

Owner: Emery's Business Services LLC

Applicant/Agent: MARK + LISA Emery

Town: Dover

Zoning district(s): M3

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.)

Construct a ± 3840 sq. ft. industrial building for a roofing and dumpster rental/restoration business known as "Emery's Business Services, LLC, including an outdoor storage yard for dumpsters and equipment.

AT (site address): 21642 Durand Ave Union Grove WI 53182

Subdivision: --- Lot(s): --- Block: ---

Parcel # 0060320360008000 + 006032035013000 Section(s) 25+36 T 3 N R 20 E

If served by municipal sewer, check here: --- Sanitary permit #: Pre-1982

Attached are:

- zoning permit application hearing/review fee (Fees are non-refundable, & republication/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: Mark + Lisa Emery

e-mail address: emerysbusinessservices@gmail.com

address: 21642 Durand Ave

telephone #: 414-801-6541

Union Grove WI 53182

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

Article VI Division 21 M-3, Heavy Industrial District; Section 20-1226 Uses Permitted Conditionally

Shoreland contract: yes --- no X

Public hearing date: September 19, 2022

Site plan review meeting date: N/A

Submittal received by: JSM

Date petition filed: 8-23-2022

cash or check #: 5004

amount received: \$ 475.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Emery's Business Services LLC APPLICANT Mark + Lisa Emery
 Mailing Address 21642 Durand Ave Mailing Address 5103W22075 Kelsey Ave
Union Grove WI 53182 Big Bend WI 53103
 City State Zip City State Zip

Phone 414-801-6541 Phone 414-801-6541

Email emerysbusinessservices@gmail.com Email same

Parcel Id. # 006032032008000 + 00603203503000 Site Address 21642 Durand Ave, Union Grove

Municipality Dover Section(s) 25, 30 Town 3 North, Range 20 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Construct a ±3840 sq ft. industrial building for a roofing and dumpster rental/restoration business known as "Emery's Business Services, LLC" including an outdoor storage yard for dumpsters and equipment.

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>64</u> x <u>60</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (<u>3840</u>) (<u>—</u>) (<u>—</u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>28</u> 100-Yr. Floodplain Elev. <u>—</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) <u>18'</u> Flood Protection Elev. <u>—</u>
Temporary	<input type="checkbox"/>	Other	Building Ht.-Avg. (ft.) <u>23'</u>

Contractor _____	Est. Value w/Labor \$ <u>\$300,000</u>	ZONING DISTRICT <u>M3</u>
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks
Structure in Shoreland? (per map) <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st <u>114.8'</u> <u>Yes</u>
Mitigation or Buffer Needed? <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd <u>—</u> <u>—</u>
Structure in Floodplain? (per map) <input type="checkbox"/>	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st <u>80'</u> <u>Yes</u>
*Structure's Fair Market Value \$ <u>N/A</u>	Cumulative % <u>—</u>	Side-2 nd <u>200'</u> <u>Yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Shore <u>—</u> <u>—</u>
Structure in Wetland? (per map) <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear <u>25'</u> <u>Yes</u>
Substandard Lot? <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures <u>—</u>
BOA Variance Needed? <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>—</u>
Conditional Use/Site Plan Needed? <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval <u>—</u>
Shoreland Contract Needed? <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>—</u>

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)

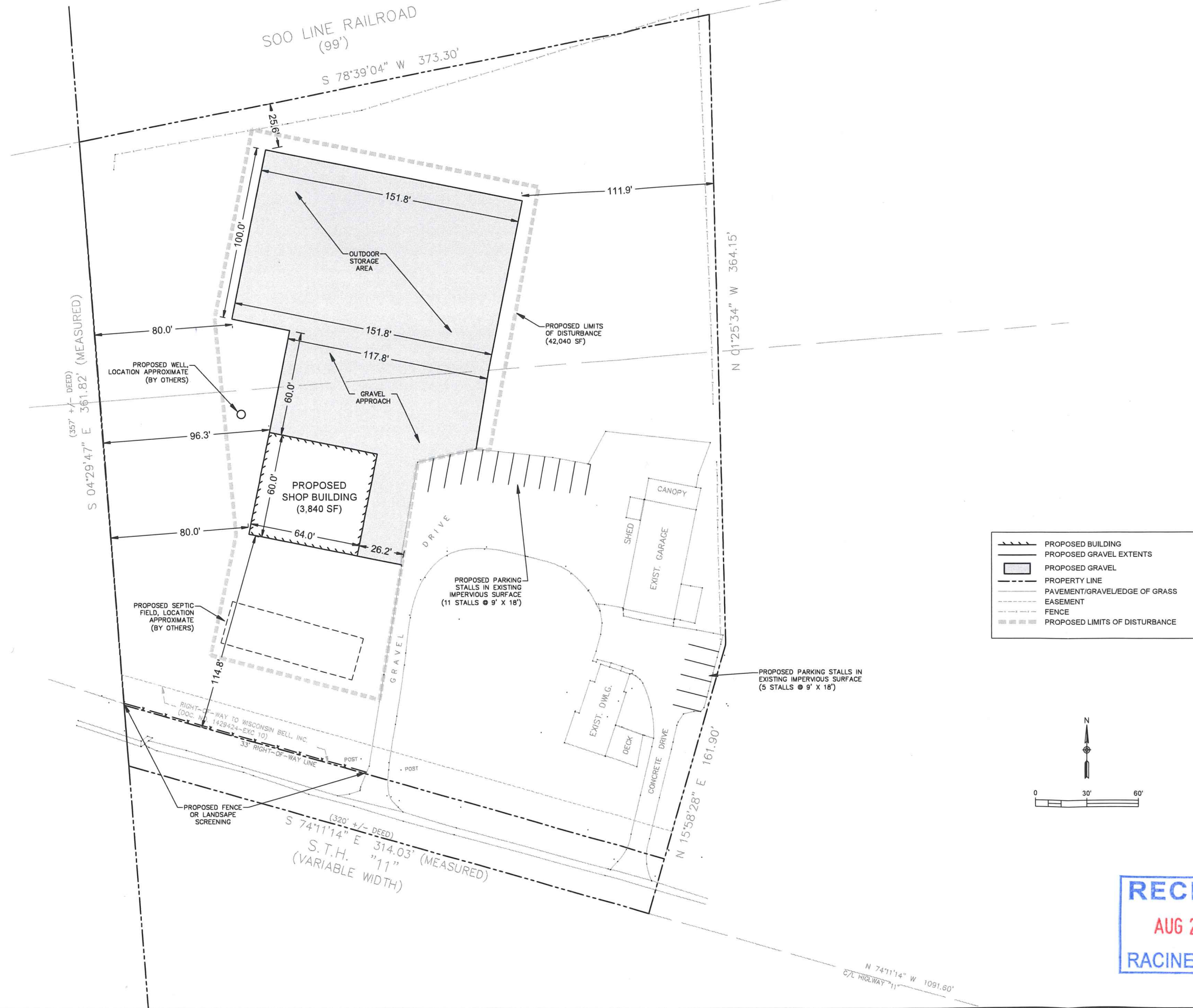
The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ 475 _____
 CC Date/Check#/Cash 5004 _____ Signature of Owner /Applicant/Agent _____ Date 8/15/2022
 Shoreland Contract Fee Pd: \$ _____
 CC Date/Check#/Cash _____ Print Name(s) LISA EMERY
 Zoning Permit Fee Pd: \$ 600.00 _____
 CC Date/Check#/Cash _____ Notes (revisions, extensions, etc.) _____
 Other: _____ Pd: \$ _____ STM
 _____ (Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator

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

PIN 0060320 - 36 - 008 000



RECEIVED
AUG 23 2022
RACINE COUNTY

REV	DATE	
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Endpoint Solutions
 6871 S. LOVERS LANE
 FRANKLIN, WI 53132
 PHONE: (414) 427-1200

EMERY'S ROOFING
PROPOSED SITE PLAN
 21642 DURAND AVENUE
 UNION GROVE, WISCONSIN

DRAWN BY: JAH DATE:
 CHECKED BY: JAH 08/23/2022
 APPROVED BY: KLK

PROJECT NO. 791-001-002

THIS BAR REPRESENTS ONE INCH ON THE ORIGINAL DRAWING. USE TO VERIFY FIGURE REPRODUCTION SCALE.

SHEET NO.
C1

SOO LINE RAILROAD
(99')

S 78°39'04" W 373.30'

LEGAL DESCRIPTION:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 36, and the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 3 North, Range 20 East, described as follows: Commencing at the point of intersection of the North and South 1/4 line of Section 36 and the centerline of Highway 11; thence North 74° 11' 14" West, along said centerline of Highway 11, 1091.6 feet to the place of beginning of land to be described; thence North 15° 58' 28" East, along a fence line, 161.90 feet to a point, being the course described in that certain deed recorded in the office of the Register of Deeds for Racine County, Wisconsin, in Volume 737 of Records, page 211, and being that to which all bearings herein are referenced; thence North 1° 25' 34" West 364.15 feet, more or less, to a point on the South line of the Chicago, Milwaukee & St. Paul Railroad right-of-way, thence Westerly along the South line of said right-of-way, 373.3 feet more or less, to the West line of the Southeast 1/4 of the Southwest 1/4 of Section 25; thence Southerly, along the West line of the Southeast 1/4 of the Southwest 1/4 of Section 25 and the West line of the Northeast 1/4 of the Northwest 1/4 of Section 36, 357 feet, more or less, to the point of intersection with the centerline of Highway 11; thence Southeasterly along the centerline of said highway, 320 feet, more or less, to the place of beginning. Said land being in the Town of Dover, County of Racine and State of Wisconsin.



LEGEND

- -DENOTES 1" DIAMETER IRON PIPE FOUND
- -DENOTES 2" DIAMETER IRON PIPE FOUND
- -DENOTES 3/4" IRON ROD FOUND
- -DENOTES 6"X6" CONC. MONUMENT FOUND
- ⊙ -DENOTES 1"X18" IRON PIPE SET, WEIGHT =1.13 LBS./LINEAL FOOT
- ⊞ -DENOTES UTILITY POLE
- -DENOTES UTILITY PED.
- H ● -HYDRANT
- WV ● -WATER VALVE
- CB □ -CATCH BASIN
- S ○ -SIGN
- LP ● -LIGHT POLE
- -ELECTRIC BOX
- -MANHOLE
- MB ● -MAILBOX
- ♿ -HANDI-CAP STALL

(357' +/- DEED)
S 04°29'47" E 361.82' (MEASURED)

WEST LINE SE 1/4 SW 1/4 SEC 25-3-20

RIGHT-OF-WAY TO WISCONSIN BELL, INC. (DOC. NO. 142844-SXC 19)

33' RIGHT-OF-WAY LINE

(320' +/- DEED)
S 74°11'14" E 314.03' (MEASURED)
S.T.H. "11"
(VARIABLE WIDTH)

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed Christopher J. Kunkel
CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755



REV.	DATE
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Endpoint Solutions
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

PLAT OF SURVEY
PREPARED FOR: EMERY'S BUSINESS SERVICES LLC
LOCATION: 21642 DURAND AVENUE, UNION GROVE, WISCONSIN

DRAWN BY: CJK DATE: 8/1/22
CHECKED BY:
APPROVED BY:

PROJECT NO.
791-001-002

SHEET NO.
01

RECEIVED
AUG 23 2022
RACINE COUNTY