

Owner: John & Crystal Bieringer

Applicant/Agent: Derek Dube

Town: Norway

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.)

Small budget weddings, corporate meetings, family oriented entertainment such as local musicians, comedians, public speakers.

Private parties for birthdays, anniversaries, weddings & baby showers

AT (site address): 7923 S. Iamnis Rd

Subdivision: KLAUSE Bios. Subdivision Lot(s): 2 Block: 1

Parcel # 010042008400000 Section(s) 8 T 4 N R 20 E

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

Attached are:

OK 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")
OK 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: Derek Dube

e-mail address: derekdube@ameritech.net

address: 1602 Swartz Dr. #38
Waukesha, WI 53188

telephone #: 414-881-2540

signed: Derek Dube

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 Wind Lake shoreland area.
- The project is (all) partially located in the Wind 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):

Div 18: B-3 Commercial Service District, Sec. 20-1011 Unclassified, unspecified uses; Sec. 20-1246 Recreational Uses; and Sec 20-1339, Highway Oriented Uses.

Shoreland contract: yes _____ no X

Public hearing date: July 17, 2023

Site plan review meeting date: _____

Submittal received by: STM

Date petition filed: June 19, 2023

cash or check #: CC 6-19-2023

amount received: \$ 475.00

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO

DATE PERMIT ISSUED

OWNER John + Crystal Bieriger
Mailing
Address 78508 Antlacc Drive

APPLICANT Derek Dube
Mailing
Address 1602 Swartz Dr, #38

Waterford WI 53185
City State Zip

Waukesha WI 53188
City State Zip

Phone 414-630-7981

Phone 414-881-2540

Email cjserv5@gmail.com

Email derekdube@ameritech.net

Parcel Id. # 010042008 400000

Site Address 7923 S. Loomis Rd. Wind Lake WI 53185

Municipality TOWN OF Norway Section(s) 8 Town 4 North, Range 70 East

Lot 2 Block 1 Subdivision Name KRAUSE Bros. Subdivision CSM#

Proposed Construction/Use TO OCCUPY the existing building + site with an event venue facility (indoor + outdoor) for up to 70 people (DBA The Celebration Center)

New X Principal Bldg. Size (x) (x) (x)
Addition Accessory Area (sq ft) () () ()
Alteration Deck Peak Ht. (ft.) 100-Yr. Floodplain Elev.
Conversion Sign Eave Ht. (ft.) Flood Protection Elev.
Temporary Other OCCUPANCY Building Ht.-Avg. (ft.)

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

Existing Nonconforming? N/A X Yes No Yard Setbacks Proposed OK?
Structure in Shoreland? (per map) Yes X No Street-1st
Mitigation or Buffer Needed? Yes No X Street-2nd
Structure in Floodplain? (per map) *Yes No X Side-1st
*Structure's Fair Market Value \$ Cumulative % Side-2nd
*>50% of Fair Market Value? N/A X Yes No Shore
Structure in Wetland? (per map) Yes No X Rear
Substandard Lot? Yes No X Total Acc. Structures
BOA Variance Needed? Yes No X Date of Approval
Conditional Use/Site Plan Needed? Yes X No Date of Approval
Shoreland Contract Needed? Yes No X 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: \$ 475.00 Signature of Owner /Applicant/Agent Date 6/16/23
CC Date/Check#/Cash 6-19-23

Shoreland Contract Fee Pd: \$ Print Name(s) Derek Dube

Zoning Permit Fee Pd: \$ 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

Racine County, 14200 Washington Ave., Sturtevant, WI 53177

Regarding the property at: 7923 W. Loomis Rd, Wind Lake, WI 53185, Sec. 8, T4N, R20E, town of Norway. Parcel ID # 010042008400000.

Usage for the building would be from 8:00 am to 10:00 pm, seven days per week.

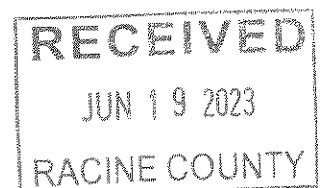
The center at 7923 West Loomis Rd. in Wind Lake will be used primarily as a small wedding venue (indoor and outdoor) (roughly 70 people or less) mostly on Fridays, Saturdays, and some Sundays.

It will also be used for corporate training/retreats/meetings during the week (hours roughly 8:00 am to 10:00 pm). Possible rental to church groups.

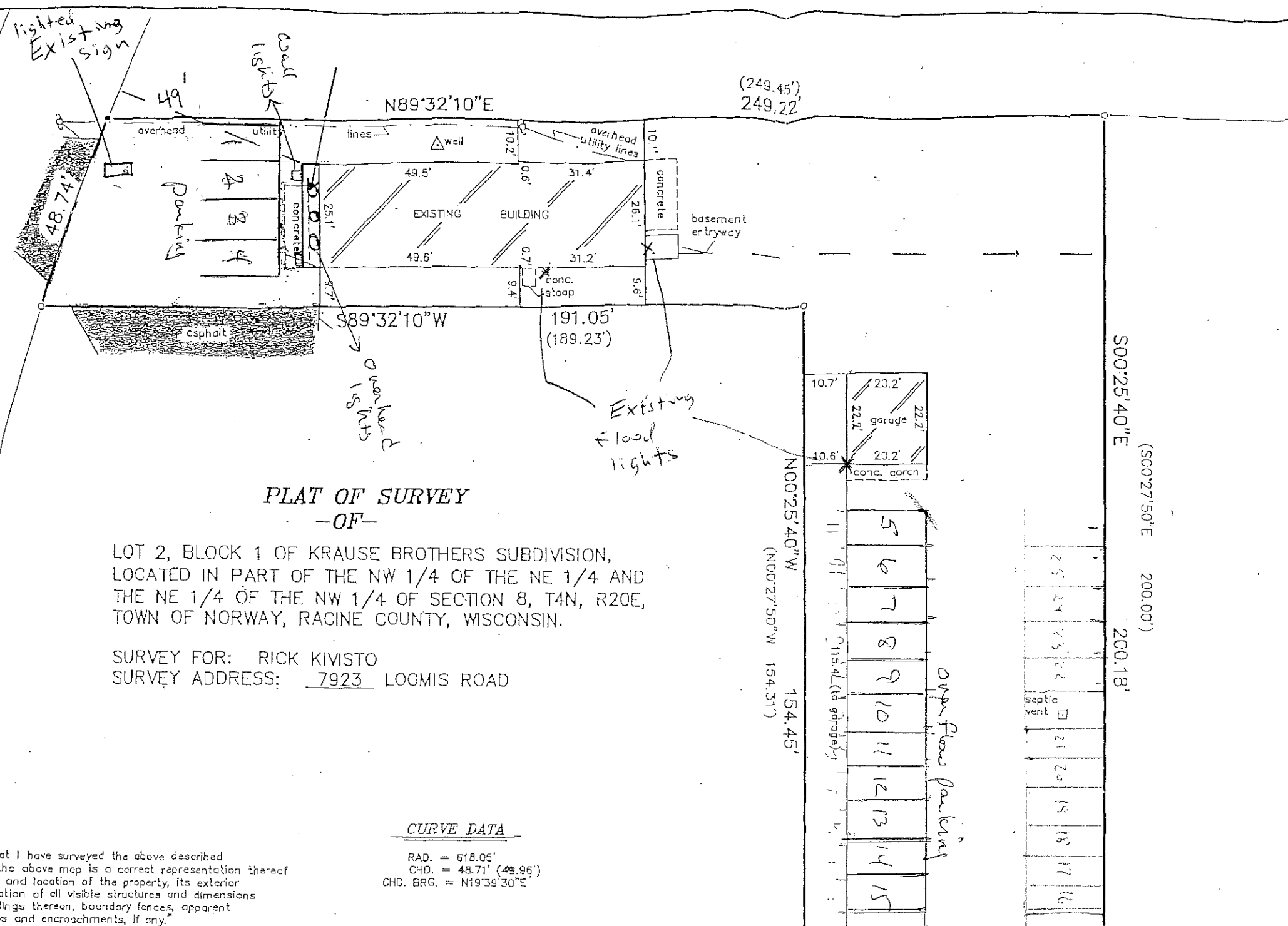
Tenant will utilize the building by offering classes and workshops (roughly 70 people or less). We also plan to rent it out during the week to private parties such as birthday parties, wedding showers, baby showers, anniversary parties, etc.

Occasionally may offer family-oriented entertainment such as public speakers, local musicians, book signings, magicians, and comedians for up to 70 people.

Future plans for the building might include paving the now gravel parking area, an outdoor gazebo for outdoor weddings, and some shrubs along the fence. We also will add Hosta plants along the walkway.



LOOMIS ROAD (66' WIDE)



RECEIVED
 JUN 19 2023
 RACINE COUNTY

SCALE:
 1" = 30'

PLAT OF SURVEY
 -OF-

LOT 2, BLOCK 1 OF KRAUSE BROTHERS SUBDIVISION,
 LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND
 THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T4N, R20E,
 TOWN OF NORWAY, RACINE COUNTY, WISCONSIN.

SURVEY FOR: RICK KIVISTO
 SURVEY ADDRESS: 7923 LOOMIS ROAD

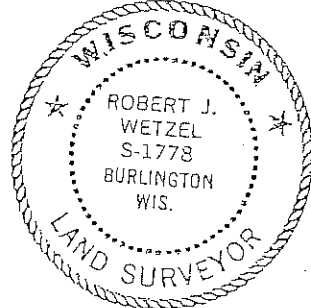
RECEIVED
 MAR 02 2020
 RACINE COUNTY

CURVE DATA

RAD. = 618.05'
 CHD. = 48.71' (49.96')
 CHD. BRG. = N19°39'30"E

"I hereby certify that I have surveyed the above described property and that the above map is a correct 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 encroachments, if any."

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

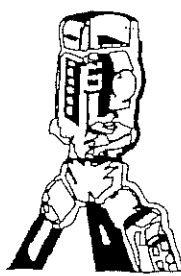
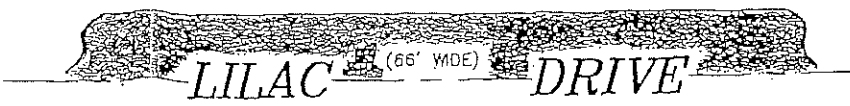


THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Robert J. Wetzel
 ROBERT J. WETZEL S-1778

LEGEND

- FOUND IRON PIPE
- FOUND 2" IRON PIPE
- () RECORDED AS
- ⊗ UTILITY POLE



B.W. SURVEYING, INC.

LAND SURVEYS
 MAPPING AND PLANNING
 412 N. PINE STREET
 BURLINGTON, WI 53105
 (262)-767-0225

OCTOBER 23, 2006
 DATE

7415
 JOB NUMBER