



## CONDITIONAL USE PERMIT APPLICATION

## Village of Rochester

300 W. Spring St., Rochester, WI 53167  
(262) 534-2431

## APPLICANT INFORMATION

Property Owner Name:	CHRISTIAN JOHNSON	Agent/Architect Name:	N/A
Address (Number & Street):	2733 N. MAPLE RD.	Address (Number & Street):	—
Address (City, State, Zip):	BURLINGTON WI 53105	Address (City, State, Zip):	—
Email Address:	Lucydog@tds.net	Email Address:	—
Phone #:	262-210-9496	Phone #:	—

## SITE INFORMATION

Legal Description:	SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION		
Zoning District:	A-2	Property Address or Location:	2733 N. MAPLE RD. BURLINGTON WI 53105

## DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (For example: manufactured home community, quarry, wind turbine, amendment, or any other listed conditional use. Include Code section, if known.):	Is this application being submitted to correct a violation?
RUN CJ'S SOIL TESTING & SEPTIC SYSTEMS, INC. AND STORE EQUIPMENT/MATERIALS ON PROPERTY FOR THE NEXT 3 YEARS.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide the project name and a short summary of the proposed conditional use: CJ'S SOIL TESTING & SEPTIC SYSTEMS, INC. UPDATING CURRENT CONDITIONAL USE FOR CJ'S SOIL TESTING & SEPTIC SYSTEMS, INC. PROPOSE CONDITIONAL USE TO CONTINUE TO RUN CJ'S SOIL TESTING & SEPTIC SYSTEMS, INC. WITH SOME STIPULATIONS TO STORE LARGER EQUIPMENT OUTSIDE AND SOME PIPE MATERIALS ON SOUTHSIDE OF THE POLE BUILDING.	

## GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with Village staff to review the application and determined that all necessary information has been provided. **Only complete applications will be accepted.** All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached planning overview	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Agreement for Reimbursable services form	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Village of Rochester. See current fee schedule for fee amounts
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Village of Rochester to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature:

Date: 4-1-2024

# WRITTEN STATEMENT OF INTENT

Applicants must provide a detailed written statement of intent describing the proposed conditional use. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe **in detail** the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

WE ARE UPDATING OUR 1997 CONDITIONAL USE AND APPLYING FOR A VILLAGE OF ROCHESTER CONDITIONAL USE.

CJ'S SOIL TESTING & SEPTIC SYSTEMS, INC. LOCATED AT 2733 MAPLE RD. BURLINGTON WI 53105.

OUR COMPANY HAS GROWN OVER THE PAST 35 YEARS TO WHERE WE COULD NOT GET MOST OF THE EQUIPMENT/TRUCK/TRAILERS & LOWBOY TRAILER IN THE 60' X 99' POLE BUILDING.

WE HAVE STORAGE FOR PIPE OUTSIDE THE BUILDING ON THE SOUTHSIDE OF THE POLE BUILDING. WE ARE ASKING FOR A CONDITIONAL USE TO BE ABLE TO CONTINUE FOR THE NEXT THREE YEARS WITH THESE MODIFICATIONS.

\*PLEASE SEE ATTACHED LIST OF SIGNATURES FROM NEIGHBORING RESIDENTS AND OTHER RESIDENTS ON N. MAPLE RD. WHO HAVE NO PROBLEMS WITH CJ'S SOIL TESTING & SEPTIC SYSTEMS, INC. OPERATION. NOTE: I DID NOT STOP FOR SIGNATURE FROM THE COMPLAINANT TO THE NORTH OF MY PROPERTY. AS I DID NOT FEEL SAFE FROM THE WORDS, VIDEOS, GESTURES AND HARASSMENT FROM THEM.

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## CONDITIONAL USE PERMIT PLANNING OVERVIEW

Applicants must provide adequate evidence demonstrating to the Village of Rochester Plan Commission that the proposed conditional use complies with the following standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in Chapter 35 of the Village of Rochester Code.

Please explain how the proposed land use will comply with the following (attach additional pages, if necessary):

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare. *BUSINESS OPERATION HAS BEEN RUNNING SINCE 1989 AND CONDITIONAL USE WAS APPROVED BY RACINE COUNTY AND TOWN OF ROCHESTER IN APRIL 1997.*
2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use. Briefly describe the current uses of surrounding properties in the neighborhood. *A-2 ZONING*
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *NO, HAS NOT IMPEDED IN 35+ YEARS*
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. *ALL WAS REQUIRED AND APPROVED IN MY APRIL 1997 CONDITIONAL USE.*
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *AN ON-SITE TURN AROUND AND TWO ACCESSES TO A PUBLIC ROAD WERE REQUIRED BY MY APRIL 1997 CONDITIONAL USE.*
6. The conditional use shall conform to all applicable regulations of the district in which it is located. Briefly describe the current use(s) of the property on which the conditional use is proposed. *RUNNING GJ'S SOIL TESTING & SEPTIC SYSTEMS, INC. AS WE HAVE SINCE 1997 WITH SOME MODIFICATIONS.*
7. The conditional use is consistent with the adopted Village land use plans. *WAS APPROVED THROUGH RACINE COUNTY AND TOWN OF ROCHESTER IN APRIL 1997 AND MEETS A-2 ZONING.*
8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179. *NO SIGNAGE ON PREMISES/ NEVER HAD ANY SIGNAGE.*

## ✓ OPERATIONS PLAN

- ✓ SPECIFIC USE SITE/BUILDING - SEPTIC SYSTEM INSTALL/REPAIRS/PARKING EQUIPMENT INSIDE AND OUT/PLUMBING OPERATION.
- ✓ HOURS OF OPERATION - SEASONAL 8-5
- ✓ NUMBER OF FULL/PART TIME EMPLOYEES - 1 PART TIME
- ✓ TYPE OF MATERIAL/EQUIPMENT ONSITE - PVC PIPE/PANELS/TOOLS/SAND/STONE GRAVEL FOR DRIVEWAY. EXCAVATORS/ DUMP TRUCKS/ MINI EXCAVATOR/ SKIDSTEERS/CATAPILLER DOZER/LOWBOY/ONE TON TRUCK/ TRAILERS
- ✓ METHOD OF HANDLING SOLID/LIQUID WASTE - SEE ATTACHED SEPTIC INFORMATION ON SURVEY & COUNTY PLAN.
- ✓ METHOD OF EXTERIOR MAINTENANCE - STEEL SIDING
- ✓ METHOD OF SITE & BUILDING SECURITY - DOORS ARE LOCKED/CAMERA'S
- ✓ ANTICIPATED DAILY TRAFFIC ETC. - MINIMAL USE/HAVE 10 INSTALLS LEFT BEFORE RETIRING. MOVE TRUCKS/TRAILER EQUIPMENT TO JOBSITE AND BACK.
- ✓ COPIES OF SPECIAL USE PERMITS ISSUED BY STATE AND COUNTY - SEE ATTACHED
- ✓ ANY OTHER INFORMATION - WE ARE APPLYING FOR A 3 YEAR CONDITIONAL USE TO FINISH OUT 35+ YEARS IN BUSINESS AND TO TAKE CARE OF WARRANTY WORK.



*Village of Rochester*  
*Agreement for Reimbursable Services*  
**By Petitioner/Applicant/Property Owner**

Any person or applicant presenting a proposal, petition, or project, whether or not a permit or license is required, will be charged costs and fees equivalent to the cost to the Village for reviews and/or other work performed by the consulting Village Engineer, Village Attorney, Zoning Administrator, and any other consultants engaged by the Village.

Such persons or applicants shall be required to pay fees equivalent to the cost to the Village for any work associated with the drafting of agreements or other documents associated with any project, proposal, petition, permit, license, review or approval required, including but not limited to engineering, design, and/or inspection fees for public improvements that are associated with the review.

The Village may require a person or applicant to sign an agreement for payment, and to make a deposit toward such costs and fees. If a deposit is required, the deposit shall be in an amount reasonably estimated by the Village Clerk to cover the anticipated costs and fees, however, the person or applicant shall be liable for the full amount of the Village's costs and fees regardless of the amount of the deposit, unless otherwise prohibited by law. If the deposited amount falls below the amount reasonably estimated to complete the work, the Clerk may require an additional deposit. Any portion of the deposit that is not used by the Village for costs and fees shall be returned to the applicant.

Review fees which are charged to a person or applicant, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

CHRISTIAN J. JOHNSON, the applicant/petitioner/property owner(s) for  
Name(s)

CONDITIONAL USE TO STORE EQUIPMENT & MATERIAL, dated APRIL 1, 2024,  
Nature of application/petition

agree(s) 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 1 day of APRIL, 2024.

  
Signature of Applicant/Petitioner

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Signature of Property Owner, if different from Applicant/Petitioner



# Racine County Mapbook



Christian Johnson  
CJ's soil Testing Inc.

*Christian Johnson*

4-1-24

60ft

-88.267 42.753 Degrees