

CONDITIONAL USE APPLICATION

VILLAGE OF ROCHESTER, WISCONSIN

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

OWNER: William + Catherine Maas APPLICANT/ AGENT: Craig + Megan Murdock

Zoning District: B-3, General Business District

TO THE VILLAGE OF ROCHESTER PLAN COMMISSION:

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

Occupy an existing commercial building with a contractors office known as "Safe Abatement for Everyone, Inc"

AT (site address): 2807 Beck Drive

Subdivision: N/A Lots(s): N/A Block: N/A

Parcel ID#: 1760319 01020 010

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

Attached are:

- Zoning permit application fully completed & signed by the applicant or the applicant's agent.
- Hearing/ review fee payable to "Racine County" (Fees are non-refundable, and re-publication/ amendment fees will be charged where applicable).
- 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")
- Signed "Agreement for Reimbursable Services"
- 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.
- 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 Schedule

Property Owner Name:	<u>William Maas + Catherine Maas</u>	E-mail address:	<u>bcmqualitywater@gmail.com</u>
Address:	<u>N 5271 Tower Hill Road Spooner, WI 54801</u>	Telephone #:	<u>715-416-0555</u>
Agent Name:	<u>Craig and Megan Murdock</u>	E-mail address:	<u>Craig@Safeabatement.com</u>
Address:	<u>1520 S. Sylvania Ave Ste. 305 Sturtevant, WI 53177</u>	Telephone #:	<u>262-960-9553</u>

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 N/A shoreland area.
- The project is all / partially located in the N/A shoreland area.
- The property is all / partially located in the N/A floodplain.
- The project is all / partially located in the N/A 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):

Section 35-43 B-3, General Business District, Sec. 35-100(E) Commercial Conditional Uses

Shoreland contract: Yes No

Public Hearing Date:	<u>7-27-2022</u>	Site plan review meeting date:	<u>N/A</u>
Submittal Received by:	<u>STM</u>	Date petition filed:	<u>6-27-2022</u>
Cash or Check #:	<u>12805</u>	Amount received:	<u>\$600.00</u>

CONDITIONAL USE APPLICATION **VILLAGE OF ROCHESTER, WISCONSIN**
(Note: Application must be fully completed and signed by the applicant or the applicant's agent.)

OWNER: William and Catherine Maas **APPLICANT/AGENT:** Craig and Megan Murdock
Zoning District: B-3, General Business District

TO THE VILLAGE OF ROCHESTER PLAN COMMISSION:
 The undersigned requests a conditional use permit to (specify use, project, structure, size, etc.):
 Occupy an existing commercial building with a contractor's office known as "Safe Abatement for Everyone, Inc."

Address: 2807 Beck Dr. Rochester, WI
Subdivision: N/A **Parcel ID:** N/A **Parcel No.:** N/A
Parcel No.: 176-03-19-01-020-010
Received by applicant/agent, check here: **Sanitary permit (if):** N/A

- 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 Schedule

Property Owner Name:	William Maas and Catherine Maas	E-mail address:	bcm9qualitywater@gmail.com
Address:	N5271 Tower Hill Rd. Spooner, WI 54801-0000	Telephone #:	715-416-0555
Agent Name:	Craig and Megan Murdock	Signature:	William C Maas
Address:	1520 S. Sylvania Ave Ste. 305 Sturtevant, WI 53177	E-mail address:	craig@safeabatement.com
		Telephone #:	262-960-9553
		Signature:	

Shoreland 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 shoreland area
- The project is all / partially located in the shoreland area
- The property is all / partially located in the 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):
 Shoreland contract: Yes No

Public Hearing Date:	7-27-2022	Site plan review meeting date:	N/A
Submitted/Received by:	JTM	Date petition filed:	6-27-2022
Cash/Check:	CK# 12805	Amount received:	\$600.00

**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.

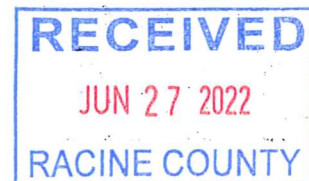
Craig and Megan Murdock the applicant/petitioner/ property owner(s) for
(Names)
the use of 2807 Beck Dr., Rochester, WI dated June 20th, 2022.
(Nature of application/petition)

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 20th day of June, 2022.

Megan R. Murdock
(Signature of Applicant/Petitioner)

William C. Mac 06-23-2022
(Signature of Property Owner, if Different from Applicant/Petitioner)



APPLICATION FOR ZONING PERMIT VILLAGE OF ROCHESTER, WISCONSIN				PERMIT NO.	DATE PERMIT ISSUED
OWNER: William Meas				APPLICANT: Craig and Megan Murdock Safe Abatement for Everyone, Inc. <small>(If Corporation, registered name)</small>	
Mailing Address: 15271 Tower Hill Rd				Mailing Address: 1520 S. Sylvan Ave #305	
Spencer WI 54801-0000		Sturtevant WI 53177			
City State Zip		City State Zip			
Phone (H) 715-416-0555 (W)		Phone (W) 262-910-9552 (H)			
Parcel Id# 176-03-19-01-020310		Site Address 2807 Beck Drive			
Lot N/A	Block N/A	Subdivision Name N/A	CSM# N/A		
Proposed Construction/ Use: Occupy an existing commercial building with a contractor's office known as "Safe Abatement for Everyone, Inc"					
New	Principal Bldg. X	Size	(- x -)	(- x -)	(- x -)
Addition	Accessory	Area (sq ft)	(- - -)	(- - -)	(- - -)
Alteration	Deck	# of Units/Stories	N/A	N/A	Building Ht. (Avg ft.) N/A
Conversion	Sign	Peak Ht. (ft)	N/A	100yr Floodplain (elevation)	N/A
Temporary	Other X	Eave Ht. (ft)	N/A	Flood Protection Elevation	N/A
Contractor:			Est. Value w/ Labor \$	ZONING DIST.	B-3
Existing Nonconforming?	N/A X	*Yes	No	Yard Setbacks	Proposed OK?
*Structure's Fair Mkt Value	\$ N/A	Cumulative %		Street - 1 st	N/A N/A
*>50% of Fair Market Value	N/A X	Yes	No	Street - 2 nd	
Structure in Shoreland (per map)	Yes	No		Side - 1 st	
Structure in Floodplain? (per map)	Yes	No		Side - 2 nd	
Structure in Wetland (per map)	Yes	No		Rear Shore	
Substandard Lot?	Yes	No		Acc. Structures %	
Abutting Lot- Same Owner/ Closely Related	Yes	No		--Date of Approval	
BOA Variance Needed?	Yes	No		--Date of Approval	
Conditional Use Site Plan Needed?	Yes	No		--Date of Approval	
Shoreland Contract Needed?	Yes	No			
Additional Zoning Permit Stipulations Listed on Back of this Form?	Yes	No			

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 # 12805 Pd: \$ 600.00
 Shoreland Contract Fee Pd: \$
 Other: Pd: \$
 Zoning Permit Fee Pd: \$
 Cash/ Check # Pd: \$

Signature of Applicant: Megan R. Murdock Date: 6-26-22
 Signature of Secretary of Corporation/ Partner: Craig Murdock Date: 6-27-22
 Print Name: _____

Make checks payable to: "Racine County"

Note*: All fees are nonrefundable

Zoning Administrator _____ Date _____

ZONING PERMIT REQUIREMENTS

If public municipal sewer serves the property, check here X. Do not complete # 1 – 6 below.
If a private sewage system serves the property, check here _____ and complete # 1 – 6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) If zoning permit is for an accessory structure without plumbing, check here _____ 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 _____
- 3b) If a dwelling, will addition/alteration change the number of bedrooms? Yes* _____ No _____ N/A _____ *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 _____ 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 _____ No _____
- 6) Comments _____

POWTS Inspector's Signature: _____ Date: _____

POWTS License #: _____

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.
-



MBE/DBE/SBE Certified Firm

Safe Abatement For Everyone, Inc.
1520 S. Sylvania Ave., Suite 305-306
Sturtevant, WI 53177
P: (262) 960-9552
F: (262) 654-7168
www.safeabatement.com

Craig and Megan Murdock- Applicants
Owners of Safe Abatement for Everyone, Inc.

June 22, 2022

Village of Rochester Planning Committee
Village Hall
300 West Spring Street
Rochester, WI 53167

RE: Conditional Use Application 2807 Beck Dr., Rochester, WI

Village of Rochester Planning Committee:

Thank you for taking the time to review our application to gain occupancy of the commercial property located at 2807 Beck Dr. in Rochester, WI. Please find the report and operations plan for the conditional use of the buildings currently located at this property in Rochester attached. We look forward to operating our business in the community of Rochester and plan to make improvements to the already existing buildings and landscaping to be more aesthetically pleasing than what currently exists. If approved, we will strive to make sure our business benefits the community and is a positive addition to the Village of Rochester.

Thank you,

Craig and Megan Murdock
Safe Abatement For Everyone, Inc.





REPORT AND OPERATIONS PLAN
FOR 2807 BECK DR.
ROCHESTER, WI 53185

OUR INTENTIONS

The purpose of this report is to detail information regarding the use of the commercial property located at 2807 Beck Dr., Rochester, WI in order to gain occupancy of the existing buildings to operate our business, Safe Abatement For Everyone, Inc., currently and for the last ten years located and operating out of 1520 S. Sylvania Ave. in Sturtevant, WI. We intend to purchase the property in Rochester from the current owners William and Catherine Maas and make this property our new location of our business.

OUR BUSINESS

S.A.F.E., Inc., owned and operated by Craig and Megan Murdock, has been in business since 2009 as an environmental company specializing in asbestos abatement, lead abatement, mold remediation, selective demolition, and dismantling as well as consulting and asbestos inspections. Our firm takes on projects throughout the state of Wisconsin, with the majority of our work located in Southeastern Wisconsin.

We are a certified Minority Business Enterprise and Small Business Enterprise that serves the commercial, residential, industrial, governmental, academic, and religious sectors with their environmental needs. Our work is done on-site at property owners' residences, commercial, governmental, public, academic, and religious buildings. All of our workers are certified, and we adhere to all regulations of the Department of Health Services, the Environmental Protection Agency, the Department of Natural Resources, and OSHA. Our company is fully insured, certified, and bonded in the state of Wisconsin.

Since 2009, Safe Abatement For Everyone, Inc., has completed work for customers such as the State of Wisconsin, the City of Racine, Kwik Trip, Milwaukee Public Schools, the University of Wisconsin schools, Milwaukee County, City of Milwaukee, as well as thousands of residential and many commercial properties in Wisconsin throughout the years.

EMPLOYEES

S.A.F.E., Inc. typically employs about 10-15 employees at a given time, with the majority rarely stopping by our business' location. Currently, we have the owners and one administrative assistant working in the office. The only employees working in the shop area loading, unloading, and organizing materials and equipment in the shop area are the owners and supervisors. Our office building is not a high traffic location for employees. All other employees go directly to the jobsites to work.

LOCATION

Currently, our business, S.A.F.E., Inc., is located at 1520 S. Sylvania Ave. Ste. 305, Sturtevant, WI where our office and shop area is located within one commercial space. The front area is a finished office space and the unfinished area in the back is utilized to store materials and equipment for our work. We are growing out of the space we currently occupy and wish to purchase and occupy the commercial property located at 2807 Beck Dr. to utilize the additional space for our office and to store our materials and equipment in both the main building and the pull barn. The existing pull barn of the commercial property alone provides more space for our materials and equipment than our current location.

HOURS OF OPERATION

Our office is typically open between 8:30am and 4:00pm Monday through Friday, however the work we do can occur during whatever time is convenient or necessary for our customers, but our physical work doesn't take place at our office.

EQUIPMENT AND FLEET VEHICLES

We currently have four trailers, three work vans, a smaller industrial vacuum, a Bobcat front loader, negative air machines, HEPA vacuums, ladders, scaffolding, safety harnesses, power tools, small hand tools, etc., all which will be stored in the existing pull barn. All job materials will be stored in the main building and the pull barn.

EXISTING AND PROPOSED USE OF 2807 BECK DR.

Currently 2807 Beck Dr. in Rochester, WI is a vacant commercial property with two buildings on the property currently existing- the main building and a pull barn in the back of the property. Currently the pull barn has a dirt floor. Upon occupancy, we intent to store all of our vehicles and equipment in the pull barn and the back, workshop portion of the existing main building. We don't plan on any fleet vehicles or equipment being stored outside of the buildings on the property, as the space is more than adequate to store the three work vans we own in the pull barn. The main building is currently sewerred, and the pull barn is not. We intend to keep the buildings as they currently exist when it comes to the sewer.

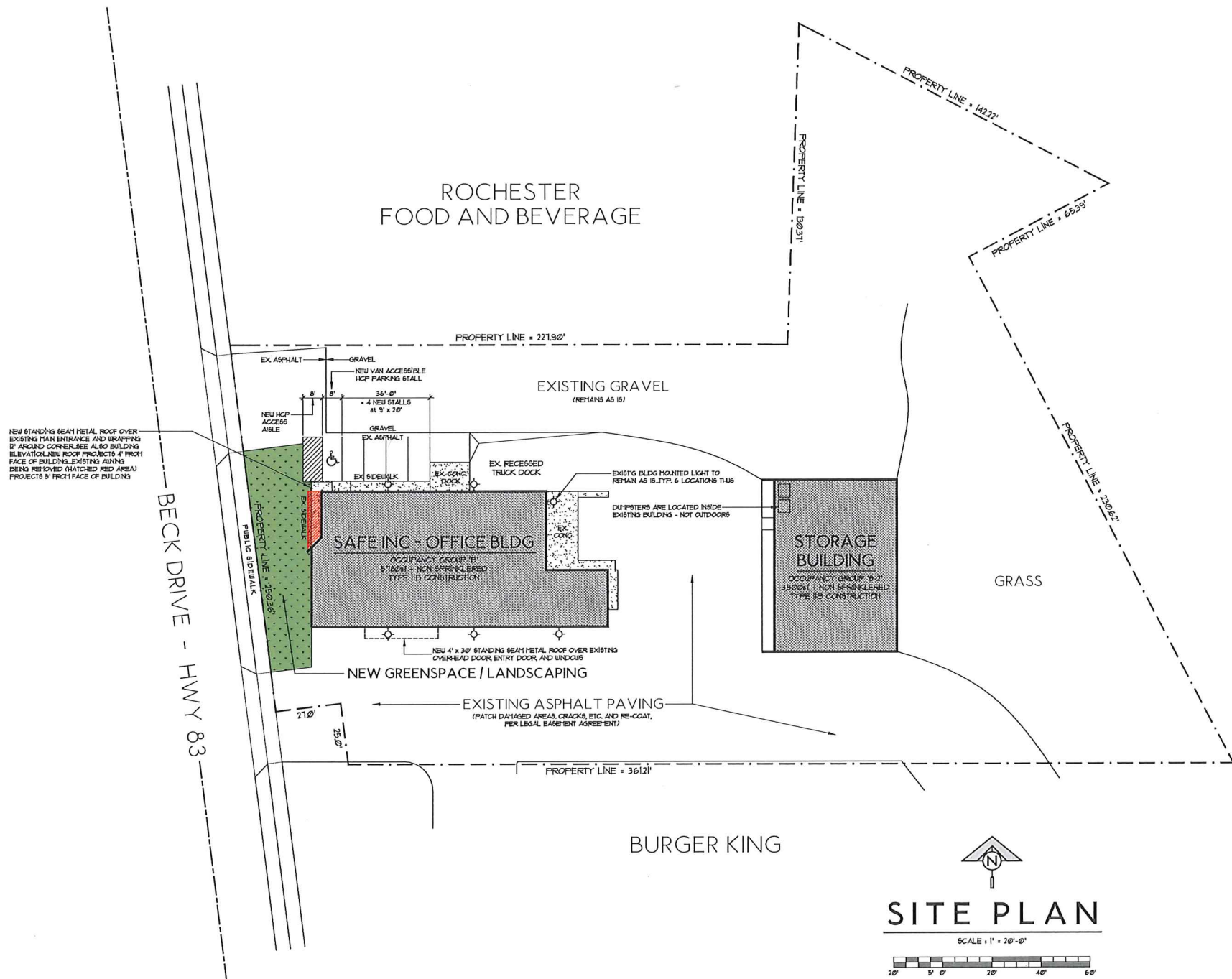
UPGRADES TO BUILDINGS


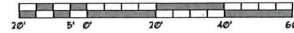
Façade, Landscaping, and Asphalt Improvements

In our Site Plan, Lighting Plan, and Landscaping Plan, we have detailed what changes we are planning to make to the exterior of the building and property. We intend to paint the exterior, have an accent wall, and new canopy near the front entrance. For landscaping, we plan to remove the asphalt currently existing in the front of the main building and put in green space between the front entrance and the sidewalk.

Regarding the asphalt on the property, we intend to seal and paint parking stalls on the north side of the main building. On the south side of the building there exists a legal easement and agreement with the owners of Burger King to maintain the asphalt and gain access to their property for employees, customers, and deliveries. According to the agreement, we will be requesting Burger King to uphold their responsibly of maintaining the asphalt in this area and complete the necessary repairs to the asphalt on the south side of the buildings located at 2807 Beck Drive.

Please refer to the attached schedule of each of the projects to the exterior (site prep, exterior painting, landscaping, and asphalt seal/stall painting). We plan to start renovations to the exterior of the building upon approval of our conditional use permit. All upgrades to the exterior of the building and landscaping should be completed by October 1st, 2022.




SITE PLAN
 SCALE = 1" = 20'-0"


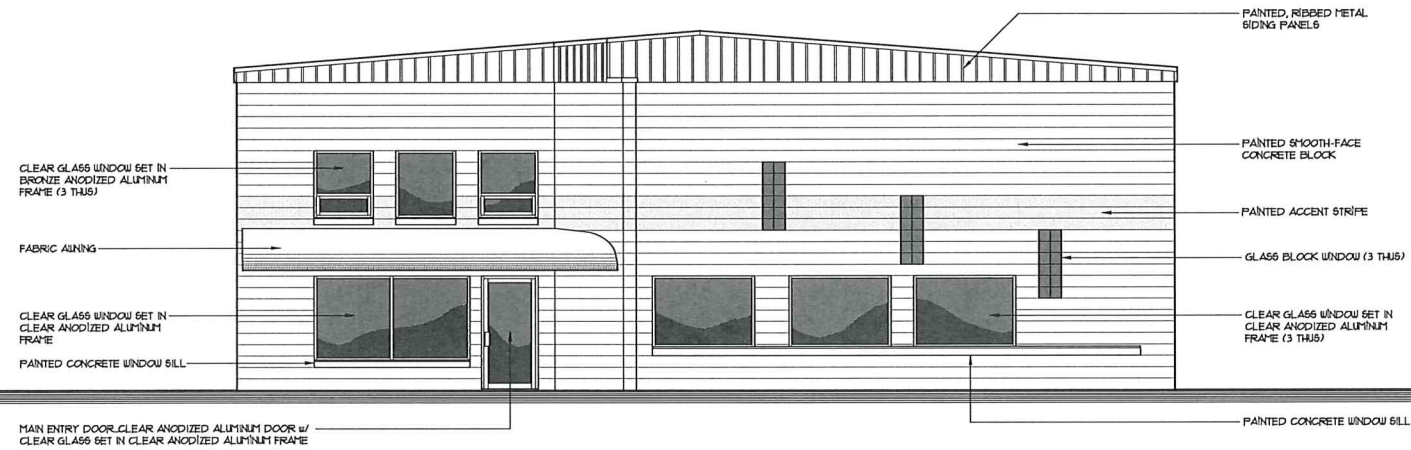


PROJECT NO.
27-22
 JUNE 29, 2022

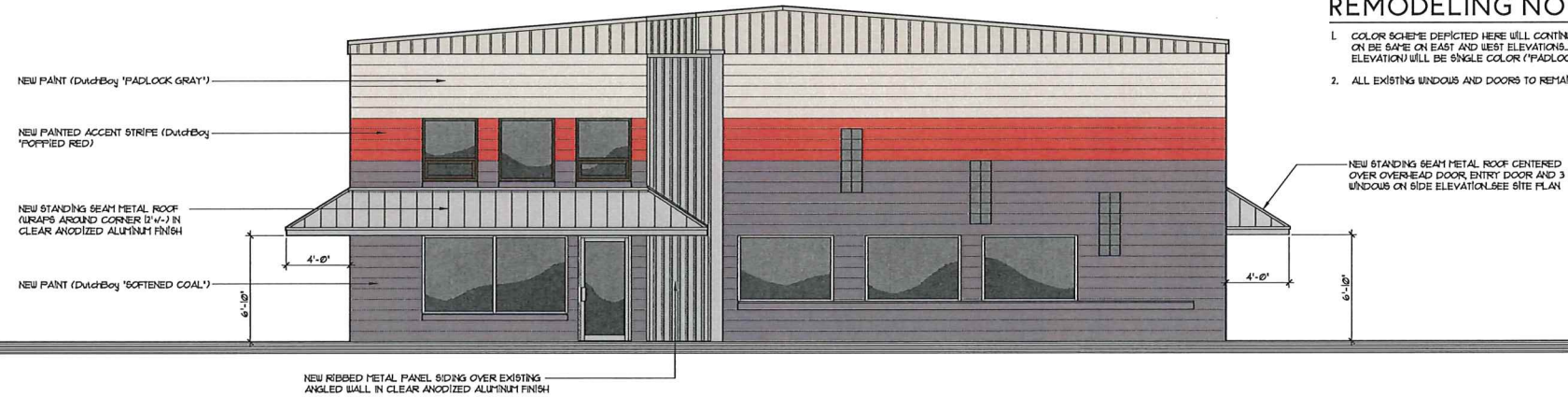
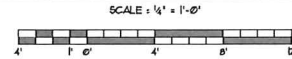
REVISIONS

RECEIVED
 JUN 29 2022
 RACINE COUNTY

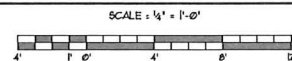
SHEET NO.
A1



**EXISTING
FRONT ELEVATION**



**PROPOSED
FRONT ELEVATION**



**GENERAL FACADE
REMODELING NOTES:**

1. COLOR SCHEME DEPICTED HERE WILL CONTINUE AROUND SIDES OR BE SAME ON EAST AND WEST ELEVATIONS. BACK WALL (NORTH ELEVATION) WILL BE SINGLE COLOR ('FADLOCK GRAY').
2. ALL EXISTING WINDOWS AND DOORS TO REMAIN AS IS.



PROJECT NO.
27-22
JUNE 29, 2022

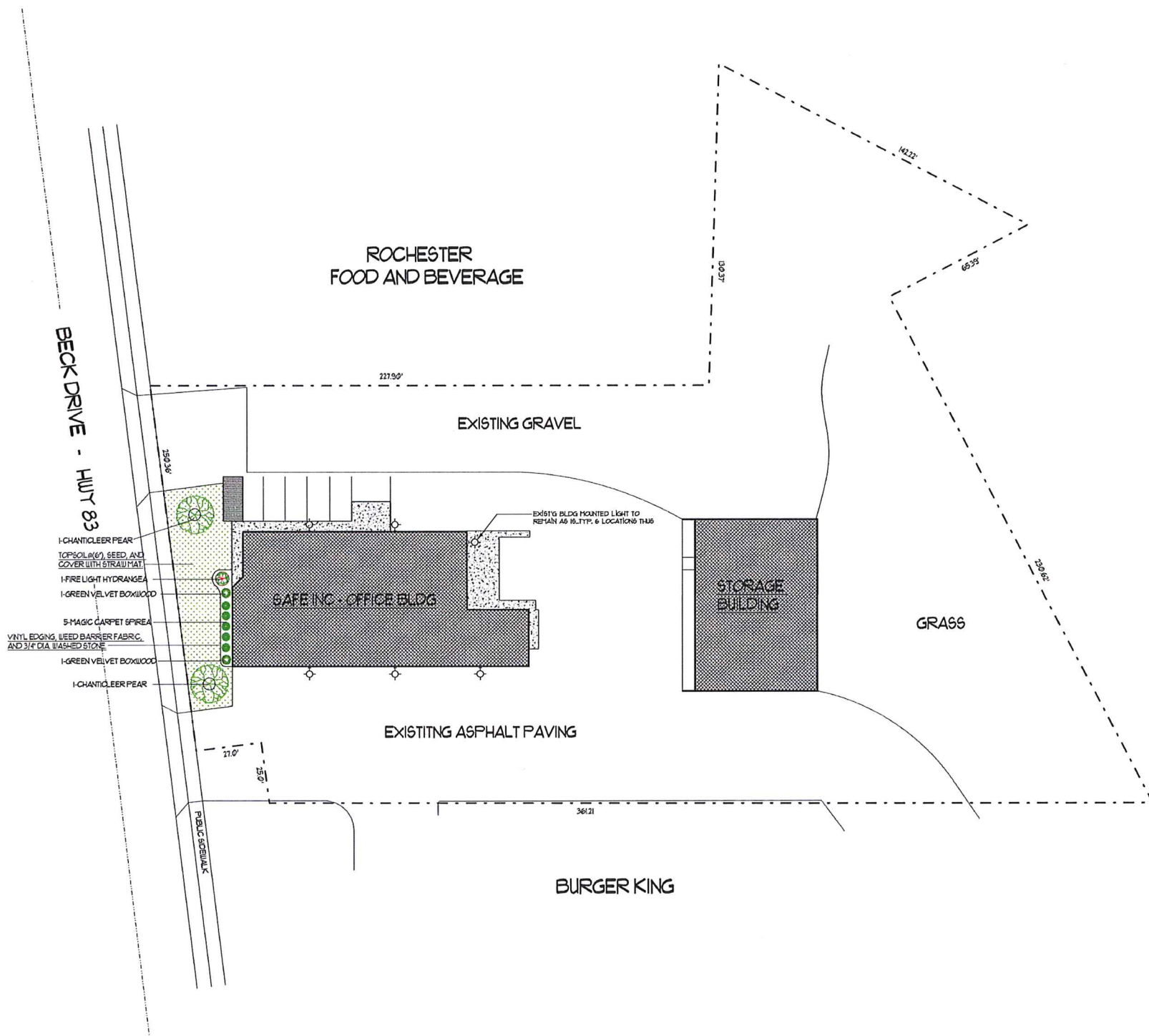
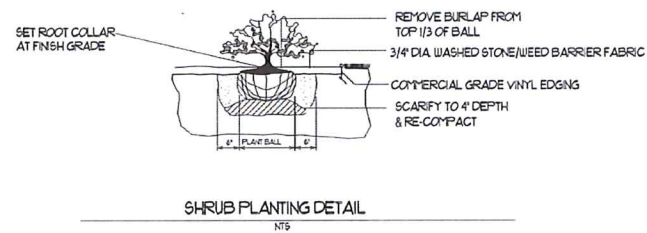
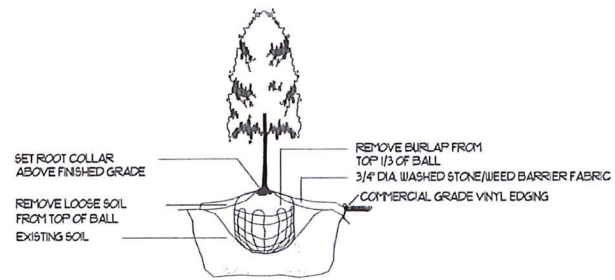
REVISIONS

RECEIVED
JUN 29 2022
RACINE COUNTY

SHEET NO.
A2

PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
2	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	#5 CONT.
1	FIRE LIGHT HYDRANGEA	HYDRANGEA PANICULATA 'FIRE LIGHT'	#5 CONT.
5	MAGIC CARPET SPIREA	SPIREA JAPONICA 'MAGIC CARPET'	#3 CONT.
2	CHANTICLEER PEAR	PYRUS X 'CHANTICLEER'	2.5"BB




 NORTH
LANDSCAPE PLAN
 1"=20'-0"

RECEIVED
 JUN 29 2022
 RACINE COUNTY



PROJECT NO.
27-22
June 29, 2022

REVISIONS

SHEET NO.
11