

Owner: Tom Hawkins - Thomas & Dorothy Hawkins

Applicant/Agent: Tenex Contractors, Corp - Don Pearson

Town: Burlington

Zoning district(s): B-3

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

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

To occupy a commercial building & property with a construction contractors office & yard for Tenex Contractors Corp.

AT (site address): 8255 McHenry Street, Burlington, WI, 53105

Subdivision: _____ Lot(s): _____ Block: _____

Parcel # 002-02-19-19-020-000 Section(s) 19 T 2 N R 19 E

If served by municipal sewer, check here: N/A Sanitary permit #: 77301

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: Don H. Pearson e-mail address: dpearson@tenexcon.com

address: P.O. Box 361, Burlington, WI 53105-0361 telephone #: (262) 325-0922

signed: [Signature]

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 _____ floodplain.
- N/A The project is all / partially located in the _____ 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):

Art VI Div 18 B-3 Commercial Service Dist; Sec 20-1009 parking; Sec 20-1340 Business Uses

Shoreland contract: yes _____ no X

Public hearing date: March 15, 2021

Site plan review meeting date: N/A

Submittal received by: SMP

Date petition filed: February 10, 2021

cash or (check) #: 1034

amount received: \$ 475.00

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Tom & Dorothy Hawkins
 Mailing _____
 Address 33700 Curtis Court

APPLICANT Don H. Pearson - Tenex Contractors, Corp
 Mailing _____
 Address PO Box 361

Burlington WI 53105
 City State Zip
 Phone (H) (262) 716-1147 (W) (262) 767-7435

Burlington WI 53121
 City State Zip
 Phone (H) (262) 723-1381 (W) (262) 325-0922

Parcel Id. # 002-02-19-19-020-000 Site Address 8255 McHenry Street, Burlington, WI 53121

Municipality Town of Burlington Section(s) 19 Town 2 North, Range 19 East

Lot - Block - Subdivision Name _____ CSM # -

Proposed Construction/Use To occupy a commercial building & property with a construction contractors office & yard for Tenex Contractors Corp.

New Principal Bldg. _____ Size (____ x ____) (____ x ____) (____ x ____)
 Addition _____ Accessory _____ Area (sq ft) (Existing) Buildings & Site _____
 Alteration _____ Deck _____ # of Units/Stories 1 Building Ht.-Avg. (ft.) _____
 Conversion _____ Sign _____ Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. _____
 Temporary _____ Other Occupancy Eave Ht. (ft.) _____ Flood Protection Elev. _____

Contractor N/A Est. Value w/Labor \$ N/A ZONING DISTRICT M-3

Existing Nonconforming?	N/A	* Yes	No	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	N/A	Cumulative %		Street-1 st		<u>yes</u>
*>50% of Fair Market Value?	N/A	Yes	No	Street-2 nd	<u>Existing</u>	<u>yes</u>
Structure in Shoreland? (per map)		Yes	No	Side-1 st	<u>Building</u>	<u>yes</u>
Structure in Floodplain? (per map)		Yes	No	Side-2 nd	<u>&</u>	<u>yes</u>
Structure in Wetland? (per map)		Yes	No	Rear	<u>Site</u>	<u>yes</u>
Substandard Lot?		Yes	No	Shore		<u>yes</u>
Abutting Lot-Same Owner/Closely Related?		Yes	No	Total Acc. Structures		
BOA Variance Needed?		Yes	No	Date of Approval		
<u>Conditional Use</u> /Site Plan Needed?		Yes	No	Date of Approval		
Shoreland Contract Needed?		Yes	No	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: \$ 475.00 02/08/2021
 Cash/Check/CC Date # 103A Signature of Owner /Applicant Date

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

Zoning Permit Fee Pd: \$ 150.00
 Cash/Check/CC Date # _____ Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials) JMR

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

PIN 0020219-19-020000

Cover Letter & Operation Plan

Tenex Contractors Corporation intends to lease the facility located at 8255 McHenry Street in the Town of Burlington as an office space for conducting an excavating & earthwork grading business in the road construction & commercial construction industry. I have been in an executive in the industry for over 15 years and have worked in the industry for over 30 years with a reputation of good integrity. The location is currently used as a body/repair shop for vehicles.

There is no intention to alter any of the existing facilities. The operation will only conduct daily office management with a small staff of a few personnel. Most employees and much of the equipment during the construction season are based at the construction sites. During the off season, equipment will need to be stored (Parked) with routine maintenance being conducted within the existing building facilities. Major repairs will be contracted out at other facilities outside the area.

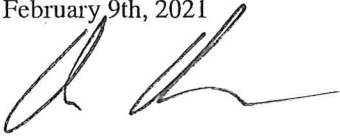
Vehicles to be parked at the site utilizing existing asphalt and gravel areas illustrated on the drawing would be a lowboy semi (Delivery tractor with a low profile trailer) for moving equipment to and from job site locations, a small or medium dump truck & trailer to also utilize for moving the smaller equipment. Field equipment would be a small and/or medium sized backhoe, skid steer loader, tractor backhoe, wheel base compactor, a foreman, and a maintenance vehicle. All equipment will be well maintained and in operating order. Any routine maintenance that would take place would be non-contracted minor repairs and maintenance such as filter changes, replacing damaged or wearing hoses & belts, preparing equipment for operations (such as: greasing and topping off fluids) and inspecting the equipment for potential mechanical issues that need scheduling with contracted maintenance. Part storage would be inside off the shelf routine equipment.

The existing landscape will not be altered, although any issues the county may find can be addressed upon request. There are no plans for on site storage of any fuel containments, changing or adding fencing on this site. There is an existing 7ft wide x 5ft high double sided sign on the site and illustrated on the map. It would be desired to utilize the existing sign in the future, but at this time it is not planned nor is it a requirement.

Office hours of operation will be 8am to 4:30pm Monday through Friday. The company will have 1 to 4 four office employees, with 4 to 10 field employees at construction work sites.

In Addition, there is no intention of having any exterior material storage and there will be no dumping or storing of any pavements or dirt spoils at the site.

Thank You, Don Pearson
Tenex Contractors Corp. - President
February 9th, 2021

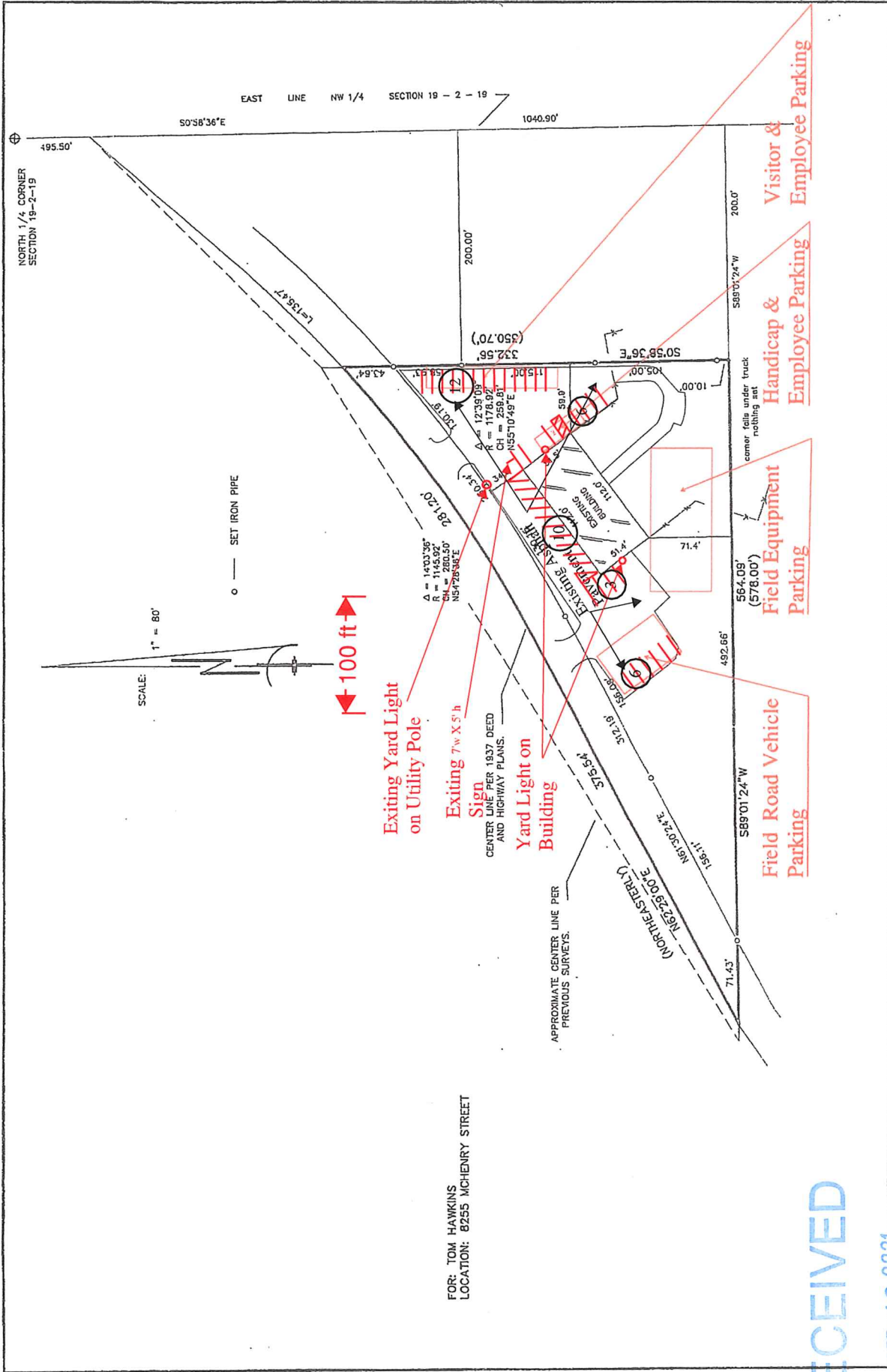


RECEIVED

FEB 10 2021

RACINE COUNTY

Proposed Tenex Contractors Corp. Office (Lease)



FOR: TOM HAWKINS
 LOCATION: 8255 MCHENRY STREET

RECEIVED

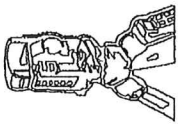
FEB 10 2021

RACINE COUNTY

RECEIVED

FEB 10 2021

B.W. SURVEYING
 LAND SURVEYS
 MAPPING AND PLANNING
 412 N. PINE STREET
 BURLINGTON, WI 53105
 (414)-767-0225

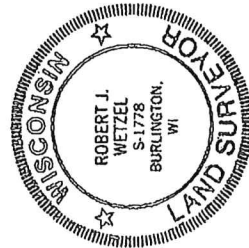


RACINE COUNTY

PLAT OF SURVEY
-OF-

PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A BRASS PLUG AT THE NORTH 1/4 CORNER OF SAID SECTION; RUN THENCE SOUTH 0°58'36" EAST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 1040.90 FEET; THENCE SOUTH 89°01'24" WEST AT RIGHT ANGLES TO THE NORTH-SOUTH 1/4 SECTION LINE, 200.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°01'24" WEST 578.00 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "P" AS LAID OUT IN NOVEMBER 10, 1944; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF COUNTY TRUNK HIGHWAY "P" AS LAID OUT IN NOVEMBER 10, 1944 TO A POINT WHICH IS 200.00 FEET AT RIGHT ANGLES TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, SAID POINT IS NORTH 0°58'36" WEST 350.70 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 0°58'36" EAST 350.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2.04 ACRES OF LAND MORE OR LESS. SUBJECT TO COUNTY TRUNK HIGHWAY "P" RIGHT OF WAY.

SURVEY FOR: TOM HAWKINS
 SURVEY LOCATION: 8255 MCHENRY STREET
 002-02-19-19-020-000



THIS IS NOT AN ORIGINAL PRINT
 UNLESS THIS SEAL IS RECD.

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and that the same is in accordance with the laws of this State. I also certify that I have located the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.

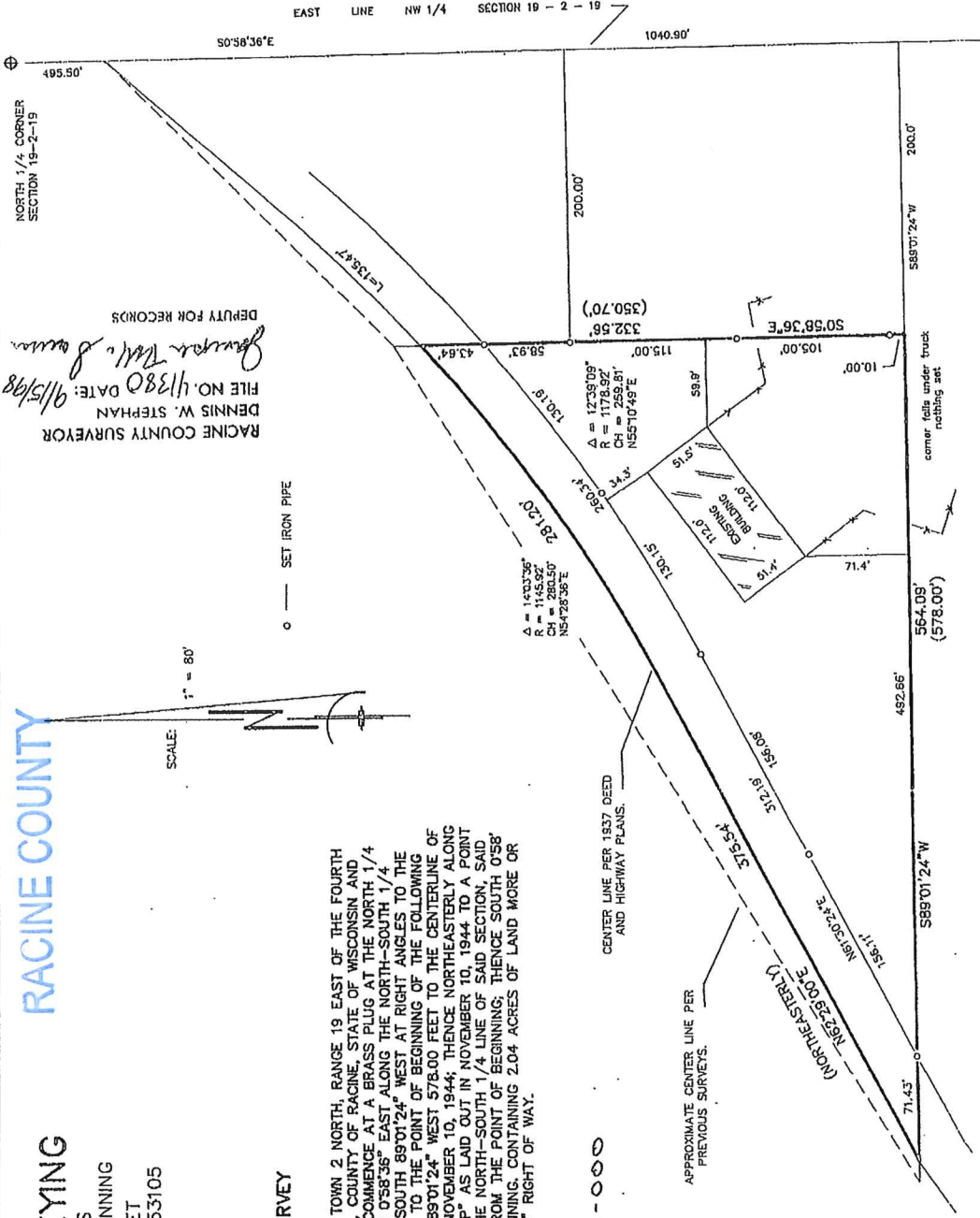
This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

RACINE COUNTY SURVEYOR
 DENNIS W. STEPHAN
 FILE NO. 41380 DATE: 9/15/18
 Deputy for Records
Dennis W. Stephan

SCALE: 1" = 80'



○ — SET IRON PIPE



Robert J. Wetzel
 ROBERT J. WETZEL
 S-1778

August 25, 1997
 DATE

3138
 JOB NUMBER