

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Eagle Disposal, Inc.

Applicant/Agent: William R. Katzman, Jr.

Town: Town of Norway

Zoning district(s): M-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 allow outside dumpster & roll-off container storage

AT (site address): 7400 Noraire Drive, Franksville, WI 53126

Subdivision: CSM: 8877

Lot(s): 1 Block: -

Parcel #: 010042012035150

Section(s) 12 T 4 N R 20 E

If served by municipal sewer, check here: N/A

Sanitary permit #: \_\_\_\_\_

Attached are:

zoning permit application

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

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")

3 SETS: landscaping/lighting plan

letter of agent status

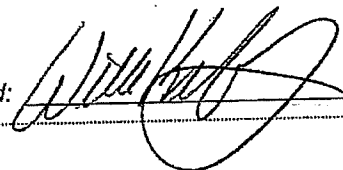
12 SETS: report/cover letter & operations plan  
 abutting property owners' names & mailing addresses  
 other

print name: William R. Katzman, Jr.

e-mail address: eagledisposalinc@yahoo.com

address: 21107 Omega Circle  
Franksville, WI 53126

telephone #: 414-349-4548

signed: 

STAFF USE ONLY:

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

<input checked="" type="checkbox"/>	The property is	<u>N/A</u>	all / partially	located in the	<u>N/A</u>	shoreland area.
<input checked="" type="checkbox"/>	The project is	<u>N/A</u>	all / partially	located in the	<u>N/A</u>	shoreland area.
<input checked="" type="checkbox"/>	The property is	<u>N/A</u>	all / partially	located in the	<u>N/A</u>	floodplain.
<input checked="" type="checkbox"/>	The project is	<u>N/A</u>	all / partially	located in the	<u>N/A</u>	floodplain.
<input checked="" type="checkbox"/>	The property is	<u>N/A</u>	all / partially	located in the wetland.	<u>N/A</u>	
<input checked="" type="checkbox"/>	The project is	<u>N/A</u>	all / partially	located in the wetland.	<u>N/A</u>	

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

Art VI Div 79, M-3 Heavy Industrial District; Sec. 70-1771 Uses Permitted Conditionally

Shoreland contract: yes \_\_\_\_\_ no

Public hearing date: January 17, 2022

Site plan review meeting date: N/A

Submittal received by: SMP

Date petition filed: December 21, 2021

cash or  check #: 70894

amount received: \$ 475.00

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

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER EAGLE DISPOSAL, Inc  
 Mailing Address 21107 Omega Circle  
Franksville WI 53126  
 City State Zip  
 Phone (H) \_\_\_\_\_ (W) 414-349-4548

APPLICANT William R. Katzman, JR - owner  
 Mailing Address 21107 Omega Circle  
Franksville WI 53126  
 City State Zip  
 Phone (H) \_\_\_\_\_ (W) 414 349 4548

Parcel Id. # 010042012035150 Site Address 7400 Noraire Drive Franksville WI

Municipality Town of Norway Section(s) 12 Town 4 North, Range 20 East

Lot 1 Block - Subdivision Name - CSM # 2771

Proposed Construction/Use To allow outside dumpster & roll-off container storage

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	_____	Size (____ x ____)	(____ x ____)	(____ x ____)
Alteration	_____	Accessory	_____	Area (sq ft)	( <u>N/A</u> )	(____)
Conversion	_____	Deck	_____	# of Units/Stories	<u>- / -</u>	Building Ht.-Avg. (ft.) <u>N/A</u>
Temporary	_____	Sign	_____	Peak Ht. (ft.)	<u>N/A</u>	100-Yr. Floodplain Elev. <u>N/A</u>
		Other	<u>Occupancy</u>	Eave Ht. (ft.)	<u>N/A</u>	Flood Protection Elev. <u>N/A</u>

Contractor	<u>N/A</u>	Est. Value w/Labor \$	<u>N/A</u>	ZONING DISTRICT	<u>M-3</u>	
Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	* Yes	No	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	<u>N/A</u>	Cumulative %		Street-1 <sup>st</sup>	<u>5</u>	
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	No	Street-2 <sup>nd</sup>	<u>see attached plan</u>	
Structure in Shoreland? (per map)		Yes	No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup>		
Structure in Floodplain? (per map)		Yes	No <input checked="" type="checkbox"/>	Side-2 <sup>nd</sup>		
Structure in Wetland? (per map)		Yes	No <input checked="" type="checkbox"/>	Rear		
Substandard Lot?		Yes	No <input checked="" type="checkbox"/>	Shore		
Abutting Lot-Same Owner/Closely Related?		Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	<u>-</u>
BOA Variance Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
<u>Conditional Use</u> Site Plan Needed?		Yes <input checked="" type="checkbox"/>	No	Date of Approval		
Shoreland Contract Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes _____ 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: \$ 475.00  
 Cash/Check/CC Date # 30874  
 Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 Cash/Check/CC Date # \_\_\_\_\_  
 Zoning Permit Fee Pd: \$ 150.00  
 Cash/Check/CC Date # \_\_\_\_\_  
 Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_

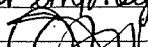
William R. Katzman, Jr  
 Signature of Owner/Applicant Date 12/20/21  
William R. Katzman, Jr  
 Print Name(s)  
 Notes (revisions, extensions, etc.) \_\_\_\_\_

✓  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 0100420 - 18 - 071140

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 No proposed structure or employees. No proposed POWTS  
POWTS Inspector's Signature:  Date: 1495714

#### ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located 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. The lot and location of the building thereon shall be staked out on the ground before construction is started. 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 personal 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 & 1<sup>st</sup> floor ≥ \_\_\_\_\_'





Eagle Disposal, Inc. is requesting to store bins on its site in the Town of Norway located at 7400 Noraire Drive, Franksville, WI 53126.

Specific information on the operation and use of this land is as follows:

**Existing and Proposed Land Use/Structures:**

1. This site is currently zoned M-# Industrial and is an undeveloped site with no known previous structures or improvements. There are no planned structures.
2. The proposed use of this site will be for the storage of bins/cans.

**Number of Employees:**

1. This site will be used for storage and will not directly necessitate employees.

**Hours of Operation:**

1. This site will be used to indefinitely store bins and will not have a set hours of operation.

**Construction Start and Completion:**

1. There is no construction associated with this proposed use.

**Sewered/Unsewered Development.**

1. There will be no development as we are only applying for a Conditional Use Permit to store bins on the site.

