CONDITIONAL USE / SITE PLAN REVIEW APPLICATION Village of Yorkville, Wisconsin

Owner: 2118 NORTH SYLVANIA LLC Applicant/Agent: WE ENERGIES - BILL BURKI

Municipality: V. YORKVILLE Zoning district(s): B-3 / M-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.)*

Temporary Conditional Use to Occupy the site with vehicles, equipment, and office/storage trailers associated with a WE Energies construction project.

AT (*site address*): 2118 NORTH SYLVANIA AVE.

Subdivision: — Lot(s): — Block: —

Parcel # 19403210102100O AND 19403210101900O Section(s) 1 T 3 N R 21 E

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

Attached are:

X zoning permit application

X 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")

X letter of agent status

X hearing/review fee (Fees are non-refundable, and re-publication/amendment fees will be charged where applicable.)

_____ 3 SETS: landscaping/lighting plan

X 12 SETS: report/cover letter and operations plan

X abutting property owners' names and mailing addresses

_____ other

print name: [redacted] e-mail address [redacted]

address: [redacted] telephone #: [redacted]

signed: [redacted]

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.

____ The *property* is all / partially located in the wetland.

____ 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; and Sec 20-1226, Uses permitted Conditionally. Div. 18 B-3 Commercial Service District; Article VI Section 20-1012 Temporary Uses;

Shoreland contract: yes _____ no X

Public hearing date: September 14, 2026 Site plan review meeting date: —

Submittal received by: JPL Date petition filed: 8/12/2026

cash or check #: 4245500 amount received: $ 500.00

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER 2118 NORTH SYLVANIA LLC
Mailing Address [redacted]
City State Zip

APPLICANT WE ENERGIES - BILL BURKI
Mailing Address [redacted]
City State Zip

Phone [redacted]
Email [redacted]

Phone [redacted]
Email [redacted]

Parcel Id. # 19403210102100O
19403210102900O

Site Address 2118 N. SYLVANIA AVE.

Municipality V. OF YORKVILLE Section(s) 1 Town 3 North, Range 21 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Temporary Occupancy of existing site with vehicles, equipment, and office/storage trailers associated with a WE Energies construction Project.

New	✓	Principal Bldg.	____	Size (— x —) (— x —) (— x —)	
Addition	____	Accessory	____	Area (sq ft) (—) (—) (—)	
Alteration	____	Deck	____	Peak Ht. (ft.) —	100-Yr. Floodplain Elev. —
Conversion	____	Sign	____	Eave Ht. (ft.) —	Flood Protection Elev. —
Temporary	____	Other Occupancy		Building Ht.-Avg. (ft.) —	

Contractor — Est Value w/Labor $ — ZONING DISTRICT B-3 / M-3

				Yard Setbacks	Proposed	OK?
Existing Nonconforming?	N/A ✓	Yes ____	No ____			
Structure in Shoreland? (per map)		Yes ____	No X	Street-1st		
Mitigation or Buffer Needed?		Yes ____	No X	Street-2nd		
Structure in Floodplain? (per map)		*Yes ____	No X	Side-1st	Existing	
*Structure's Fair Market Value $	N/A	Cumulative % —		Side-2nd		
*>50% of Fair Market Value?	N/A ✓	Yes ____	No ____	Shore	Site	
Structure in Wetland? (per map)		Yes ____	No X	Rear		
Substandard Lot?		Yes ____	No X	Total Acc. Structures	—	
BOA Variance Needed?		Yes ____	No X	Date of Approval	—	
Conditional Use/Site Plan Needed?		Yes X	No ____	Date of Approval		
Shoreland Contract Needed?		Yes ____	No X	Date of Approval	—	

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: $ 500.00
CC Date/Check#/Cash 4245500

[redacted] 8/4/26
Signature of Owner/Applicant/Agent Date

Shoreland Contract Fee Pd: $ ____
CC Date/Check#/Cash ____

[redacted]
Print Name(s)

Zoning Permit Fee Pd: $ 265.00
CC Date/Check#/Cash ____

Notes (revisions, extensions, etc.)

Other: ____ Pd: $ ____ JPL

✓ ☐ if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

RECEIVED
AUG 12 2026
RACINE COUNTY

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

PIN 194032101021000

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 ≥ _____'

____ _____