

OWNER Deborah Gamm
Mailing _____
Address 7922 S Loomis Rd

APPLICANT Dubi Blazer
Katie Blazer
Mailing 7922 S. Loomis Rd
Address Windlake WI 53185

Windlake WI 53185
City 414 State Zip

City 414 State Zip
Phone (H) 252 4218 (W) _____ Phone (H) 414 315 2539 (W) 262-895-7300

Parcel Id. # 010047008047003 Site Address 7922 S. Loomis Rd

Municipality Normal Section(s) 8 Town 4 North, Range 70 East

Lot 3 Block - Subdivision Name _____ CSM # 77

Proposed Construction/Use cond. use amendment to amend previously approved conditions (cond. # 14, 2017 App.) to allow

for the expansion of the previously approved uncov. patio & const. of a pergola cov. (const. w/o app.) (cond. # 8 2017 App.)

to utilize & permit an uncov. raised patio & wheelchair ramps (const. w/o apps) & occupancy of exist commercial bldg w/ new

New Principal Bldg. Size (12' x 77.5') (27' x 28') (4' x 77.5')
Addition Accessory _____ Area (sq ft) (407ft²) (444ft²) (701) operat
Alteration _____ Deck _____ # of Units/Stories 1 / 1 Building Ht.-Avg. (ft.) 8'
Conversion _____ Sign _____ Peak Ht. (ft.) 8' (pergola) 100-Yr. Floodplain Elev. -
Temporary _____ Other _____ Eave Ht. (ft.) _____ Flood Protection Elev. -

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

Existing Nonconforming?	N/A	* Yes	No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	N/A	Cumulative %		Street-1 st	<u>S</u>	
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	No	Street-2 nd	<u>& see</u>	
Structure in Shoreland? (per map)		Yes	No <input checked="" type="checkbox"/>	Side-1 st	<u>attached</u>	
Structure in Floodplain? (per map)		Yes	No <input checked="" type="checkbox"/>	Side-2 nd	<u>plans</u>	
Structure in Wetland? (per map)		Yes	No <input checked="" type="checkbox"/>	Rear	<u>S</u>	
Substandard Lot?		Yes	No <input checked="" type="checkbox"/>	Shore	<u>S</u>	
Abutting Lot-Same Owner/Closely Related?		Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	<u>-</u>
BOA Variance Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
Conditional Use/Site Plan Needed? <u>amendment</u>		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.

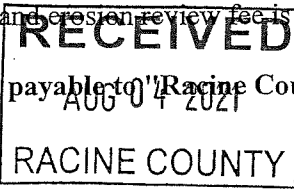
BOA Amendment Conditional Use Site Plan Pd: \$ 150.00 Signature of Owner /Applicant [Signature] Date 8/3/21

Shoreland Contract Fee Pd: \$ _____ Print Name Deborah Gamm
Cash/Check/CC Date # _____ Katie Blazer Dubi Blazer

Zoning Permit Fee Pd: \$ _____ Notes (revisions, extensions, etc.) _____

Other: _____ Pd: \$ _____ Zoning Administrator _____ (Staff Initials) [Signature]

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



PN 01004700-08-047003



RACINE COUNTY

PUBLIC WORKS & DEVELOPMENT SERVICES DEPARTMENT

14200 Washington Avenue, Sturtevant, WI 53177-1253

Phone: (262) 886-8440 Fax: (262) 886-8480

James A. Ladwig
County Executive

Julie A. Anderson
Director of Public Works & Development Services

May 22, 2012

John & Deborah Gamm
8910 Nelson Court #13
Muskego, WI 53150

SUBJECT: B-3 Conditional Use to construct a \pm 336 sq.-ft. unenclosed addition to the existing tavern (Badlander's Pub & Grill) to accommodate an eating & drinking area; Parcel Id. No. 010042008047003

Dear Mr. & Mrs. Gamm:

The Racine County Economic Development and Land Use Planning Committee approved the subject conditional use at their May 21, 2012, meeting. The Committee granted approval as this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality or property values in the County and its communities; based on other things going on in the area, the proposed use appears to be in harmony with the uses in the district; and this use appears to be permitted by underlying zoning. You will be allowed to proceed with the subject project, which is located at 7922 South Loomis Road, Section 8, Town 4 North, Range 20 East, in the Town of Norway.

Attached to this letter is Exhibit A, which lists the conditions of approval, established by Racine County. You must comply with all of the conditions listed in Exhibit A. **PLEASE BE SURE TO READ EXHIBIT A.** You have obtained approval from the Town of Norway, and you must comply with any conditions they established. Failure to comply with the terms and conditions of this approval as listed in Exhibit A or as established by the Town of Norway could result in the issuance of citation(s) and permit revocation.

If you have any comments or questions, do not hesitate to contact this office at 262-886-8440 or via e-mail (Brian.Jensen@goRacine.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Brian D. Jensen".

Brian Jensen
Development Services Superintendent

BDJ/ni

attachment

c: Camille Cohen
Patricia Campbell
Jean Jacobson
file

1. **Before beginning this project, the applicant or project manager must obtain a zoning permit card from this office after paying the zoning permit fee of \$125.** This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Failure to comply with the terms and conditions stated herein could result in citations being issued and/or the approval/permit being revoked.
3. This approval will expire February 21, 2013, unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Racine County Economic Development and Land Use Planning Committee grants a written extension. Written extension requests must be submitted to this office 30 days before permit/approval expiration.
4. The proposed 28' x 12' unenclosed addition and 28' x 10.5' uncovered patio addition to the existing tavern and must be located, constructed, and utilized in accordance with the plans and documents received in this office on March 15, 2012. This area shall remain unenclosed.
5. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).
6. The applicant must allow any Town or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
7. In the event of substantiated noise complaints occurring from this outdoor entertainment area, the committee reserves the right to review this approval and if warranted the approval may be revoked.
8. No business-associated activities may occur beyond the proposed 28' x 22.5' outdoor unenclosed patio area.
9. The applicant must obtain all necessary federal, state, and local permits, approvals, and licenses. He must comply with all applicable codes and regulations.
10. **No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Racine County Economic Development and Land Use Planning Committee's and the Town of Norway's prior approval.** All addition, deletion, and/or change requests must be submitted to this office in writing.
11. Your accepting this approval/permit and beginning the project means that you have read, understand, and agree to follow all conditions. Therefore, John and Deborah Gamm, their heirs, successors, and assigns are responsible for full compliance with these conditions.
12. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



Proposed Business Plan

Business Name: Badlander's Pub and Grill

Site Location: 7922 S Loomis Rd, Waterford WI (Town of Norway)

Badlander's Pub and Grill will be an affordable neighborhood bar and restaurant located in the middle of Wind Lake. Katie and Debi Blazei will operate Badlander's Pub and Grill seven days a week. Hours of operation will be 11:00 am to 9:00 pm kitchen hours. Inside bar hours will be 11:00 am to 2:00 am and outdoor summer patio bar hours will be 3:00 pm to midnight. The bar will also provide entertainment including cribbage tournaments, pool and dart leagues and outdoor music.

- A. Existing land use is a Bar/Restaurant
Proposed land use is to remain Bar/Restaurant.**
- B. Existing Structure is concrete and treated lumber stained reddish brown. Proposed Structure will remain the same.**
- C. Currently staff consists of 4 full time employees and 9 part time employees.
Proposed to have 5 full time employees and 10 part time employees.**
- D. Current days and hours of operation are Monday through Saturday 11am-Midnight. Sundays are closed.
Proposed days and hours of operation are Sunday through Saturday 11am-2am.**
- E. Construction is completed.**
- F. Property is on municipal Sewer**



- Amended Zoning Permit Application

- Explanation of the Patio addition drawing for Badlanders Pub and Grill**

- 1) Concrete slab south of the outsider bar 23'x 28'x16" thick. SE and SW Corner posts with LED Lights. 55 LED lights crisscrossing and surrounding the borders.**
- 2) Concrete slab with pergola for dining area, 12' x 33.5' starting at 16" tall tapering to 8". Pergola boards 2"x10", 96" in height from the ground. Boards are spaced 16" on center.**
- 3) Concrete ramp for ADA compliance 6' x 33.5' tapering from 16" to level with the parking lot. 65 LED lights crisscrossing and surrounding the borders.**
- 4) Parking lot has 57 outlined parking spots which include 2 handicap spots, additionally a parking area to accommodate 13 motorcycles.**

277.56'

CSM 32

08-047-003

PARCEL 3

176.32'

235.30'

CSM 32

170'

249.72'

.42'







ORIGINAL
TAVERN

BANLANDERS PUB & GRILL
7922 S. LOONIS RD.
WATER FLY, WY. 83185

PERGOLA 26'
16' ON CENTER

12' x 28'

12' x 33.5'
OUTDOOR LIGHTING
96" HIGH

OUTSIDE
BAR

WHEELCHAIR RAMP

PATIO
SLAB

6' x 33.5'

GARAGE

50'

4.0'
ORANGE
POST
LIGHT

36' x 36'

23' x 28'

63.5'

PARCEL 3

235.30'
N 88° 53' 26" E

176.30'
N 120° 28' 11" E
OLD LOONIS ROAD

