

AGENDA ITEM #2

APPLICATION FOR ZONING PERMIT  
RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. \_\_\_\_\_  
DATE PERMIT ISSUED \_\_\_\_\_

OWNER John + Crystal Bieringer  
Mailing Address 28508 Anzac Drive

APPLICANT Amy Bowser  
Mailing Address 28002 Martha Ct.

Waterford WI 53185  
City State Zip  
Phone (H) 414 630 7981 (W) \_\_\_\_\_

Waterford WI 53185  
City State Zip  
Phone (H) 414-861-0225 (W) \_\_\_\_\_

Parcel Id. # 010042008400000

Site Address 7977 S. Loomis Rd

Municipality Norway Section(s) 8 Town 4 North, Range 20 East

Lot 8 Block 1 Subdivision Name Krause Props. Subdivision CSM # -

Proposed Construction/Use To occupy existing commercial building & site with a health & wellness center

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	_____	Size (_____ x _____) (_____ x _____)
Alteration	_____	Accessory	_____	Area (sq ft) ( <u>Existing site &amp; building</u> )
Conversion	_____	Deck	_____	# of Units/Stories <u>1</u> Building Ht.-Avg. (ft.) _____
Temporary	_____	Sign	_____	Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. _____
	_____	Other <u>occupancy</u>	_____	Eave Ht. (ft.) _____ Flood Protection Elev. _____

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

Existing Nonconforming?	<u>N/A</u>	<input checked="" type="checkbox"/> * Yes	No _____	Yard Setbacks	Proposed <u>1</u>	OK? _____
*Structure's Fair Mkt Value \$	<u>N/A</u>	Cumulative %	Yes _____ No _____	Street-1 <sup>st</sup>	<u>1</u>	_____
*>50% of Fair Market Value?	<u>N/A</u>	Yes <input checked="" type="checkbox"/> No _____	Street-2 <sup>nd</sup>	<u>Existing site &amp; building</u>	_____	_____
Structure in Shoreland? (per map)	_____	Yes <input checked="" type="checkbox"/> No _____	Side-1 <sup>st</sup>	_____	_____	_____
Structure in Floodplain? (per map)	_____	Yes _____ No <input checked="" type="checkbox"/>	Side-2 <sup>nd</sup>	_____	_____	_____
Structure in Wetland? (per map)	_____	Yes _____ No <input checked="" type="checkbox"/>	Rear	_____	_____	_____
Substandard Lot?	_____	Yes <input checked="" type="checkbox"/> No _____	Shore	_____	_____	_____
Abutting Lot-Same Owner/Closely Related?	_____	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____	_____
BOA Variance Needed?	_____	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____	_____
<u>Conditional Use</u> /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  (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  
Cash/Check/CC Date # 11106  
Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
Cash/Check/CC Date # \_\_\_\_\_

Amy Bowser 02-27-2020  
Signature of Owner /Applicant Date  
Amy Bowser  
Print Name(s)

Zoning Permit Fee Pd: \$ 150.00  
Cash/Check/CC Date # \_\_\_\_\_

Notes (revisions, extensions, etc.)  
[Signature]  
(Staff Initials)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_  
 if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER

PN 0100420 - 08 - 400000

Owner: John + Crystal Bieringer

Applicant/Agent: Amy Bowser

Town: Nonwauy

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 an existing commercial building & site with a health & wellness center.

AT (site address): 7983 S. Loomis Rd

Subdivision: Krause Mros. Subdivision Lot(s): 7 Block: 1

Parcel # 010047008400000 Section(s) 8 T 4 N R 70 E

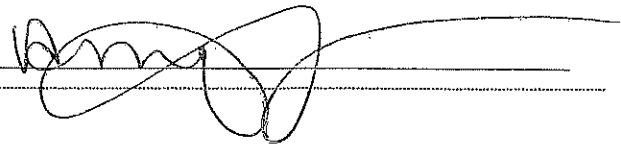
If served by municipal sewer, check here:  Sanitary permit #: N/A

Attached are:

- zoning permit application
- 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")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- N/A 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- N/A other

print name: Amy Bowser  
address: 28602 Martha Ct  
Waterford WI 53185

e-mail address: bluelotusofwi@gmail.com  
telephone #: 414.861.0225

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 Wind Lake shoreland area.
- The project is all partially located in the Wind Lake shoreland area.
- N/A 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 Racine County Ordinance provisions (specify article/section):

Art VI Div 18 B-3 Commercial Service District; sec 20-17709 Highway-oriented uses.

Shoreland contract: yes  no   
Public hearing date: April 30 2020  
Submittal received by: SMR  
cash or check #: 11164

Site plan review meeting date: N/A  
Date petition filed: March 2, 2020  
amount received: \$ 475.00

The building is located at 7923 S Loomis Rd, Wind Lake, WI 53185. No current business located at this site and has not been occupied since spring of 2018. No construction or changes are planned for this site. Building will be used as is.

Proposed business for this building is a health and wellness center that focuses on woman's health.

I will be the sole employee of the business.

Hours of Business will be:

Sunday – Closed

Monday – Closed

Tuesday, Wednesday, Thursday – 9am-7pm (Yoga Classes 9am-10am and 6pm-7pm)

Friday – 9am – 6pm (Yoga Class 9am-10am)

Saturday 10am – 4pm (Community Class Offerings)

Blue Lotus Health and Wellness will offer the following Services:

RECEIVED

MAR 02 2020

RACINE COUNTY

**Massage:**

I am a State of Wisconsin Registered Nurse and Massage Therapist. The massages that I will offer will specialize in therapeutic (deep tissue) and massage for people with specific medical issues, i.e. diabetes, scoliosis, post injury as well as massage for anyone who needs to de-stress and relax.

Massage Therapy Services of 60 and 90 minute therapeutic (deep tissue) or Relaxation massage along with Reiki Energy work will be available by appointment 5 days a week.

Massage appointments will be scheduled in advance and available all open days.

**Yoga Classes:**

Beginners Yoga – Yoga offered for people that have never done yoga and are interested in seeing what yoga is about.

Full Size Yoga – Yoga for people that are looking to lose weight and get back into shape.

Mom & Me Yoga – Yoga for mothers that want to have a special experience with their child in a positive, nurturing environment.

Doga – Yoga for you and your dog. Dogs need to find inner peace sometimes also, dealing with humans every day can be stressful!

Yoga – Regular yoga for the more experienced practitioner.

These classes will be offered throughout the week Mornings and Evenings.

**Group classes:**

- Meditation:

Group lead Meditation and singing bowls, etc. will be offered approximately once a month.

- CPR:

Community CPR classes will be offered once a month. Teaching CPR is a great way to help those in the community help others.

- Don't be a victim:

Classes for woman to help them be safe in the community and learn how to get help and help themselves if needed.

Specialty classes, CPR, "Don't be a victim" will be offered once a month on Saturdays.

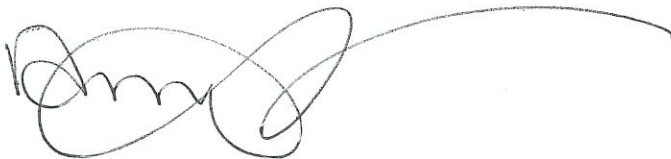
**Note:** All classes will be capped at a limit of no more than 12 participants.

**Retail:**

Some small items will be available for purchase on site such as Essential oils and CBD oil which is used in Massages. I will be offering small, custom made bracelets or necklaces that will have personalized, inspirational messages.

I am a RN of 22 years and a License Massage Therapist. The idea of this business is to help people, especially woman, feel good, reduce their stress, find balance in life, develop their inner strength, and discover their inner peace. It encompasses mind, body and spirit. I hope to bring this much-needed service to the community.

Thank you for your consideration of this proposal.



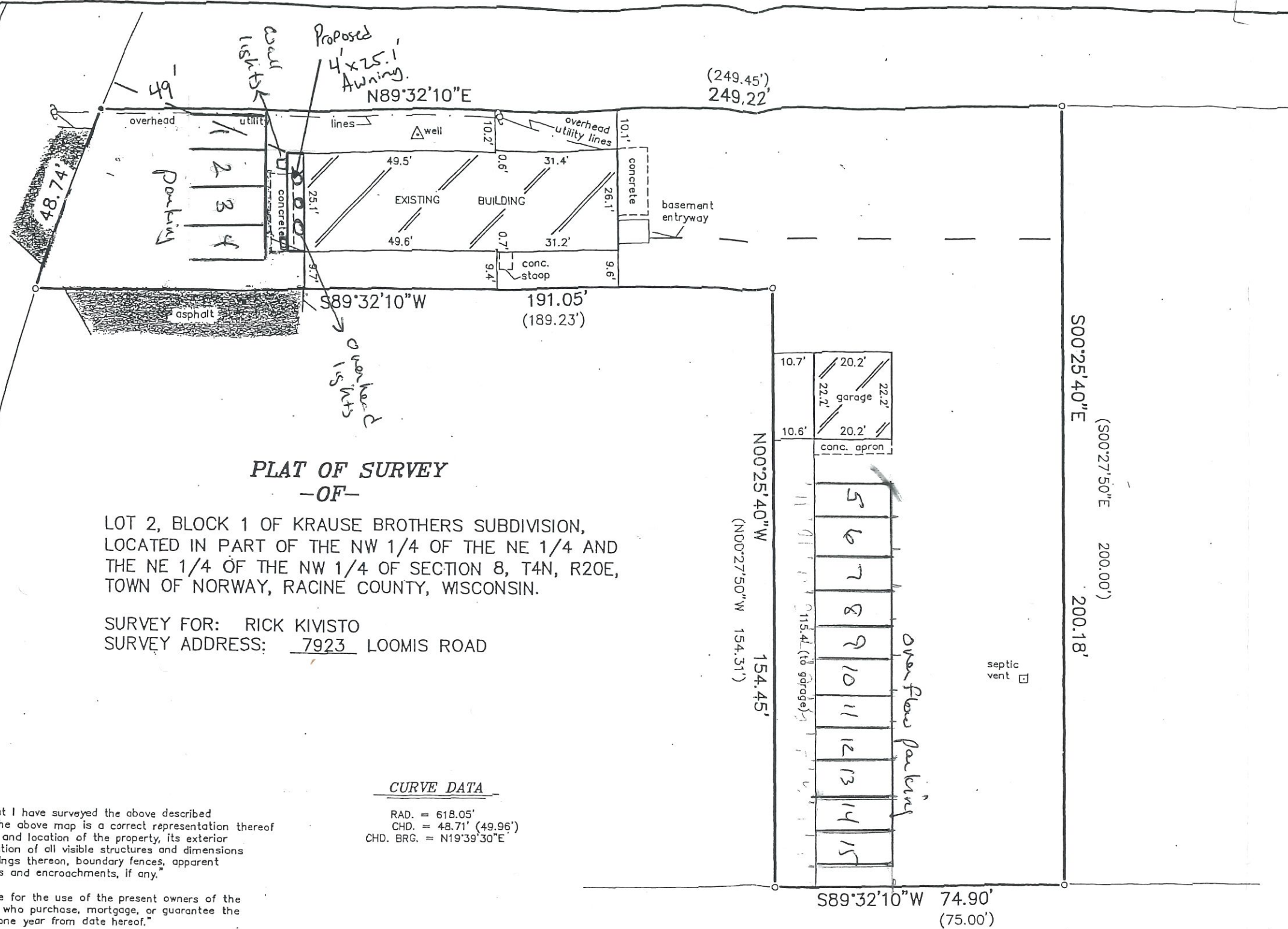
Amy Bowser RN, LMT

RECEIVED

MAR 02 2020

RACINE COUNTY

LOOMIS ROAD  
(66' WIDE)



**PLAT OF SURVEY  
-OF-**

LOT 2, BLOCK 1 OF KRAUSE BROTHERS SUBDIVISION,  
LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND  
THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T4N, R20E,  
TOWN OF NORWAY, RACINE COUNTY, WISCONSIN.

SURVEY FOR: RICK KIVISTO  
SURVEY ADDRESS: 7923 LOOMIS ROAD

CURVE DATA

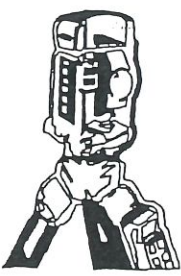
RAD. = 618.05'  
CHD. = 48.71' (49.96')  
CHD. BRG. = N19°39'30"E

"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

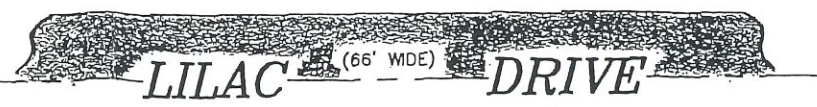
LEGEND

- FOUND IRON PIPE
- FOUND 2" IRON PIPE
- ( ) RECORDED AS
- ⊕ UTILITY POLE



**B.W. SURVEYING, INC.**

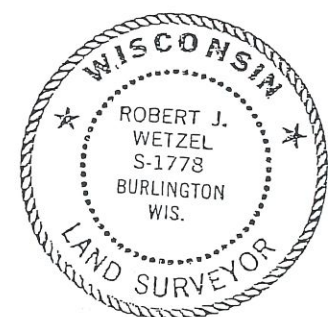
LAND SURVEYS  
MAPPING AND PLANNING  
412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225



SCALE:  
1" = 30'



**RECEIVED**  
MAR 02 2020  
RACINE COUNTY



THIS IS NOT AN ORIGINAL PRINT  
UNLESS THIS SEAL IS RED.

*Robert J. Wetzel*  
ROBERT J. WETZEL S-1778

OCTOBER 23, 2006  
DATE

7415  
JOB NUMBER