

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Dan & Christine Kastenson
BKM Holdings LLC
Town: Dover

Applicant/Agent: Jeff Badtke
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.)

construct and utilize a 8,640-sq-ft. commercial building for an automotive repair shop (Kastenson Auto Services)

AT (site address): 21445 Durand Ave, Union Grove, WI 53182

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

Parcel # 000.03.20.36.018.000 Section(s) _____ T _____ N _____ R _____ E

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

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: Kastenson Auto Service LLC e-mail address: Kastensonautoservice@gmail.com
address: 21445 Durand Ave telephone #: 262-878-3945
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".

<u>N/A</u>	The property is	all / partially	located in the	_____	RECEIVED SEP 20 2022 RACINE COUNTY	shoreland area.
	The project is	all / partially	located in the	_____		shoreland area.
	The property is	all / partially	located in the	_____		floodplain.
	The project is	all / partially	located in the	_____		floodplain.
	The property is	all / partially	located in the wetland.	_____		
<input checked="" type="checkbox"/>	The project is	all / partially	located in the wetland.	_____		

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

Shoreland contract: yes _____ no
Public hearing date: October 17, 2022 Site plan review meeting date: N/A
Submittal received by: [Signature] Date petition filed: 9.20.2022
cash or check #: 5456 amount received: \$ 475.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER BKM Holdings LLC
Dan & Christine Kastenson
 Mailing Address 70 Box 1165
Union Grove WI 53182
 City State Zip

APPLICANT OWNERS
 Mailing Address _____
 City State Zip

Phone 262-878-3945
 Email Kastensonautoservice@gmail.com

Phone _____
 Email _____

Parcel Id. # 001-03-20-36-018-000

Site Address 21445 Durand Ave

Municipality DOVEY Section(s) 36 Town 03 North, Range 20 East
 Lot - Block - Subdivision Name N/A CSM # _____

Proposed Construction/Use: to construct and utilize a 8,640 square foot commercial building for an automotive repair shop (Kastenson Auto Service)

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(<u>72'</u> x <u>120'</u>)	(_____ x _____)	(_____ x _____)
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(<u>8,640'</u>)	(_____)	(_____)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	<u>26'</u>	100-Yr. Floodplain Elev.	<u>N/A</u>
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	<u>14'</u>	Flood Protection Elev.	<u>N/A</u>
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	<u>20'</u>		

Contractor	<u>To be determined</u>	Est. Value w/Labor	<u>\$500,000</u>	ZONING DISTRICT	<u>B-3</u>
Existing Nonconforming?	<u>N/A</u>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Shoreland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Mitigation or Buffer Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Floodplain? (per map)		*Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
*Structure's Fair Market Value \$		Cumulative %			
*>50% of Fair Market Value?	<u>N/A</u>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Structure in Wetland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Substandard Lot?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
BOA Variance Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Conditional Use/Site Plan Needed?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Shoreland Contract Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Additional Zoning Permit Stipulations Listed on Back of this Form?		Yes	<input type="checkbox"/>	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: \$ 475⁰⁰ Dan Kastenson 9/19/22
 CC Date/Check#/Cash 5456 Signature of Owner /Applicant/Agent Date

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

Zoning Permit Fee Pd: \$ 850⁰⁰ _____
 CC Date/Check#/Cash _____ Notes (revisions, extensions, etc.)

Other: Pd: \$ _____
 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 001-03-20-36-018-000

Kastenson Auto Service, LLC currently operates commercially as a busy automotive repair shop. We are looking to expand our building for better work efficiency, streamline our operations, all while maintaining our high car count.

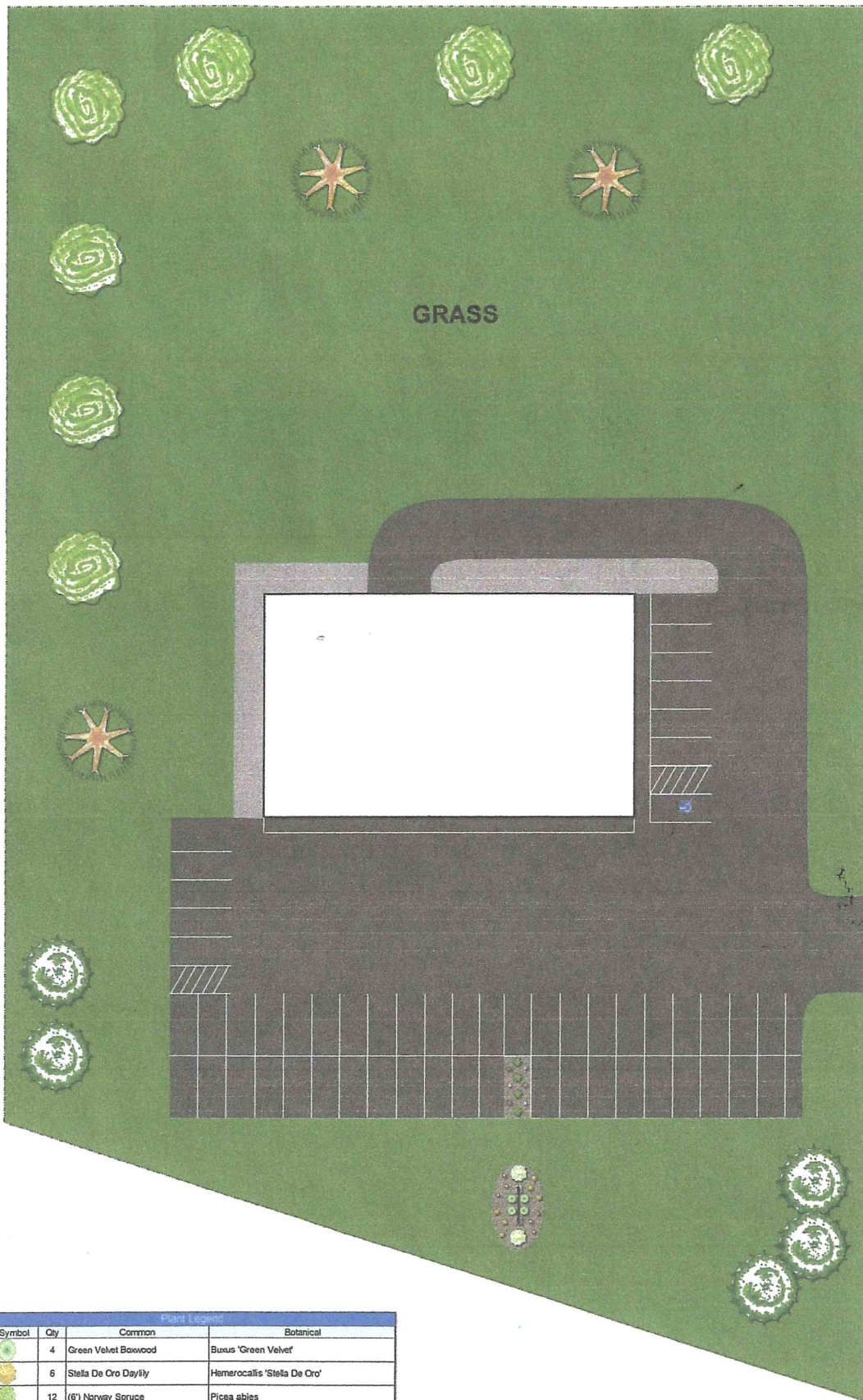
We currently have a green and yellow pole structure building. We are wanting to build another pole building behind our existing building in the colors of charcoal and ash gray.

Kastenson Auto Service employs 6 full time employees, including the owners. In the summertime we employ a part time high schooler that is interested in automotive repair and wanting to know more about the field. Our employees start their day at 8:00 and end at 5:30 Monday through Thursday and 8:00-5:00 on Friday.

We would like to start the grading process in fall 2022 so it's settled for building in late summer 2023.

Existing building has a holding tank. New holding tank is being added to accommodate facility.





Plant Legend			
Symbol	Qty	Common	Botanical
	4	Green Velvet Boxwood	Buxus 'Green Velvet'
	6	Stella De Oro Daylily	Hemerocallis 'Stella De Oro'
	12	(6') Norway Spruce	Picea abies
	5	Existing Spruce Trees	Picea pungens
	4	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'
	2	Limelight Hydrangea	Hydrangea paniculata 'Limelight'
	3	Pixie Meadowbrite Coneflower	Echinacea 'Pixie Meadowbrite'
	3	Autumn Blaze Maple	Acer x freemanii
	6	Sensation Rose Salvia	Salvia 'Sensation Rose'
	3	Autumn Joy Sedum	Sedum 'Autumn Joy'



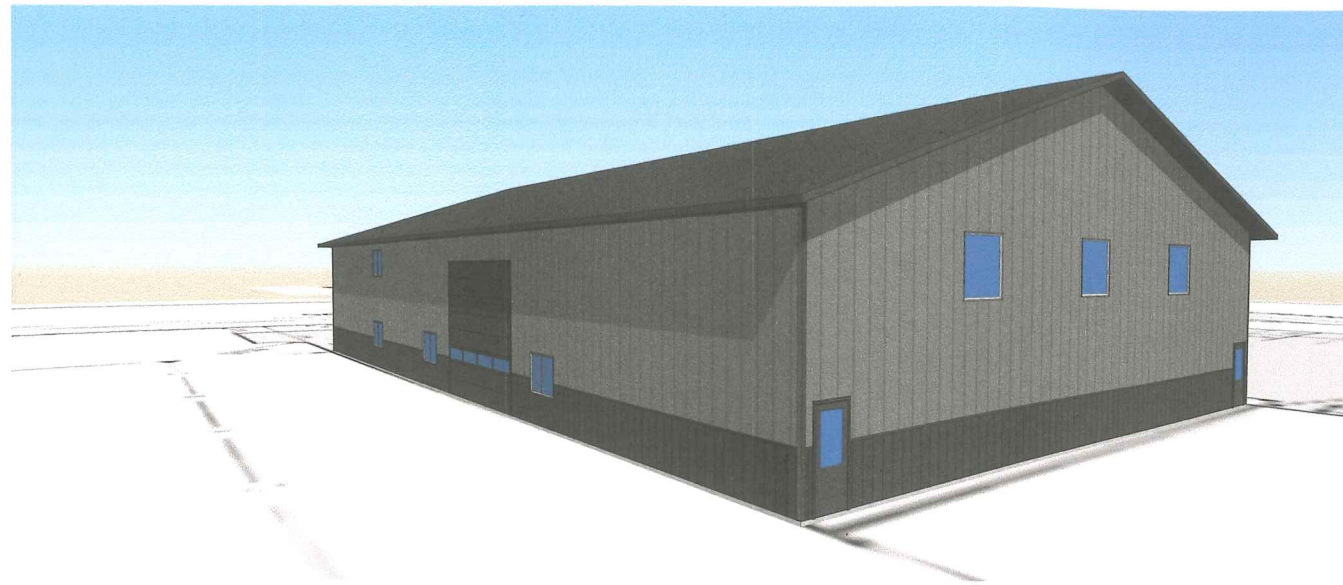
Kastenson Auto Service
 21445 Durand Ave
 Union Grove, WI 53182

Scale: 1" = 40'

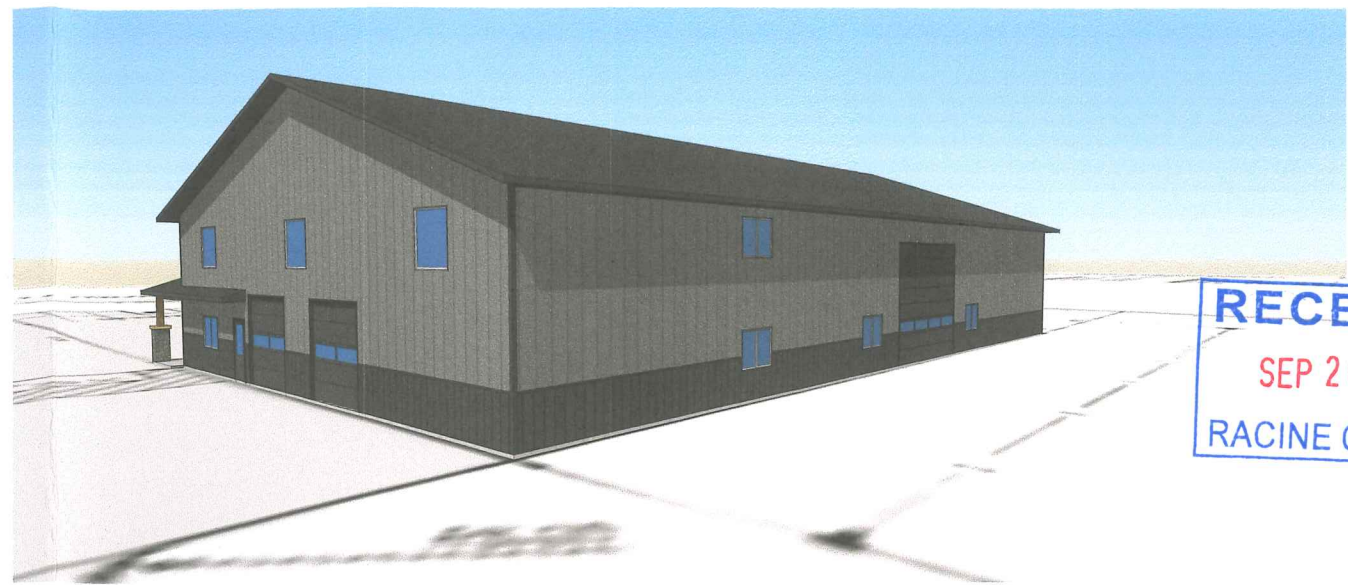
September 12, 2022

Drawn By: Traci H
 Grassman Lawn Service

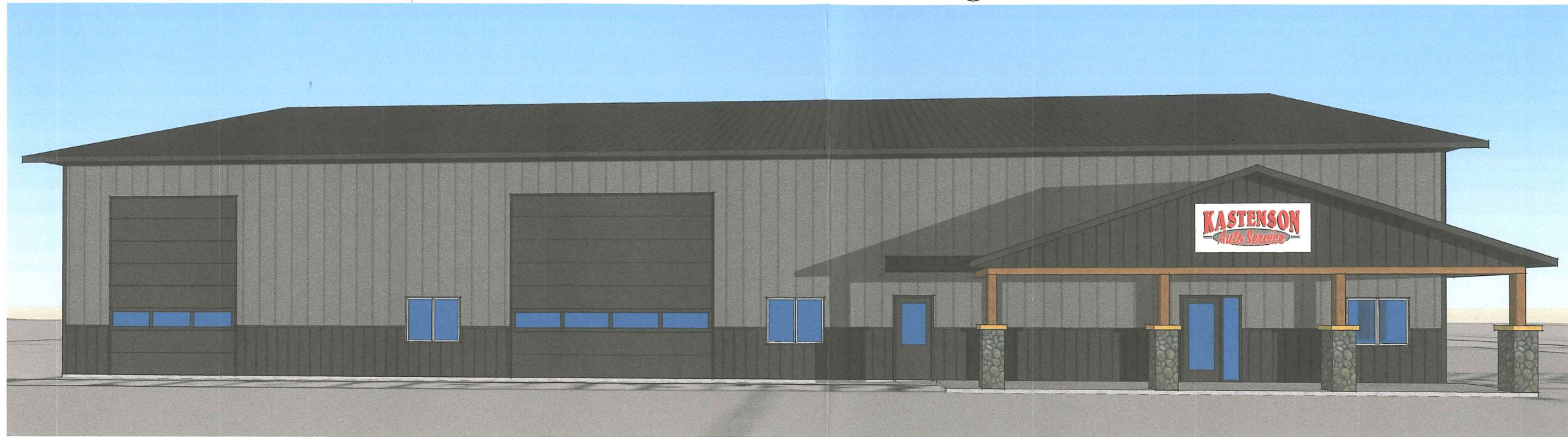
RECEIVED
 SEP 20 2022
 RACINE COUNTY



⑤ VIEW LOOKING NORTHWEST



④ VIEW LOOKING NORTHEAST



① NORTH (FRONT) ELEVATION



③ VIEW LOOKING SOUTHWEST



② VIEW LOOKING SOUTHEAST



772 Indian Head Road
Barrington, Wisconsin 53203
James Walter Pankratz AIA
Phone: 414-288-3321

RECEIVED
SEP 20 2022
RACINE COUNTY

NEW FACILITY DESIGNED FOR:
KASTENSON AUTO SERVICE
ADDRESS: 21445 DURAND AVENUE
TOWN OF DOVER, RACINE COUNTY, WISCONSIN

SCALE:
1/8" = 1'-0"
PRINTED ON 24x36
DATE:
Sept. 19, 2022
DRAWN BY:
JWP, JGC

BUILDING EXTERIOR VIEWS

SHEET NUMBER
A2

