

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

COM ITEM #3

Racine County, Wisconsin

Owner: John + Crystal Bieringer

Applicant/Agent: Biha Abdallah

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.)

SMOKE SHOP, HAIR OPERATIONS 9800 sq ft - 10:00am
Selling all smoking accessories

AT (site address): 7923 S Loomis Rd, Waterford, WI 53185

Subdivision: Krause Bros. 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 #: 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

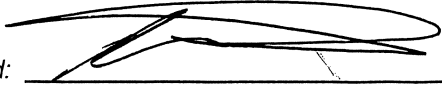
print name: Biha Abdallah

e-mail address: Bocoha2020@aol.com

address: _____

telephone #: 414-745-0116

7923 S Loomis Rd
Waterford WI 53185

signed: 

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, and Sec 20-1339 Highway Oriented uses.

Shoreland contract: yes _____ no

Public hearing date: _____

Site plan review meeting date: October 16, 2023

Submittal received by: JPL

Date petition filed: 9-20-2023

cash or check #: CC Date 9/19/2023 amount received: \$ 200.00
Pd in full

RECEIVED
SEP 15 2023
RACINE COUNTY

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Biha Abdallah
 Mailing Address 7923 S Loomis Rd
Waterford WI 53185
 City State Zip

APPLICANT Biha Abdallah
 Mailing Address 7923 S Loomis Rd
Waterford WI 53185
 City State Zip

Phone 414-745-0116

Phone _____

Email Boooha2020@Aol.com

Email _____

Parcel Id. # 010042008400000

Site Address 7923 S Loomis Rd

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

Lot 2 Block 1 Subdivision Name Krause Bros Subdivision CSM # _____

Proposed Construction/Use To occupy an existing building with a tobacco shop for sales of tobacco products, Business to be named MB Smoke On. Business will have two employees and operate 7 days a week from 9:00 am - 10:00 pm

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (____ x ____)	(____ x ____)	(____ x ____)
Addition	____	Accessory	Area (sq ft)	(____)	(____)
Alteration	____	Deck	Peak Ht. (ft.)	____	100-Yr. Floodplain Elev. <u>1</u>
Conversion	____	Sign	Eave Ht. (ft.)	____	Flood Protection Elev. _____
Temporary	____	Other <u>Occupancy</u>	Building Ht.-Avg. (ft.)	____	

Contractor NONE Est. Value w/Labor \$ NONE ZONING DISTRICT B-3

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/>	No	Street-1 st	____	____	____
Mitigation or Buffer Needed?	Yes	No <input checked="" type="checkbox"/>	Street-2 nd	____	____	____
Structure in Floodplain? (per map)	*Yes	No <input checked="" type="checkbox"/>	Side-1 st	____	____	____
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %	Side-2 nd	____	____	____
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	No	Shore	____	____
Structure in Wetland? (per map)	Yes	No <input checked="" type="checkbox"/>	Rear	____	____	____
Substandard Lot?	Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	____	____	____
BOA Variance Needed?	Yes	No <input checked="" type="checkbox"/>	Date of Approval	____	____	____
Conditional Use <u>Site Plan Needed?</u>	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: \$ 200.00 Signature of Owner /Applicant/Agent _____ Date 09/15/2023

CC Date/Check#/Cash 9/19/23 Print Name(s) Biha Abdallah

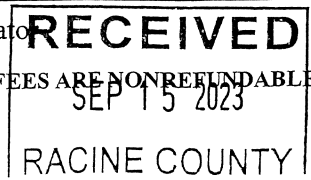
Shoreland Contract Fee Pd: \$ _____ Notes (revisions, extensions, etc.) _____

Zoning Permit Fee Pd: \$ _____

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 0100420 - 08 - 400000

JPL

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here and complete #1-6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) If zoning permit is for an accessory structure without plumbing, check here and go to #4 below.
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes* No N/A
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes* No N/A
*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes No
If "Yes," provide variance approval date: _____
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes No
- 6) Comments _____

POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

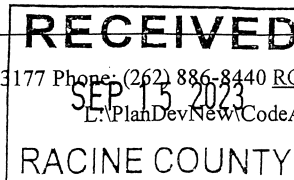
All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- Proposed structure is for owner residential use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- A hard surface material must be placed beneath the deck to prevent soil erosion.
- All existing yard grade elevations will remain unchanged.
- Firmly anchor, no floor < _____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ _____'



Business Plan: JB Smoke LLC - DBA MB Smoke

I. Executive Summary:

- JB Smoke LLC, doing business as MB Smoke, seeks licensing approval for a tobacco shop located at 7923 S Loomis Rd, Waterford, WI 53185. The President of the company is Biha Abdallah. MB Smoke aims to offer a range of smoking products and accessories, including vapes, cigars, chewing tobacco, hookahs, CBD, Delta 8, and more. The shop will also provide non-tobacco items such as soda and water. The business will operate seven days a week from 9 AM to 10 PM.

II. Business Description:

Company Name: JB Smoke LLC, DBA MB Smoke ON

Location: 7923 S Loomis Rd, Waterford, WI 53185

President: Biha Abdallah

Business Hours: 9 AM - 10 PM, 7 days a week

III. Products and Services:

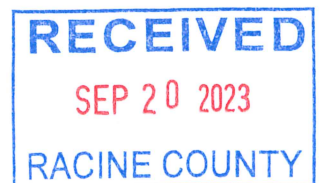
- MB Smoke will offer a diverse range of smoking-related products and services, including:

Tobacco Products:

- Vapes and Vape Accessories such as juices, coils, and batteries.
- Cigars and cigarettes
- Chewing Tobacco
- Hookahs and Hookah Accessories such as hookah tobacco, hookah heads, hookah coals.
- Smoking Accessories such as ashtrays, rolling paper, cigarette machines, tobacco jars, and cigarette cases.

Alternative Smoking Products:

- CBD Products such as CBD Cream, CBD for pets, and CBD Oil.
- Delta 8 Products



Beverages:

- Soda
- Water
- Energy Drinks

IV. Market Analysis:

- The market for smoking and alternative smoking products remains stable, with a dedicated customer base. MB Smoke aims to cater to this market by offering a wide selection of products, including new and trending items such as vapes, CBD, and Delta 8.

V. Marketing Strategy:

- Target Audience: Adult smokers and enthusiasts in Waterford, WI, and the surrounding areas.
- Marketing Channels: Social media advertising, local advertising, in-store promotions.
- Pricing: Competitive pricing strategies to attract and retain customers.

VI. Operations Plan:

- Staffing: Hire knowledgeable and customer-friendly staff.
- Suppliers: Establish relationships with reliable suppliers for tobacco and smoking-related products.
 - Store Layout: Create an organized and appealing store layout for easy product access.
 - The retail space of building to be used for customers is 49.5 feet by 25.1 feet which is a total of 1242.45 sq/ft
 - Total Parking spaces is 15 available for business.
 - Lighting on the exterior of the building shall remain the same.

VII. Regulatory Compliance:

- Compliance with all local, state, and federal laws and regulations related to the sale of tobacco and related products.

- Strictly enforcing age restrictions for the purchase of tobacco and vaping products.
- Comply with local laws to install signage.

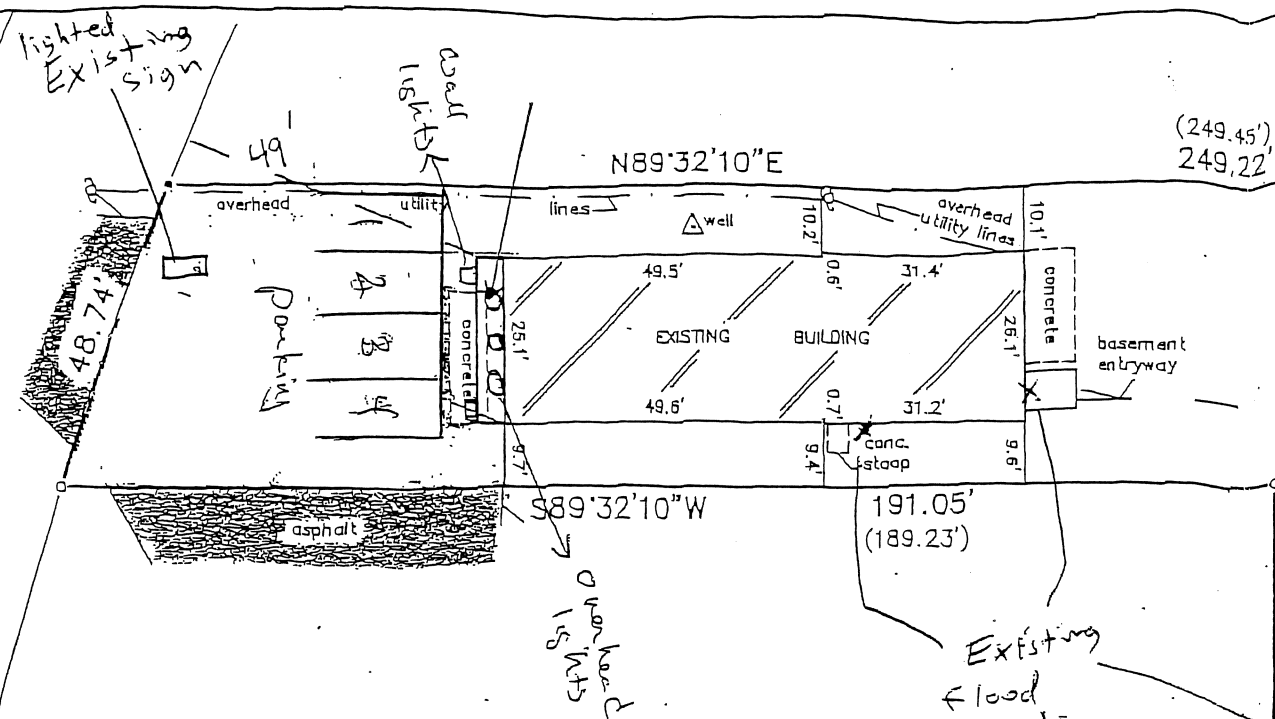
VIII. EMPLOYEES:

- Our business shall hire at least 2 full-time employees.

X. Conclusion:

- JB Smoke LLC, DBA MB Smoke, is committed to providing a diverse range of smoking products and accessories to the adult smoking community in Waterford, WI. We are confident that our business will not only thrive but also contribute positively to the local economy. We request the committee's support and approval for the necessary licenses and permits to start our operations. Thank you for considering our application.

LOOMIS ROAD (66' WIDE)



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

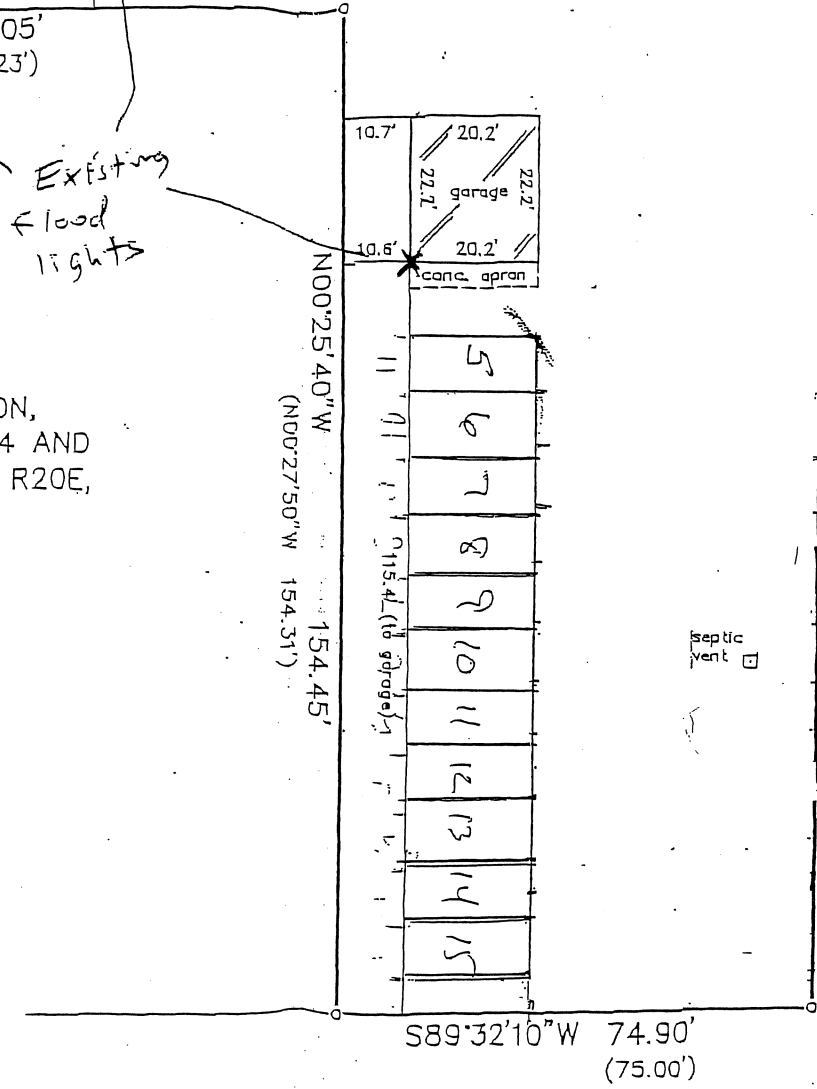
CURVE DATA

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

Biha Abdallah

LEGEND

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



LILAC DRIVE (66' WIDE)

SCALE: 1" = 30'