

Owner: Valerie Iverson

Applicant/Agent: Lori Cramer

Town: Waterford

Zoning district(s): B3

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 occupy an existing commercial building and site with multiple tenants to provide Massage Therapy.

AT (site address): 8006 Big Bend Rd Waterford WI 53185

Subdivision: N/A Lot(s): --- Block: ---

Parcel # 016041901030001 Section(s) 1 T 4 N R 19 E

If served by municipal sewer, check here: Sanitary permit #: N/A

Attached are:

- zoning permit application
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 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")
- 3 SETS: landscaping/lighting plan
- letter of agent status
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses other

print name: Lori Cramer

e-mail address: loricramer22@gmail.com

address: N7064 County Rd DD Burlington, WI 53105

telephone #: 262-497-5840

signed: Lori Cramer

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.
- The project is all / partially located in the N/A shoreland area.
- The property is all / partially located in the N/A floodplain.
- The project is all / partially located in the N/A 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):

Article VI Division 18 B-3 Commercial Service District, Sec 20-1339 Highway Oriented Uses.

Shoreland contract: yes no

Public hearing date: August 19, 2024

Site plan review meeting date: N/A

Submittal received by: JPL

Date petition filed: 7/11/2024 RECEIVED

cash or check #: 1145

amount received: \$ 475.00 JUL 11 2024

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

PERMIT NO. _____
 DATE PERMITTED ISSUED _____

OWNER Valerie Iverson
 Mailing Address 8412 Fox River Rd
Waterford WI 53185
 City State Zip

APPLICANT Lori Cramer
 Mailing Address N7064 County Rd DD
Burlington WI 53105
 City State Zip

Phone 414-550-1881

Phone 262-497-5840

Email mrsdocivya@hotmail.com

Email loricramer22@gmail.com

Parcel Id. # 016041901030001

Site Address 8006 Big Bend Rd

Municipality Waterford Section(s) 1 Town 4 North, Range 19 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use To occupy an existing commercial building and site with multiple tenants to provide massage therapy.

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

Contractor	<u>N/A</u>	Est. Value w/Labor \$	<u>N/A</u>	ZONING DISTRICT	<u>B-3</u>	
Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes	No <input checked="" type="checkbox"/>	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	<u>Existing</u>	
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %	<u>—</u>	Side-2 nd		
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	No	Shore	<u>Building</u>	
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/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: \$ 475.00 Signature of Owner /Applicant/Agent Lori Cramer Date 7-1-24

Shoreland Contract Fee Pd: \$ _____ Print Name(s) Lori Cramer

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

Other: _____ Pd: \$ _____

if shoreland erosion review fee is included above Zoning Administrator

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

RECEIVED
 JUL 11 2024
 RACINE COUNTY

PIN 0160419-01-030001

Body Kneads Customized Massage, LLC

Lori Cramer, LMT

Loricramer22@gmail.com

262-497-5840

Racine County Development Services

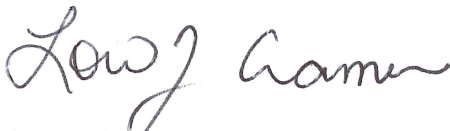
14200 Washington Ave, Sturtevant, WI 53177

262-886-8440

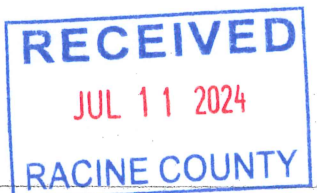
Dear Economic Development & Land Use Committee,

This letter is to inform you of the conditional use occupancy of 8006 Big Bend Rd, Tichigan, WI 53185. My name is Lori Cramer. I am a licensed massage therapist. I would like to rent the property in Tichigan starting September 1, 2024. My hours of operation will be by appointment only, They will be Monday-Saturday within the hours 8am to having my last client at 9pm. There will be 2 other business occupying the building as well. Tim Czaja, LMT of Positive Pressure Massage Therapy. His hours will be Thursdays and Saturdays 11am to 7pm. Jessica Berger, Reiki master of Shady Abby Legacy. Her hours of operation will be 8 am to 7 pm Monday, Wednesday, Friday and Sunday. There will be no improvements made to the outside of the building.

Sincerely,



Lori Cramer



DEGEN - FOAT SURVEYING, INC.

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53185
(262)534-5404 (FAX)534-2022

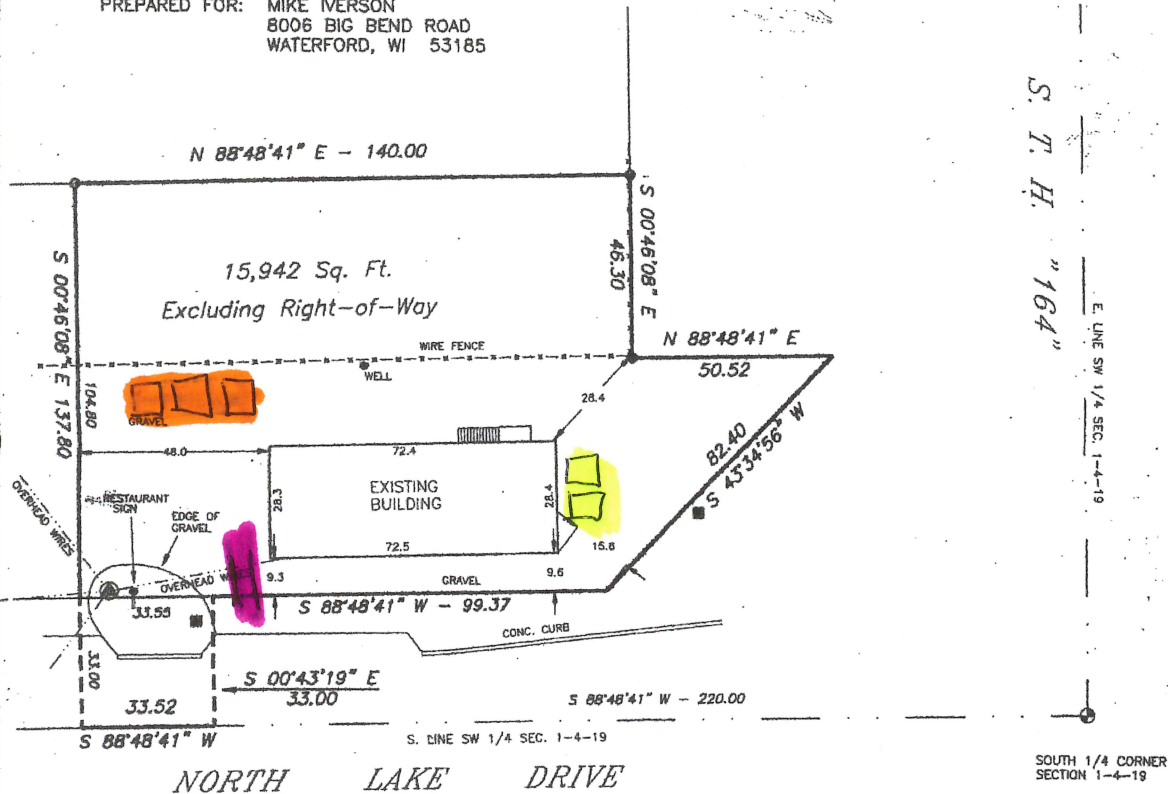
137074
137074S1.DWG

SITE PLAN

PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1; THENCE S 88°48'41" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 220.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°48'41" W ALONG SAID LINE, 33.52 FEET; THENCE N 00°46'08" W, 137.80 FEET; THENCE N 88°48'41" E, 140.00 FEET; THENCE S 00°46'08" E, 46.30 FEET; THENCE N 88°48'41" E, 50.52 FEET; THENCE S 43°34'56" W, 82.40 FEET; THENCE S 88°48'41" W, 99.37 FEET; THENCE S 00°43'19" E, 33.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 33 FEET THEREOF FOR HIGHWAY PURPOSES. CONTAINING 15,942 SQUARE FEET OF LAND EXCLUDING RIGHT-OF-WAY.

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

PREPARED FOR: MIKE IVERSON
8006 BIG BEND ROAD
WATERFORD, WI 53185



employee parking

customer parking

each space will be standard size

7 1/2 ft by 9 ft

driveway

- LEGEND
- ⊕ - RACINE COUNTY MONUMENT
 - - FOUND IRON PIPE
 - - SET IRON PIPE
 - () - RECORDED AS
 - ⊙ - UTILITY POLE
 - - PEDESTAL

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

RECEIVED

SEP 24 2013

RACINE COUNTY

RECEIVED
JUL 11 2024
RACINE COUNTY