store (CITGO Quik Mart) at the subject property. On February 26, 1992, the Town of Yorkville Board approved the conditional use permit to construct a gas/diesel station and a convenience store (CITGO Quik Mart) at the subject property. Two conditional use extensions were granted by the Racine County Planning and Development Committee on November 2, 1992 and July 12, 1993. Please note that the aforementioned approvals also accounted for the restaurant space within the building at the subject property. On December 9, 2013, the Town of Yorkville Board approved a conditional use permit for the construction of a fenced-in compressed natural gas fueling system. On December 16, 2013, the Racine County Economic Development and Land Use Planning Committee approved a conditional use permit for the construction of a compressed Natural Gas fuel facility. At this time, the applicant is requesting conditional use approval from the Village of Yorkville Board to establish a master sign plan and construct a 100-foot tall pole sign. The proposed 100-foot tall sign would be constructed in the same location as the presently existing 45-foot tall CITGO sign, which is currently ± 13 -feet from the right-of-way of STH 20 and ± 40 -feet from the right of way of the I-94 exit ramp. Section 20-1403(5) states that pole signs must not be closer than 25-feet to the road right-of-way, and that when a pole sign is proposed within 100-feet of the right-of-way of an interstate freeway, the sign may be up to 35-feet in height, both of which this sign is deviating from. Section 20-1403(9)(f) states that as an alternative to limitations in subsections 20-1403(1), (2), (3), (4), and (5), the parcel owner may submit a master sign plan to the zoning administrator for review and to the Village Board for approval. Given the height of the proposed pole sign, and the proximity to the right-of-ways of

STH 20 and the I-94 exit ramp, it would be suggested that the Village Board consider the following:

1. Requiring an engineering certification showing that the proposed pole sign is designed to collapse within a smaller area than the setback to the road right-of-way.
2. Although the proposed pole sign does not necessarily project above a public right-of-way, the proposed pole sign is in very close proximity to heavily traveled roadways and a public gas station parking lot. Section 20-1361(12) of the Racine County Code of Ordinances, as applicable to the Village of Yorkville, states the following: *"If a permitted sign is suspended or projects above a public right-of-way, the issuance and continuation of a sign permit must be conditioned on the sign owner agreeing to hold the Village Harmless and obtaining and maintaining in force liability insurance for such a sign in an amount of at least One Million Dollars (\$1,000,000) per occurrence per sign or such greater amount as the Village may reasonably determine."*

If the Village feels that the proposed pole sign is appropriate approval is recommended as:

1. The proposed master sign plan is allowed through the conditional use process.
2. Based on the use of the property, surrounding uses, and proximity to I-94, the proposed 100-foot-tall pole sign appears to fit with uses in the immediate area.

If the Village feels that the proposed use is appropriate approval is recommended subject to ****DRAFT CONDITIONS****:

1. **Zoning Permit.** The applicant must obtain a zoning permit from the Racine County Development Services Office after paying the zoning permit fee of \$250.00. The card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Structural Analysis.** Prior to issuance of a zoning permit, the applicant shall submit an engineering certification showing that the proposed pole sign is designed to collapse within a smaller area than the setback to the road right-of-way.
3. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
4. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.

5. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as “Applicant” or “Property Owner”) with respect to the uses on the Property.
6. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville’s final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
7. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on October 30, 2024, unless otherwise amended herein.
8. **Signs.** Any advertising sign on this property must conform to Racine County Ordinance standards as applicable to the Village of Yorkville and will require a separate zoning permit(s) prior to installation. In addition, no additional signs shall be erected, placed, altered, moved, painted, or maintained, except in conformance with the master sign plan, and such plan may be enforced in the same way as any provision of Racine County Ordinance Standards as applicable to the Village of Yorkville. Contact the Racine County Development Services Office at 262-886-8440 for further information regarding sign permits.
9. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).
10. **Exterior Lighting.** Any changes to the existing exterior lighting on the property shall meet the provisions of Section 20-1065 of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville. Any exterior lighting installed prior to December 15, 2022 must remain in conformance with the approved exterior lighting plan on record. If any exterior lighting installed prior to December 15, 2022 was not part of an approved exterior lighting plan, the exterior lighting must continue to be arranged, oriented, or shielded in a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way, and will not endanger the safety of pedestrian or vehicular traffic.
11. **Drain Tiles.** Do not break or damage any underground tile. If encountered, any underground agricultural tile line must be rerouted or fixed. If any underground tile is encountered that has anything but clean water flowing through it, contact Racine County Development Services at (262) 886-8440 to investigate.

12. **Erosion Control.** To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.
13. **Fire Alarm and/or Sprinkler Plan Review.** If this approval is for an activity that requires fire alarm and/or sprinkler system plan review, written confirmation shall be provided to the Village Administrator/Clerk by Fire Safety Consultants, Inc. stating that the applicant and/or agent has submitted acceptable fire alarm and/or sprinkler system plans to Fire Safety Consultants, Inc. for review pursuant to Chapter 26 of the Village of Yorkville Municipal Code. No building or zoning permit shall be issued for this activity until such time as said confirmation is provided. For the purposes of this condition, the term “building permit” shall mean any permit including, but not limited to, site preparation, building, electrical, plumbing, HVAC, and erosion permits. The applicant must first obtain Fire Safety Consultants, Inc. fire alarm and/or sprinkler system plan approval prior to submitting those plans to the State of Wisconsin for state review. Failure to abide by any part of this condition shall not constitute a basis for an appeal to the Village Board of any sprinkler system and/or fire alarm requirements contained within Chapter 26 of the Village of Yorkville Municipal Code. The building inspector may issue a stop work order if, in his/her opinion, construction cannot proceed any further without impeding the installation of the required fire alarm and/or sprinkler systems.
14. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
15. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.
16. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
17. **Liability.** Racine County and the Village of Yorkville does not warrant that the plans for this project are functionally and/or structurally adequate. Racine County and the Village of Yorkville does not certify that the design is adequate for this site and Racine County and the Village of Yorkville accepts no liability through this approval.
18. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering,

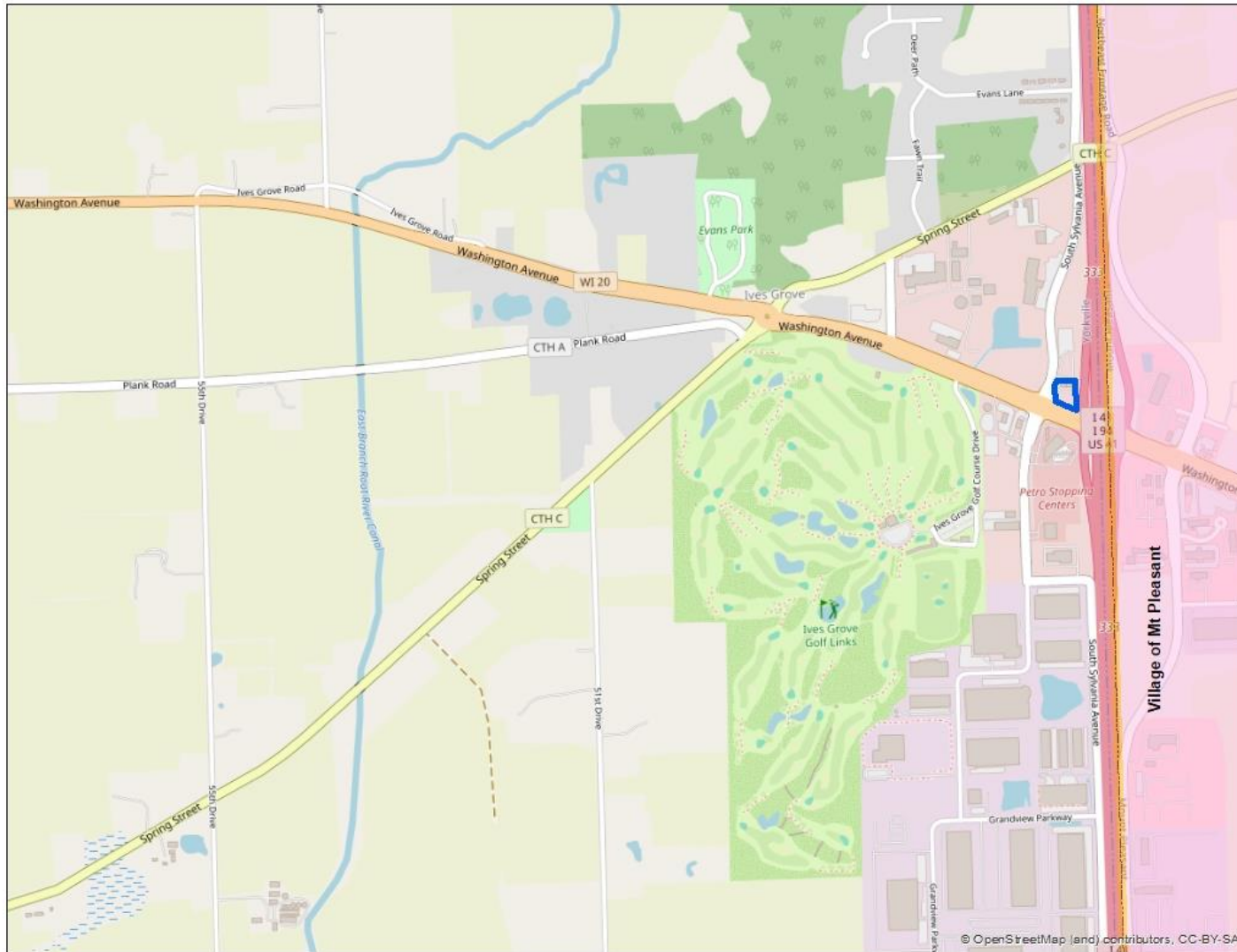
legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

19. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, CATP, LLC, BL Signs, LLC, Lakhbir Singh, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
20. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
21. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.

c: Tim Pruitt, Eileen Zaffiro, Douglas Nelson, Mark Madsen
File

CATP LLC, Owner
BL Signs LLC & Lakhbir Singh, Applicant
Site Address: 611 S Sylvania Avenue
B-3 Conditional Use to establish a master sign plan & construct a 100' tall pole sign

Location Map

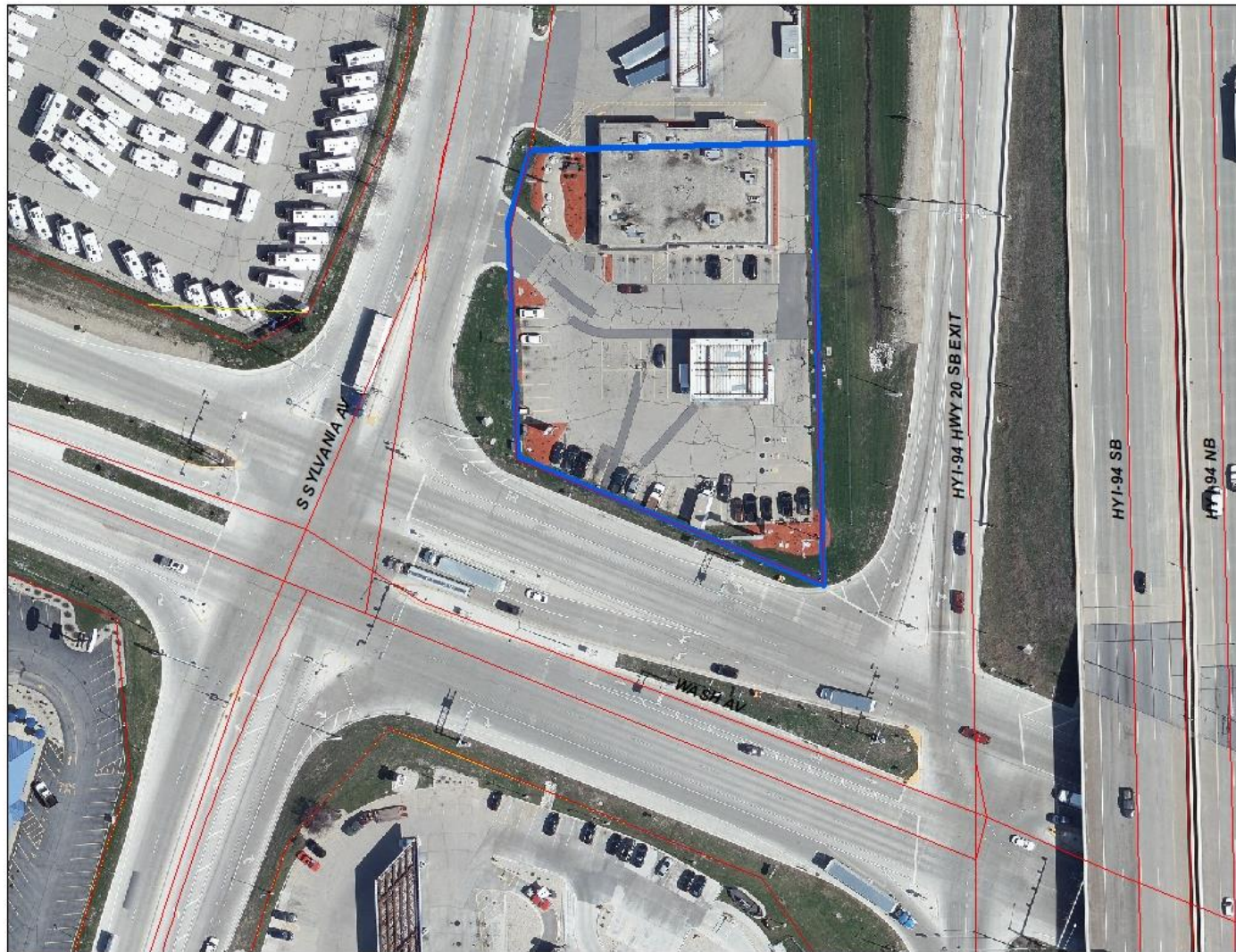


SEC 13 – T3N – R21E

Village of Yorkville

CATP LLC, Owner
BL Signs LLC & Lakhbir Singh, Applicant
Site Address: 611 S Sylvania Avenue
B-3 Conditional Use to establish a master sign plan & construct a 100' tall pole sign

2022 Aerial

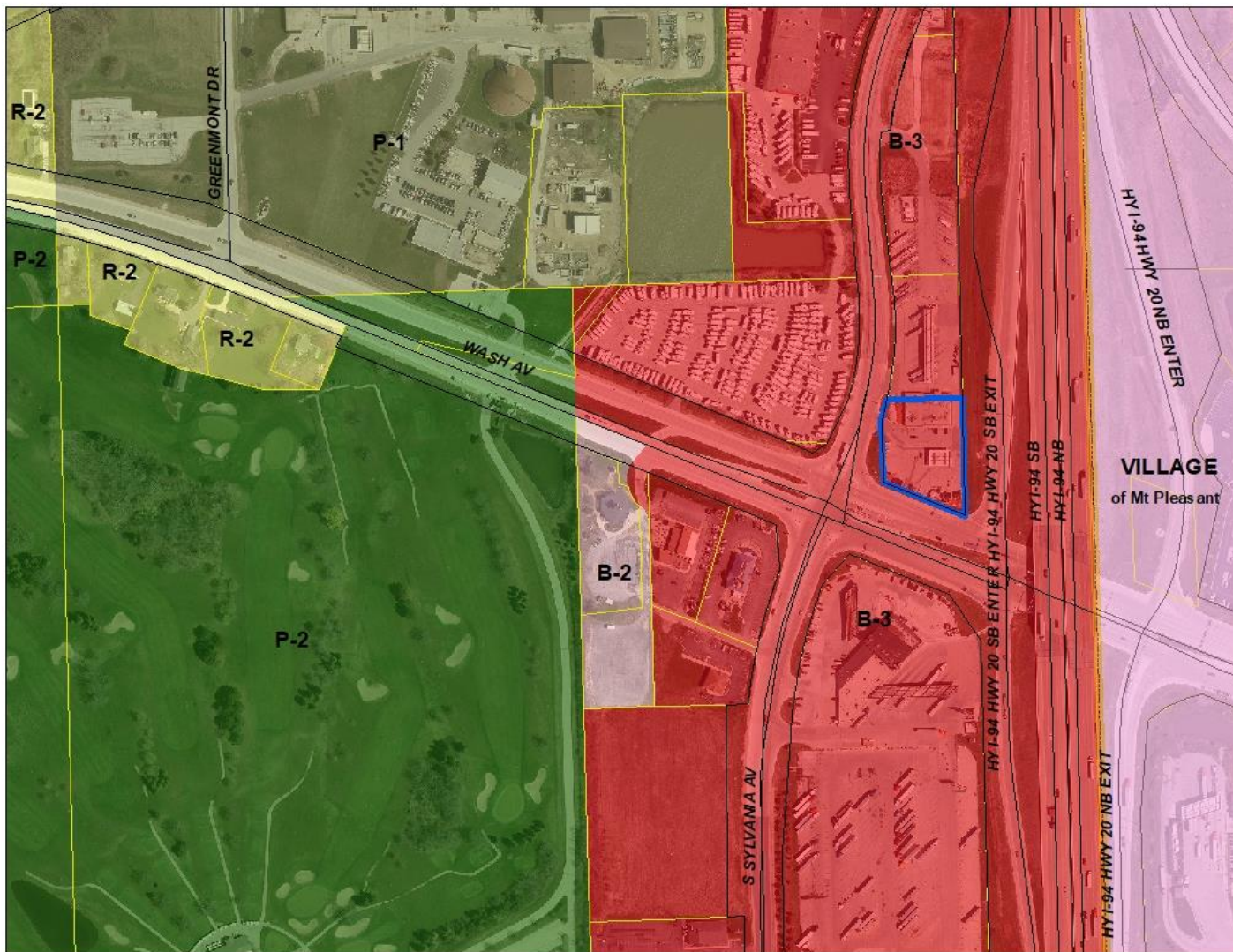


SEC 13 – T3N – R21E

Village of Yorkville

CATP LLC, Owner
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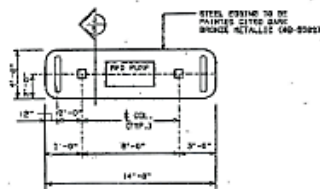
Zoning Map



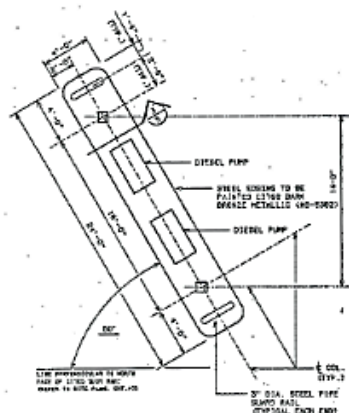
SEC 13 – T3N – R21E

Village of Yorkville

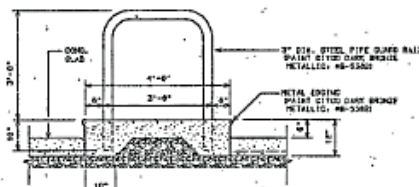
original sign plan



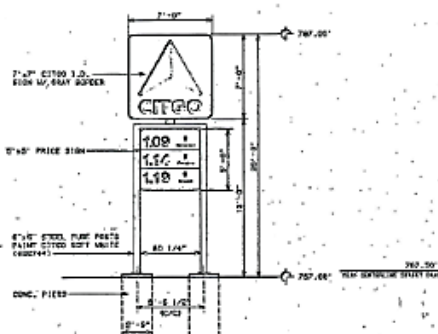
① MPD PUMP ISLAND 1/4"=1'-0"



② DIESEL PUMP ISLAND 1/4"=1'-0"



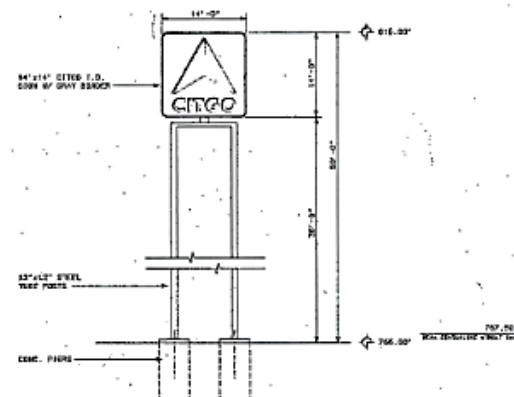
③ PUMP ISLAND SECTION 3/4"=1'-0"



④ S.T.H. 20 SIGN ELEVATION

NO SCALE

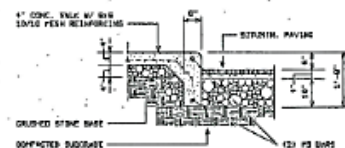
SIGN	SIGN AREA (SQ. FT.)	TOTAL S.F.
STREET SIGN	1'-0" x 1'-0" = 1 S.F.	1 S.F.
STREET SIGN	1'-0" x 1'-0" = 1 S.F.	1 S.F.
TOTAL S.F. ALL SIGNS		2 S.F.



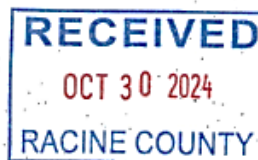
⑤ I-94 SIGN ELEVATION

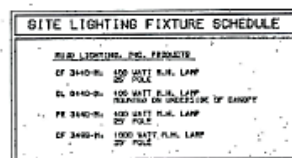
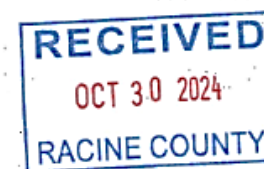
NO SCALE

SIGN	SIGN AREA (SQ. FT.)	TOTAL S.F.
STREET SIGN	1'-0" x 1'-0" = 1 S.F.	1 S.F.
STREET SIGN	1'-0" x 1'-0" = 1 S.F.	1 S.F.
TOTAL S.F. ALL SIGNS		2 S.F.



⑥ SIDEWALK DETAIL 3/4"=1'-0"



[illegible]

A NEW CITRO DEVELOPMENT
FOR
RALPH D. TURNOCK
TODDIE MALL, BIRMINGHAM, SACOTTE AND CLOUTIER ALUMINUM
2704 30 AND 3-34 - RACINE, WISCONSIN 53401

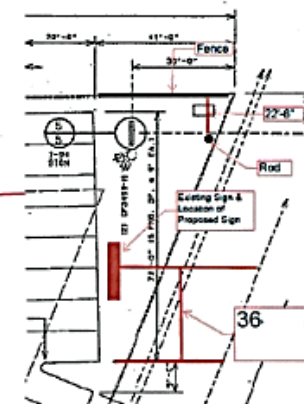
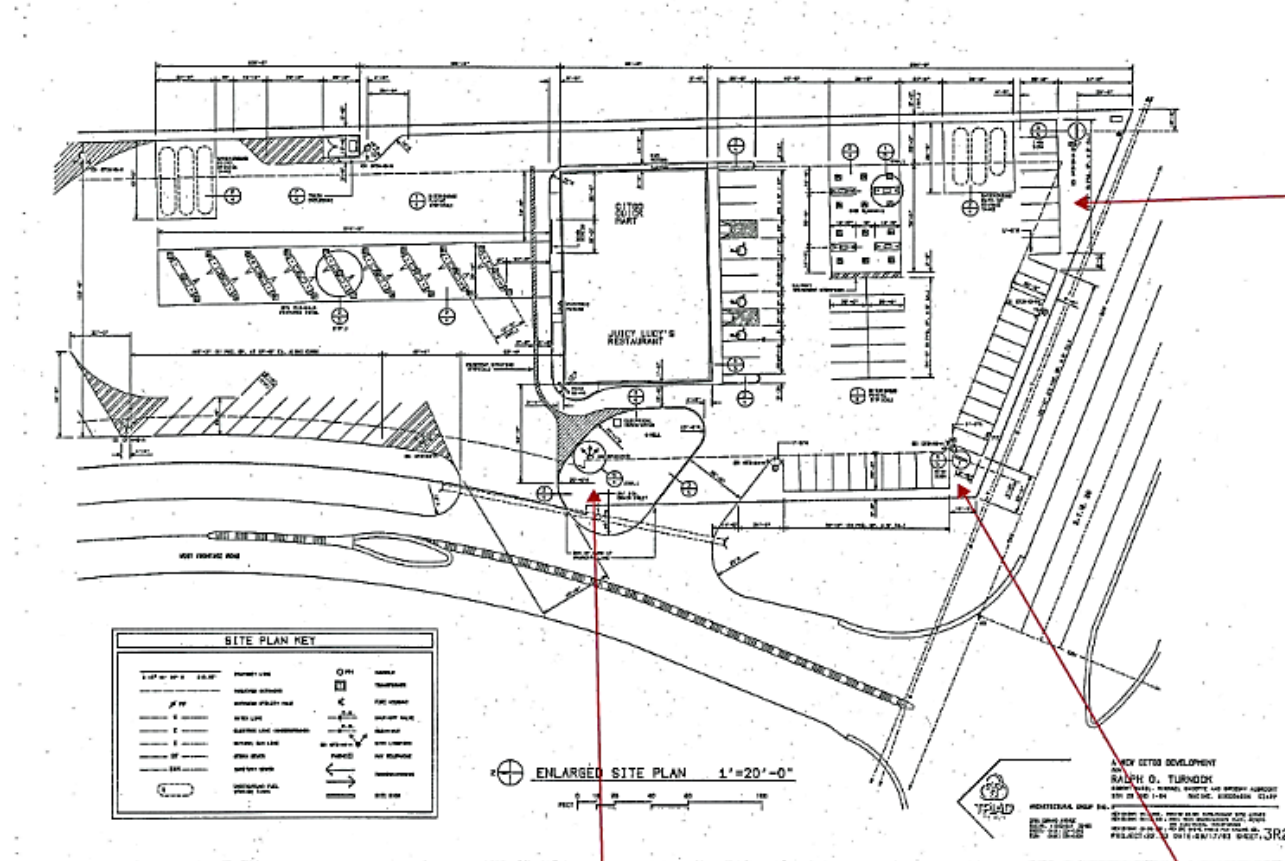
Proposed



Village of Yorkville

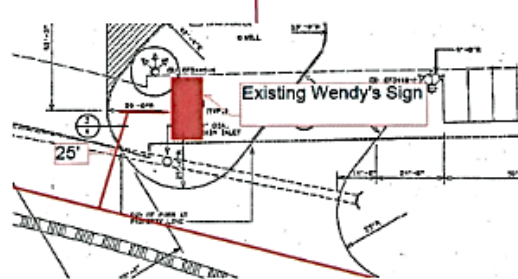
CATP LLC, Owner
BL Signs LLC & Lakhbir Singh, Applicant

**Proposed
Location of New Sign**

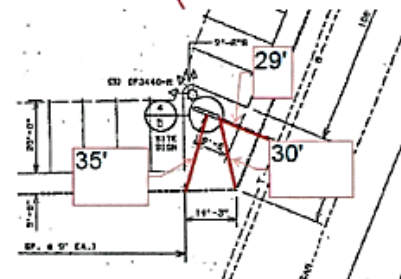


A

RECEIVED
OCT 30 2024
RACINE COUNTY



C



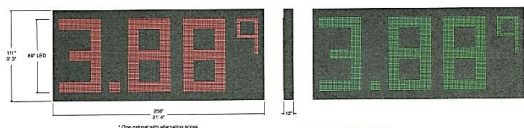
B

SEC 13 – T3N – R21E
Village of Yorkville

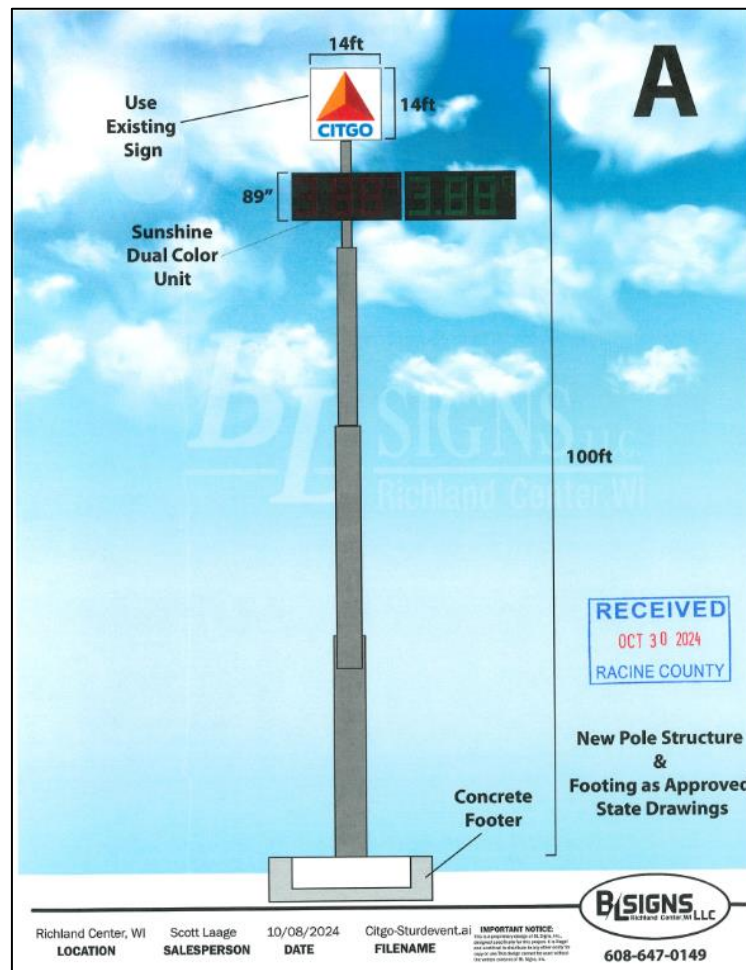
Sign Exhibit - A



	Client	Install Location	Sales	Exp. Date	Job #
	B L Signs LLC Stone Lane 19300 Crabtree Hls Dr Richmond Center, WI 53581-5561 (800) 647-0149	TBA	John Walzer 816-267-4243 jwalzer@sunshine.com	12/31/16 12/31/16	
	Contract Approved:		Sales:		



Cabinet Specs	Label Specs	Other
Digital Size & Style: 8" H x 12" W x 1 1/2" D Overhead Cabinet Size: Cabinet Color: Single or Double Face: Built into:	8" H x 12" W x 1 1/2" D Red/Green/Blue/White Black Black Single cabinets	<ul style="list-style-type: none"> Optimum spacing Label and cabinet colors for representation only 1972-1983 28 and 40 label AC areas including built-in labels Customized with three flag/symbol symbols Electrical to be knocked out and run as instructed in manual



SEC 13 – T3N – R21E

Village of Yorkville

CATP LLC, Owner
BL Signs LLC & Lakhbir Singh, Applicant
Site Address: 611 S Sylvania Avenue
B-3 Conditional Use to establish a master sign plan & construct a 100' tall pole sign

Sign Exhibit – B/C

Small CITGO
Sign
21' tall
84 sq ft area

Sign B



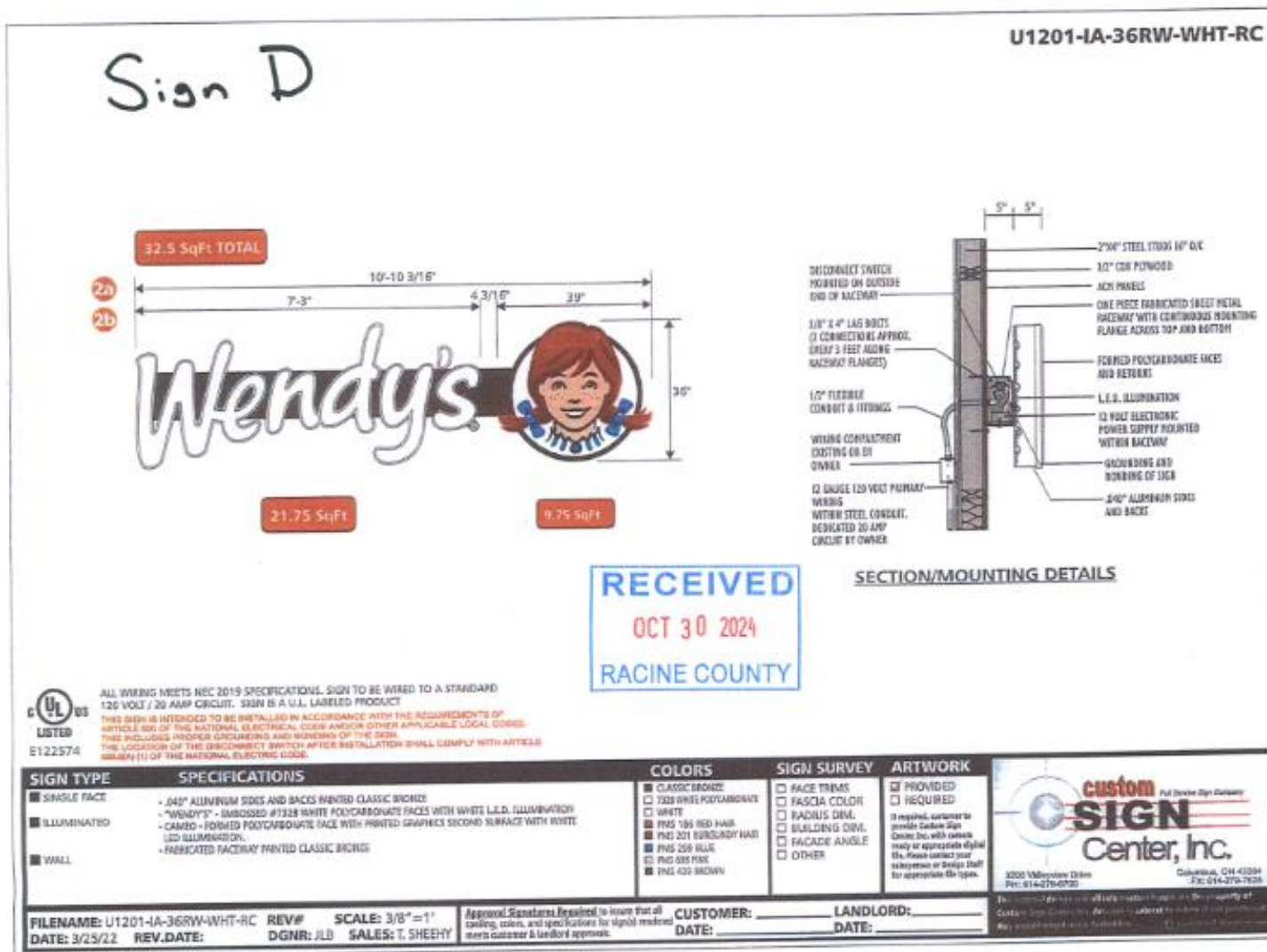
Existing wendys
sign 130' sq ft 40'
tall

Sign C



CATP LLC, Owner
 BL Signs LLC & Lakhbir Singh, Applicant
 Site Address: 611 S Sylvania Avenue
 B-3 Conditional Use to establish a master sign plan & construct a 100' tall pole sign

Sign Exhibit – D



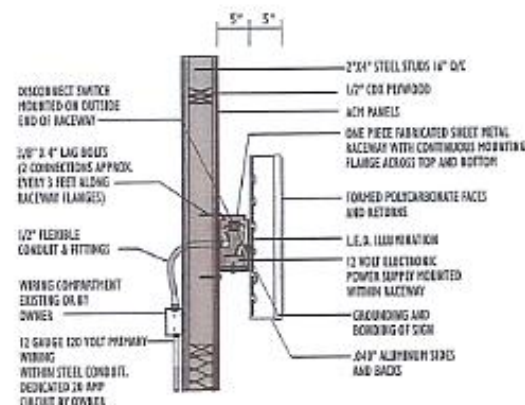
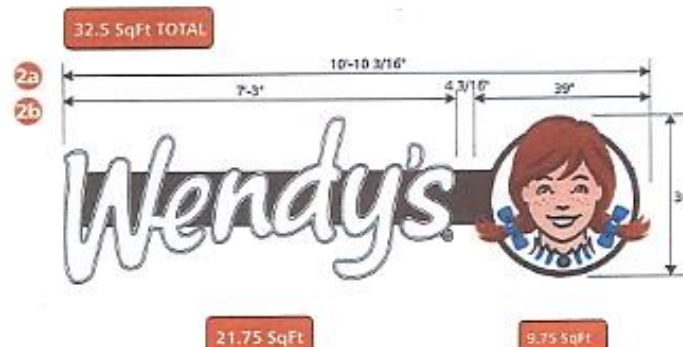
SEC 13 – T3N – R21E
 Village of Yorkville

CATP LLC, Owner
 BL Signs LLC & Lakhbir Singh, Applicant
 Site Address: 611 S Sylvania Avenue
 B-3 Conditional Use to establish a master sign plan & construct a 100' tall pole sign

Sign Exhibit – E

U1201-IA-36RW-WHT-RC

Sign E



SECTION/MOUNTING DETAILS



ALL WIRING MEETS NEC 2018 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
 THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.4(1) OF THE NATIONAL ELECTRICAL CODE.

RECEIVED
 OCT 30 2024
 RACINE COUNTY

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE	- .040" ALUMINUM SIDES AND BACKS PAINTED CLASSIC BRONZE	<input checked="" type="checkbox"/> CLASSIC BRONZE	<input type="checkbox"/> FACE TRIMS	<input type="checkbox"/> PROVIDED
<input checked="" type="checkbox"/> ILLUMINATED	- "WENDY'S" - EMBOSSED #7328 WHITE POLYCARBONATE FACES WITH WHITE LED ILLUMINATION	<input type="checkbox"/> 7328 WHITE POLYCARBONATE	<input type="checkbox"/> FASCIA COLOR	<input type="checkbox"/> REQUIRED
<input type="checkbox"/> WALL	- CAMO - FORMED POLYCARBONATE FACE WITH PRINTED GRAPHICS SECOND SURFACE WITH WHITE LED ILLUMINATION	<input type="checkbox"/> WHITE	<input type="checkbox"/> RADIUS DIM.	If required, customer to provide Custom Sign
	- FABRICATED RACEWAY PAINTED CLASSIC BRONZE	<input type="checkbox"/> PMS 186 RED HAIR	<input type="checkbox"/> BUILDING DIM.	Custom Sign, with camera ready or appropriate digital file. Please contact your salesperson or design team for appropriate file types.
		<input type="checkbox"/> PMS 261 WENDY'S HAIR	<input type="checkbox"/> FACADE ANGLE	
		<input type="checkbox"/> PMS 299 BLUE	<input type="checkbox"/> OTHER	
		<input type="checkbox"/> PMS 698 PINK		
		<input type="checkbox"/> PMS 428 BROWN		

FILENAME: U1201-IA-36RW-WHT-RC REV# SCALE: 3/8" = 1'

DATE: 3/25/22 REV. DATE: DGNR: JLB SALES: T. SHEEHY

Additional Signatures Required to have that all spelling, colors, and specifications for signs rendered inverts customer & landlord approvals.

CUSTOMER: _____ LANDLORD: _____

DATE: _____ DATE: _____

custom SIGN Center, Inc.
 Full Service Sign Company
 3020 Valleyview Drive
 PM: 814-219-8700
 Columbus, OH 43264
 PC: 614-219-1525

This signed display and all information herein are the property of Custom Sign Center, Inc. Approval is subject to review and purchase. Any unauthorized use is to be liable. © 2024 Custom Sign Center, Inc.

SEC 13 – T3N – R21E

Village of Yorkville



10/25/2024

Racine County Development Services
14200 Washington Avenue
Sturtevant, WI 53177-1253

RE: Conditional Use/Site Plan Review Application for 611 S. Sylvania Ave, Sturtevant, WI

Dear Mr. Maiter,

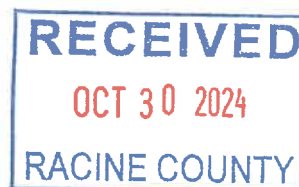
Enclosed is the completed conditional use application, accompanied by the required documents.

The existing CITGO sign is 45' high to grade. We are seeking approval to install a 100' hi-rise sign where the existing CITGO sign is. A new pole structure and concrete footer would be installed per approved state drawings. The 14' high x 14' wide CITGO sign cabinet would be reused. A new 89" Sunshine dual gas pricer would be installed underneath the sign cabinet.

If I have missed any documentation, please let me know.

Thank you,

Scott Laage



Letter of Intent

November 8, 2024

Shaun T. Maiter

Senior Development Services Specialist

14200 Washington Avenue

Sturtevant, WI 53177-1253

Dear Mr. Maiter,

I, Lakhbir Singh would like to request a taller sign at **611 S Sylvania Ave, Sturtevant, WI 53177**.

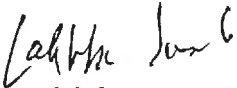
Currently, there is a 45-foot high sign cabinet at the site. With the approval of the Town Board, we propose replacing it with a 100-foot sign structure. The new sign will feature an LED fuel price display capable of showing prices in dual colors (red and green), which will change based on fuel price updates. Please note that the sign will only display fuel pricing information—no other messages or advertising will be shown on the sign.

Upon receiving approval for this application, BL Signs will proceed with the necessary steps to obtain state-approved shop drawings and ensure that the installation complies with all relevant codes and regulations.

We appreciate your attention to this matter and look forward to working with you to facilitate this upgrade. If you require any additional information or have any questions, please do not hesitate to contact me.

Thank you for your cooperation and support.

Sincerely,


Lakhbir Singh

Letter of Intent

BL Signs LLC

Scott Laage
19330 Cribben Hill Rd.
Richland Center, WI 53581
1 608-647-0149
slaage.blsignage@gmail.com

25th October 2024

Shaun T. Maiter
Senior Development Services Specialist
14200 Washington Avenue
Sturtevant, WI 53177-1253

Dear Mr. Maiter

Scott Laage will be acting as agent for the owner of Citgo Station at 611 S. Sylvania Ave. Sturtevant, WI 53177. Owner Mr. Singh has been renovating and upgrading the gas station building and site area. Another upgrade he would like is a taller sign. Right now there is a 45' high rise sign cabinet and with boards approval install a 100' sign structure with led gas pricer to change fuel prices only. This would only have dual color changing, red to green price cabinet. No messages would be displayed. BL Signs will proceed to get state approved shop drawing once this application has been approved.

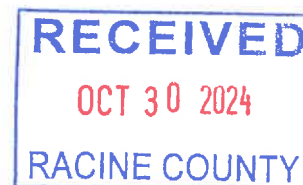
I have enclosed permit application and master sign plan for your review. Mr. Singh will be sending you a check for \$475.00

Thank You for your cooperation.

Sincerely,

Scott Laage

BL Signs



CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: CATP, LLCApplicant/Agent: BL Signs, LLC and Lakhbir SinghMunicipality: YorkvilleZoning 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.)

Establish a master sign plan and construct a 100-foot-tall pole signAT (site address): 611 S Sylvania Ave. Sturtevant, WI 53177Subdivision: N/ALot(s): N/ABlock: N/AParcel # 194032113003000Section(s) 13T 03 N R 21 EIf served by municipal sewer, check here: ☐Sanitary permit #: N/A**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
otherprint name: Scott Laagee-mail address: slaage.blsignage@gmail.comaddress: 19330 Cribben Hill Rdtelephone #: 608-647-0149 cell: 608-604-2546Richland Center, WI 53581signed: Scott Laage BL Signs**STAFF USE ONLY:**

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

<u>N/A</u>	The property is	all / partially	located in the	<u>N/A</u>	shoreland area.
<u>N/A</u>	The project is	all / partially	located in the	<u>N/A</u>	shoreland area.
<u>N/A</u>	The property is	all / partially	located in the	<u>N/A</u>	floodplain.
<u>N/A</u>	The project is	all / partially	located in the	<u>N/A</u>	floodplain.
<u>N/A</u>	The property is	all / partially	located in the wetland.		
<u>N/A</u>	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 20-1403 On-PremisesSigns Permitted in all business and industrial districts with a permit.Shoreland contract: yes ☐ no ☒Public hearing date: December 9, 2024Site plan review meeting date: N/ASubmittal received by: STMDate petition filed: 11-30-2024cash ☐ or check #: 158amount received: \$ 475.00

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER CATP, LLC
Mailing Address 611 S Sylvania Avenue
Sturtevant WI 53177
City State Zip

Phone 262-880-5394

Email _____

Parcel Id. # 194032113003000

Municipality Village of Yorkville Section(s) 13 Town 03 North, Range 21 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Establish a master sign plan and construct a 100-foot-tall pole sign

APPLICANT BL Signs, LLC and Lakhbir Singh
Mailing Address 19330 Cribben Hill Rd
Richland Center WI 53581
City State Zip

Phone 608-647-0149 cell: 608-604-7546

Email slaage.blsignage@gmail.com

Site Address 611 S Sylvania Ave, Sturtevant

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>14'</u> x <u>14'</u>) (<u>9.25'</u> x <u>21.33'</u>) (<u>—</u> x <u>—</u>)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (<u>196</u>) (+ <u>197.30</u>) (= <u>393.30 total</u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>100</u> 100-Yr. Floodplain Elev. <u>—</u>
Conversion	<input type="checkbox"/>	Sign <input checked="" type="checkbox"/>	Eave Ht. (ft.) <u>—</u> Flood Protection Elev. <u>—</u>
Temporary	<input type="checkbox"/>	Other	Building Ht.-Avg. (ft.) <u>—</u>

Contractor <u>BL Signs, LLC</u>	Est. Value w/Labor \$	ZONING DISTRICT <u>B-3</u>
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks
Structure in Shoreland? (per map) <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st <u>13'</u>
Mitigation or Buffer Needed? <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd <u>40'</u>
Structure in Floodplain? (per map) <input checked="" type="checkbox"/>	*Yes <input type="checkbox"/> No <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? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore _____
Structure in Wetland? (per map) <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear _____
Substandard Lot? <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures _____
BOA Variance Needed? <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval _____
<u>Conditional Use</u> Site Plan Needed? <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
Shoreland Contract Needed? <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval _____
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (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.
CC Date/Check#/Cash 158 Signature of Owner /Applicant/Agent Scott Laage 10/24/24 Date

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

Zoning Permit Fee Pd: \$ _____
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 1940321-13-003000

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 ≥ ____'

CATP LLC

611 South Sylvania Ave

Sturtevant, WI 53177

Dear Mr. Shaun Maiter,

I approve Lakhbir Singh to apply for conditional use permits with Racine County. Any questions please contact me at 262-880-5394.

Sincerely,

Lisa Egresi

Maiter, Shaun T.

From: Lisa Egresi <lisa.egresi@gmail.com>
Sent: Thursday, November 14, 2024 9:57 AM
To: Maiter, Shaun T.
Cc: Lakhbir Singh
Subject: Re: Contact- Hwy 20 Citgo- Sign Permit
Attachments: Conditional Use Permit Racine County.docx

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello Shaun,

Please see attached letter approving Lakhbir to apply for permits.

Sincerely,
Lisa

On Thu, Nov 14, 2024 at 8:42 AM Maiter, Shaun T. <Shaun.Maiter@racinecounty.com> wrote:

Good Morning,

The letter may be sent directly to my email. She can respond to this email thread with the letter attached.

Thank you,

Shaun T. Maiter

Senior Development Services Specialist

14200 Washington Avenue

Sturtevant, WI 53177-1253

shaun.maiter@racinecounty.com

(262)886-8440 ext. 3



From: Lakhbir Singh <lakhbir@refuelpantry.com>
Sent: Thursday, November 14, 2024 7:57 AM
To: Maiter, Shaun T. <Shaun.Maiter@racinecounty.com>
Cc: Lisa Egresi <Lisa.egresi@gmail.com>
Subject: Contact- Hwy 20 Citgo- Sign Permit

Good morning Mr Maiter,

I have copied Lisa Egresi on this email. Please let her know where you would like her to send the email to give the permission to apply for the permit.

Here is Lisa's Phone number -+1262-880-5394

Thank you for your help.

Lakhbir Singh

Refuel Pantry
1354 N Bird Street
Sun Prairie, WI 53590

Michael McKinney

From: Maiter, Shaun T. <Shaun.Maiter@racinecounty.com>
Sent: Thursday, December 5, 2024 3:21 PM
To: Michael McKinney
Subject: RE: Citgo sign plan CUP
Attachments: Notice Criteria Tool.pdf; 42°43'34.8_N 87°57'18.1_W - Google Maps.pdf

Mike,

I do not believe so since the structure is under 200-feet tall. I also found a FAA notice criteria tool and entered the coordinates for the sign and the results indicated that the project doesn't exceed notice criteria. See attached.

Thank you,

Shaun T. Maiter

Senior Development Services Specialist
14200 Washington Avenue
Sturtevant, WI 53177-1253

shaun.maiter@racinecounty.com
(262)886-8440 ext. 3



From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Thursday, December 5, 2024 2:49 PM
To: Maiter, Shaun T. <Shaun.Maiter@racinecounty.com>
Subject: RE: Citgo sign plan CUP

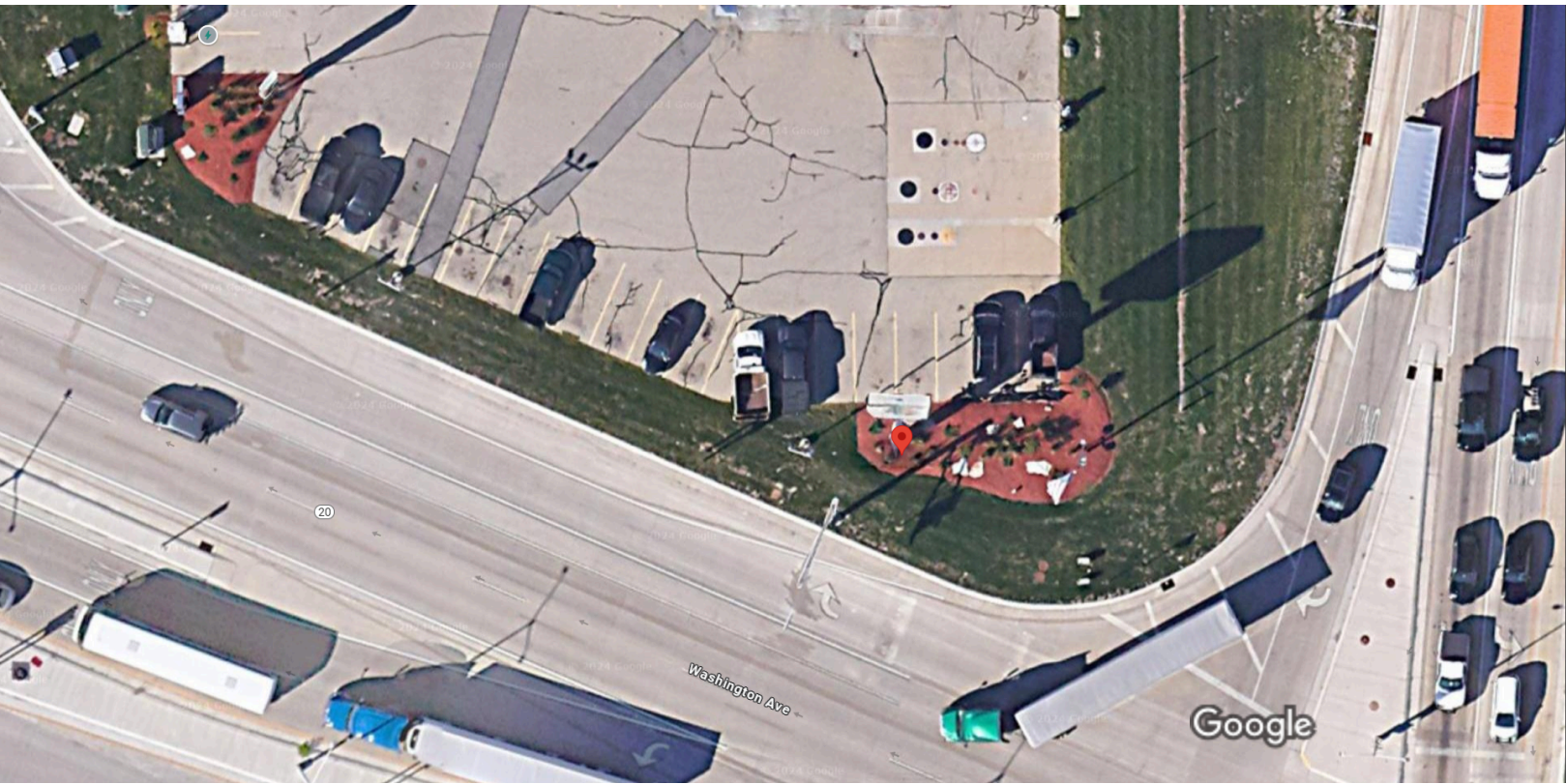
Shaun,

Thank you. One last question. As far as the height of the sign, are there any impacts that should be considered related to either Sylvania airport or the hospital on the other side of I-94?

Mike

Michael McKinney
Administrator
Village of Yorkville
2024 Population: 3,264
925 15th Avenue
Union Grove, Wisconsin 53182
Phone: 262-878-2123
michael@villageofyorkville.com
www.villageofyorkville.com
Facebook: YorkvilleWisconsin

42°43'34.8"N 87°57'18.1"W



Map data ©2024 , Map data ©2024 20 ft



42°43'34.8"N 87°57'18.1"W

42.726333, -87.955028



Directions



Save



Nearby



Send to
phone



Share



P2GV+GXQ Mt Pleasant, Wisconsin



Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

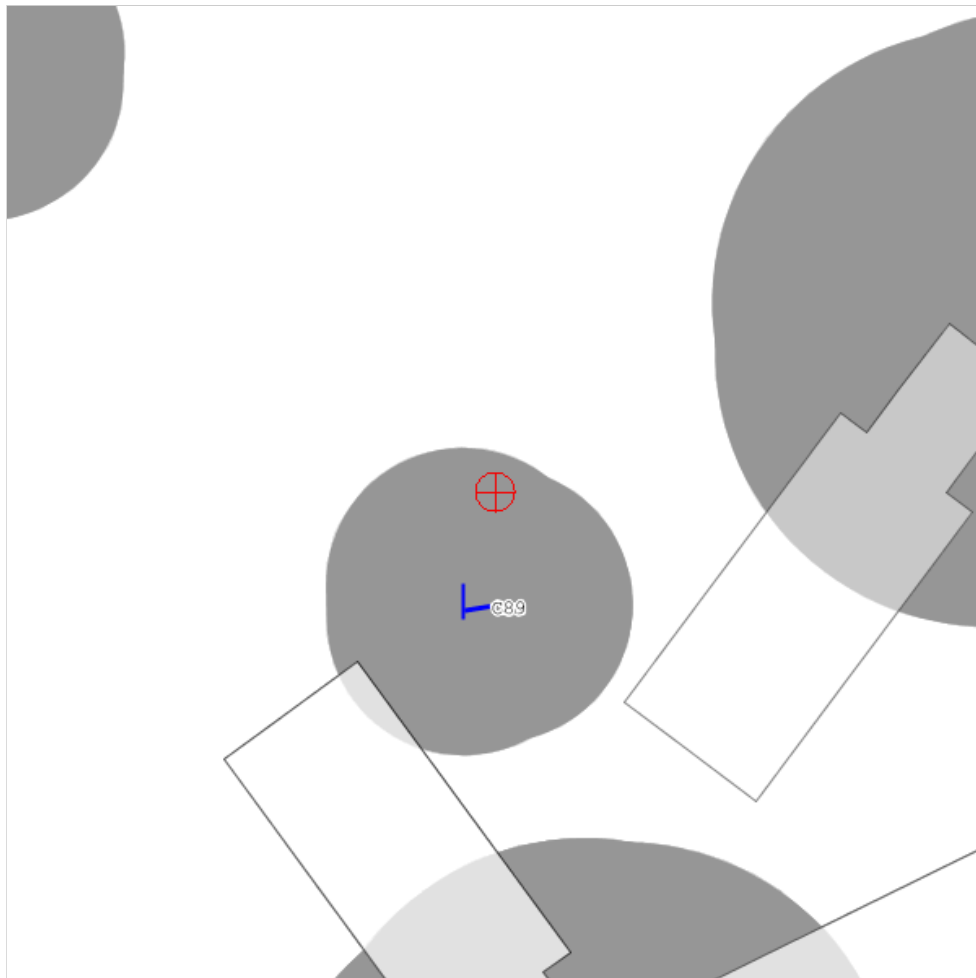
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* Structure Type:	<div>SIGN Sign</div>			
	Please select structure type and complete location point information.			
Latitude:	<div>42</div> Deg	<div>43</div> M	<div>34.8</div> S	<div>N</div>
Longitude:	<div>87</div> Deg	<div>57</div> M	<div>18.1</div> S	<div>W</div>
Horizontal Datum:	<div>NAD83</div>			
Site Elevation (SE):	<div>766</div> (nearest foot)			
Structure Height :	<div>100</div> (nearest foot)			
Is structure on airport:	<div><input checked="" type="radio"/> No</div> <div><input type="radio"/> Yes</div>			

Results

You do not exceed Notice Criteria.



Michael McKinney

From: Cothren, Joshua W - DOT <joshua.cothren@dot.wi.gov>
Sent: Tuesday, December 10, 2024 3:33 PM
To: Michael McKinney; Davis, Howard - DOT; Messina, Matthew R - DOT; Mark Madsen; Mark Eberle
Subject: RE: Proposed sign

Our standards are very similar to the FAA's.

We also have a permitting program for certain tall structures. The statutes only apply to structures over 150 feet tall and are not located specified proximities to near by public-use airports. Since this sign is proposed at 100 feet tall, our permitting would not be required.

Joshua Cothren, C.M.

Airport Operations and Airspace Safety Program Manager
WisDOT Bureau of Aeronautics

From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Tuesday, December 10, 2024 1:26 PM
To: Cothren, Joshua W - DOT <joshua.cothren@dot.wi.gov>; Davis, Howard - DOT <Howard.Davis@dot.wi.gov>; Messina, Matthew R - DOT <Matthew.Messina@dot.wi.gov>; Mark Madsen <MMadsen@nmbasc.net>; Mark Eberle <MEberle@nmbasc.net>
Subject: RE: Proposed sign

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Joshua,

Thank you for getting back to me. Would there be any concerns at all from DOT-Aeronautics' perspective? Or does your office typically follow the same rules/restrictions as the FAA?

Mike

Michael McKinney
Administrator
Village of Yorkville
2024 Population: 3,264
925 15th Avenue
Union Grove, Wisconsin 53182
Phone: 262-878-2123
michael@villageofyorkville.com
www.villageofyorkville.com
Facebook: YorkvilleWisconsin

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From: Cothren, Joshua W - DOT <joshua.cothren@dot.wi.gov>
Sent: Tuesday, December 10, 2024 1:21 PM
To: Michael McKinney <Michael@villageofyorkville.com>; Davis, Howard - DOT <Howard.Davis@dot.wi.gov>; Messina, Matthew R - DOT <Matthew.Messina@dot.wi.gov>; Mark Madsen <MMadsen@nmbisc.net>; Mark Eberle <MEberle@nmbisc.net>
Subject: RE: Proposed sign

Mike,

The FAA Notice Criteria Tool considers more than an absolute height above ground ("It returned a "Do Not Exceed Notice Criteria" message, assuming since the sign is less than 200' in height"). Rather the tool considers the relationship of a proposed structure to the types and sizes of surrounding public-use aviation facilities. Using the information in the CUP package I also received a response that filing with the FAA is not required.

If filing with the FAA was required, that agency will not consider the impact to the hospital helipad as that is a private-use facility. They would consider impacts to the Sylvania Airport since that is a public-use airport. However, the FAA does not have the authority to prevent objectionable or hazardous structures from being built. They can only identify the hazard and it would be up to local zoning and permitting processes to 'enforce' the FAA's objections.

Joshua Cothren, C.M.

Airport Operations and Airspace Safety Program Manager
WisDOT Bureau of Aeronautics

From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Tuesday, December 10, 2024 9:26 AM
To: Davis, Howard - DOT <Howard.Davis@dot.wi.gov>; Messina, Matthew R - DOT <Matthew.Messina@dot.wi.gov>; Mark Madsen <MMadsen@nmbisc.net>; Mark Eberle <MEberle@nmbisc.net>; Cothren, Joshua W - DOT <joshua.cothren@dot.wi.gov>
Subject: FW: Proposed sign

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Good morning,

See below/attached. I just wanted to follow up on this.

Mike

Michael McKinney

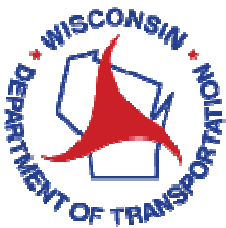
From: Greguske, Camillus J - DOT <camillus.greguske@dot.wi.gov>
Sent: Wednesday, December 11, 2024 9:58 AM
To: Michael McKinney; Heydel, Tom - DOT
Cc: Martens, Karen L - DOT
Subject: Re: Pedestrian Safety/Signage on Main Street (USH 45) in Union Grove

Good morning,

Thank you for reaching out. The sign in question would fall under the 'On-premise' category. This category of sign is not controlled by WisDOT and permitting authority is left to the local Municipality/County/both. The rules for what constitutes an "on-premise" sign can be found here <https://wisconsindot.gov/Pages/doing-bus/real-estate/outdoor-adv/on-property-signs.aspx>. So long as the sign complies with all of these rules WisDOT has no objection to its construction.

Regards,

Camillus 'Cam' Greguske
Northeast/Southeast Region Outdoor Advertising Coordinator
Schedule: Tue Wed Thr Fri 7am-5pm
WisDOT Northeast Regional Office 944 Van Der Perren way,
Green Bay, WI 54304
Work: +1 920-492-5628
Cell: +1 (920) 360-4721.
camillus.greguske@dot.wi.gov



<https://wisconsindot.gov/Pages/doing-bus/real-estate/outdoor-adv/default.aspx>
<https://oacs.dot.wi.gov/#/>

From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Tuesday, December 10, 2024 1:37 PM
To: Heydel, Tom - DOT <Tom.Heydel@dot.wi.gov>
Cc: Greguske, Camillus J - DOT <camillus.greguske@dot.wi.gov>; Martens, Karen L - DOT <Karen.Martens@dot.wi.gov>
Subject: RE: Pedestrian Safety/Signage on Main Street (USH 45) in Union Grove

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Tom – thank you very much.

Camillus – see attached. This is a proposal for a new gas station advertising sign at the NW corner of Highway 20 and I-94 in Yorkville. They are proposing a 100' tall sign to replace the 45' tall sign right at the corner of Highway 20 and the I-94 SB off ramp. Is this something that would involve DOT approval and/or input? This request was tabled last night partly to get input from DOT as to whether the sign as proposed would present an issue. Let me know if you have any questions.

Mike

Michael McKinney
Administrator
Village of Yorkville
2024 Population: 3,264
925 15th Avenue
Union Grove, Wisconsin 53182
Phone: 262-878-2123
michael@villageofyorkville.com
www.villageofyorkville.com
Facebook: YorkvilleWisconsin

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From: Heydel, Tom - DOT <Tom.Heydel@dot.wi.gov>
Sent: Tuesday, December 10, 2024 12:37 PM
To: Michael McKinney <Michael@villageofyorkville.com>
Cc: Greguske, Camillus J - DOT <camillus.greguske@dot.wi.gov>; Martens, Karen L - DOT <Karen.Martens@dot.wi.gov>
Subject: RE: Pedestrian Safety/Signage on Main Street (USH 45) in Union Grove

Michael

The person you would need to talk to is our outdoor advertising specialist.

That is Camillus Greguske

Camillus,

Can you assist Michael?

Thanks

Tom

From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Tuesday, December 10, 2024 9:28 AM
To: Heydel, Tom - DOT <Tom.Heydel@dot.wi.gov>
Subject: RE: Pedestrian Safety/Signage on Main Street (USH 45) in Union Grove

Wisconsin Department of Transportation On-property signs

Overview



On-property (or on-premises) signs advertise for a business that is conducted on the property. The sign may be on the structure of a building, or free-standing. If the sign is free-standing, it must be located on the same premises on which the activity is conducted.

Provided the following requirements are met, WisDOT does not require a permit for on-property signs located on state-controlled routes. However, if your sign does not meet the below requirements, then you must apply for an [off-property sign](#) permit and all off-property permit requirements apply.

Location requirements

- The sign must:
 - Be located within the immediate vicinity of the business activities conducted on the property. Immediate vicinity is defined as:
 - The area bounded by the buildings, driveways and parking areas, OR
 - Within 50 feet of those areas
 - Not be located across a street or road from where the business is conducted
 - Not be located on a narrow strip
- Additionally, the sign must:
 - Be located entirely on the business property (includes overhang and landscaping)
 - Be outside of any setbacks (includes overhang and landscaping)
 - Not encroach onto the highway right of way
 - Not constitute a safety hazard (i.e., does not impede adequate traffic vision lines for all roads and all access points that serve this business)

Content requirements

- The sign must advertise only activities conducted on the property on which the sign is located. This includes:
 - Name of establishment
 - Principal products or services offered on the premises
- No [off-property](#) advertising is allowed

On-property sign laws

- [Wisconsin Statute s. 84.30\(3\)\(c\)](#)
- [Wisconsin Administrative Code ss. Trans 201.02\(9\) and 201.19](#)
- [Code of Federal Regulations Part 750 \(23 C.F.R. 750\)](#)
- [FHWA History and Overview of the Federal Advertising Control Program, On-property signs](#)

Note on local authorities: Most local authorities (counties and municipalities) also have regulations or ordinances regarding signage in their jurisdiction. It is the sign owner's responsibility to follow local laws. Where state and local regulations differ, the more restrictive requirements govern.

Michael McKinney

From: Maiter, Shaun T. <Shaun.Maiter@racinecounty.com>
Sent: Wednesday, December 18, 2024 7:50 AM
To: Michael McKinney
Subject: FW: For Yorkville Village Board - Citgo Sign application

Mike,

See below correspondence from Michael Willkomm regarding the CITGO sign submittal.

Shaun T. Maiter

Senior Development Services Specialist
14200 Washington Avenue
Sturtevant, WI 53177-1253

shaun.maiter@racinecounty.com
(262)886-8440 ext. 3



From: Michael Willkomm <mwillkomm@willkomms.com>
Sent: Tuesday, December 17, 2024 3:42 PM
To: Maiter, Shaun T. <Shaun.Maiter@racinecounty.com>
Subject: For Yorkville Village Board - Citgo Sign application

To: Yorkville Village Board,

I'm sorry I could not be there in person to express my disagreement with the proposed 100' sign at the Citgo 611 Sylvania Ave.

Considering my location has a PETRO sign that is 50' tall, and this location is directly across the street from me, a 100' tall sign would look completely ridiculous. I'm praying that you see through this absurd request and don't compromise. The guidelines have been set for a reason. We all should be on the same playing field. 50' is the limit – period. If you grant him approval for anything higher than that, what is stopping the next guy from asking for a sign 10' taller?

Thank you for your consideration and attention to the serious matter.

Michael Willkomm
CO-Owner
Racine, WI PETRO
262.898.8488 direct

Michael McKinney

From: Gallagher, Christopher <Christopher.Gallagher@racinecounty.com>
Sent: Monday, February 3, 2025 4:35 PM
To: Michael McKinney
Cc: Behm, Roley
Subject: RE: Proposed sign - Citgo on Highway 20

Mike,

There wouldn't be anyone from this office that would provide approval as the adjacent ROW's of this property are all owned by the state. I believe the last time you sent this, Brian Jensen gave you a call and discussed his advice on this. At any rate, he has stated that ensuring the sign meets village ordinance is crucial and that having an engineer provide a fall radius plan/analysis would be highly advisable to evaluate risk in terms of public safety. This would ensure the sign is properly placed, relative to the ROW, in the event of a collapse. Sorry I couldn't be of more help.

Regards,

Chris Gallagher, P.E
Racine County Engineering Manager
Department of Public Works & Development Services
14200 Washington Avenue
Sturtevant, WI 53177-1253
Office: 262.886.8440 Direct: 262.886.8441
Christopher.Gallagher@racinecounty.com



From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Thursday, January 30, 2025 4:29 PM
To: Gallagher, Christopher <Christopher.Gallagher@racinecounty.com>
Cc: Behm, Roley <Roland.Behm@racinecounty.com>
Subject: Proposed sign - Citgo on Highway 20

Chris – see attached. I had emailed about this back in early December (there was some confusion because the subject line of the email was about some pedestrian signage on Highway 45 in Union Grove). I didn't see a response back at all, and I don't remember getting a call back. I just wanted to follow up to see if Public Works would be involved at all in the permitting process for this sign, and if so, whether you would have any concerns about it. The original sign proposed was 100 feet. They had talked about scaling back to 85 feet, but I don't think it's 100% official yet. Let me know if you have any questions.

Mike

Michael McKinney
Administrator

Michael McKinney

From: Scott Laage <slaage.blsignage@gmail.com>
Sent: Wednesday, April 2, 2025 9:14 AM
To: Michael McKinney
Subject: Re: Lakhbir Citgo sign meeting

Michael,

I talked to the Pole manufacturer and he called his engineer on this question.

This sign is a static engineered pole structure, so it is not designed to collapse, No, it can not be engineered like that.

He has no control over what might cause a sign to fall, a windstorm or even a truck or car running into a sign pole. Sign would have to be setback from the edge of road to the height of the sign.

Hope that helps

Regards,

Scott Laage <i>Director of Operations // Co-Founder</i> slaage.blsignage@gmail.com	
Cell: 608.604.2546	 BL Signs LLC  blsignsllc blsignage.com

On Wed, Apr 2, 2025 at 8:39 AM Scott Laage <slaage.blsignage@gmail.com> wrote:

Michael,

On your number 1 question. that is just for comparing to cell tower , new sign will be set very close to existing sign he has now.

I will contact pole manufacture on your second question far as collapsing.

.

Thank You

Scott Laage <i>Director of Operations // Co-Founder</i> slaage.blsignage@gmail.com	
Cell: 608.604.2546	 BL Signs LLC  blsignsllc blsignage.com

On Wed, Apr 2, 2025 at 8:29 AM Michael McKinney <Michael@villageofyorkville.com> wrote:

Scott – thank you for this. Had a question and a comment:

1. I'm assuming that the sign is not being relocated, that you're just comparing the height of the existing cell tower to the proposed sign to justify keeping the sign at 100', correct?
2. We will need an engineering certification showing that the proposed pole sign is designed to collapse within a smaller area than the setback to the road right-of-way.

Mike

Michael McKinney

Administrator

Village of Yorkville

2024 Population: 3,264

925 15th Avenue

Union Grove, Wisconsin 53182

Phone: 262-878-2123

michael@villageofyorkville.com

www.villageofyorkville.com

Facebook: YorkvilleWisconsin

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From: Scott Laage <slaage.blsignage@gmail.com>
Sent: Wednesday, April 2, 2025 7:50 AM
To: Michael McKinney <Michael@villageofyorkville.com>
Subject: Lakhbir Citgo sign meeting

Michael,

Lakhbir has made a change to gas pricer on his sign. instead of dual color changing back and forth he would like to use a side by side unit, regular diesel display unit. Please see the picture. Please set up for the April 14th meeting. Thank you

Regards,

Scott Laage

BL Signs, LLC

Director of Operations // Co-Founder

Cell: [\(608\) 604-2546](tel:6086042546)

Email: slaage.blsignage@gmail.com

Website: www.blsignage.com



Richland Center, WI
LOCATION

Scott Laage
SALESPERSON

3/31/2025
DATE

Celltower-GasPricer_100'scaleFINAL.aij

FILENAME

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608-647-0149

Michael McKinney

From: Michael McKinney
Sent: Wednesday, April 2, 2025 10:03 AM
Subject: FW: Lakhbir Citgo sign meeting
Attachments: Citgo_Celltower-GasPricer_100'scaleFINAL_bl_watermark2-NEW.pdf

FYI - Citgo is keeping their sign at 100'. I asked a couple of follow up questions about this:

1. The sign was "moved" to the back of the lot in this document to compare its height to the cell tower on the property.
2. As far as the engineering of the pole itself – Scott Laage said "I talked to the Pole manufacturer and he called his engineer on this question. This sign is a static engineered pole structure, so it is not designed to collapse, No, it can not be engineered like that. He has no control over what might cause a sign to fall, a windstorm or even a truck or car running into a sign pole. Sign would have to be setback from the edge of road to the height of the sign."

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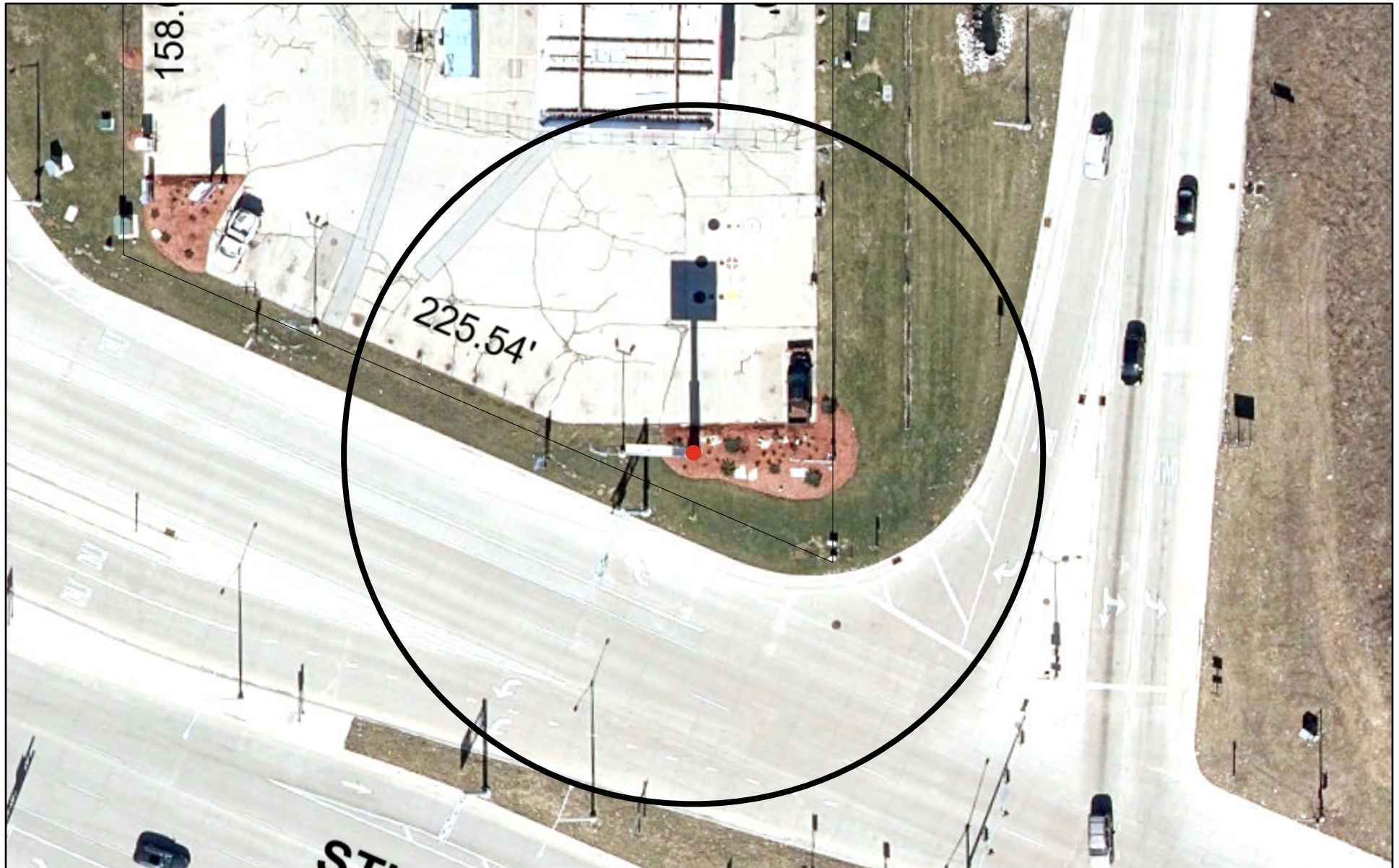
From: Scott Laage <slaage.blsignage@gmail.com>
Sent: Wednesday, April 2, 2025 7:50 AM
To: Michael McKinney <Michael@villageofyorkville.com>
Subject: Lakhbir Citgo sign meeting

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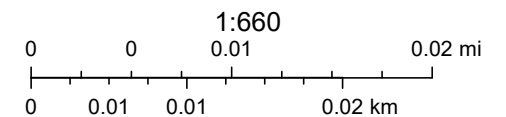
Regards,
Scott Laage
BL Signs, LLC
Director of Operations // Co-Founder
Cell: [\(608\) 604-2546](tel:6086042546)
Email: slaage.blsignage@gmail.com
Website: www.blsignage.com

611 South Sylvania Avenue Sign Estimated 100-Foot Radius



April 4, 2025

- | | | | | | |
|--|-------------------------|--------------------|----------------------|--|---------------|
| | Quarter Quarter Section | | Tax Parcels | | Green: Band_2 |
| | Quarter Section | | Municipal Boundaries | | Blue: Band_3 |
| | Sections | 2024 Spring Aerial | | | |
| | | | Red: Band_1 | | |



Racine County, SEWRPC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS WebApp Builder

Michael McKinney

From: Michael McKinney
Sent: Wednesday, April 2, 2025 1:07 PM
To: Douglas Nelson
Subject: RE: Lakhbir Citgo sign meeting

20-1403 (5) - **Pole signs may not exceed a height of twenty (20) feet**; the bottom of the sign may not be less than six (6) feet above the lot grade; may not exceed two hundred (200) square feet on one (1) side or four hundred (400) square feet on all sides for any one (1) premises. Pole signs must be located not closer than twenty-five (25) feet from a street right-of-way or closer than twenty (20) feet to a side or rear lot line. The area of signs may be increased to a total of three hundred (300) square feet of one (1) side and six hundred (600) square feet on all sides if the sign is within one hundred (100) feet of the right-of-way of an interstate freeway and is designed and located to be read from the interstate freeway. **One (1) pole sign within one hundred (100) feet of the right-of-way of an Interstate freeway may be up to thirty-five (35) feet in height.**

20-1403 (9) Signs on any one (1) site are further limited as follows:

f. As an alternative to limitations in subsections (1), (2), (3), (4), and (5) above, the parcel owner may submit a master sign plan to the zoning administrator for review and to the Village board for approval. This master sign plan must indicate the type, construction, location, size and height of each proposed sign on the site. Approval of the master sign plan is required before issuance of the permit for the proposed sign on the property. After approval of a master sign plan, no sign shall be erected, placed, altered, moved, painted, or maintained, except in conformance with such plan, and such plan may be enforced in the same way as any provision of this chapter. In cases of any conflict between the provision of such a plan and any other provisions of this chapter, the chapter shall control.

Mike

Michael McKinney
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michael@villageofyorkville.com
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Michael McKinney

From: Lakhbir Singh <lakhbir@refuelpantry.com>
Sent: Wednesday, April 2, 2025 2:58 PM
To: Michael McKinney
Cc: Scott Laage; Janine Carls; Maiter, Shaun T.
Subject: Re: Lakhbir Citgo sign meeting

Michael,

1) correct, this is so that the board members have a comparison.

2) we will make sure to get it before we pull the permit as there is cost to get it done now. You can make it a conditional approval. Hope this works, otherwise we can get it right away.

Thank you,

Lakhbir Singh

Refuel Pantry
1354 N Bird Street
Sun Prairie, WI 53590

On Wed, Apr 2, 2025, 8:29 AM Michael McKinney <Michael@villageofyorkville.com> wrote:

Scott – thank you for this. Had a question and a comment:

1. I'm assuming that the sign is not being relocated, that you're just comparing the height of the existing cell tower to the proposed sign to justify keeping the sign at 100', correct?
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Regards,

Scott Laage

BL Signs, LLC

Director of Operations // Co-Founder

Michael McKinney

From: Maiter, Shaun T. <Shaun.Maiter@racinecounty.com>
Sent: Thursday, April 10, 2025 8:22 AM
To: Michael McKinney
Subject: RE: Lakhbir Citgo sign meeting

Mike,

The comparison of the proposed sign height to the tower is not relevant in my opinion. My original staff report only suggested that the Village Board consider the engineering certification (not in the zoning ordinance) and the insurance requirement stated in Section 20-1361(12). So, as a possible alternative to the engineering certification, the setback to the right-of-ways and/or traveled roads could be increased. I believe that the important issues here are public safety in the event of failure of the sign structure, setting a precedent for allowing sign of this height, and the Village not being in a position of liability by approving this.

Thank you,

Shaun T. Maiter

Assistant Development Services Superintendent
14200 Washington Avenue
Sturtevant, WI 53177-1253

shaun.maiter@racinecounty.com
(262)886-8440 ext. 3



From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Wednesday, April 2, 2025 10:03 AM
Subject: FW: Lakhbir Citgo sign meeting

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