

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 09/24)

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER(s) Twenty Sheds LLC (John Kurt)
Mailing _____
Address 4324 Shianne Street

APPLICANT John Kurt
Mailing _____
Address 4324 Shianne Street

Union Grove WI 53182
City State Zip

Union Grove WI 53182
City State Zip

Phone (262) 878-2397

Phone (262) 497-4998

Email John@Kurkconcrete.com

Email John@Kurkconcrete.com

Parcel ID No(s). 194032107001022 Site Address Washington Ave

Municipality Yorkville Section(s) 7 Town 3 North, Range 21 East

Lot 1 Block - Subdivision Name - CSM # 2843

Proposed Construction/Use Multi-tenant Building

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (60' x 160')	(4)	x	()	x	()
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(9,600)	(4)	()	()	()
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	26'-0"			100-Yr. Floodplain Elev.	-
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	16'-0"			Flood Protection Elev.	-
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	21'-0"				

Contractor <u>Kurk Inc.</u>	Est. Value w/Labor \$ <u>2.5 Million</u>	ZONING DISTRICT <u>B-3</u>
Existing Nonconforming? <u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Street-1 st
Mitigation or Buffer Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd
Structure in Floodplain? (per map)	*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>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore
Substandard Lot?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures
BOA Variance Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input type="checkbox"/> No <input 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: \$ <u>520.00</u>	<u>John Kurt</u>	6-12-25
CC Date/Check#/Cash <u>30/021</u>		Signature of Owner /Applicant/Agent	Date
<u>\$45.00</u> <u>\$475.00</u> <u>CC 5/15/2015</u>		<u>John Kurt</u>	
Shoreland Contract Fee	Pd: \$ _____	Print Name(s)	
CC Date/Check#/Cash _____			

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

Other: _____	Pd: \$ _____	(Staff Initials)
<input checked="" type="checkbox"/> if shoreland erosion review fee is included above	Zoning Administrator	

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

PN 1940321 - 07 - 001022

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.

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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

Racine County, Wisconsin

Owner: Twenty Sheds LLC (John Kurt)

Applicant/Agent: John Kurt

Municipality: Yorkville

Zoning district(s): B3

TO THE Village of Yorkville Board:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Construct (4) 60' x 160' - 4 Unit, Multi-Tenant Buildings.

Location / Site address: (west of 19411) Washington Avenue

Subdivision: Lot(s): 1 Block:

Parcel ID No(s): 194032107001022 Section(s) 7 T 3 N R21 E

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

Attached are:

- | | |
|--|--|
| <u>X</u> zoning permit application | <u>X</u> hearing / review fee (Fees are non-refundable, & re-Publication / amendment fees will be charged were applicable – checks payable to Racine County) |
| <u>X</u> scaled survey or site plan based on a survey (two full sized and twelve reduced no larger than 11"x17") | <u>X</u> report / cover letter / operations plan |
| <u>X</u> landscaping / lighting plan | <u>X</u> abutting property owners' names & mailing addresses |
| <u>-</u> letter of agent (requires owner signature) | <u> </u> other |

print name: Twenty Sheds LLC-John Kurt email address: John@Kurkconcrete.com

address: 4324 Shianne Street phone #: (262) 878-2397

Union Grove, WI 53182

signed: 

STAFF USE ONLY:

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

- | | | | |
|---|------------------------|--|-----------------|
| <u>X</u> The property is | all / <u>partially</u> | located in the <u>unnamed stream</u> | shoreland area. |
| <u> </u> The project is | all / <u>partially</u> | located in the <u> </u> | shoreland area. |
| <u> </u> The property is | all / partially | located in the <u> </u> | floodplain. |
| <u> </u> The project is | all / partially | located in the <u> </u> | floodplain. |
| <u> </u> The property is | all / partially | located in the wetland. | |
| <u> </u> The project is | all / partially | located in the wetland. | |

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The applicant is subject to the following Racine County Ordinance provisions (specify article / section):

Art VI Div. 18 B-3 Commercial Service District, 20-1340 Business Uses
Art VII Div. 3 Shoreland; and Art. VIII Div 8 Shoreland Uses

Shoreland contract: yes X no

Public hearing date: June 9, 2025

Site plan review meeting date:

Submittal received by: 

Date petition filed: 5/12/2025

credit card cash check # 30621

amount received: \$ 520.00

\$45.00 \$475.00

Revised Sept 2024