

## CONDITIONAL USE PERMIT

Before the Plan Commission of the Village of Belgium, Ozaukee County, Wisconsin, in regard to the Premises known as 775 Main Street in the Village of Belgium, Ozaukee County, Wisconsin, Tax Parcel No. 18-050-05-09.000.

**WHEREAS**, the Zoning Ordinance and Zoning Map of the Village of Belgium provide that the above Premises may not be used of right for the purpose hereinafter described but that upon application such use may be approved by the Village Plan Commission pursuant to §§ 270-28 to 270-36 of the Village Zoning Ordinance as a Conditional Use, in particular circumstances as defined by the standards in the Zoning Ordinance; and

**WHEREAS**, 3000 Brothers LLC and Terry Horn of Iron Order SKS Charter having made application for a conditional use permit pursuant to § 270-36.B of the Village Zoning Ordinance, and a public hearing having been held thereon on October 28, 2019, and the Plan Commission of the Village of Belgium having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, issuance of a conditional use permit permitting such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

**NOW, THEREFORE**, a Conditional Use Permit is hereby issued to Iron Order Charter SKS, subject to compliance with the terms and conditions hereinafter stated permitting that the above Premises may be used for the purpose of a private club.

**ISSUED** by action of the Plan Commission of the Village of Belgium on the 28th day of October, 2019, but executed this 30 day of October, 2019.

by: Peter Anzia  
Peter Anzia  
Title: Chairman, Plan Commission

**ATTEST:**

Julie Lesar  
Julie Lesar, Village Clerk

Original filed in the office of the Clerk of the Village of Belgium.

Signed: Julie Lesar  
Julie Lesar

The **CONDITIONS** of this Permit are:

1. This Permit shall become effective upon execution and recording by the Owner of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Belgium.
3. Operation of the use permitted shall be in strict conformity to the Application for this Permit, any plans submitted therewith, and the terms of the Permit.
4. The Owner and Permittee and their agents and assigns shall comply with the requirements and provisions of all Village ordinances and State Statutes and all other applicable regulations of any kind.
5. Conditions on Operations:
6. Conditions on the Site:



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Tx:4317823

**RECEIVED**

DEC - 5 2019

**VILLAGE OF BELGIUM**

Document No.

**1086445**  
RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
RECORDED ON  
12/02/2019 11:31 AM  
REC FEE: 30.00  
TRANS FEE:  
PAGES: 2  
EXEMPT #:

**LAND COVENANT**

**ACCEPTANCE OF CONDITIONS OF  
CONDITIONAL USE PERMIT**

Return to:  
Julie Lesar  
Village of Belgium  
104 Peter Thein Ave.  
Belgium, WI 53004

**THIS COVENANT**, made this 26 day of November, 2019, by **3000 Brothers, LLC, Grantor**, for the use and benefit of all persons from time to time resident or owning property within the boundaries of the **Village of Belgium**, Ozaukee County, Wisconsin, and for the use and benefit of the said **Village of Belgium**, in its own right and as agent for the purpose of enforcing these presents on behalf of the above described class of persons, **Grantees**.

The premises affected by these presents (hereinafter called the Premises) are described as follows:

A piece or parcel of land commencing at the Northwest corner of the East half of the Northwest Quarter of Section 22, Township 12 North, Range 22 East, running thence South 106 feet, 4 inches to a point; thence due East 20 feet, 3 inches to a point; thence due North 106 feet, 4 inches to a point; thence due West 20 feet, 3 inches to the place of beginning, located in the Village of Belgium, **Ozaukee** County, Wisconsin, known as Lot 9, Block 5 in the Assessor's Plat, SUBJECT TO a Revocable Occupancy Permit recorded as document number 1050199.

Tax Parcel No. 18-050-05-09.000

Grantor warrants and covenants that at the time of the ensealing and delivery of these presents it is the owner of the Premises and that no other person has any estate or interest therein except by reason of easements for public utilities, building restrictions, dedications to the public or public bodies, instruments not of record, and mortgages to financial institutions.

Grantor represents that it and its agent made application to the **Village of Belgium**, pursuant to the Zoning Ordinance of the **Village of Belgium**, for permission to conduct on the Premises a use there permissible not by right but only by Conditional Use Permit; that in connection therewith Grantor made certain representations and

agreements as to site and operation plans which were incorporated into the Conditional Use Permit; that based thereon a Conditional Use Permit was issued under date of October 28, 2019, and that a true copy thereof is attached hereto.

**NOW, THEREFORE,** Grantor hereby accepts the said Conditional Use Permit and covenants strictly to comply with all of the terms and conditions thereof. This Covenant shall run with the land and shall be binding on the Grantor and on all persons claiming any estate or interest in the Premises by, through or under the Grantor, as long as the Premises are used as described in the Conditional Use Permit.

**IN WITNESS WHEREOF,** Grantor has hereunto set its hand and seal this 26<sup>th</sup> day of November, 2019.

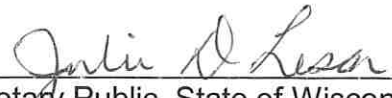
3000 Brothers, LLC

By   
Terence B. Horn, Member

STATE OF WISCONSIN    )  
  (ss.  
COUNTY OF Ozaukee    )

Personally came before me this 26<sup>th</sup> day of November, 2019, the above named Terence B Horn, to me known to be the person who executed the foregoing instrument and acknowledged the same.



  
Notary Public, State of Wisconsin  
My commission expires: 3-1-2020

This Instrument Drafted By: Attorney Gerald H. Antoine