

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO _____
DATE PERMIT ISSUED _____

OWNER VFW Schiller - Kulchar - Fahr Post 8343
Mailing _____
Address 7936 S. Loomis Road

APPLICANT Brad Splan / Atty. Todd A. Terry
Mailing _____
Address 7936 S. Loomis Road

Wind Lake WI 53185
City State Zip

Wind Lake WI 53185
City State Zip

Phone (262) 492-3750

Phone (262) 492-3750

Email brad.splan@gmail.com

Email brad.splan@gmail.com

Parcel Id. # 010042008172000

Site Address 26527 Oak Ridge Drive

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

Lot 3 Block 1 Subdivision Name none CSM # N/A

Proposed Construction/Use Utilize existing building and site for an off-season boat storage facility

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

Contractor	<u>N/A</u>	Est. Value w/Labor \$	<u>N/A</u>	ZONING DISTRICT	<u>M-3</u>
Existing Nonconforming?	<u>N/A</u>	Yes	No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed <u>OK?</u>
Structure in Shoreland? (per map)		Yes	No <input checked="" type="checkbox"/>	Street-1 st	<u>N/A</u> <u>N/A</u>
Mitigation or Buffer Needed?		Yes	No <input checked="" type="checkbox"/>	Street-2 nd	<u>N/A</u> <u>N/A</u>
Structure in Floodplain? (per map)		*Yes	No <input checked="" type="checkbox"/>	Side-1 st	<u>N/A</u> <u>N/A</u>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %		Side-2 nd	<u>N/A</u> <u>N/A</u>
*>50% of Fair Market Value?	<u>N/A</u>	Yes	No <input checked="" type="checkbox"/>	Shore	<u>N/A</u> <u>N/A</u>
Structure in Wetland? (per map)		Yes	No <input checked="" type="checkbox"/>	Rear	<u>N/A</u> <u>N/A</u>
Substandard Lot?		Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>N/A</u>
BOA Variance Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>N/A</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>N/A</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 3555

Brad Splan
Signature of Owner /Applicant/Agent Date 12/14/22

Shoreland Contract Fee Pd: \$ _____
CC Date/Check#/Cash _____

Brad Splan
Print Name(s)

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

Notes (revisions, extensions, etc.) _____

Other: Pd: \$ _____

if shoreland erosion review fee is included above Zoning Administrator

RECEIVED
DEC 22 2022
RACINE COUNTY
(Staff Initials)

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

PIN 0100420 - 08 - 172000

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: VFW Kulchar-Fohr Post 8343

Applicant/Agent: Brad Splan/Atty. Todd A. Terry

Town: Norway

Zoning district(s): M-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.)
See attached.

AT (site address): 26527 Oak Ridge Drive, Wind Lake, WI

Subdivision: _____ Lot(s): 3 Block: 1

Parcel # 010042008172000 Section(s) 8 T 4 N R 20 E

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

Attached are:

- X zoning permit application
- X 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")
- X letter of agent status
- X 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: Atty. Todd A. Terry/Brad Splan e-mail address: todd@lawmidwest.com

address: 600 52nd Street, Suite 320 telephone #: (262) 842-2338

Kenosha, WI 53142

signed: Bradley L. Splan

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): RACINE COUNTY

Article VI Division 29 M-3, Heavy Industrial District; Section 20-1226 Uses Permitted Conditionally

Shoreland contract: yes _____ no X

Public hearing date: February 20, 2023

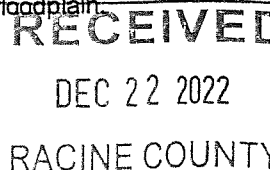
Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: December 22, 2022 + Jan 20, 2023

cash or (check #) 3555

amount received: \$ 475.00



**AMENDED ATTACHMENT TO VFW-KULCHAR CONDITIONAL USE
APPLICATION**

The below includes amendments, pursuant to requests from development staff.

Introduction: The applicant seeks to obtain a Conditional Use Permit solely for the M-3 lot it owns (parcel ending in 2000).

Scope of Use: The applicant seeks to utilize the M-3 parcel for the indoor and outdoor storage of boats, winterization and spring start up for the time periods referenced herein.

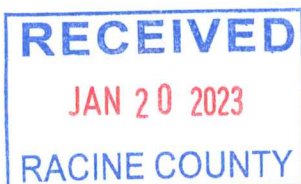
Building Size: The building for indoor storage, as depicted on the survey submitted herewith is approximately 108' x 40'.

Outdoor Storage: The outdoor storage area, as depicted on the survey submitted herewith is approximately 270' x 111' (including the building).

Employees: The applicant has no employees, but utilizes one (1) independent contractor for the services rendered.

Hours of Operation: The property will be used for removing stored boats, conducting startup operations of the boats, and delivering the same commencing on or about April 20 with the reverse operation occurring in and around September of each year. The hours where those services are conducted would be from 8:00 a.m. to 4:00 p.m. The operations largely take place over a three (3) week period in spring and fall.

Lighting: The lighting that is currently in place will continue if the CUP is approved. There is one (1) exterior light located on the building and it is to illuminate the entry door on the North side of the structure. The entry door is located



adjacent to the concrete area as noted on the Plat of Survey. There is no proposal for any other lighting.

Landscaping: There is currently no landscaping at the property nor is any proposed through this CUP application.

Parking: When the property is being utilized for boat storage, startup/shutdown, and removal, there is only one (1) vehicle parked at the property. That vehicle parks approximately six (6) feet from the entry door on the North side of the structure, generally at/about the concrete area note on the Plat of Survey.

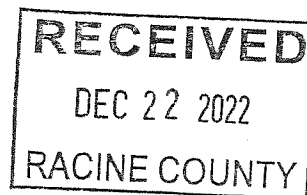
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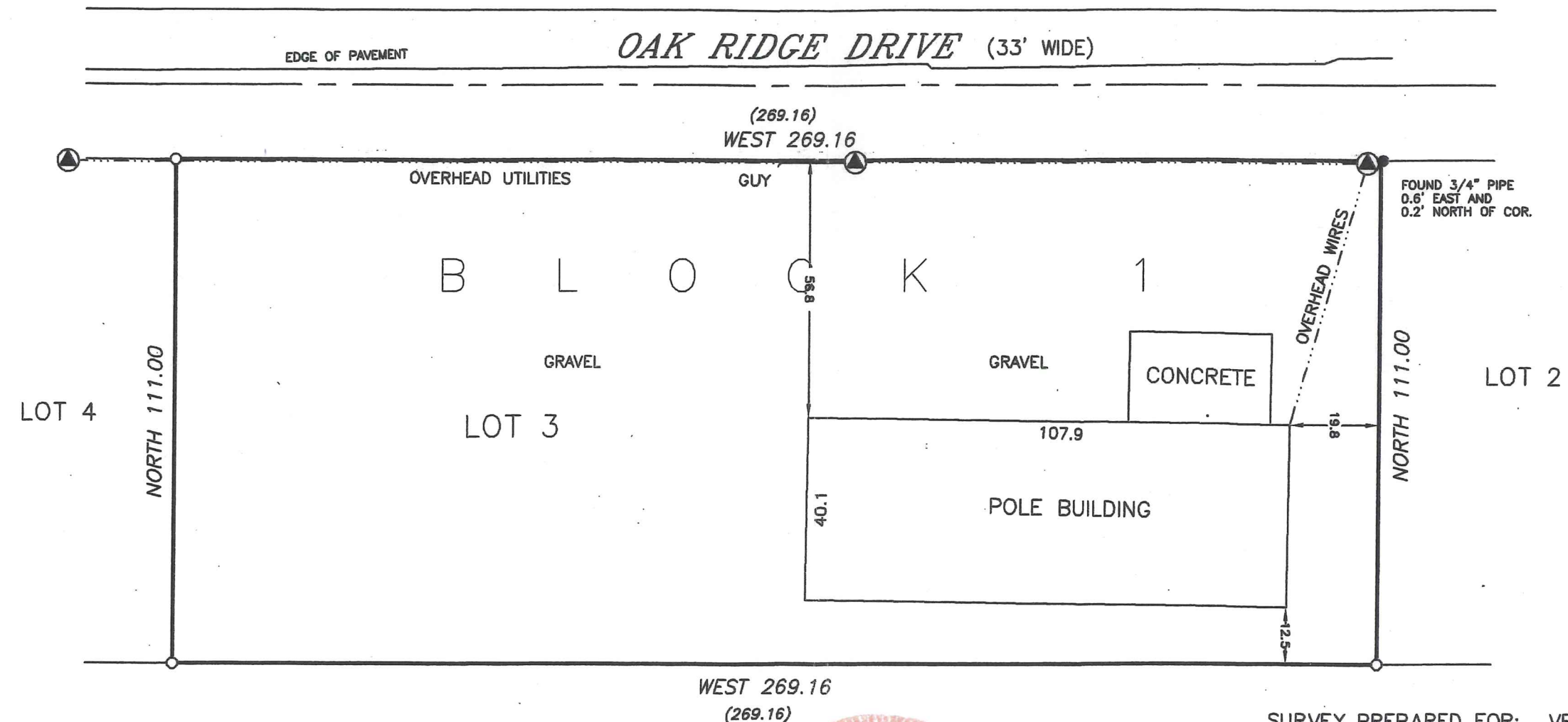
DEGEN - FOAT SURVEYING, INC.
100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53185
(262)534-5404 (FAX)534-2022

226056
226056S1.DWG

PLAT OF SURVEY

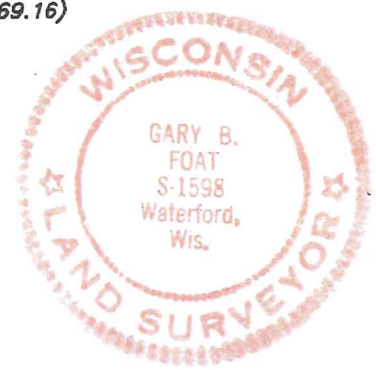
LOT 3, BLOCK 1, ASSESSOR'S PLAT - NORWAY NO. 7, PART OF THE SW 1/4 AND THE SE 1/4 OF SW 1/4 OF SEC. 5, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SEC. 8, IN TOWN 4 NORTH, RANGE 20 EAST, TOWN OF NORWAY, RACINE COUNTY, WISCONSIN,

* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. *



SCALE: 1" = 30'
BEARING BASE: AS RECORDED AS.
0 30 60

- LEGEND**
- - FOUND IRON PIPE
 - - SET IRON PIPE
 - () - RECORDED AS
 - ▲ - UTILITY POLE



SURVEY PREPARED FOR: VFW POST 8343
S. LOOMIS ROAD
WIND LAKE, WI 53185

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE THERETO WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD, WI THIS 4th DAY OF NOVEMBER 20 22

RECERTIFIED _____ *Gary B. Foat*