

PH ITEM #'S 2 & 3

REZONING APPLICATION

Racine County, Wisconsin

Owner: Irish Cottage of Franklin, LLC
Address: 8330 Fox River Rd.
Waterford, WI 53185
Telephone #:
Fax #:
E-mail:
Date petition filed: May 28, 2021

Applicant/agent: Todd + Beth Morawetz
Address: 28810 Raab Dr
Waterford, WI 53185
Telephone #: 262-332-1525
Fax #: N/A
E-mail: Beth.morawetz@generac.co
Hearing date: July 19, 2021

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM B-1, Neighborhood Business District + R-3A, Suburban Res. DISTRICT
TO B-6, Water Oriented Business District Dist. (sewered) DISTRICT
Town of Waterford # of Acres .45 .70 1/4 Section SE Section 3 T 4 N R 19 E
Parcel # 016041903058000, 016041903058010, 016041903058020
Location/site address 8330 Fox River Rd. and parcels located directly across street from

Attached are

- Survey or plot plan, prepared by a Wisconsin registered land surveyor, that identifies property ownership with dimensions (12 copies: 10 of the 12 copies should be individually folded to approximately 8.5" x 11")
Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
Names & addresses of land owners within 300 feet of the boundary of the area requested to be rezoned (include across the street, highway, &/or Interstate)
Hearing & publication fees as set by the adopted fee schedule, payable to Racine County Planning (Fees are non-refundable. Re-publication/amendment fees will be charged where applicable.)
Report of existing & future land usage
Proposed development plan

Signature of Beth Morawetz

The completed petition with all required attachments must be submitted to: Racine County Planning, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8470; fax: 262-886-8488; hours: 8:00 a.m. to 12:00 noon & 12:30 p.m. to 4:30 p.m., Monday through Friday. This is the minimal required information that must be submitted to have a rezoning application processed. Additional information might be requested if the Department, the Committee, &/or the Town feel that such additional information is necessary to adequately evaluate the application.

cash or check #: 1079 amount received: \$ 600.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3rd Monday of each month. They start at 6:00 p.m. & are held in the Ives Grove Office Complex Auditorium, 14200 Washington Avenue (just west of the Sheriff's Patrol Station on Highway 20). Parking is available in the visitor parking lot on the north side of the building.

STAFF USE ONLY:

Recommend:

- () approval
() denial

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

- () approval
() denial

MAY 28 2021

RACINE COUNTY

Owner: Irish Cottage of Franklin, LLC.
 Address: 8330 Fox River Rd.
Waterford, WI 53185
 Telephone #: _____
 Fax #: _____
 E-mail: _____
 Date petition filed: May 28, 2021

Applicant/agent: Todd + Beth Morawetz
 Address: 28810 Raab Dr
Waterford, WI 53185
 Telephone #: 262-332-1525
 Fax #: NA.
 E-mail: Beth.Morawetz@generac.com
 Hearing date: 7/19/2021

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests to amend the

RECOMMENDED LAND USE PLAN FOR RACINE COUNTY PLANNING AREA 2035

FROM Medium Density Residential

RECEIVED

TO Commercial

MAY 28 2021

RACINE COUNTY

Municipality Waterford # of Acres ^{.45}_{.70} ^{.59} ¼ Section SE Section 3 T 4 N R 19 E

Parcel # 016041903050000, 016041903058010, 016041903058020

Location/site address 8330 Fox River Rd., 8401 Fox River Rd., 5810 Fox River Rd.

Briefly explain reasoning for Land Use Plan Amendment

To operate a canoe and kayak rental business from an existing bar/restaurant

Attachments:

- Town/Village Land Use Plan Map
- cover letter
- hearing/review fee (all fees are NON-REFUNDABLE)
- letter of agent status

Staff Use Only: (Checks payable to Racine County Planning)		
Staff Initials _____	Cash or Check # _____	Fee \$ _____

Owner: Irish Cottage of Franklin, LLC

Applicant/Agent: Todd & Beth Morawetz

Town: Waterford

Zoning district(s): B-6

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 operate a Kayak and canoe rental business from an existing bar / restaurant

VT (site address): 8330 Fox River Rd. and parcels located directly across street from

Subdivision: Raab's / CSM Wood. lots 1 & 2 Lot(s): 18+19 Block: -

Parcel # 016041903050000 + - 058010 + - 058020 Section(s) 3 T 4 N R 19 E

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

Print name: Todd & Beth Morawetz
Address: Fox River Canoe Adventures & Kayaks
(IRISH Cottage of Franklin)
8330 Fox River Rd

e-mail address: Beth.morawetz@generac.com
telephone #: 262 - 206 - 6419

Waterford, WI 53185

signed: Beth Morawetz

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 Fox River shoreland area.
- The project is all partially located in the Fox River shoreland area.
- The property is all partially located in the Fox River floodplain.
- The project is all partially located in the Fox River floodplain.
- The property is all partially located in the wetland.
- The project is all partially located in the wetland.

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

Art. VI, Div. 21 B-6 Water Oriented Business Dist.; Sec. 20-1246 Uses Permitted Conditionally
Sec. 20-1291 Uses Permitted Conditionally

shoreland contract: yes no

public hearing date: July 19, 2021

Site plan review meeting date: -

submittal received by: BDS

Date petition filed: May 28, 2021

cash or check #: 1079

amount received: \$ 475

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Irish Cottage of Franklin, LLC.
 Mailing Address 8330 Fox River Rd.
Waterford, WI 53185
 City State Zip
 Phone (H) _____ (W) _____

APPLICANT Todd + Beth Morawetz
 Mailing Address 28810 Raab Dr
Waterford WI 53185
 City State Zip
 Phone (H) 332-1525 (W) _____

Parcel Id. # 016041903050000+058010+058020 Site Address 8330 Fox River Rd.

Municipality Waterford Section(s) 3 Town 4 North, Range 19 East

Lot 18+19 Block - Subdivision Name Raab's CSM # 1600
LOTS 1+2

Proposed Construction/Use to operate a Kayak and Canoe rental business from an existing bar/restaurant

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (____ x ____ x ____)
Addition	____	Accessory	Area (sq ft) <u>N/A</u>
Alteration	____	Deck	# of Units/Stories _____
Conversion	____	Sign	Building Ht.-Avg. (ft.) _____
Temporary	____	Other <u>business use</u>	Peak Ht. (ft.) _____
			100-Yr. Floodplain Elev. _____
			Eave Ht. (ft.) _____
			Flood Protection Elev. _____

Contractor _____ Est. Value w/Labor \$ _____ **ZONING DISTRICT** B-6

Existing Nonconforming?	<u>N/A</u>	* Yes _____ No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	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 _____	Side-1 st	_____	_____
Structure in Floodplain? (per map)	_____	Yes _____ No _____	Side-2 nd	_____	_____
Structure in Wetland? (per map)	_____	Yes _____ No _____	Rear	_____	_____
Substandard Lot?	_____	Yes _____ No _____	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related?	_____	Yes _____ No _____	Total Acc. Structures	_____	_____
BOA Variance Needed?	_____	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
Conditional Use/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: \$ <u>475</u>	<u>Todd Morawetz</u>	<u>6-1-2021</u>
Cash/Check/CC Date # <u>1079</u>		Signature of Owner /Applicant	Date
Shoreland Contract Fee	Pd: \$ <u>-</u>	<u>Todd Morawetz</u>	<u>6-1-2021</u>
Cash/Check/CC Date # _____		Print Name(s)	
Zoning Permit Fee	Pd: \$ _____		
Cash/Check/CC Date # _____		Notes (revisions, extensions, etc.)	
Other:	Pd: \$ _____		

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 - 03 - 058010 - 058020
 050000



Stock No. 26273

CERTIFIED SURVEY MAP NO. 1600

I, GARY B. FOAT, SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, T4N, R19E, TOWN OF WATERFORD, RACINE COUNTY AND DESCRIBED AS FOLLOWS: BEING A REDIVISION OF LOTS 4,5,6,7,8,9,10,28,29 AND THE VACATED ROADS OF KINNICKINNIC AVENUE AND DRIVE, ALL PART OF RAAB'S FIRST ADDITION. CONTAINING 56,588 SQUARE FEET OF LAND.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF RONALD W. LEINER, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES ON CERTIFIED SURVEY MAPS AND WITH THE REGULATIONS OF THE TOWN OF WATERFORD IN SURVEYING AND MAPPING THE SAME.

SEPTEMBER 30, 1992



Gary B. Foat
GARY B. FOAT

TOWN CLERK'S CERTIFICATE

"RESOLVED THAT THIS CERTIFIED SURVEY MAP IS APPROVED BY THE TOWN OF WATERFORD."

I HEREBY CERTIFY THAT THIS A TRUE COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF WATERFORD

DATE: 10/19/92

Approval of this CSM does not constitute the suitability of said land for buildings



Mary Wayer
TOWN CLERK

CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKEGO THIS 27 DAY OF OCTOBER 1992.

Wayne A. Sabatini
MAYOR

Jean K. Marenda
CITY CLERK

OWNER: RONALD W. LEINER
5846 N. RIVER BAY RD.
WATERFORD, WI 53185

REGISTERED IN: SS
RACINE COUNTY, WI
RECORDED Filed

'92 NOV -5 P2:10

VOL 4 PAGE 900-901

RECORDER

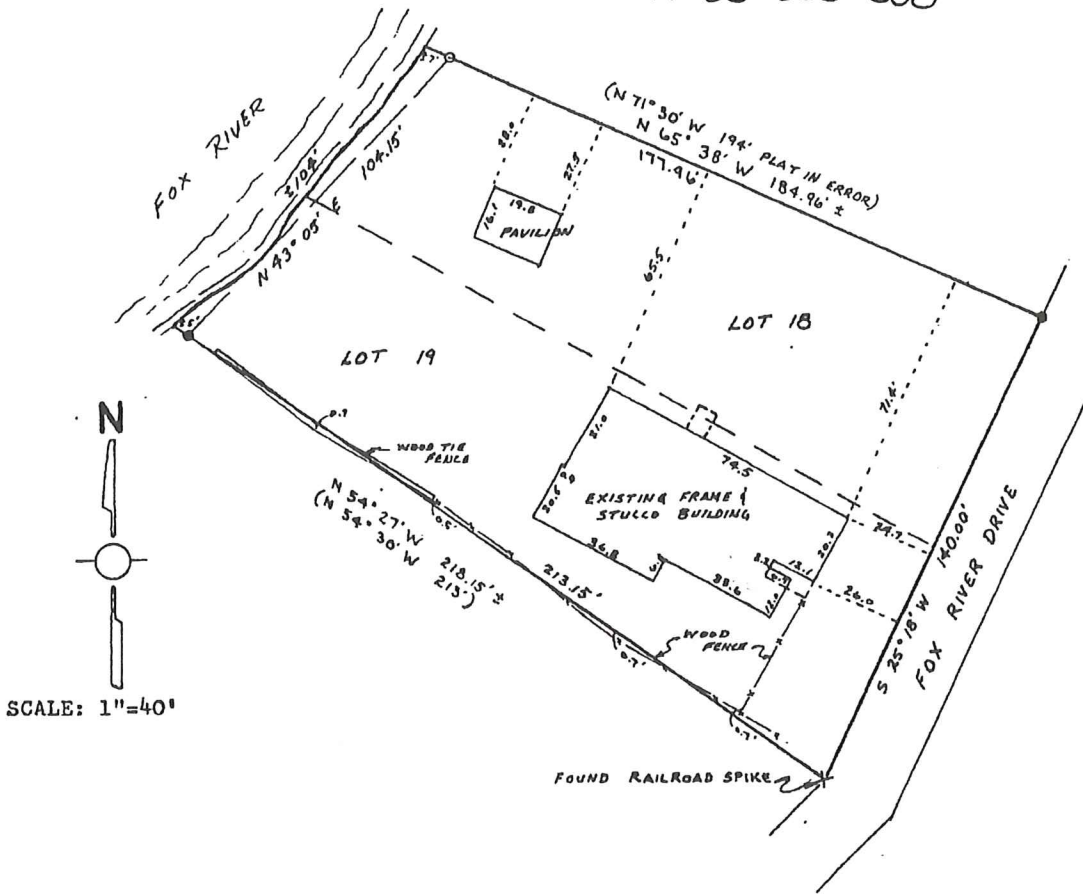
12

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MAY 28 2021
RACINE COUNTY

GARY B. FOAT
 Wisconsin Registered Land Surveyor S-1598

28918 Kramer Drive
 Waterford, Wisconsin 53185
 Phone: (414) 534-5404

016-04-19-03-050-000



PLAT OF SURVEY OF

LOTS 18 AND 19, OF RAAB'S SUBDIVISION LOCATED
 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION
 3, T4N, R19E, RACINE COUNTY, WISCONSIN.

OWNED BY: RON LEINER
 5846 N. RIVER BAY RD
 RACINE COUNTY SURVEYED, WI

RECORD NO. 20292

RECORDED 4-24-87

Legend

- + CHISEL CUT IN CONCRETE
- PK NAIL
- FOUND IRON PIPE
- ⊗ FOUND IRON PIPE
- SET IRON PIPE
- FOUND BRASS CAPPED MONUMENT
- ⊕ FOUND CONCRETE MONUMENT
- FENCE
- () RECORDED AS

"I Heroby certify that I have surveyed the above described property and that the above map is a true 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 visible encroachments, if any."

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



Gary B. Foat
 GARY B. FOAT
 WISCONSIN REGISTERED LAND SURVEYOR,
 S-1598

Date: 1-17-87

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 RACINE COUNTY

1396352

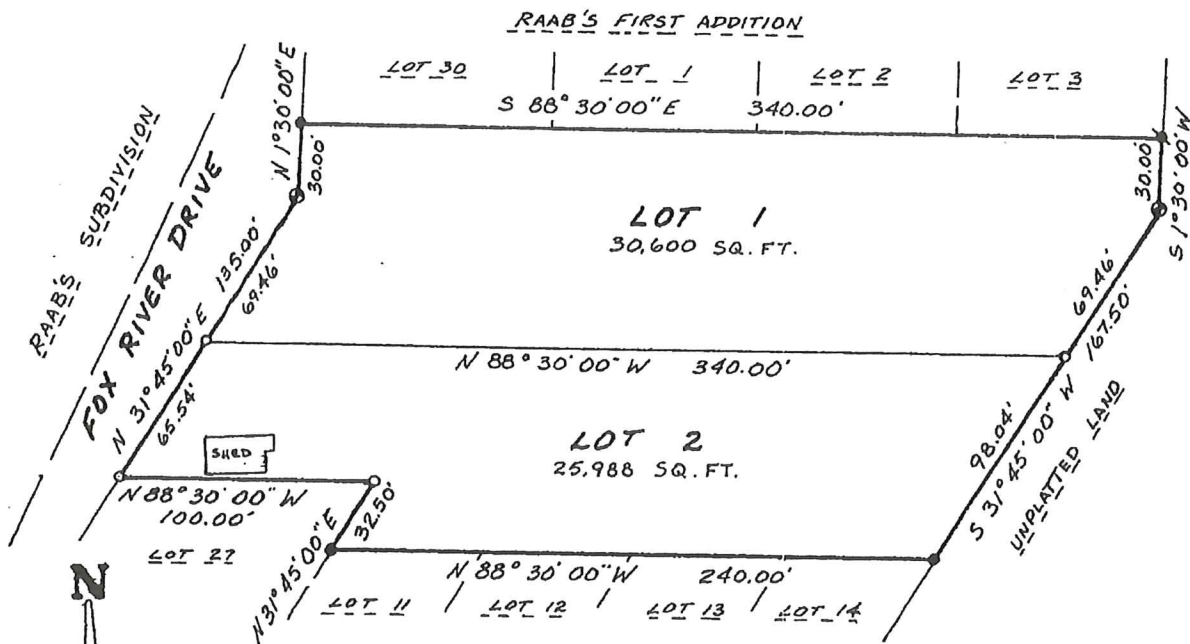
FORM NO. 985-A



Stock No. 26273

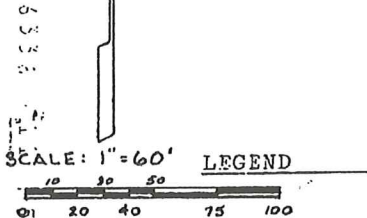
CERTIFIED SURVEY MAP NO. 1600

BEING A REDIVISION OF LOTS 4,5,6,7,8,9,10,28,29 AND THE VACATED ROADS OF KINNICKINNIC AVENUE AND DRIVE, ALL PART OF RAAB'S FIRST ADDITION, BEING A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, T4N, R19E, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

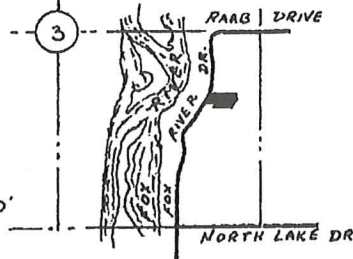
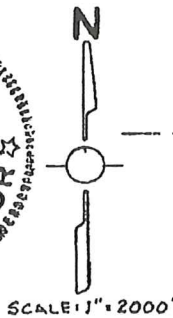


- Lot 1 016-04-19-03-058-010
- Lot 2 016-04-19-03-058-020
- From: 016-04-19-03-058-000
- 016-04-19-03-060-000
- 016-04-19-03-061-000
- 016-04-19-03-062-000
- 016-04-19-03-080-000
- 016-04-19-03-081-000

BEARINGS BASED ON THE RECORDED PLAT OF RAAB'S FIRST ADDITION.



- - CONCRETE MONUMENT FOUND
- - 1/2" IRON PIPE FOUND
- - 1" IRON PIPE FOUND
- - SET 1" IRON PIPE, 1.13 LBS./FT., 24" IN LENGTH.



LOCATION SKETCH SE 1/4 SEC. 3-4-19

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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1: Lots 18 and 19, Raab's Subdivision, according to the recorded plat thereof. Said land being in the Town of Waterford, County of Racine, and State of Wisconsin.

Tax Key No: 016041903050000

Address: 8330 Fox River Road, Waterford, WI 53185

PARCEL 2: Lot 1 of Certified Survey Map No. 1600, recorded in Volume 4 of Certified Survey Maps, page 901. Said land being in the Town of Waterford, County of Racine, and State of Wisconsin.

Tax Key No: 016041903058010

Address: 8401 Fox River Road, Waterford, WI 53185

PARCEL 3: Lot 2 of Certified Survey Map No. 1600, recorded in Volume 4 of Certified Survey Maps, page 901. Said land being in the Town of Waterford, County of Racine, and State of Wisconsin.

Tax Key No: 016041903058020

Address: 5810 Fox River Road, Waterford, WI 53185

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RACINE COUNTY

016041903056000
LUKE C IVERSON
8407 FOX RIVER RD
WATERFORD, WI 53185

016041903058010
IRISH COTTAGE OF FRANKLIN, L
8330 FOX RIVER ROAD
WATERFORD, WI 53185

016041903058020
IRISH COTTAGE OF FRANKLIN, L
8330 FOX RIVER ROAD
WATERFORD, WI 53185

016041903065000
TIMOTHY G KELLY
8329 FOX RIVER RD
WATERFORD, WI 53185

016041903022000
NICOLE MADDEROM
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903044000
8428 FOX RIVER ROAD, LLC
6151 S 108TH STREET
HALES CORNERS, WI 53130

016041903046000
CHARLES R ALLRED
8421 FOX RIVER RD
WATERFORD, WI 53185

016041903053000
JOEL GAVLITTA
8316 FOX RIVER DR
WATERFORD, WI 53185

016041903055000
MICHAEL IVERSON
8412 FOX RIVER RD
WATERFORD, WI 53185

016041903067000
ELISABETH MCDONNELL
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903069000
ELISABETH MCDONNELL
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903085000
CHARLES R ALLRED
8421 FOX RIVER RD
WATERFORD, WI 53185

016041903086000
ROBERT H WAMBACH
8425 FOX RIVER RD
WATERFORD, WI 53185

016041903048000
DRASKOVICH TRUST ROCK & DEAN
8408 FOX RIVER RD
WATERFORD, WI 53185

016041903049000
KENNETH R LEINER
8404 FOX RIVER RD
WATERFORD, WI 53185

016041903050000
IRISH COTTAGE OF FRANKLIN, L
8330 FOX RIVER ROAD
WATERFORD, WI 53185

016041903051000
RACHAEL J BARKER
8324 FOX RIVER ROAD
WATERFORD, WI 53185

016041903076000
ELISABETH MCDONNELL
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903078000
ELISABETH MCDONNELL
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903082000
MICHAEL IVERSON
8412 FOX RIVER RD
WATERFORD, WI 53185

016041903083000
LUCAS WALLOCH
8413 FOX RIVER RD
WATERFORD, WI 53185

016041903018000
PAUL FROST INVESTMENTS LLC
29537 N LAKE DR
WATERFORD, WI 53185

016041903023000
GERALD L KARPINSKI
29713 RAAB DR
WATERFORD, WI 53185

016041903043000
8428 FOX RIVER ROAD, LLC
6151 S 108TH STREET
HALES CORNERS, WI 53130

016041903045000
CAROL A BIENIEWSKI
8420 FOX RIVER RD
WATERFORD, WI 53185

016041903047000
MICHAEL D IVERSON
8412 FOX RIVER RD
WATERFORD, WI 53185

016041903052000
SCOTT JONK
8318 FOX RIVER ROAD
WATERFORD, WI 53185

016041903054000
NICOLE MADDEROM
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903068000
ELISABETH MCDONNELL
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903072000
ELISABETH MCDONNELL
8310 FOX RIVER ROAD
WATERFORD, WI 53185

016041903084000
SUSAN A ROLFSON
8417 FOX RIVER RD
WATERFORD, WI 53185

016041903085010
CHARLES R ALLRED
8421 FOX RIVER RD
WATERFORD, WI 53185

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MAY 28 2021

RACINE COUNTY

Name of Applicant: Todd & Beth Morawetz & Tom & Melissa Strasser

Mailing Address: 28810 Raab Dr Waterford, WI 53185

Telephone: 262- Cell: 262-332-1525

Property Owner(s): Irish Cottage of Franklin, LLC

Mailing Address: 8330 Fox River Rd Waterford, WI

Telephone: _____ Cell: _____

Address/Location of Property: 8330 Fox River Rd

* Tax Key No: # 016041903050/000 # 016041903050/010 # 016041903058/20 ^{OSP}

Present Zoning Classification: B-1 Proposed Zoning: B-6

Present Land Use: B-1 Neighborhood Business District & R-3A Suburban Use Dist. (Sewered)

Proposed Land Use: B-6 Water Orientated Business District

† Please check the following as it applies to this application

- | | | |
|-------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Site Grading Plan | <input type="checkbox"/> Certified Survey Map | <input type="checkbox"/> Pier/Raft Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Developer's Agreement | <input type="checkbox"/> Conceptual Plans |
| <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Rezone | <input checked="" type="checkbox"/> Other <u>Land Use Amendment</u> |

I (We) hereby make application to the Town of Waterford for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the Town of Waterford reserves the right to enforce and all ordinances. I further understand that it is my/our responsibility to conform to all Town of Waterford Ordinances and Racine County, if applicable, in full. I hereby acknowledge that all requirements of the Town of Waterford shall be adhered too. I (we) have read this document and understand its content and have voluntarily completed this application.

I understand that this form shall be on file in the office of the Town Clerk by 4:00 pm on the 16th day BEFORE the meeting on which I desire to be heard or as required by Local Ordinance, whichever is longer. The Planning Commission meetings are held the first Monday of each month (meetings are held on Tuesday if Monday is a holiday- see Clerk for details). Furthermore, I understand that any engineering, legal review fees or publication costs associated with this project may be charged to me.

4 _____
Signature of Applicant or Agent

Date

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MAY 28 2021

RACINE COUNTY

Date: 4/16/21

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

8330 Fox River Road

Town of Waterford, Racine County

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant: William Starnik Traci Morant

Address of Applicant: 2611 Dixie Lane 10810 Park Dr.

Telephone No. of Applicant: 262-269-1091 262-286-6419

[Signature]
Signature of Owner

Senny Jennings
Print Name of Owner

Date: _____

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR THE PROPERTY LOCATED AT:

Town of Waterford, Racine County

Name of Attorney

Bar No.

Telephone

Address

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RACINE COUNTY

1396352

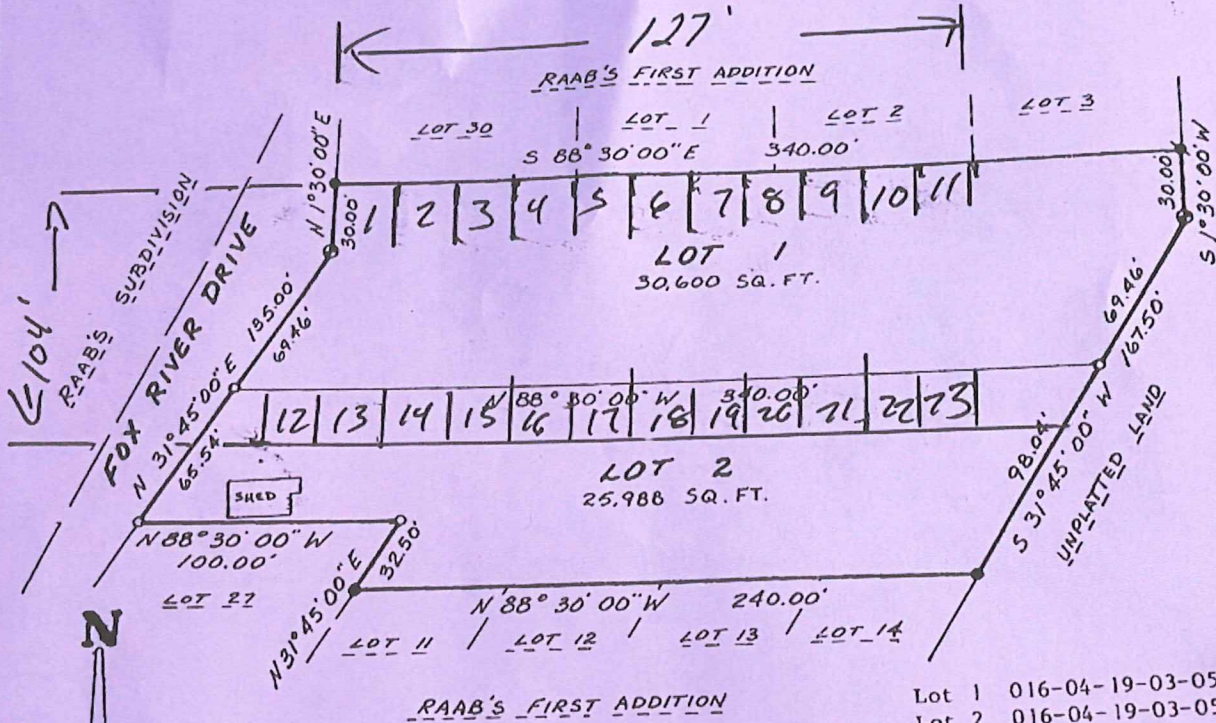
FORM NO. 985-A



Stock No. 26273

CERTIFIED SURVEY MAP NO. 1600

BEING A REDIVISION OF LOTS 4,5,6,7,8,9,10,28,29 AND THE VACATED ROADS OF KINNICKINNIC AVENUE AND DRIVE, ALL PART OF RAAB'S FIRST ADDITION, BEING A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, T4N, R19E, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

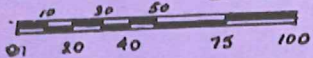


- Lot 1 016-04-19-03-058-010
- Lot 2 016-04-19-03-058-020
- From: 016-04-19-03-058-000
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- 016-04-19-03-062-000
- 016-04-19-03-080-000
- 016-04-19-03-081-000

BEARINGS BASED ON THE RECORDED PLAT OF RAAB'S FIRST ADDITION.

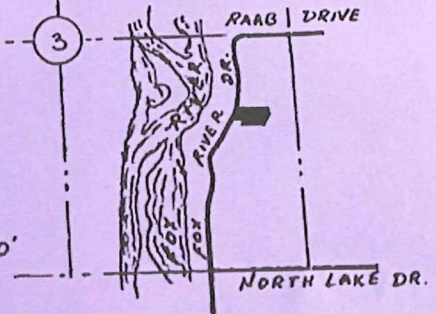


SCALE: 1"=60'



- LEGEND
- - CONCRETE MONUMENT FOUND
 - - 1/2" IRON PIPE FOUND
 - - 1" IRON PIPE FOUND
 - - SET 1" IRON PIPE, 1.13 LBS./FT., 24" IN LENGTH.

SCALE: 1"=2000'



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MAY 28 2021

LOCATION SKETCH
SE 1/4 SEC. 3-4-19

SHEET 1 OF 2
RACINE COUNTY

333 11 5

300 8

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GRAVEY MAP NO. 910 28 29 OF RAAB'S FIRST ADDITION

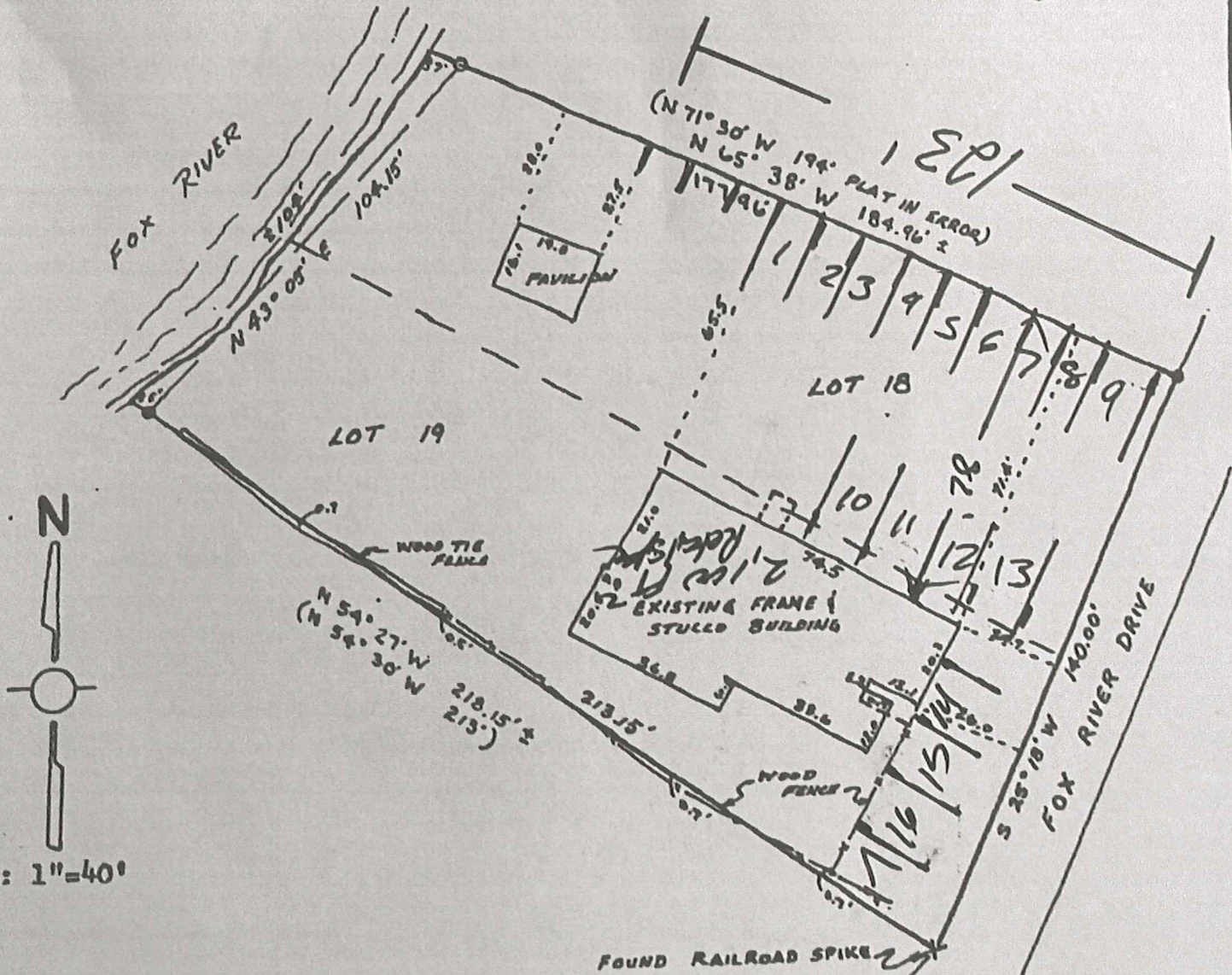
12000 1

GARY D. TOAT

28918 Kramer Drive
Waterford, Wisconsin 53185
Phone: (414) 534-5404

Wisconsin Registered Land Surveyor 5-1598

016-04-19-03-050-000



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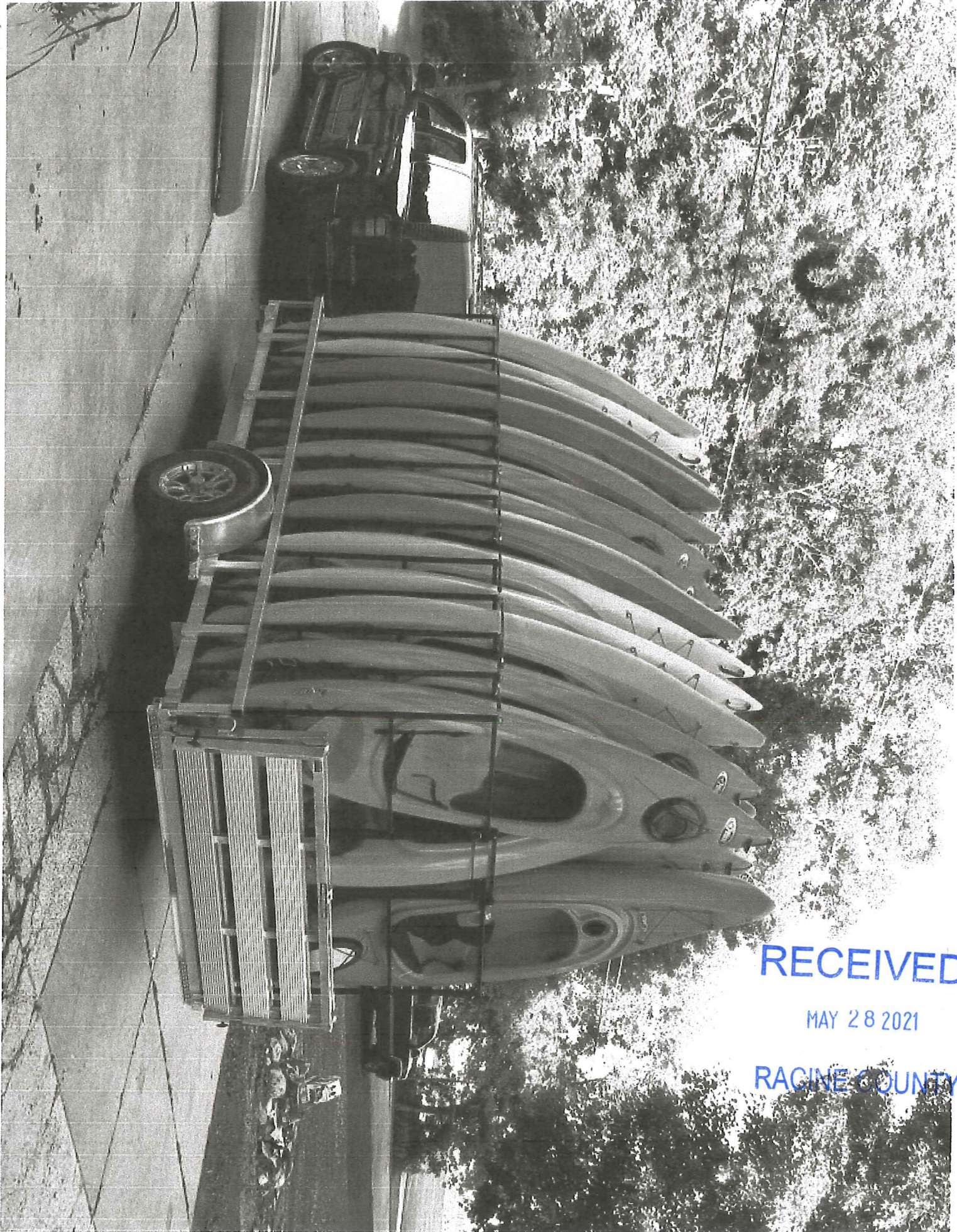
MAY 28 2021

PLAT OF SURVEY OF

LOTS 18 AND 19, OF RAAB'S SUBDIVISION LOCATED
IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION
3, T4N, R19E, RACINE COUNTY, WISCONSIN.

RACINE COUNTY

OWNED BY: RON LEINER
5846 N. RIVER BAY RD
RACINE COUNTY WATERFORD, WI
20292



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RACINE COUNTY

CONTACT

PHONE:
262-332-1525

WEBSITE:
Fox River Canoe and Kayak
Adventures, find us on google

TEXT:
[262-332-1525](tel:262-332-1525)

Racine County
Economic Development & Land Use Planning Committee
Conditional Use Public Hearing
14200 Washington Avenue
Sturtevant, WI 53185

Information Enclosed-

- A. Rezoning Application
- B. Land Use Plan Amendment Application
- C. Conditional Use/Site Plan Review Application
- D. Application for Zoning Permit
- E. Certified Survey Map
- F. Wisconsin Registered Land Surveyor
- G. Exhibit A- Legal Description
- H. ArcGIS Web Map
- I. Abutting Property Owner's Names and Addresses
- J. Recommended Land Use Plan for the Town of Waterford 2035
- K. Existing and Proposed Land Use
- L. Existing and Proposed Structures Type and colors
- M. Number of Employees
- N. Hours/Days of Operation
- O. Construction Start & Completion Time Schedule
- P. Sewered or Unsewered Development
- Q. Plat of Survey or Site Plan
 - Parcel lines with dimensions
 - Existing & Proposed buildings/additions

Existing and Proposed Land Use

Please take into consideration, our petition request to REZONE, Bobberz Bar and Grill (Irish Cottage of Franklin, LLC) from B-1, neighborhood business district, R-34m ~~R-34m~~ **R-3A** suburban residential district- medium density to B-6, water-oriented business district, commercial use, in the Town of Waterford.

Fox River Canoes was established over 40 years leaving a legacy of unforgettable memories for generations. When the opportunity arose for us to purchase the business, we felt it would be a great entrepreneurial opportunity for our kids to learn how to run a business, gain ownership experience and provide a memory making customer experience. Giving them an opportunity to earn money for college allowing them flexibility to balance school, sports, and life.

Fox River Canoe and Kayak Adventures provides a rental opportunity to canoe and kayakers for up to a 4- or 8-hour adventures down the river. It is customary for us to greet our customers as they arrive at Bobber'z Bar and Grill, 8330 Fox River Rd. Waterford, WI 53185. Our land use requirements are simple the only usage of land we require is utilization of Bobber'z parking lot for the customer to park their vehicle while they are canoeing/kayaking down the river. This parking lot is comingled with Bobber'z patron's vehicles as well as local residence that also park their vehicles when they kayak down the river and end at Bobber'z.

Existing and Proposed Structure-

Our business operates utilizing 2 trailers. One trailer houses our 10 canoes and the other houses our 32 kayaks. We don't have any fixed structures and all our equipment is stored at 8231 Big Bend Rd. Waterford, WI 53185(indoors). This was formally Floyd's Plumbing, commercial property zoned for storage.

Number of Employees-

2-4 Employee's and assistance from owners as needed to support the business demand.

friendly they are, we're a family-owned business and our high level of professionalism.

Fox River Canoe Adventures and Kayaks is primarily operated by our kids. Born and raised in Tichigan we have a vested interest in our community and its success.

We purchased the business as an opportunity for our kids to experience the responsibility of running a business.

Gaining experience in customer service, what to do when we experience bad weather/pop-up storms, including implementation of pandemic protocols, transporting customers, sanitizing equipment, and mask wearing.

In 2020 we had a large influx of growth due to the unforeseen pandemic because outdoor activities were the only source of entertainment. Our business provided families and friends the opportunity to spend time together and enjoy activities together without wearing a mask in their watercraft and giving them time to enjoy life, pandemic free. Kayaking and canoeing is great for people of all ages and skill set. As members of the community were proud to carry on the tradition of offering adventures down the river. Our growth has allowed us to reflect and think about 2021 and the improvements we can make. We have reviewed alternative traffic routes and we'll be running down Bridge Rd. to Hwy L in order to eliminate as much disruptive traffic as possible. In addition to that we are reallocating our equipment for launch on the weekends during our peak rental times and added specifics in our canoe and kayak safety training about River Edicate Do's and Don'ts including "respect the property and peace of homeowners". We feel these additional measures will help educate our canoe and kayak adventurer's about River Edicate, reduce traffic and noise for our fellow neighbors and friends.

Thanks in advance for your consideration for our REZONE from B-1 to B-6 and Land Use consideration. Every year we continue to challenge ourselves, striving to enhance our business edicate and grow in our professionalism for ourselves and the surrounding community we support.

Fox River Canoe Adventures and Kayaks

april 11, 2021.

Ek

Reassigning the property at 8330 Fox River Rd from B2 to B6 for Watercraft Rentals.

Deanna R. Drunken
Rock Drunken

8408 Fox River Waterford

8408 Fox River Rd., Waterford

l w

8413 Fox River Rd, waterford

Nicole Madderon

8310 Fox River Rd, Waterford

Elisabeth McDonnell

8311 Fox River Rd, Waterford

MARA Durlin

8316 FOX RIVER RD, waterford

RL

8324 Fox River St. Waterford

RICHARD T. BREWSTER

8504 FOX + ROCK RD

Michael J. Tack
Tack

8514 FOX RIVER RD

8417-Fox River Rd

Robert Adams

8425 Fox River Rd

Sattin

8318 Fox River Rd.

Charles Allard

8421 Fox River Rd

Fadi Allard

8421 Fox River Rd

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MAY 28 2021

RACINE COUNTY