

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: North Tichigan LLC  
JAY & RYAN URBAN

Applicant/Agent: John Urban

Town: Waterford

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 construct and utilize a ± 324 square foot elevated and covered stage for ten (10) outdoor music events per year

AT (site address): 6812 N. Tichigan Rd, Waterford, WI 53185

Subdivision: Tichigan Heights Lot(s): — Block: 12

Parcel # 016041914389000 Section(s) 14 T 4 N R 19 E

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

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.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: John Urban

e-mail address: JayUrban13@gmail.com

address: 6812 N Tichigan Rd  
Waterford, WI 53185

telephone #: 262 922 7058

signed: [Signature] \*

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

Article VI Division 18 B-3 Commercial Service District, Section 20-1011 Unclassified, unspecified uses; Sec. 20-1246 Uses Permitted Conditionally and Sec. 20-1339 Highway oriented uses

Shoreland contract: yes \_\_\_\_\_ no

Public hearing date: June 21, 2021

Site plan review meeting date: NIA

Submittal received by: Jarman Czwte

Date petition filed: 4-30-2021

cash \_\_\_\_\_ or check #: 1098

amount received: \$ 475.00

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN v. 11/20

PERMIT NO. \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

OWNER North Tichigan LLC  
Mailing Address 4935 Gunderson Rd.

APPLICANT John Urban  
Mailing Address 4935 Gunderson Rd.

Waterford, WI 53185  
City State John Urban  
Phone (H) \_\_\_\_\_ (W) 414-202-2357

Waterford WI 53185  
City State John Urban  
Phone (H) \_\_\_\_\_ (W) 414-202-2357

Parcel Id. # 016041914389000 Site Address 6812 N. Tichigan Rd.

Municipality Waterford Section(s) 14 Town 4 North, Range 19 East

Lot — Block 12 Subdivision Name Tichigan Heights CSM # —

Proposed Construction/Use Elevated and covered stage for outdoor music events

New	Principal Bldg.	Size	( <u>18'</u> x <u>18'</u> ) ( <u>6'</u> x <u>±6'</u> ) ( <u>—</u> x <u>—</u> )
Addition	Accessory <input checked="" type="checkbox"/>	Area (sq ft)	( <u>324 ft<sup>2</sup></u> ) ( <u>± 36 ft<sup>2</sup></u> ) ( <u>+ 360 ft<sup>2</sup></u> )
Alteration	Deck	# of Units/Stories	<u>1 / 1</u> Building Ht.-Avg. (ft.) <u>&lt; 48"</u>
Conversion	Sign	Peak Ht. (ft.)	<u>48"</u> 100-Yr. Floodplain Elev. <u>—</u>
Temporary	Other	Eave Ht. (ft.)	<u>—</u> Flood Protection Elev. <u>—</u>

Contractor	Est. Value w/Labor \$	ZONING DISTRICT <u>B-3</u>	
Existing Nonconforming?	<u>N/A</u> * Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed <u>OK?</u>
*Structure's Fair Mrkt Value \$	<u>—</u> Cumulative % <u>—</u>	Street-1 <sup>st</sup> (Riverview)	<u>± 100'</u> <u>yes</u>
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 <sup>nd</sup> (N. Tich.)	<u>± 172'</u> <u>yes</u>
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 <sup>st</sup>	<u>22'</u> <u>yes</u>
Structure in Floodplain? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 <sup>nd</sup>	<u>± 62'</u> <u>yes</u>
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear	<u>28'</u> <u>yes</u>
Substandard Lot?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore	<u>&lt; 1000' to Tich. Lake</u>
Abutting Lot-Same Owner/Closely Related?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>&lt; Allowable fl?</u>
BOA Variance Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	<u>—</u>
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	<u>—</u>
Shoreland Contract Needed?	Yes <input type="checkbox"/> 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 Lisa White 4/30/21  
 Cash/Check/CC Date # 1098 Signature of Owner /Applicant Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 Cash/Check/CC Date # \_\_\_\_\_  
Lisa White  
 Print Name(s)

Zoning Permit Fee Pd: \$ 150.00  
 Cash/Check/CC Date # \_\_\_\_\_  
 Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ Jc

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

PIN 0160419 - 14 - 389000

April 29, 2021

Owner wishes to construct an 18'x18' Event space on the Southwest corner of Property Owner (See Survey). Stage may be used approx. 10 times /yr. With hours being Limited from 11 am to 9:30pm.

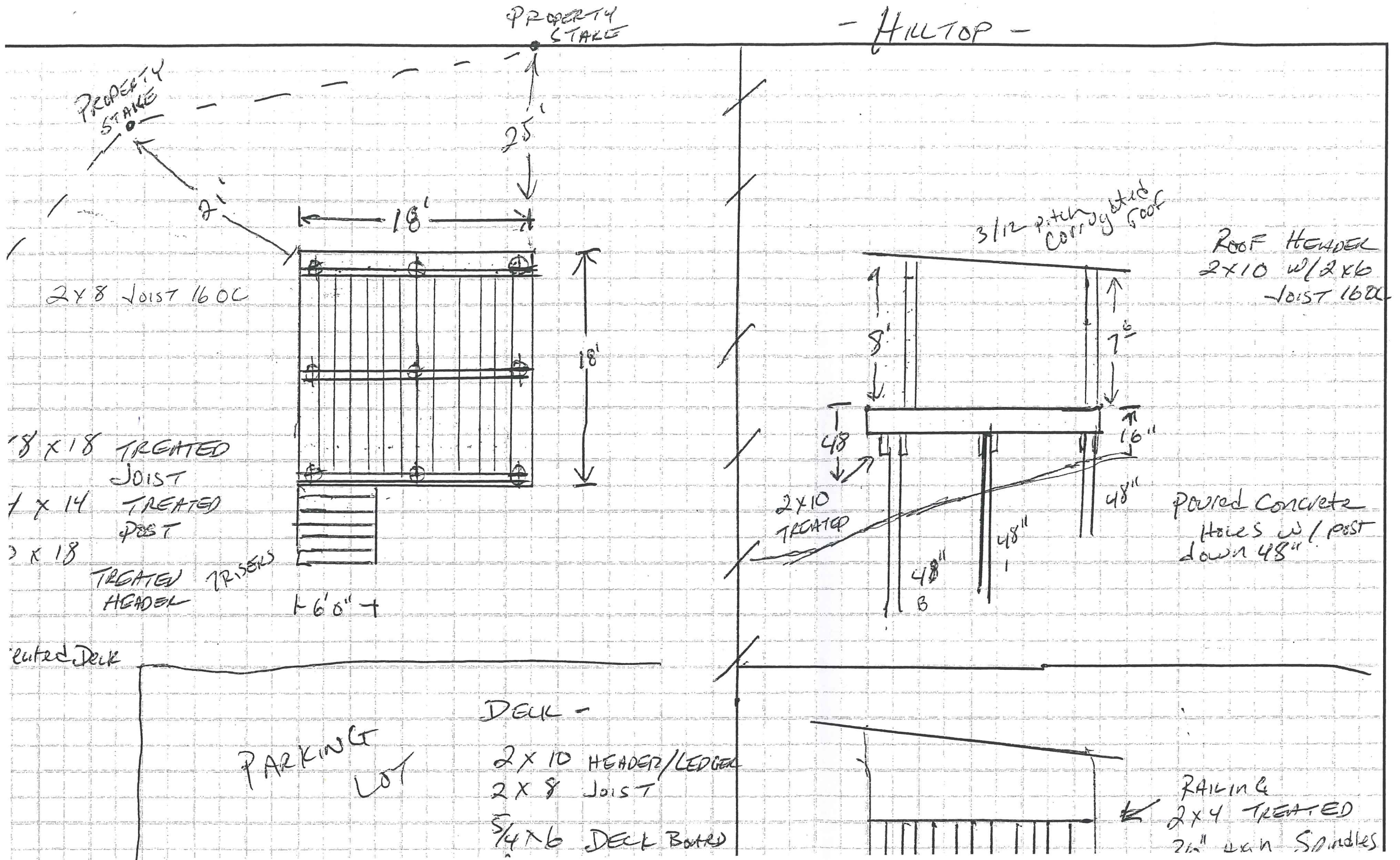
Present Bar/Restaurant hours are:  
Mon-Thurs. 3:00pm to close  
Fri-Noon to close  
Sat/Sun-11 am to close

Structure is all treated lumber with metal deck meeting all building codes.

# Employees – Approx. 30 part time Employees. *for all different days and shifts*

RECEIVED  
APR 30 2021  
RACINE COUNTY

- HILLTOP -



PROPERTY STAKE

PROPERTY STAKE

2x8 Joist 16 OC

8x18 TREATED JOIST  
 1x14 TREATED POST  
 2x18 TREATED RISERS  
 2x18 TREATED HEADER

6'0"

Painted Deck

PARKING LOT

DECK -  
 2x10 HEADER/LEDGER  
 2x8 Joist  
 5/4x6 DECK BOARD

3/12 pitch Corrugated Roof

ROOF HEADER  
 2x10 w/2x6 Joist 16 OC

2x10 TREATED

POURED CONCRETE HOLES w/ POST DOWN 48"

RAILING  
 2x4 TREATED  
 2" x 4" SANDLES

APR 30 2021

RACINE COUNTY

