



CONDITIONAL USE PERMIT APPLICATION

Village of Rochester

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

APPLICANT INFORMATION

Property Owner Name:	Dars LLC	Agent/Architect Name:	Jim Pankratz
Address (Number & Street):	29131 Evergreen Dr	Address (Number & Street):	272 Indian Bend Rd
Address (City, State, Zip):	Waterford Wi 53185	Address (City, State, Zip):	Burlington Wi 53105
Email Address:	roesingsfurniture@yahoo.com	Email Address:	jwpankrat@hotmai.com
Phone #:	262-534-3131	Phone #:	414-588-5311

SITE INFORMATION

Legal Description:	PT NW1/4 COM 786 E OF NW COR E144 SE126 SW166 SW583 NW251 NE660 TO POB PT TO 014031901033010 IN 92 FOR 93 ROLL **TOTAL ACRES** 4.02		
PT NW1/4 COM 786 E OF NW COR E144 SE126 SW166 SW583 NW251 NE660 TO POB PT TO 01403			
Zoning District:	B-3	Property Address or Location:	29131 Evergreen Dr Waterford Wi 53185

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?
Exsisting Building By Hyw 36	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide the project name and a short summary of the proposed conditional use: SCE Outdoor Power New Location, Operate Small, Medium, Outdoor Equipment Sales And Service Center. Compact Agricultural Equipment, open and enclosed trailer sales,	

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 (non-refundable), payable to Village of Rochester. See current fee schedule for fee amounts
---	--	---	--	--	--

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: 02/24/2023

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.

SCE Outdoor Power New Location, Operate Small, Medium, Outdoor Equipment Sales And Service Center. Compact Agricultural Equipment, open and enclosed trailer sales, Hours of operations. Monday Thru Friday 8am to 6pm Saturday 8am To 3pm, We Have 2 full time and 2 part time Employees, Materials- would stock repair parts, Engine oil, small cans of fuel mix, we stock Lawn mowers, handheld trimmers, saws blowers, Snowblowers, Articulating wheel loaders Compact Tractors. Dump trailers, equipment trailers, Enclosed trailers, solid waste will be removed by garbage dumpster, liquid waste will be recycled, we use OSI technologies is our security cameras and alarm system, car traffic 10-40 cars Daily and with deliveries with large truck 1- 4 monthly under 60,000 lb we operate a clean and safe business and plan on keeping up on exterior, further plans to landscape will be in the works to dress up the property when we acquire the building.

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.

Operate A Clean And Safe Sales And Service Center

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.

Plumbing Company, Fast Food, Liqor Store, Bar, Day Care, funeral Services,

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.

Will Not Impead On Surrounding Properties

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Nothing Needs to be done, Not changing any entances or addind on.

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.

Yes, Likely to have less traffic than currant 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.

Furniture Store

7. The conditional use is consistent with the adopted Village land use plans.

Yes, Buisness / Commercial

8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179.

Yes Will Use exsisting sign structure.

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.

Bruce Biedrzycki

Name(s)

, the applicant/petitioner/property owner(s) for


Conditinal Use Permit

Nature of application/petition


, dated **02/24**, 202³,

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 **23** day of **February**, 202³.



Signature of Applicant/Petitioner



Signature of Property Owner, if different from Applicant/Petitioner

EXISTING ROESING BUILDING CONVERTED TO:
SPECIALTY CONTRACTORS EQUIPMENT - OUTDOOR POWER
29131 EVERGREEN DRIVE, TOWN OF ROCHESTER, RACINE COUNTY, WISCONSIN



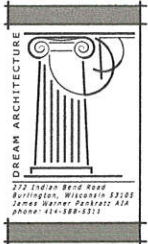
2 BIRDSEYE PERSPECTIVE



1 AERIAL VIEW OF SITE

DRAWING SHEET INDEX 4 DRAWING SHEETS

A0	COVER SHEET - DRAWING INDEX - AERIAL & PERSPECTIVE VIEWS
A1	BUILDING FLOOR PLAN
A2	EXTERIOR ELEVATIONS
—	PLAT OF SURVEY



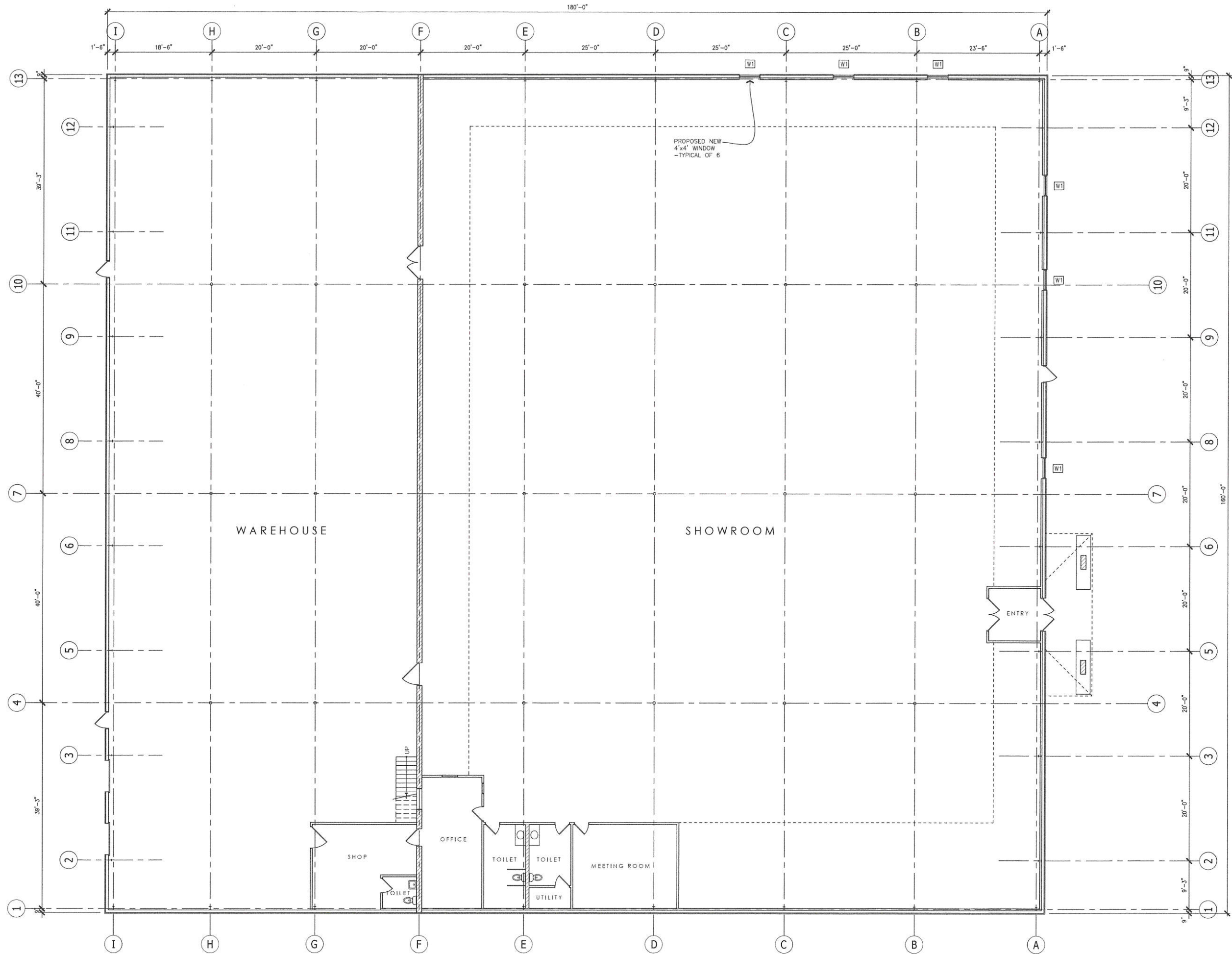
EXISTING ROESING BUILDING CONVERTED TO:
SCE OUTDOOR POWER
ADDRESS: 29131 EVERGREEN DRIVE
TOWN OF ROCHESTER, RACINE COUNTY, WISCONSIN

SCALE: NONE
PRINTED ON 24x36
DATE: February 17, 2023
DRAWN BY: JWP, JLG

COVER SHEET - DRAWING
INDEX - AERIAL &
PERSPECTIVE VIEWS

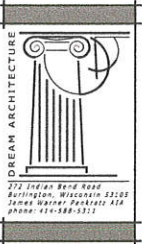
SHEET NUMBER
A0





1 FLOOR PLAN

28,800 GROSS S.F. FLOOR AREA

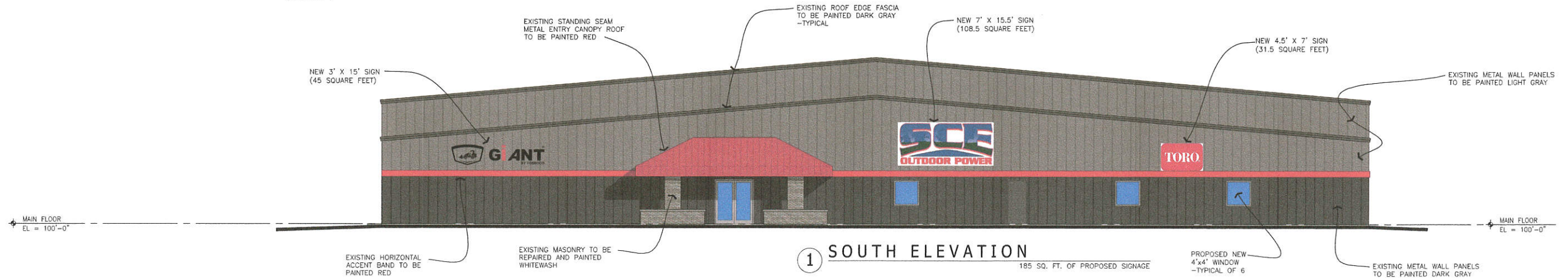
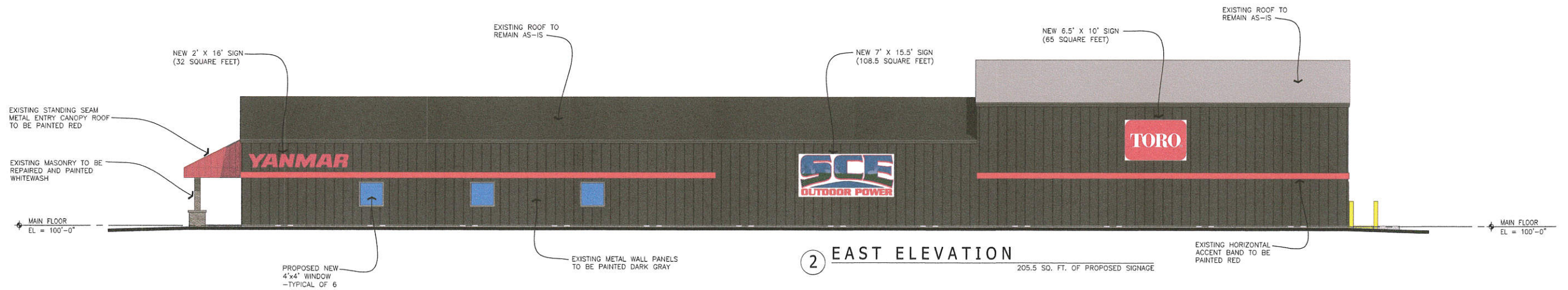
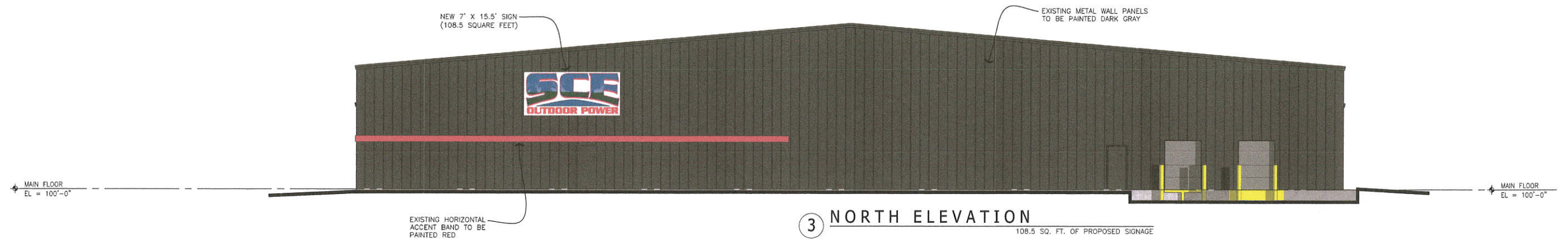
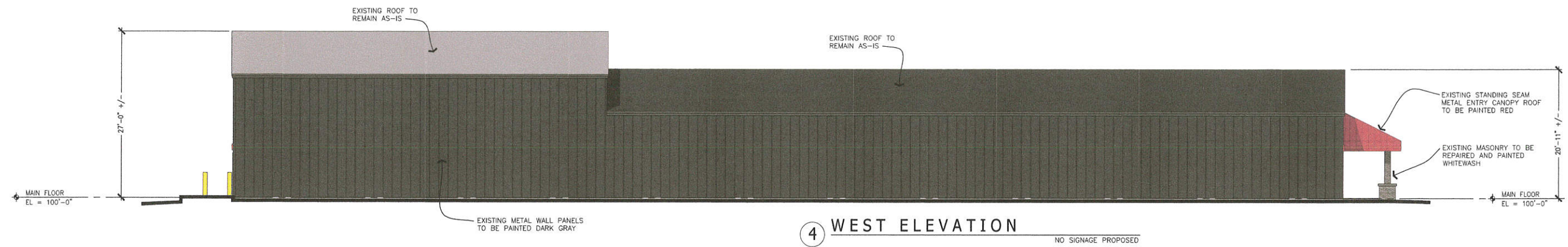


EXISTING ROESING BUILDING CONVERTED TO:
SCE OUTDOOR POWER
ADDRESS: 29131 EVERGREEN DRIVE
TOWN OF ROCHESTER, RACINE COUNTY, WISCONSIN

SCALE: 1/8" = 1'-0"
PRINTED ON 24x36
DATE: February 17, 2023
DRAWN BY: JWP, LUG

BUILDING FLOOR PLAN

SHEET NUMBER
A1



EXISTING ROESING BUILDING CONVERTED TO:
SCE OUTDOOR POWER
 ADDRESS: 29131 EVERGREEN DRIVE
 TOWN OF ROCHESTER, RACINE COUNTY, WISCONSIN

SCALE: 1/8" = 1'-0"
 PRINTED ON 24x36
 DATE: February 17, 2023
 DRAWN BY: JWP, LUC

EXTERIOR ELEVATIONS

A2

