



# CONDITIONAL USE PERMIT APPLICATION

## Village of Rochester

300 W. Spring St., Rochester, WI 53167  
(262) 534-2431

### APPLICANT INFORMATION

Property Owner Name:	Chris Conigliaro	Agent/Architect Name:	Phil Anderson
Address (Number & Street):	120 N Bronws Lake Dr	Address (Number & Street):	8501 75th St., Suite H
Address (City, State, Zip):	Burlington Wi	Address (City, State, Zip):	Kenosha Wi
Email Address:	Shooterssims@gmail.com	Email Address:	
Phone #:	262-470-6892	Phone #:	

### SITE INFORMATION

Legal Description:	Pt SW1/4 Com Int C/I Sth 36 -83&CTH W SW321 SE309 N321 To Pob **total Acres** 1.00		
Zoning District:	B3	Property Address or Location:	120 N Brownslake Dr, Burlington Wi 53105

### DESCRIPTION OF PROPOSED CONDITIONAL USE

<b>Type of conditional use permit</b> (For example: manufactured home community, quarry, wind turbine, amendment, or any other listed conditional use. Include Code section, if known.): <b>Golf Simulators and Tavern</b>	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide the project name and a short summary of the proposed conditional use: -Shooters- will be utilizing the current garage on site to be attached to the new addition for the Tavern and simulators to be in one building.	

### GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with Village staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached planning overview	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Agreement for Reimbursable services form	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Village of Rochester. See current fee schedule for fee amounts
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Village of Rochester to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: \_\_\_\_\_

Date: 1/29/24

## WRITTEN STATEMENT OF INTENT

Applicants must provide a detailed written statement of intent describing the proposed conditional use. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe **in detail** the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Shooters indoor golf has plans to add a 2,160sq.ft new building connecting the existing 50x40 (2,000sq.ft) building that is currently on site. These buildings will be tied together to form one 4,160sq.ft building on the site. Which will be used as a Tavern and indoor golf simulator business for the community. The existing bar that is on site will be razed. A new well and septic will be installed for the commercial use as well.

## CONDITIONAL USE PERMIT PLANNING OVERVIEW

Applicants must provide adequate evidence demonstrating to the Village of Rochester Plan Commission that the proposed conditional use complies with the following standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in Chapter 35 of the Village of Rochester Code.

*Please explain how the proposed land use will comply with the following (attach additional pages, if necessary):*

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

Correct, It will in fact make the corner of Tuet rd & W to have a better view of on coming traffic. As the new building will be set back further then the exisiting bar that is currently there.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use. Briefly describe the current uses of surrounding properties in the neighborhood.

Surrounding properties are residential homes. Which I believe this will help benefit those homes with not having a typical bar on the corner with machinery being used in the back. It will be a family inviting place.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

It will not.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Correct.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Correct. I do beilieve with the new building that the space for a car to properly turn around to avoid an accident will be much better with the new building placement.

6. The conditional use shall conform to all applicable regulations of the district in which it is located. Briefly describe the current use(s) of the property on which the conditional use is proposed.

Currently the building on site is being used as a bar already.

7. The conditional use is consistent with the adopted Village land use plans.

Yes

8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179.

yes

*Village of Rochester*  
**Agreement for Reimbursable Services**  
**By Petitioner/Applicant/Property Owner**

Any person or applicant presenting a proposal, petition, or project, whether or not a permit or license is required, will be charged costs and fees equivalent to the cost to the Village for reviews and/or other work performed by the consulting Village Engineer, Village Attorney, Zoning Administrator, and any other consultants engaged by the Village.

Such persons or applicants shall be required to pay fees equivalent to the cost to the Village for any work associated with the drafting of agreements or other documents associated with any project, proposal, petition, permit, license, review or approval required, including but not limited to engineering, design, and/or inspection fees for public improvements that are associated with the review.

The Village may require a person or applicant to sign an agreement for payment, and to make a deposit toward such costs and fees. If a deposit is required, the deposit shall be in an amount reasonably estimated by the Village Clerk to cover the anticipated costs and fees, however, the person or applicant shall be liable for the full amount of the Village's costs and fees regardless of the amount of the deposit, unless otherwise prohibited by law. If the deposited amount falls below the amount reasonably estimated to complete the work, the Clerk may require an additional deposit. Any portion of the deposit that is not used by the Village for costs and fees shall be returned to the applicant.

Review fees which are charged to a person or applicant, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

Chris Conigliaro (shooters), the applicant/petitioner/property owner(s) for  
Name(s)

Shooters Tavern & golf Sims., dated January 29<sup>th</sup>, 2024,  
Nature of application/petition

agree(s) to reimburse the Village of Rochester for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Village for other administrative staff review if, in the judgment of the Village Board, such reimbursement is warranted.

Dated this 29<sup>th</sup> day of January, 2024.

  
Signature of Applicant/Petitioner

\_\_\_\_\_  
Signature of Property Owner, if different from Applicant/Petitioner



## Shooters Conditional Use Information

### “Operations Plan”

1. Number of parking spots – 29
2. 4x8 double sided lighted sign (per location on survey)



### 3. Hours of Operation-

Monday- 8am-1am

Tuesday-8am-1am

Wednesday- 8am-1am

Thursday – 8am-1am

Friday-8am-1am

Saturday-8am-1am

Sunday-8am-1am

4. 6- full time employees & 4 – part time employees.
5. Type of materials to be stored on site –
6. Lawn cutting and snow removal services will be hired to maintain the property.

7. Methods of security other than local police will be a security system with cameras. Deadbolts.
8. Daily Traffic should be at a low consistent rotation between golfers for scheduled play times.  
Estimated 10 cars moving per hour.

# Zoning Map

