



96 Russell Drive • Random Lake, WI 53075
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Commercial Planned Unit Development (C-PUD) Application

Applicant Information

Property Owner Name: <u>Business at Random LLC</u>	Applicant Name: <u>Business at Random LLC</u>
Address: <u>251 Lakeview Drive</u>	Address: <u>251 Lakeview Drive</u>
City, State Zip: <u>Belgium WI 53004</u>	City, State, Zip: <u>Belgium WI 53004</u>
Email: <u>rasseljohnb@gmail.com</u>	Email: <u>rasseljohnb@gmail.com</u>
Phone #: <u>(920) 918-1613</u>	Phone#: <u>(920) 918-1613</u>

Site Information

Parcel #: <u>59028426563</u>	Property Address: <u>Yet to be established</u>
Existing Zoning: <u>C-2 Highway Commercial District</u>	

Type of Use (C-1, C-2, C-3)

Permitted: Luxury storage, Trade Shops, Recreational Space

Conditional Use:
Other uses similar in character, to the uses outlined, giving due consideration to such items as noise, odor, pollution, traffic, parking, safety, + type of operation

Restrictions (C-1)

N/A

Development Standards (C-1)

N/A

Driveway & Driveway Curb Cuts (C-1, C-2, C-3)

No curb + gutter in development, no curb cuts, each building will have own approach as seen on Plat as "Limited Common Area" as defined by HOA document

Lot, Yard & Building Requirements (C-2, C-3)

Asking C-PUD to allow exterior walls to be covered by panelized metal. Also asking C-PUD to allow exemption from lot line set backs as shown on site plan

Off Street Parking and Loading Requirements (C-2, C-3)

N/A, development is serviced by a private drive

Refuse Areas (C-2)

No exterior refuse areas/dumpsters in development. All trash receptacles will be inside building + responsibility of building owner

Signs (C-3)

N/A

Green Space (C-3)

N/A

Living Quarters (C-3)

N/A

Additional Requests

Site Plan Provided: yes no

Application Fee of \$90 received: yes no

Applicants Signature: John Rassel

Date: 11-30-2023

Received at Village Hall on 11-30-23

Reviewed by the Plan Commission on _____

Reviewed by the Village Board on _____

Approved and/or Denied on _____

BUSINESS AT RANDOM CONDOMINIUM SITE PLAN

BUILDING FOOTPRINTS

- A - 40' x 50' - 2,000 SQ.FT.
- B - 50' x 50' - 2,500 SQ.FT.
- C - 50' x 60' - 3,000 SQ.FT.
- D - 50' x 100' - 5,000 SQ.FT.

STORM WATER BASIN

- A - ±10,229 SQ.FT.
- B - ±6422 SQ.FT.

GENERAL INFORMATION NOTES

- PROPERTY DOES NOT HAVE AN ASSIGNED ADDRESS, PARCEL # 5603845543
- PROPOSED USE: WORK-PLAY BUILDINGS
- DEVELOPMENT IS NEW CONSTRUCTION
- PROPERTY FALLS OUTSIDE OF FEMA FLOOD PLAIN PER 53117054407, EFF. 4-3-2009

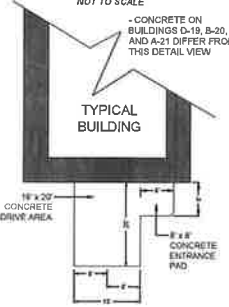
LEGAL DESCRIPTION

RECORD 2017 TOP COR 26-111
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 26, T48R10P14, RANGE 14, NORTH, RANGE 14, COUNTY OF SHEBOYGAN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 ALL OF LOT 1 OF CSM 29-132

ALL OF LOT 1 OF CSM 29-132,
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
 VILLAGE OF RANDOM LAKE, SHEBOYGAN COUNTY, WISCONSIN

PL. OF LOT 1 OF CSM 29-132

BUILDING DRIVE & ENTRANCE DETAIL NOT TO SCALE

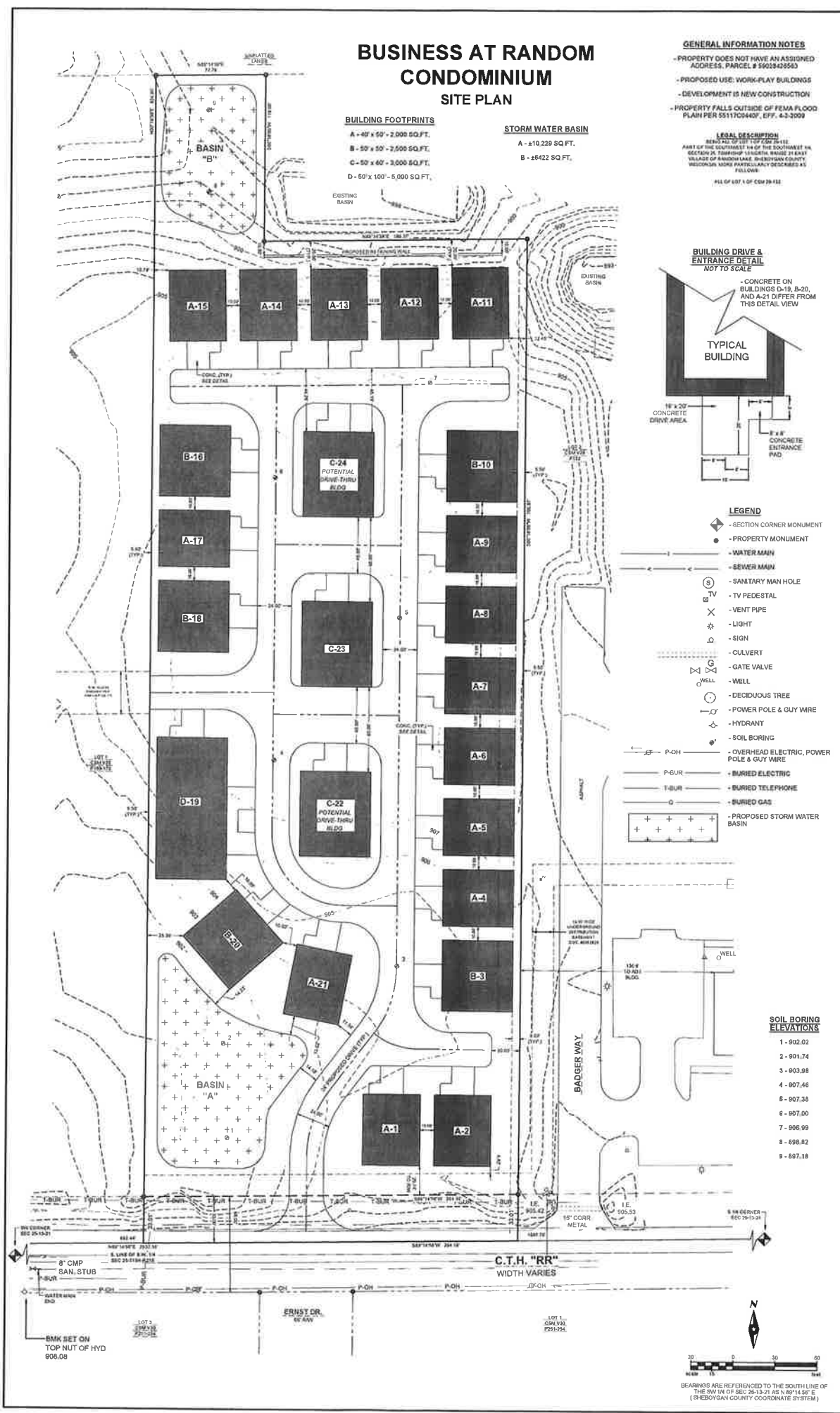


LEGEND

- SECTION CORNER MONUMENT
- PROPERTY MONUMENT
- WATER MAIN
- SEWER MAIN
- SANITARY MAN HOLE
- TV PEDESTAL
- VENT PIPE
- LIGHT
- SIGN
- CULVERT
- GATE VALVE
- WELL
- DECIDUOUS TREE
- POWER POLE & GUY WIRE
- HYDRANT
- SOIL BORING
- OVERHEAD ELECTRIC, POWER POLE & GUY WIRE
- BURIED ELECTRIC
- BURIED TELEPHONE
- BURIED GAS
- PROPOSED STORM WATER BASIN

SOIL BORING ELEVATIONS

- 1 - 902.02
- 2 - 901.74
- 3 - 903.98
- 4 - 907.46
- 5 - 907.38
- 6 - 907.00
- 7 - 906.99
- 8 - 898.82
- 9 - 897.18



BUSINESS AT RANDOM CONDOMINIUM SITE PLAN



SEH PROJECT: JREH 170517
 CHECKED BY: JREH

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SEC. 26-13-21 AS N 89° 14' 30" E (SHEBOYGAN COUNTY COORDINATE SYSTEM)

Business at Random Condominium

Approved Uses

1. Luxury Storage(New use for C-2 Dist. under C-PUD)
 - a. Boats, Watercraft
 - b. ATVs, UTVs, Snowmobiles, Golf carts, Campers, Toy Haulers
 - c. Cars, Trucks, Motorcycles
2. Trade Shops (typically owner + 3 or less employees in unit)
 - a. Electrical(New use for C-2 Dist. under C-PUD)
 - b. Plumbing
 - c. HVAC
 - d. General Contractor(New use for C-2 Dist. under C-PUD)
 - e. Cabinet Maker(New use for C-2 Dist. under C-PUD)
 - f. Drywall/Insulation(New use for C-2 Dist. under C-PUD)
 - g. Concrete/Masonry(New use for C-2 Dist. under C-PUD)
 - h. Auto Repair / Detailing
 - i. Small CNC (Computer Numerical Control)(New use for C-2 Dist. under C-PUD)
 - j. Small Printing
3. Recreational
 - a. Sports court
 - b. Man Cave
4. Other Uses
 - a. Other uses similar in character to the uses outlined, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
5. Exemptions from Normal C-2 Dist. Being Requested under C-PUD
 - a. Exterior walls covered with panelized metal
 - b. Lot line set backs