

Application for Conditional Use Permit

Applicant Name: F.I.N.A.O., Inc.

Address: 2707 RAPIDS Drive City: Racine

State: WI Zip: 53404

Telephone: 262-637-9673 Cell Phone: 262-412-9855

Email: finaoincracine@gmail.com

Agent Name: Paula Swanigan

Address: 737 WEST LAWN Ave. City: Racine

State: WI Zip: 53405

Telephone: 262-994-8177 Cell Phone: 262-994-8177

Email: paulafecan@gmail.com

Property Address (Es): 1101 Grove Avenue

Current Zoning: Commercial

Current/Most Recent Property Use: Retail

Proposed Use: Finis Campus - for community empowerment programs

Hours of operation:

Monday 7AM - 1PM
Tuesday 7AM - 1PM
Wednesday 7AM - 6PM
Thursday 7AM - 1PM
Friday 7AM - 1PM

The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare; *Due to its usage will provide support to the families of our community by providing educational assistance, health + nutritional support + teaching, we will be a resource of food assistance against the food insecurity. All programs are in support of the families.*
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; *on the contrary, we are confident that placement of this campus will enhance the surrounding properties + businesses. Our programs will bring increase to the neighboring area which will promote economic growth as well.*
- (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; *no, this campus will operate during normal / standard business hours and every service associated with our programs are all structured and timely.*
- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided; *yes - the requested location provides all of the necessary access roads, drainage + facilities to operate properly.*
- (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; *yes, the layout of the parking lot will provide for easy entrance + exit.*
- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and *will fit in perfectly while increasing traffic to this commercial area of west Racine.*
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission. *Correct. the requested location will house our non profit organization that's been operating locally now for 4 years*

If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks 	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input checked="" type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. 	<input checked="" type="checkbox"/>	



DEPARTMENT OF
CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan <ul style="list-style-type: none"> a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property. 	<input checked="" type="checkbox"/>	
7. Floor Plan <ul style="list-style-type: none"> a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area 	<input checked="" type="checkbox"/>	
8. Engineering Plan <ul style="list-style-type: none"> a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access 	<input type="checkbox"/>	
9. Signage Plan <ul style="list-style-type: none"> a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage 	<input checked="" type="checkbox"/>	
10. Building site elevations (if new building or exterior changes planned) <ul style="list-style-type: none"> a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area 	<input checked="" type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/>	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements.

The signatory(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

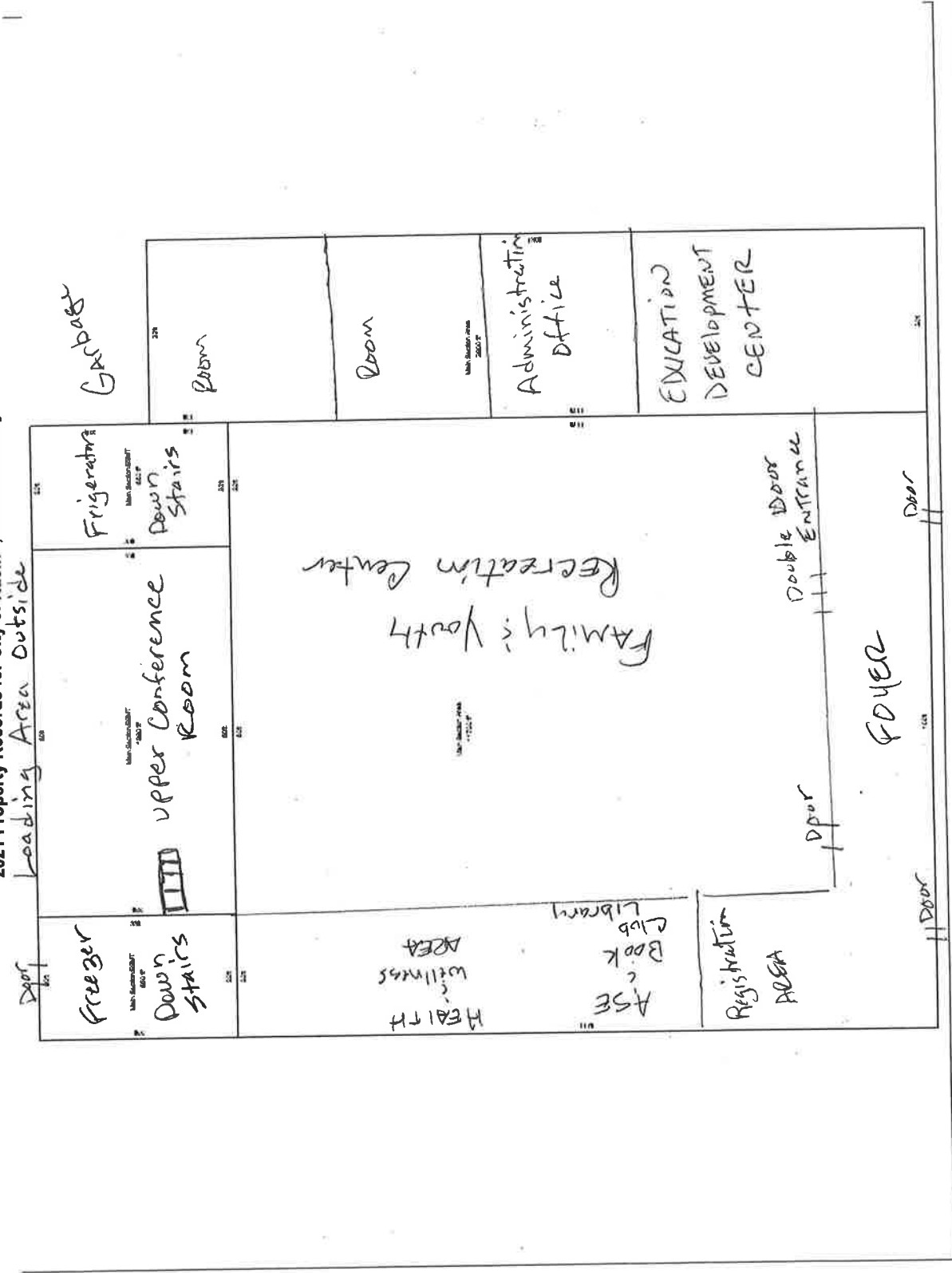
Owner Signature/Acknowledgment and authorization: *Dicken Baklayan* Date: 5/2/22

Applicant Signature/Acknowledgment: _____ Date: 5/3/22



April 30, 2022

2021 Property Records for City of Racine, Racine County



1101 Grove Ave, City of Racine

Tax key number: 276-00-00-12825-000



F.I.N.A.O.

"Failure is Not an Option"

BOARD MEMBERS



Sr Pastor Leon
President & CEO
Co-Pastor Debra
Vice Chairperson



Tiffani Brown, MBDI
Programs Designer
Non-Board Member



Paula
Swanigan
Treasurer



Jackie
Donald
Administrator



Gary Anzalone
Financial
Advisor



Kim Zelko
Board Member
Registered Nurse



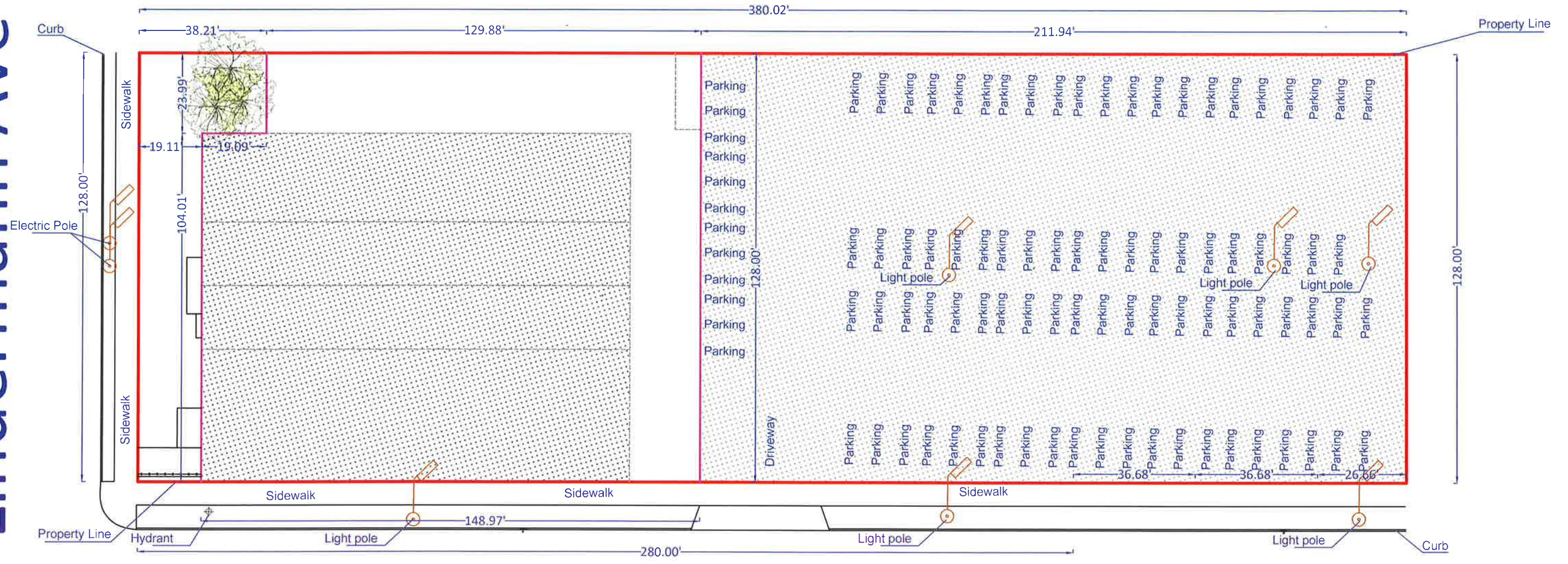
Chris Paulson
Board Member
Police Sargent



Libby Adams
Board Member
Integrative Nutritional
Health Coach

FINAO Inc., a 501(c)3
Nonprofit Organization

Lindermann Ave



Grove Ave



1101 Grove Ave
Racine, WI 53405
Scale: 1"=30'

FINAO CAMPUS



Plan of Operation / Scope of Services
FINAO, Inc. Campus 501(c)3
Failure is Not an Option est. 2018
Board Certified with 8 (eight) Members

Proposed Use and Scope of Services

Proposed Use: Community Programs to Build Strong Families

Vision of FINAO to continue with this 4 year program utilizing an innovative format that people can work with and be proud of.

Mission of FINAO is to serve our community by providing programs that build the foundation of individual lives, families, and relationships.

Proposed time frame to get project up and running: 8-12 Months

Number of Volunteers: 55

Operation Hours:

Monday 7am - 1pm

Tuesdays 7am - 1pm

Wednesdays 7am - 6pm

Thursdays 7am - 1pm

Fridays 7am - 1pm

Primary needs: A facility that offers 15-20,000 total enclosed Sq feet to continue to provide the following services throughout our local community:

ASE (After School Eats program) this backpack program provides lunches to registered parents three (3) days per week (Mondays, Wednesdays & Fridays) during the hours of 9am - 1pm, and on Wednesdays from 9am until 6pm. We average weekly approximately 125 parents that pick up lunches for their children. This program includes 3 adult volunteers weekly. This program also extends to our local community centers (John Bryant, MLK Center, 2 Cop Houses, Cops & Kids, St. Catherine's High School & Park HS) we prepare snacks and hygiene products for these local entities that cater to the youth of our community.

Finao Book Club & Library. This is a fun incentive set up to motivate children to read and for each book report turned in, they receive point tokens which will allow them to turn them into for prizes. The Book Club operates on Wednesdays from 4-6pm and will have approximately 15-20 parents who bring in 20-40 children weekly to check out new books and submit book reports! This program requires 2 adult volunteers weekly.

Parent Support Cards. This is a program to encourage parents to participate in their children's school activities or extracurricular outside of school on a regular basis. By dedicating this parent support time with their children, we give parents monthly gifts that'll support their households (cleaning, toiletries, paper products, etc) this program requires 1 adult volunteer and will bring in 25-35 parents once a month.

Kingdom Manna Food Pantry. This program provides carts of nutritional food to registered families on a weekly basis. We serve approximately 500 families weekly and this program requires 20-25 volunteers weekly. We also have two drivers who pick up on Mondays, Tuesdays, Wednesdays & Fridays. We would need space for a walkin refrigerator & Freezer.

Education Development Center. We currently offer struggling High School Students with one-on-one tutoring and assistance in acquiring their HS GED so that they can graduate with their class. We also have training for money management, young mothers, as well as health & fitness coaching. These programs are on an "as needed" basis and require 2-3 volunteers. We also have a certified family counselor who provides family counseling on an "as needed" basis. This would require one volunteer.

Family & Youth Recreational/Activity Center. This multi-purpose area will be where Women in Need (WIN) & Men in Need (MIN) Conferences or workshops will take place on an annual basis. These conferences address the many needs women & men have in order to guide, support and provide them with all the necessary tools to become assets within both their homes and in society. This area will also be used for indoor recreational (movie night & social recreation for youth and families as well.

We will need an administrative office as well as other office space for staff program use.

Having a parking lot that can park 70 cars is also necessary due to the amount of programs/activities we have daily.

We believe utilizing this space in this area of West Racine will substantially boost the economy and bring more traffic to the businesses in this and the surrounding area.