



Village of Waterford
 123 N RIVER ST, WATERFORD, WI 53185
 PHONE: 262.534.3980 • FAX: 262.534.5373
 E-MAIL: INFO@WATERFORDWI.ORG
 WEB SITE: WWW.WATERFORDWI.ORG

THIS AREA FOR OFFICE USE ONLY	
Account No. 19-28	Permit Issued Date
Fee Amount Paid:	Receipt #:

Standard Zoning Use Permit

NAMES & MAILING ADDRESSES

Applicant (Agent or Builder) Thomas Ripple	Property Owner Midland Trust Company
Street Address 4952 Elm Island Circle	Street Address 4952 Elm Island Circle
City • State • Zip Code Waterford, WI 53185	City • State • Zip Code Waterford, WI 53185
Business Phone 414-312-3565	Home Phone 414-312-3565
Cell Phone 414-312-3565	Cell Phone 414-312-3565
Email tom@rbi.team	Email tom@rbi.team
Parcel Identification Number (PIN)	Is this property connected to public water? X No <input type="checkbox"/> Yes
Street Address of Property in Waterford Lt 1 Park Dr, Waterford WI 53185	Is this property connected to public sewer? X No <input type="checkbox"/> Yes

PROPOSED PROJECT

Type of Construction (If Any) <input checked="" type="checkbox"/> Commercial building new <input type="checkbox"/> Commercial building remodel <input type="checkbox"/> Accessory building new <input type="checkbox"/> Other 	Proposed Use Details <i>If more space is required use the back of the form.</i> Self - Storage Facility
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CERTIFICATION & AGREEMENT

I, the undersigned Property Owner, hereby apply for a Land Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that all work performed will be done in accordance with the Waterford Zoning Code and with all other applicable laws and regulations. I hereby authorize the Zoning Administrator to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.

Further, I agree to pay Consultant Charges and Administrative Fees and Costs. In accordance with §23-12 of the Code of the Village of Waterford, any professional services required to review any proposal, application, or project will be billed to the Property Owner in accordance with all applicable provisions of §23-12 and will be subject to all appeal rights as stated in §23-12. These services include, but are not limited to, work by the Village Attorney, Village Engineer, Planning, and Zoning Administration. Administrative costs such as publication charges, recording fees, etc. will be charged, as well, in addition to permit fees.

I have read, understand, and do hereby acknowledge the provisions of §23-12 of the Code of the Village of Waterford, and agree to pay the charges billed thereunder, subject to the rights set forth therein.

Signature(s) *Tom Ripple* Date 10/14/2019

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Zoning /Overlay District _____	Zoning Administrator _____		<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Road/Highway Designation <input type="checkbox"/> Village <input type="checkbox"/> US/State <input type="checkbox"/> County <input type="checkbox"/> Private	Existing Right-Of-Way	Required Road/Highway Setback From Right-of-Way _____ From Centerline _____	Maximum Lot Coverage Allowed _____ Existing _____ Proposed _____ Aggregate _____

PROPOSED USE

ATTACH A DESCRIPTION OF YOUR PROPOSED BUSINESS FOR THE LOCATION INCLUDING THE TYPES OF ACTIVITIES, NUMBER OF EMPLOYEES, HOURS OF OPERATION, THE SQUARE FOOTAGE OF ALL PROPOSED BUSINESS USES AND OTHER RELEVANT DETAILS.

- **SELF - STORAGE FACILITY (INDOORS)**
- **RENT STORAGE UNITS OF VARIOUS SIZES**
- **OPEN 24 HOURS A DAY, 7 DAYS A WEEK**

SITE SUMMARY

TOTAL LAND AREA	- 111,703 SQ. FT. (2.56 AC.)
PROPOSED BUILDING AREA	- 31,088 SQ. FT. (27.8%)
PROPOSED PAVED AREA	- 43,507 SQ. FT. (39.0%)
PROPOSED GREEN SPACE	- 37,108 SQ. FT. (33.2%)
EXISTING ZONING	- B-2

- **PLEASE SEE ATTACHED LAND CONCEPT PLAN**



RBI SELF STORAGE
LAND CONCEPT PLAN
STATE OF WISCONSIN
COUNTY OF WAUKESHA

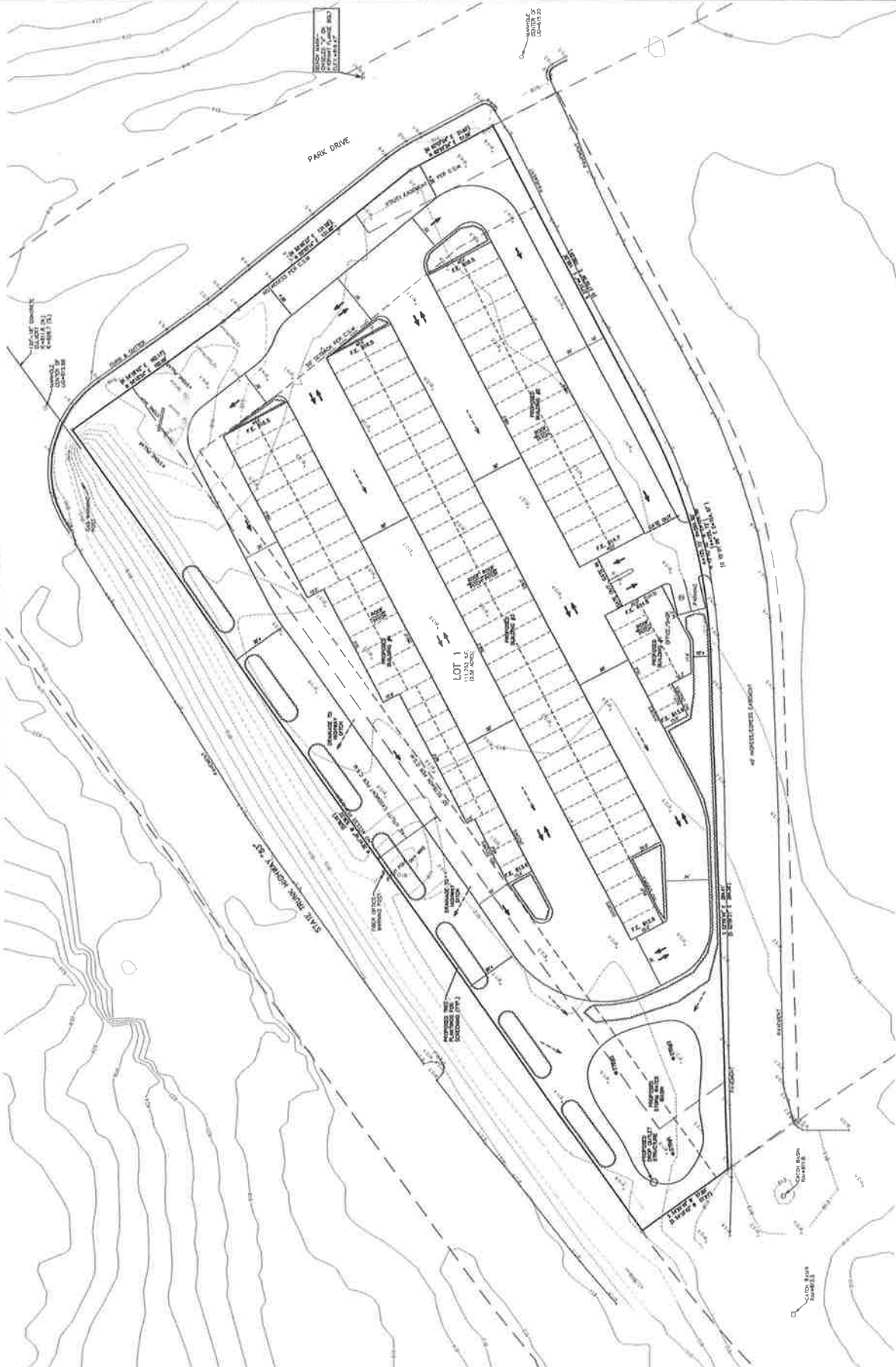
WORK ORDERED BY -
RBI, LLC
1400 E. LAND CREEK
WATERBURY, WI 53185

FARNS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 BROADWAY COURT
FISHKILL, NY 12521
OFFICE (518) 753-2098 FAX (518) 753-2098

1 OF 1
DATE
10/02/2019
JOB NO.
10176

**LAND CONCEPT PLAN
RBI SELF STORAGE**

BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 2080 LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 27,
TOWN 4 NORTH, RANGE 19 EAST, VILLAGE OF WATERBURY, WAUKESHA COUNTY, WISCONSIN



SITE SUMMARY

TOTAL LAND AREA	- 111,703 SQ. FT. (2.56 AC.)
PROPOSED BUILDING AREA	- 31,068 SQ. FT. (27 BK)
PROPOSED PAVED AREA	- 43,507 SQ. FT. (39.07%)
PROPOSED GREEN SPACE	- 37,108 SQ. FT. (33.2%)
EXISTING ZONING	- B-2

STORAGE UNIT SUMMARY

10'x20' UNITS	- 129
10'x15' UNITS	- 20
10'x10' UNITS	- 16
TOTAL UNITS	- 165

- LEGEND**
- ROAD FOR R/C DRIVE
 - ▭ EXISTING CONCRETE
 - ▭ PROPOSED FLOOR SLAB AREA
 - ▭ PROPOSED FLOOR SLAB AREA
 - ▭ PROPOSED FLOOR SLAB AREA
 - ▭ PROPOSED FLOOR SLAB AREA

NOTE: 2. CONTOUR SHOW ELEVATIONS AT 1' VERT. INTERVAL ONLY
3. QUANTITY OF WORK FOR REFERENCE ONLY

APPROVED BY: [Signature]
DATE: 10/02/2019



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THIS AREA FOR OFFICE USE ONLY	
Account No.	Permit Issued Date
Fee Amount Paid:	Receipt #:

Sign Permit Application

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION
Applicant (If different from property owner) Thomas Ripple		Parcel Identification Number (PIN) 57270
Street Address 4952 Elm Island Circle		Subdivision or CSM (Volume/Page/Lot) Fairview Estates
City • State • Zip Code • Phone Number Waterford, WI 53185		Address Of Property (DO NOT Include City/State/Zip Code) Lt 1 Park Dr.
Property Owner (If different from applicant)	Signature of Owner	
Midland Trust Company		
Street Address 4952 Elm Island Circle		Width (in feet) of the front of the building facing the street: 290'
City • State • Zip Code Waterford, WI 53185		
Sign Contractor (Agent) Thomas Ripple		CURRENT PROPERTY USE
Street Address 4952 Elm Island Circle		<input type="checkbox"/> Non-commercial <input type="checkbox"/> Multi-occupant commercial <input type="checkbox"/> Single occupant commercial <input type="checkbox"/> Other commercial <input type="checkbox"/> Other _____
City • State • Zip Code • Phone Number Waterford, WI 53185		

PROPOSED SIGN

Type of Sign Construction	Sign Details
<i>(Please check/complete ALL that apply below)</i> <input checked="" type="checkbox"/> Ground <input type="checkbox"/> Wall <input type="checkbox"/> Projecting <input type="checkbox"/> Hanging <input type="checkbox"/> Other _____ _____ _____ Size of window (square feet) _____ Total square footage of all signs on property _____ Building height where sign is to be placed _____	Sign Size: _____ 4' _____ by _____ 20' _____ Total Square Feet _____ 80' _____ Number of Sides _____ 1 _____ Height (Sign Peak) _____ 8' _____ Height to bottom of sign _____ 3' _____ Distance from building _____ 28' _____ Distance from front lot line/ROW _____ 24' _____ Distance from side lot line _____ 180' _____ Illumination: 3 fixtures mounted ground level

Please complete the sign design on the attached sheet.

I agree to mark or stake out the location of the proposed sign on the site.

CERTIFICATE

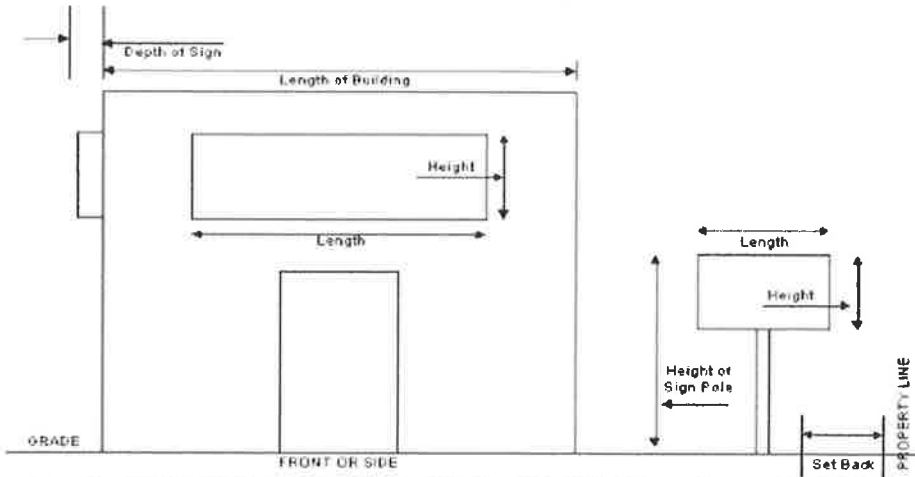
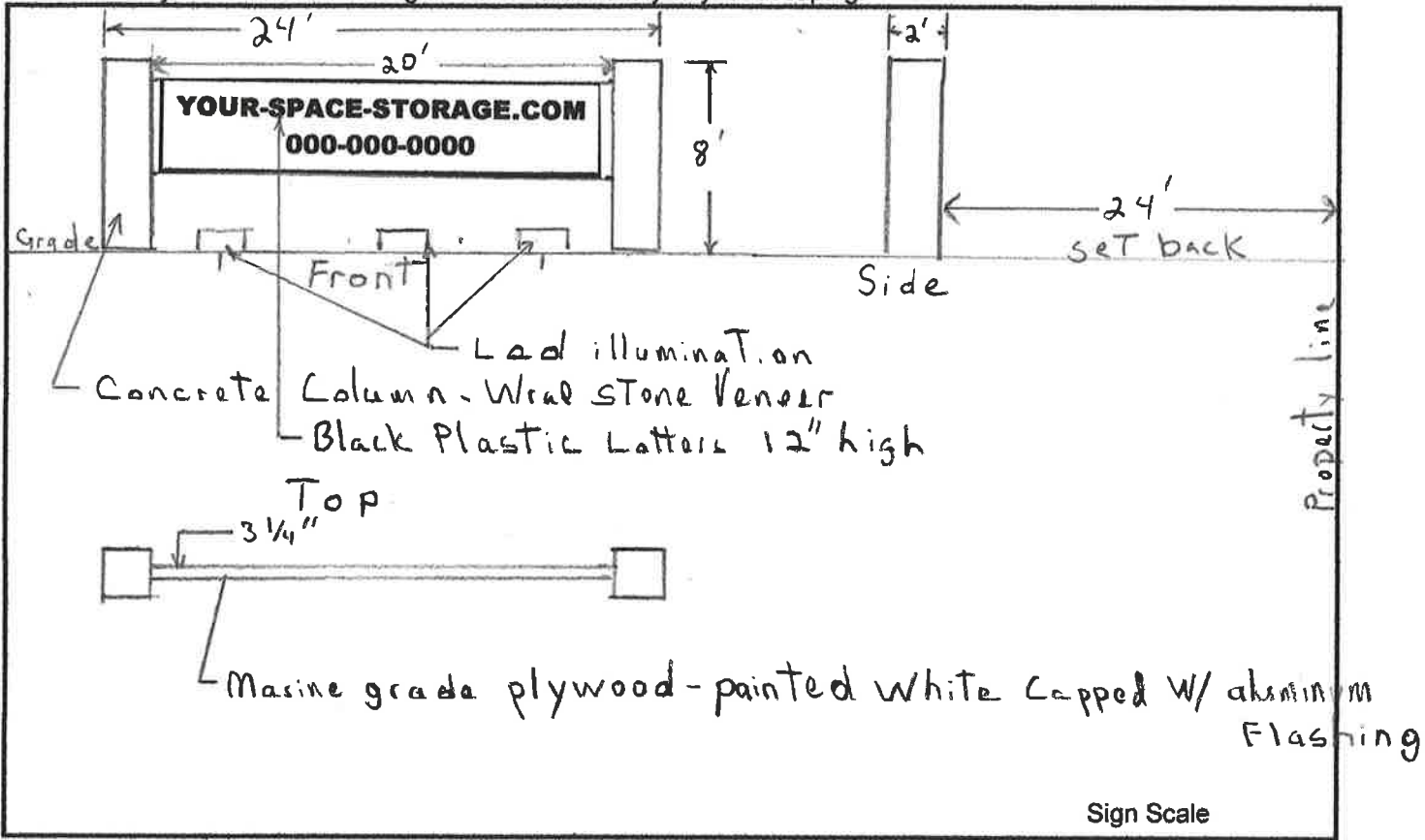
I, the undersigned, hereby apply for a Sign Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that all work performed will be done in accordance with the Waterford Zoning Code and with all other applicable laws and regulations. I hereby authorize the Zoning Administrator to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct zoning code inspections.

Signature *Tom Rippe* Date 10/14/2019
 Daytime Contact Number (414) 312 - 3565 Email address tom@rbi.team

SIGN DRAWING

INSTRUCTIONS

In the space below draw to scale your proposed sign. Be sure to indicate the color and size of the letters and the color of any sign background. Describe the materials used in the construction of the sign. Describe the location of any illumination. Identify the Pantone color number of any color used on the sign. Locate and identify any landscaping.



APPROVALS

AREA BELOW THIS LINE FOR OFFICE USE ONLY

Zoning District _____	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	Zoning Administrator / Date _____
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WETLAND NOTICE AND ACKNOWLEDGEMENT

According to 2009 Wisconsin Act 373, no permit may be issued until the property owner signs the statement below acknowledging that s/he received the following 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 at <https://dnr.wi.gov/topic/wetlands/identification.html> or contact the Department of Natural Resources service center.

By signing this form, I acknowledge I have received this notice.

Print Property Owner Name - Midland Trust Company

Property Owner Signature / Date

 11/14/2019

Property Identification Number 57270

Address of property / parcel Lt 1 Park Drive, Waterford, WI 53185

Parcel # 191041927003411

Quick Reference Official's Contact List:

ZEKE JACKSON – Zoning Administrator - E-Mail: zjackson@waterfordwi.org / Tele: 920.421.4457

JIM BERGLES – Public Works Director - E-Mail: jbergles@waterfordwi.org / Tele: 262.534.3980 x321

MARTIN MONTOYA – Building Inspector - E-Mail: mmontoya@safebuilt.com / Tele: 262.894.2982

[Return to search results](#)

[Property Summary](#)

Owner (s): KOJIS, JOSEPH M KOJIS, IONE M		Location: Section, Sect. 27, T4N, R19E	
Mailing Address: JOSEPH M KOJIS IONE M KOJIS 225 W MAIN ST WATERFORD, WI 53185-0000 Request Mailing Address Change		School District: 6083 - WATERFORD UNION HS 6113 - WATERFORD ELEM	
Tax Parcel ID Number: 191-04-19-27-003-411	Tax District: 191-VILLAGE OF WATERFORD	Status: Active	
Alternate Tax Parcel Number:		Acres: 2.5700	

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PT SE1/4 CSM #2882 V9 P270 LOT 1 FROM 191041927003410 IN 07 FOR 08 ROLL **TOTAL ACRES** 2.57

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

PARK DR WATERFORD, WI 53185

Select Detail --> Taxes

[Make Default Detail](#)

[Printer Friendly Page](#)

[View Property Info Sheet](#)

[View Interactive Map](#)

0 Lottery credits claimed

Print tax bills: 2018 2017 2016 2015 2014

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2018	\$5,242.26	\$5,242.26	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$5,068.12	\$5,068.12	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$5,179.87	\$5,179.87	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$5,509.51	\$5,509.51	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$14.88	\$14.88	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$15.39	\$15.39	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$5,254.07	\$5,254.07	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$8,487.34	\$8,487.34	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$8,371.08	\$8,371.08	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$7,824.56	\$7,824.56	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$619.72	\$619.72	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

Interest and penalty on delinquent taxes are calculated to **November 30, 2019**.

Payoff Month: Payoff Year:

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