

Owner: J+K Real Estate Investments Applicant/Agent: Twisted Drinks LLC

Town: Burlington 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.)

Occupy an existing Commercial Building with a bar and restaurant

known as "Burlington Tap and Smokehouse" including an outdoor volleyball

court and Axe throwing business

AT (site address): 7305 McHenry Street

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

Parcel # 002021918003002 Section(s) 18 T 02 N R 19 E

If served by municipal sewer, check here: Sanitary permit #: 66337

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, & republication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Matt Zeman e-mail address: Mattzeman25@yahoo.com

address: 7305 McHenry St telephone #: 847-736-924

Burlington WI 53105

signed: 

STAFF USE ONLY:

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

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

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 18 B-3, Commercial Service District; Section 20-1339 Highway Oriented Uses; and Sec. 20-1340 Business Uses

Shoreland contract: yes no

Public hearing date: May 17, 2021 Site plan review meeting date: N/A

Submittal received by: STM Date petition filed: 4/20/2021

cash or (check #) 1204 amount received: \$ 475.00

APPLICATION FOR ZONING - ERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER J+K Real Estate Investments

Mailing Address 7715 McHenry St

Burlington WI 53105
City State Zip

Phone (H) 262-757-5387 (W) _____

Twisted Drinks
APPLICANT Burlington Tap + Smokehouse

Mailing Address 7305 McHenry St.

Burlington WI 53105
City State Zip

Phone (H) 262-539-2015 (W) 847-736-5624

Parcel Id. # 002021918003002

Site Address 7305 McHenry Street

Municipality Burlington Section(s) 18 Town 02 North, Range 19 East

Lot N/A Block N/A Subdivision Name N/A CSM # N/A

Proposed Construction/Use Occupy an existing Commercial building with a bar and restaurant known as "Burlington Tap and Smokehouse" Including an outdoor volleyball court and Axe throwing business

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>30'</u> x <u>60'</u>) (<u>24'</u> x <u>50'</u>) (_____ x _____)
Addition	_____	Accessory	Area (sq ft) (<u>1800</u> +) (<u>1200</u> -) (<u>3000 sq ft.</u>)
Alteration	_____	Deck	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) <u>-</u>
Conversion	_____	Sign	Peak Ht. (ft.) <u>-</u> 100-Yr. Floodplain Elev. <u>-</u>
Temporary	_____	Other <u>Occupancy</u>	Eave Ht. (ft.) <u>-</u> Flood Protection Elev. <u>-</u>

Contractor Lunda Landscaping Est. Value w/Labor \$ 2000 ZONING DISTRICT B-3

Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	* Yes	No	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	<u>N/A</u>	Cumulative %		Street-1 st		
*>50% of Fair Market Value?	<u>N/A</u> <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		
Substandard Lot?		Yes	No <input checked="" type="checkbox"/>	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>-</u>	
<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	<u>-</u>	

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

CC Date/Check/Cash # 1204

[Signature]
Signature of Owner / Applicant Date 4-20-21

Shoreland Contract Fee Pd: \$ _____

CC Date/Check/Cash # _____

[Signature] Matt Zeman
Print Name(s)

Zoning Permit Fee Pd: \$ 150.00

CC Date/Check/Cash # _____

Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____

STM

if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

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

PN 0020219 - 18 - 003002

Twisted Drinks LLC dba Burlington Tap and Smokehouse
7305 Mchenry Street
Burlington WI, 53105

This report is for the purpose of obtaining a permit for conditional use. We currently occupy the building and operate a bar and restaurant. The building is approximately 9,000 square feet. We are asking for the permit to add some additional endities to the property. We would like to add a volleyball court, an axe throwing business, and a deck in the future off the existing patio. The volleyball court and the axe throwing business would be added as soon as we are approved and with any luck and the price of lumber falling in the fall, maybe add the deck on in the fall. We are all about the neighborhood and not upsetting any of our neighbors and propose to only have our patrons outside until 11pm. With that being said the following is the outline suggested by the county:

- A. The existing building would not change and the land use would change only to add an outdoor volleyball court and an axe throwing business.
- B. The existing building is Royal blue in color. The axe throwing business is black and natural wood color and would have an aggregate stone base and mulch spread around.
- C. The current number of employees is less than 20
- D. The hours of operation are as follows: Monday-Friday 11am-1am Saturday 10am-1am and Sunday 10am-11pm
- E. There is very little work to be done to add the aggregate and the volleyball court so the construction time will be between the hours of 10am and no later than 5pm. First the aggregate will be laid down and then the business erected on top of it. After that is complete we will build the volleyball court.
- F. The development will not require sewer or unsewer because we will use the restroom in the existing building. *Bar serviced by Holding tanks in series.
2100 gallon grease interceptor and two 15,000 gallon steel holding tanks.*

RECEIVED

APR 20 2021

RACINE COUNTY

(S87°47'20"E)

S88°39'20"E

304.25'

269.66'

Existing Sign

(N19°38'E)
N18°46'09"E
41.36'

34.59'

52.13'

Proposed Future Deck
(Approximate Size)

Existing Patio

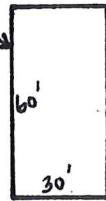
Existing Bar/Restaurant

Proposed Aggregate Pad for
Axe Throwing Business

439.33'



Proposed Outdoor Volleyball court



295'

Arbor Lane Right of Way

"P"
MCHENRY STREET

C.T.H.
(N21°05'E)
N20°13'32"E

Right of Way
N20°13'32"E
396.00'
396.59'

Gravel

Asphalt Parking

397.16'

33.00'

65'

Road Right of Way



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED

RECEIVED

APR 20 2021

RACINE COUNTY

Handwritten signature or initials.

