

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: ETC INVESTMENTS, INC

Applicant/Agent: TIMOTHY & CHRISTINA BASS

Town: NORWAY

Zoning district(s): A-2

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.)

Install a small wind energy facility on a 100-foot self-supporting lattice tower

AT (site address): 21130 North Cape Street

Subdivision: N/A

Lot(s): - Block: -

Parcel # 010-04-20-25-004-000

Section(s) 25 T4 N R20 E

If served by municipal sewer, check here: _____

Sanitary permit #: _____

Attached are:

X zoning permit application

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

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")

N/A 3 SETS: landscaping/lighting plan
X 12 SETS: report/cover letter & operations plan
X abutting property owners' names & mailing addresses other

X letter of agent status

print name: ETC INVESTMENTS, LLC

e-mail address: CIB@basslawoffices.com

address: TIMOTHY & CHRISTINA BASS

telephone #: 262.818.8115

21130 North Cape Street

Union Grove WI 53182

signed: T. Bass

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
The project is all / partially located in the
The property is all / partially located in the
The project is all / partially located in the
X The property is all / partially located in the wetland.
N/A The project is all / partially located in the wetland.

RECEIVED
NOV 23 2022
RACINE COUNTY

shoreland area.
shoreland area.
floodplain.
floodplain.

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

Article VI Div. 24 A-2 General Farming & Residential District II and Article XI Wind Energy Facilities.

Shoreland contract: yes no X

Public hearing date: N/A

Site plan review meeting date: December 19, 2022

Submittal received by: ETS

Date petition filed: November 23, 2022

cash or check #: MC Pd 11/23/2022

amount received: \$ 200.00

Cover letter for
21130 Northcape Street; Union Grove, WI 53182
Parcel ID: 010042025004000



Existing and Proposed Land Use:

Existing land use is primarily agricultural (zoned A-2) and proposed use is also primarily agricultural, (with a continued zoning of A-2, unless a change is necessary).

Existing and Proposed Structures type and color

The existing structures include a house, a detached garage/pool house and a pole building, all in a tan/brown coloring.

The proposed structures are all of the above structures remaining and adding a 100 foot Rohn SSV Self-Supporting Lattice Tower with a BWC EXCEL Wind Turbine. The wind turbine itself is white. The tower is galvanized steel.

Numbers of Employees (part time and full time)

There will be no employees.

Days/hours of operation

The wind turbine will operate all hours of the day, seven days a week, depending on the wind.

Construction start and completion time schedule

It is expected that the project will be started and completed in one day. The start date is dependent on the weather and the availability of the contractor. We expect it to be erected in July, weather permitting.

Sewered or unsewered development

Unsewered development

FOUND SP. IRON IN FENCE
C.24' NORTH OF COR.

196.17

SET PIPE
ON COR.

S. 89° 49' E.

490.81

SET PIPE
ON COR.

FOUND SP. IRON IN FENCE
45' EAST AND
63' N. OF COR.

RECEIVED
NOV 23 2022
RACINE COUNTY

13.503 ACRES TOTAL
13.281 ACRES EXCLUSIVE OF ROADS

N. 0° 13' 30" E. 948.26
NO FENCE
RECORDED AS N. 0° 11' E.

S. 0° 09' 50" E. 1074.18
NO FENCE

PROPOSED LOCATION
OF 110' WIND TOWER

NORTH
SCALE 1" = 100'

