

Owner: WRKT Investments LLC

Applicant/Agent: Eric Weis

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 portion of the existing commercial building and site with a used automobile sales business

AT (site address): 30735 Durand Ave.

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

Parcel # 002031934077000 Section(s) 34 T 3 N R 19 E

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

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

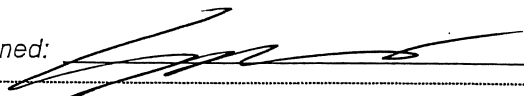
print name: Eric Weis

e-mail address: eric@vendelay-motors.com

address: 30735 Durand Ave

telephone #: 262-716-6031

Burlington WI 53105

signed: 

STAFF USE ONLY:

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

- The property is all / partially located in the Browns Lake shoreland area.
- The project is all / partially located in the Browns Lake shoreland area.
- The property is all / partially located in the Browns Lake floodplain.
- The project is all / partially located in the _____ floodplain.
- The property is all / partially located in the wetland.
- 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 18 B-3 Commercial Service District and Section 20-1339 Highway-oriented uses

Shoreland contract: yes _____ no

Public hearing date: December 18, 2023

Site plan review meeting date: N/A

Submittal received by: JCC

Date petition filed: November 20, 2023

cash or check #: 8852

amount received: \$ 475.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER WRKT Investments LLC
 Mailing Address 7820 Wheatland Rd
Burlington WI 53105
 City State Zip

APPLICANT Vandelay Motors LLC
 Mailing Address 30735 Durand Ave
Burlington WI 53105
 City State Zip

Phone 262-206-6183

Phone 262-716-6031

Email Blane.warren@hotmail.com

Email eric@vandelay-motors.com

Parcel Id. # 002031934077000

Site Address 30735 Durand Ave

Municipality Burlington Section(s) 34 Town 3 North, Range 19 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use To occupy a portion of the existing commercial building and site with a used automobile sales business

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>—</u> x <u>—</u>) (<u>portion</u>) (of <u>—</u>)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (<u>occupy</u>) (of <u>—</u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>Existing</u> 100-Yr. Floodplain Elev. <u>—</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) <u>Existing</u> Flood Protection Elev. <u>—</u>
Temporary	<input type="checkbox"/>	Other <u>occupancy</u>	Building Ht.-Avg. (ft.) <u>—</u>

Contractor NA Est. Value w/Labor \$ NA ZONING DISTRICT B-3

Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed <input type="checkbox"/> OK? <input type="checkbox"/>
Structure in Shoreland? (per map)	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Street-1 st	<u>—</u>
Mitigation or Buffer Needed?	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd	<u>occupy a portion</u>
Structure in Floodplain? (per map)	<input type="checkbox"/>	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st	<u>of Existing</u>
*Structure's Fair Market Value \$ <u>—</u>	Cumulative % <u>—</u>	Side-2 nd	Shore	<u>Building and</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Shore	Rear	<u>site</u>
Structure in Wetland? (per map)	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>—</u>
Substandard Lot?	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	<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 checked="" 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: \$ 475.00
 CC Date/Check#/Cash 8852 Signature of Owner /Applicant/Agent [Signature] Date 11-22-23

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

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

Other: Pd: \$ — JL

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 0020319 - 34 - 077000

Vandelay Motors LLC
30735 Durand Ave
Burlington WI 53105

Dear Jarmen,

Attached you will find the application for zoning on the 30735 Durand Ave property formerly Mather's Home Improvements. It is my intent to move my small niche car sales business of ten years to this location. Due to the proximity of this property within the Hwy 11 easement this will require a conditional use permit. Vandelay Motors LLC is a small dealership with only one employee. I am proposing to use the five current parking spaces shown in yellow on the survey abutting the north side of the building facing Hwy 11 as display for vehicles. Normal business hours will be 8am-5pm Monday-Friday Saturday 8am-Noon. This building is a block building with a brick and metal siding facia, the building is sewerred with two existing restrooms and office area.

Respectfully submitted,

Vandelay Motors LLC

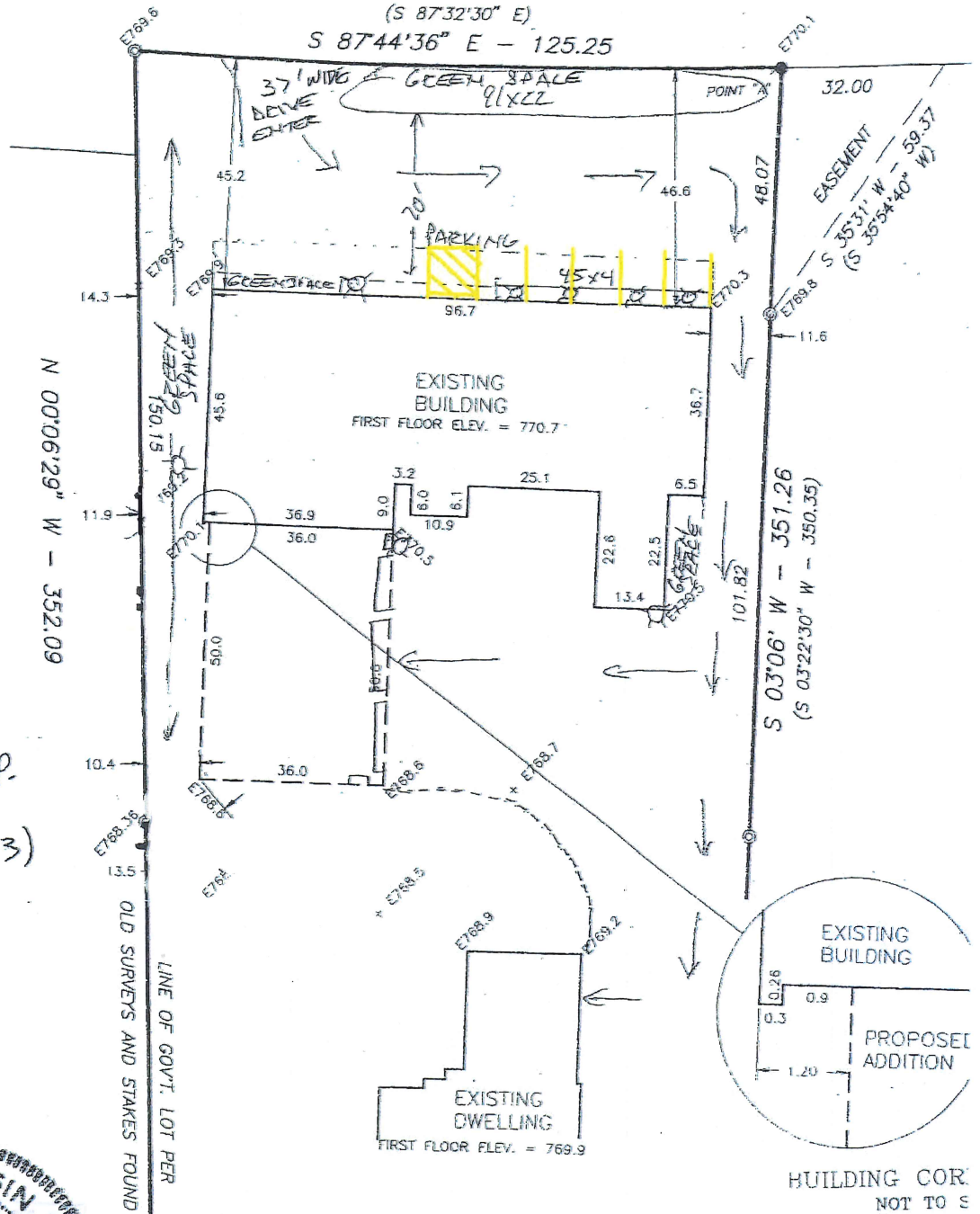


Eric Weis

Vandelay Motors LLC
 30735 Durand Ave
 Burlington WI 53105

Eric Weis
 262-716-6031

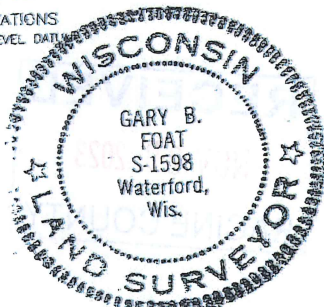
EDGE OF ASPHALT ← → EDGE OF ASPHALT



LE: 1" = 30'
 BASE: AS RECORDED AS.

END

- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- RECORDED AS
- SPOT ELEVATIONS
- MEAN SEA LEVEL DATA



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS 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, OR OWN WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD THIS 14TH DAY OF AUGUST 20 00

RECERTIFIED _____ RBT