



## Application for Conditional Use Permit

Applicant Name: Uptown Adult Day Center

Address: 1409 Washington ave City: Racine

State: WI Zip: 53403

Telephone: 262-566-9666 Cell Phone: 262-566-9666

Email: Uptown1409@gmail.com

Agent Name: Dre-Kearra Hicks

Address: 1222 N. Stuart Rd City: MT Pleasant

State: WI Zip: 53406

Telephone: 262-566-9666 Cell Phone:

Email: Uptown1409@gmail.com

Property Address (Es): 1409 Washington ave

Current Zoning:

Current/Most Recent Property Use: Schmitt Music

Proposed Use: Adult Day Center





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;

No

- (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;

No

- (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

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Yes

- (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

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

No

- (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.

Yes





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 type="checkbox"/>	
2. Written description of project, including: a. Hours of operation 6:30am to 6:30pm b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot Adult Day Center	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: 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 type="checkbox"/> N/A	
4. Zoning Analysis Table 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 type="checkbox"/> N/A	
5. Landscape Plan 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 type="checkbox"/> N/A	





Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan 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.	N/A	
7. Floor Plan 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		
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	N/A	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	N/A	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area		
11. Building Material Samples (if making exterior changes)	N/A	
12. Review Fee		

### 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 signature(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 (acknowledgement and authorization):

Date: 8/20/2023

Applicant Signature (acknowledgement):

One-Kearra Hicks

Date: 8/20/2023



To whomever this may concern,

Uptown Adult Day Center will be a environment designed for adults who require or desire daily activities, companionship while their family are away for work, school etc. The program will be open Monday through Friday from 6:30 am – 6:30 pm. In the rear of the business there is private fenced in parking lot for the business to utilize. Far as parking/ traffic our program manager will direct traffic daily to ensure traffic is safe and directed properly. With the facility having three entrances traffic timing will be moving in a timely fashion without interfering with traffic. There is also a garage dumpster located outside the facility to dispose garbage the facility will accumulate.

Thanks,

Ms. Hicks

Please feel free to contact me with any questions or concerns.

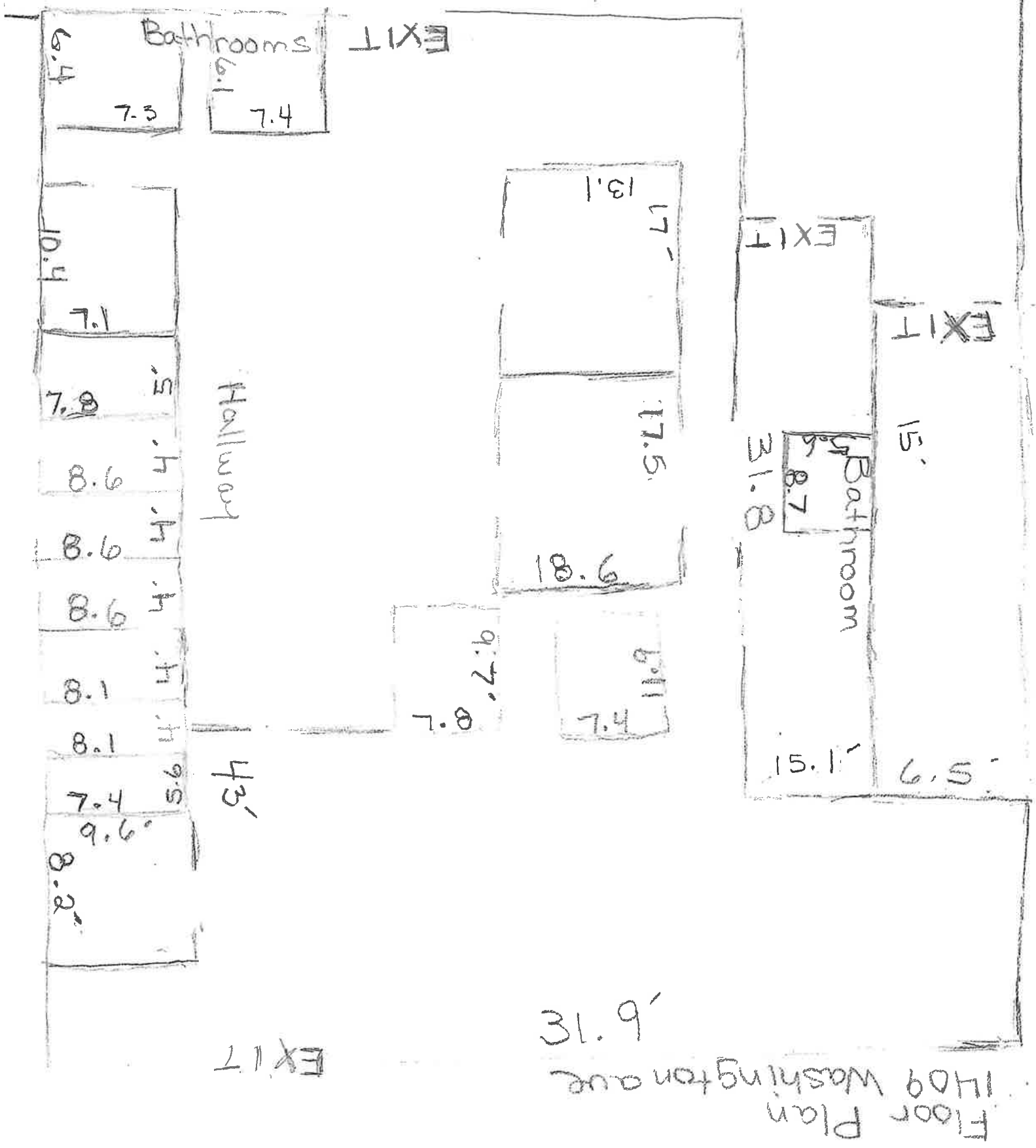
262-566-9666

Parking lot  
Entrance

Garbage  
Dump

Fenced in Parking lot

Parking lot  
Entrance



6.13

Floor Plan  
1409 Washington Ave

**1409 Washington ave**

**Intended Use For Business**

**Uptown Adult Day Center** desires to establish an on-site adult day center facility for special-needs and elderly adults in the community.

The day center is for adults starting at 18 years of age from 6:30 a.m. to 6:30 p.m. Monday-Friday. In the rear of the business there is a private fenced in parking lot that adheres handicap parking for the business to utilize. The business rear entrances will be the primary loading zone. Pertaining to parking and traffic our program manager will direct traffic daily to ensure traffic is directed safely and effectively. With the facility having open entrances to the parking lot from left to right Junction St and Ann Drive for patrons to obtain access to the business seamlessly.

Uptown adult-day center has 5 employees, of whom are qualified and specially trained staff, and caretakers to supervise up to 40 adults. We will ensure our center will provide professional quality health care and socialization to adults and relief to family members also to provide respite to caregivers to prevent burnout. We ensure that our center provides a safe and colorful environment for our participants.

**Services:** Uptown Adult Day Center will offer:

Medication management.

Social services, art and music.

Therapy and exercise programs.

Supervision 1:1.

Sensory care.

Nutritional meals, snacks, and therapeutic diets.

Activities that help meet physical, social, and fun needs.

Transportation.

Handicap accessible.

Thanks,  
Ms. Hicks

Revision Schedule		
No.	Revision	Date

# ADULT DAY CARE OCCUPANCY

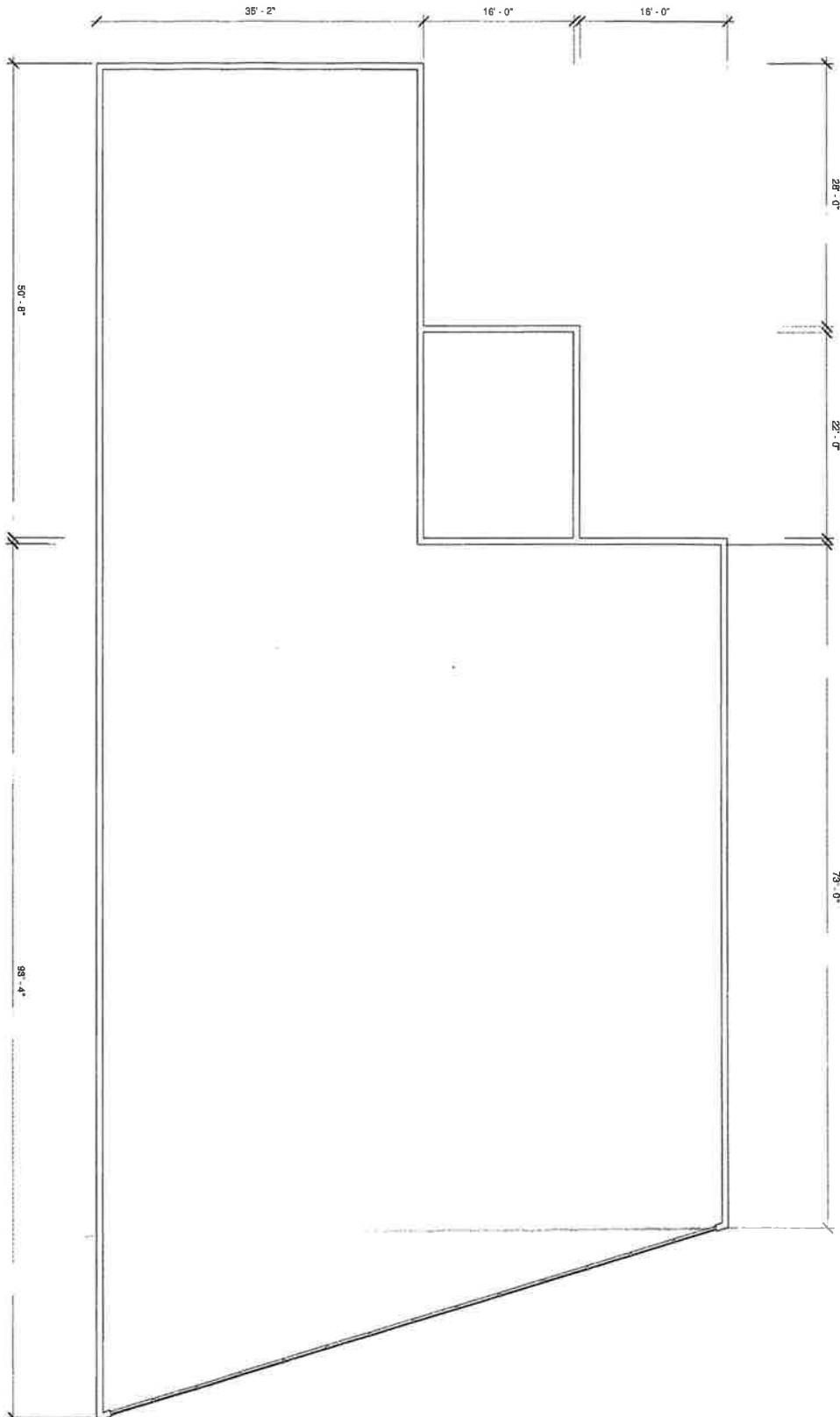
1409 WASHINGTON AVE  
RACINE WI

SCALE  
VARIES

First Floor

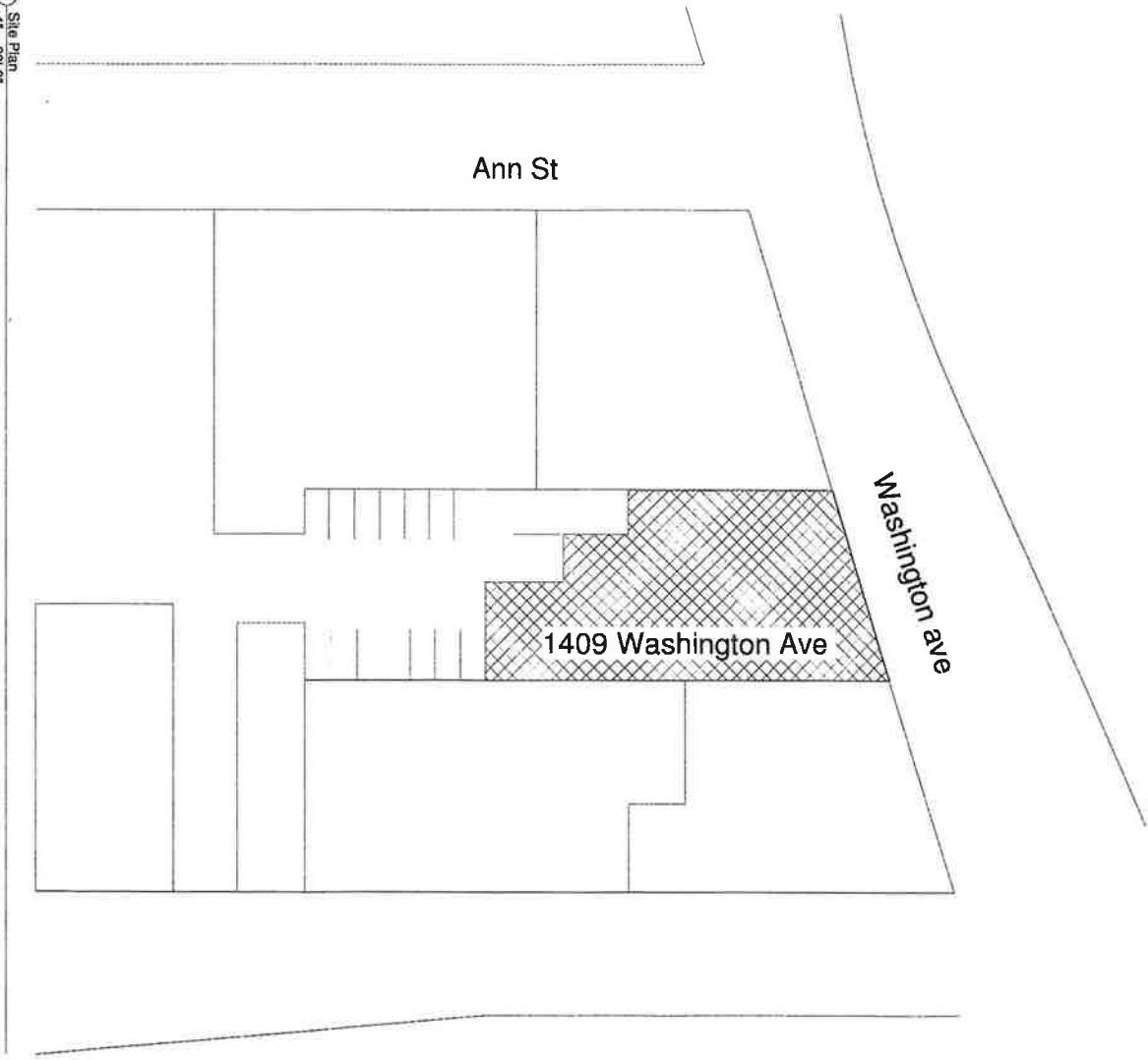
A2

① Level 1  
1/8" = 1'-0"





① Site Plan  
1" = 30'-0"



Revision Schedule		
No.	Revision	Date

# ADULT DAY CARE OCCUPANCY

1409 WASHINGTON AVE  
RACINE WI

SCALE  
VARIES

SITE

A1



1409 Washington ave

