

CONDITIONAL USE APPLICATION

VILLAGE OF ROCHESTER, WISCONSIN

Note: Application must be fully completed and signed by the applicant or the applicant's agent.

OWNER:	Jay Rogers	APPLICANT/ AGENT:	Midwest Marine & Barge Service LLC
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Zoning District:	A-2 General Farming and Residential
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TO THE VILLAGE OF ROCHESTER PLAN COMMISSION:

The undersigned requests a conditional use permit to (specify use, project, structure, size, etc.):

Application for conditional use permit to utilize an existing accessory structure for the indoor off-season storage of boats & other recreational vehicles, such as campers, travel trailers, snowmobiles, off-road vehicles, & motor homes

AT (site address):	28700 Way Mar Lane, Burlington, WI 53105		
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Subdivision:	-	Lots(s):	-	Block:	-
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Parcel ID#:	176-03-19-13-007-000
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If served by municipal sewer, check here:	<input type="checkbox"/>	Sanitary permit #	(7) pre-87
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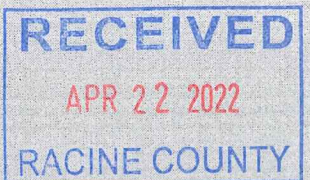
- ✓ Attached are:
- Zoning permit application fully completed & signed by the applicant or the applicant's agent.
 - 12 SETS: drawn-to-scale site plan that is based on a survey (2 full sets at scale, 10 no larger than 11' x 17', folded to 8.5" x 11")
 - Letter of agent status- If the applicant does not own the property at the time of filing and/or public hearing, a written, signed and dated letter from the property owner acknowledging said petition and authorizing specified agent to speak on the owner's behalf must be submitted.
 - Hearing/ review fee payable to "Racine County" (Fees are non-refundable, and re-publication/ amendment fees will be charged where applicable).
 - Signed "Agreement for Reimbursable Services"
 - 3 SETS: landscaping/ lighting plan
 - 12 SETS: report/ cover letter & operations plan
 - Names & mailing addresses of the property owner's within 100' of the subject property and across the street.
 - Other _____

Property Owner Name:	Jay Rogers	E-mail address:	jay@jaydrogers.com
Address:	28700 Way Mar Lane Burlington, WI 53105	Telephone #:	262-930-7706
		Signature:	
Agent Name:	Midwest Marine & Barge Service LLC	E-mail address:	midwestmarineandbarge@gmail.com
Address:	2915 Knoll Crest Drive Burlington, WI 53105	Telephone #:	262-206-1187
		Signature:	

Staff Use Only:

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

- The property is all / partially located in the Eagle Creek shoreland area.
- The project is all / partially located in the _____ shoreland area.
- The property is all / partially located in the Eagle Creek 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 Ordinance provisions (specify article/ section):

Sec. 711-02(7), A-2, (General Farming & Residential District & Sec 35-100, Conditional Uses

Public Hearing Date:	May 25, 2022	Site plan review meeting date:	N/A
Submittal Received by:		Date petition filed:	4/27/22
Cash or <u>Check</u> #:	1065	Amount received:	0.00

APPLICATION FOR ZONING PERMIT VILLAGE OF ROCHESTER, WISCONSIN				PERMIT NO.		DATE PERMIT ISSUED	
OWNER: Jay Rogers				APPLICANT: Midwest Marine & Barge Service LLC /			
Mailing Address: 28700 Way Mar Lane				Mailing Address: (If Corporation, registered name) 2915 Knoll Crest Drive			
City Burlington State WI Zip 53105				City Burlington State WI Zip 53105			
Phone (H) 262-930-7706 (W)				Phone (W) 262-206-1187 (H)			
Parcel Id# 176-03-19-13-007-000				Site Address 28700 Way Mar Lane, Burlington, WI 53105			

Lot	-	Block	-	Subdivision Name	-	CSM #	-
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Proposed Construction/ Use *App. for exp to utilize an existing accessory structure for the indoor off-season storage of boats & other rec. vehicles, such as campers, travel trailers, snowmobiles, off-road vehicles & motor homes*

New	Principal Bldg.	x	Size	(122 x 66)	(x)	(x)
Addition	Accessory		Area (sq ft)	(8,052)	()	()
Alteration	Deck		# of Units/ Stories	1 / 1	Building Ht. (Avg ft.)	
Conversion	Sign		Peak Ht. (ft)	29	100yr Floodplain (elevation)	
Temporary	Other	<i>off season Storage</i>	Eave Ht. (ft)	16	Flood Protection Elevation	

Contractor:	N/A	Est. Value w/ Labor \$	N/A	ZONING DIST.	A-2
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Existing Nonconforming?	N/A	*Yes	No	<input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value	\$ N/A	Cumulative %			Street- 1 st	<i>see attached plans</i>	
*>50% of Fair Market Value	N/A	<input checked="" type="checkbox"/>	Yes	No	Street - 2 nd		
Structure in Shoreland (per map)	Yes	No	<input checked="" type="checkbox"/>	Side - 1 st			
Structure in Floodplain? (per map)	Yes	No	<input checked="" type="checkbox"/>	Side - 2 nd			
Structure in Wetland (per map)	Yes	No	<input checked="" type="checkbox"/>	Rear	Shore		
Substandard Lot?	Yes	No	<input checked="" type="checkbox"/>	Acc. Structures %			
Abutting Lot- Same Owner/ Closely Related	Yes	No	<input checked="" type="checkbox"/>	--Date of Approval	-		
BOA Variance Needed?	Yes	No	<input checked="" type="checkbox"/>	--Date of Approval	-		
Conditional Use/ Site Plan Needed?	Yes	<input checked="" type="checkbox"/>	No	--Date of Approval	-		
Shoreland Contract Needed?	Yes	No	<input checked="" type="checkbox"/>	--Date of Approval	-		
Additional Zoning Permit Stipulations Listed on Back of this Form?	Yes	No	<input checked="" type="checkbox"/>	→ (If Yes, see back)			

The applicant hereby certifies that the information submitted on this application (both sides) and attached hereto, is 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 applicable stipulations, Wisconsin laws and Village of Rochester ordinances.

BOA/Conditional Use Site Plan Cash/ Check # 1005 Pd: \$ 400.00

Shoreland Contract Fee Pd: \$ _____

Other: _____ Pd: \$ _____

Zoning Permit Fee Pd: \$ 150.00

Cash/ Check # _____

[Signature] 04-22-2022
 Signature of Applicant Date

[Signature] 4-22-22
 Signature of Secretary of Corporation/ Partner Date

Ken Remer
 Print Name

 Zoning Administrator Date

Make checks payable to: "Racine County"

Note*: All fees are nonrefundable

RECEIVED
APR 22 2022
RACINE COUNTY

ZONING PERMIT REQUIREMENTS

If public municipal sewer serves the property, check here _____. Do not complete # 1 - 6 below.

If a private sewage system serves the property, check here x and complete # 1 - 6 below:

- 1) Sanitary Permit # pre-87 Date issued pre-87 Year installed pre-87 Failing? No per owner
- 2) If zoning permit is for an accessory structure without plumbing, check here X and go to #4.
- 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 X
- 3b) If a dwelling, will addition/alteration change the number of bedrooms? Yes* _____ No _____ N/A X *If "Yes" above, documentation must be submitted to verify that the system can accommodate a modification in wastewater flow or contaminant load pursuant to SPS 83.25 (2) (d).
- 4) Will construction interfere with setback requirements to private sewage system per SPS 83.43 (8) (i)? Yes _____ No X 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 X No _____
- 6) Comments No plumbing w/ building, solely cold storage. within existing building

POWTS Inspector's Signature: [Signature] Date: 5/11/87
POWTS License #: 1495/814

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. Plans should also 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.

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 Twenty Four (24) 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.

Applicant Initials

ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- Proposed structure is for personal use only. 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.
- Adequate off-street parking must be provided in accordance with Chapter 15- Sec. 6.08, Village of Rochester Municipal Code.
- Driveway access shall be 12 feet wide for 1 & 2-family dwellings and a minimum of 24 feet wide for all other uses.
- It is the responsibility of the property owner to comply with any restrictive covenants associated with this property and obtain all necessary federal, state, and local permits, approvals, and licenses and comply with all applicable codes and regulations.
- Proposed construction will not be located within a utility of drainage easement.
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Village of Rochester
Agreement for Reimbursable Services
By Petitioner/Applicant/Property Owner

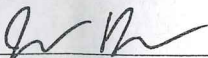
The Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

Jay Rogers, the applicant/petitioner/ property owner(s) for
(Names)
Storage Request at 28700 Way Mar Lane, dated April 14th, 2022,
(Nature of application/petition)

agrees to reimburse the Village of Rochester for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Village for other administrative staff review if, in the judgment of the Village Board, such reimbursement is warranted.

Dated this 14th day of April, 2022.


(Signature of Applicant/Petitioner)

(Signature of Property Owner, if Different from Applicant/Petitioner)



28700 Way Mar Lane: Seasonal Boat Storage Conditional Use

Site Plan & Overview

Property Owner:

Jay & Kristie Rogers

jay@jaydrogers.com

28700 Way Mar Lane, Burlington, WI 53105

Prepared By:

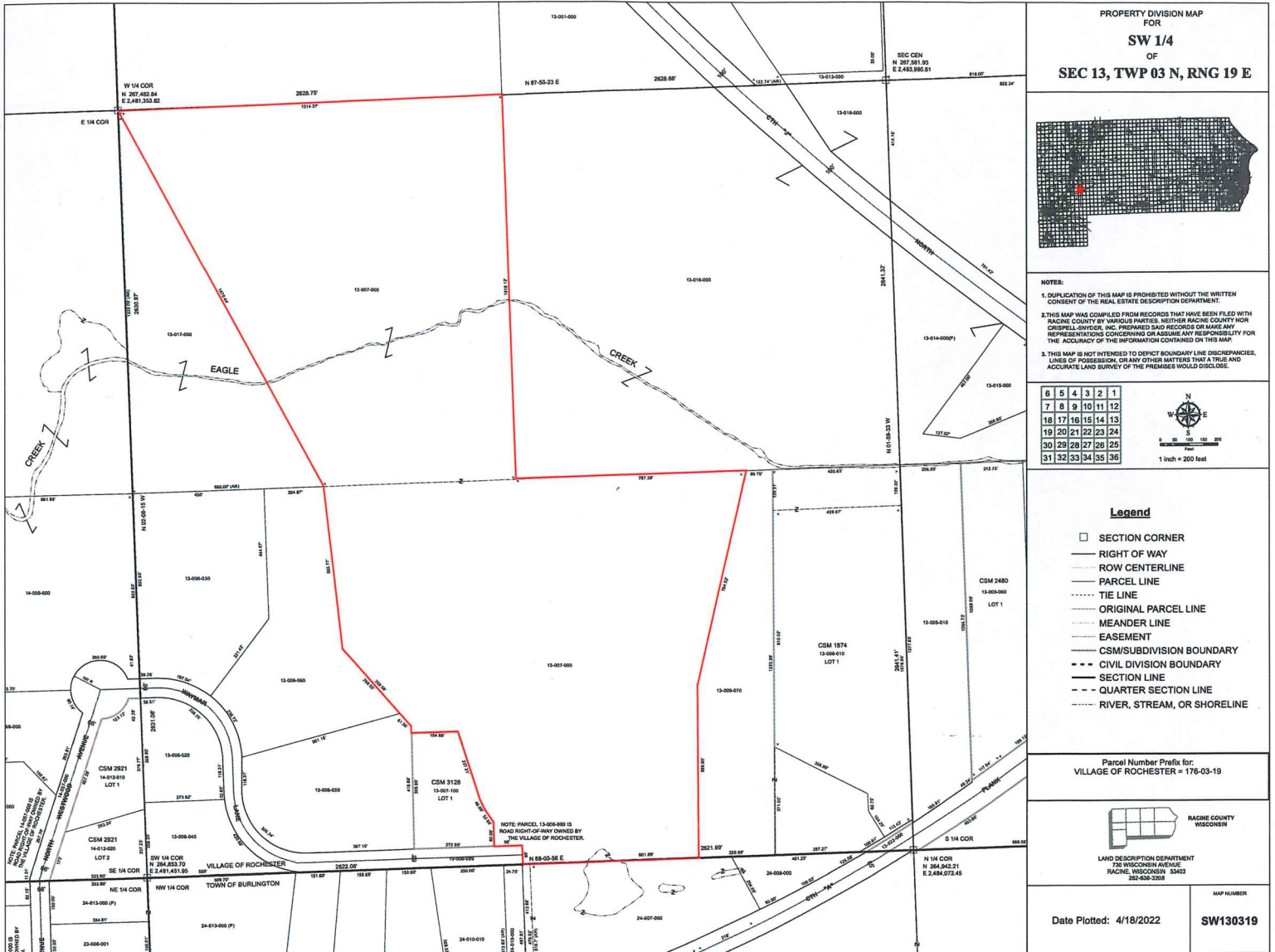
Jay Rogers

jay@jaydrogers.com

28700 Way Mar Lane, Burlington, WI 53105



Property Subject



Conditional Use Permit Request

Specific use of Site & Buildings

- Owners would like to rent out barn space for use of indoor seasonal storage of boats and other recreational vehicles, such as campers, travel trailers, snowmobiles, off-road vehicles and motor homes.
- Storage will occur indoors

Construction Requirements

- Existing structures will be used. No new construction required.

Property Owners: Jay & Kristie Rogers

- Purchased 28700 Way Mar Lane on 03/09/2022
- Jay has lived in Rochester for 19 years
- Jay & Kristie volunteered on Rochester Memorial Day Parade Committee (2014-2018)



Property Owners: Jay & Kristie Rogers

Renter: Midwest Marine & Barge Service

- Owned by Ken Remer
- Established in 2019
- Ken has 27 years firefighting experience

Number of full-time and part-time employees

- 2 full-time employees
- 2 part-time employees

Hours of Operations

- 8 AM - 5 PM, Monday through Friday
- Storage of seasonal vehicles will occur:
 - May through July (campers, some boats)
 - September through May (campers and winterized boats)

Estimate of daily truck and auto trips to the site

- Only 2-3 trips per day will happen in and out of the property



Renter: Ken Remer, Midwest Marine & Barge

Type of materials and equipment to be stored on site

- Seasonal recreational vehicles (boats, campers, travel trailers, snowmobiles, off-road vehicles and motorhomes)
- Estimated number of boats will be around 20 boats
- Estimated number of campers will be no more than 6
- No maintenance will occur onsite

Method of handling solid and liquid waste disposal

- There will be almost no garbage/recycling impact — maybe 1 bag per week
- No dumpsters are required. Trash will be collected weekly at the end of the driveway
- Private septic system. This is only connected to the house. The building where the storage occurs does not have a septic system and is not needed

Method of exterior maintenance (site and buildings)

- Buildings are well-maintained

Method of site and building security other than local police

- 24/7 video surveillance
- 24/7 professionally monitored alarm system

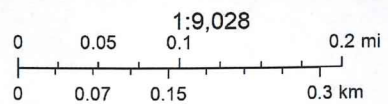
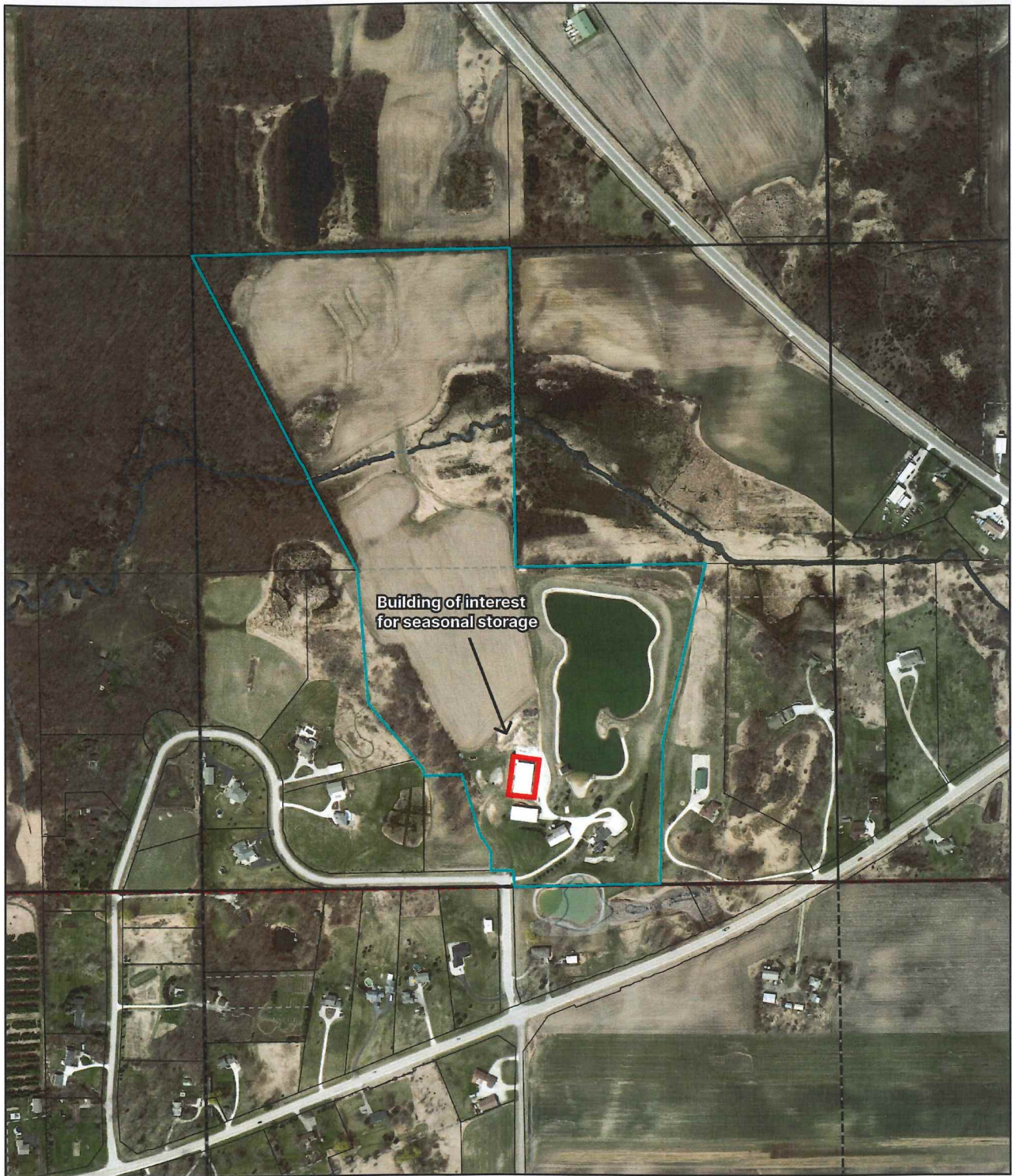
Noise & Traffic

- Customers will NOT be entering the property
- Majority of business activity is conducted offsite at customer's location
- No large semis or noisy equipment will be used at the property

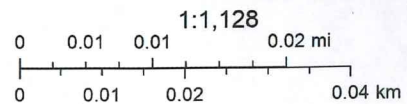
Visual Impact

- Storage will occur indoors
- Buildings are located 230+ ft from nearest road
- Neighbors will not see any business activity
- Buildings and property are well-maintained

Satellite Overview



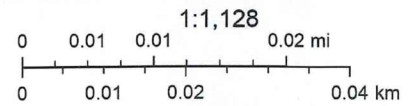
Existing Buildings



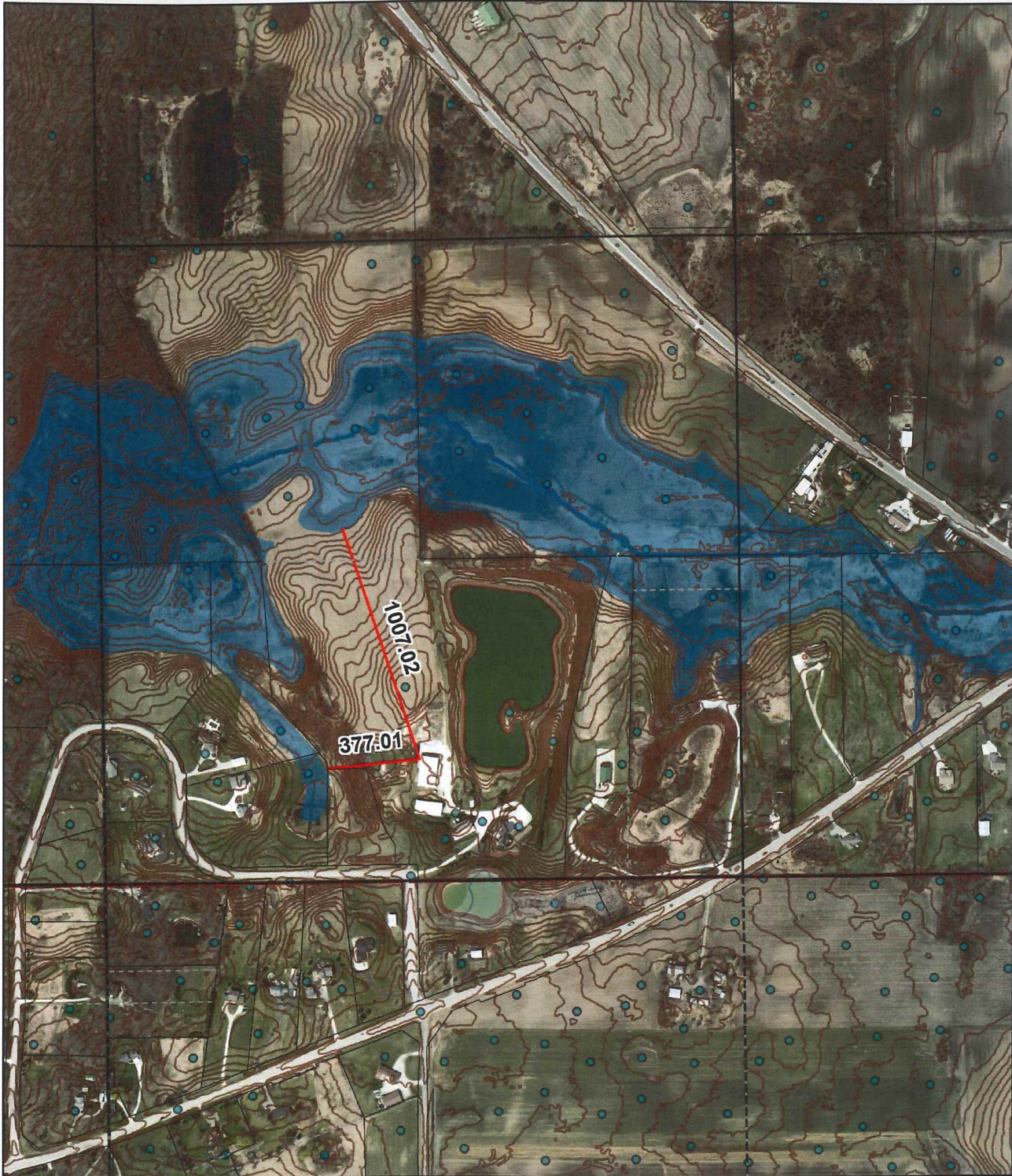
Pictures of building



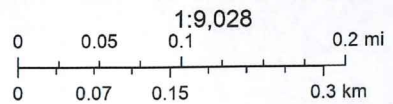
Distance from property line



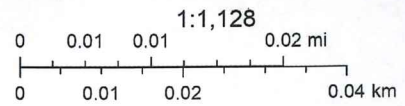
Topographic View - Entire Property



LEGEND
FEMA Floodplane



Topographic View - Near Buildings



Existing Landscaping & Lights

