



CITY OF RACINE

General Application Form

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: Turner R. Morris
 ADDRESS: STREET: 1626 Howe St CITY: Racine STATE: WI ZIP: 53403
 TELEPHONE: (262) 676-9990 CELL PHONE: _____
 EMAIL: tmorris@mmiemail.com

AGENT NAME (IF APPLICABLE): _____
 ADDRESS: STREET _____ CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL PHONE: _____
 EMAIL: _____

PROPERTY ADDRESS (ES): 3921 olive St.
 CURRENT ZONING: _____
 CURRENT/MOST RECENT PROPERTY USE: Childcare center / staffing
 PROPOSED USE: Childcare center
 PROPOSED ZONING (only if applicable): _____
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____

CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

Are you the owner of the property included in the area of the requested zoning?
 Yes No Option to Purchase Lease

*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: Guy Lloyd Inc agent J Kortendick Date 8-8-18
 Print Name: Guy Lloyd Inc agent J Kortendick
 Applicant (s) Signature: Turner Morris III Date 8-8-18
 Print Name: Turner Morris III



CITY OF RACINE

Conditional Use Permit Checklist

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Applicant

General Development Application Form

SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**
(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

Lot Information

- Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').

Structure Location

- Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.

Ingress/Egress

- Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.

Parking Lot

- Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.

Trash/Utility Areas

- Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.

Fencing/Walls

- Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.

Outdoor Lighting

- Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.

Landscaping

- Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

Surface Details

- Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).

Sewer/Water

- Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).

Signage

- Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).

Drainage/Grading

- Show on-site surface water drainage and grading, and building and ground elevations (new construction only).

FLOOR PLANS & ELEVATION DRAWINGS TO SCALE: (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**

Scaled Floor Plans

- Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.

Architecture

- Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).

OTHER INFORMATION

Written Description

- Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.

Deliveries

- Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.

Maintenance Plan


- Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.

Indicate any plans for future expansion, if applicable

Review Fee

- **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE:  DATE: 8-8-18

Turner Morris III

8/3/2018

Lisa Morris

Shie Mitchell

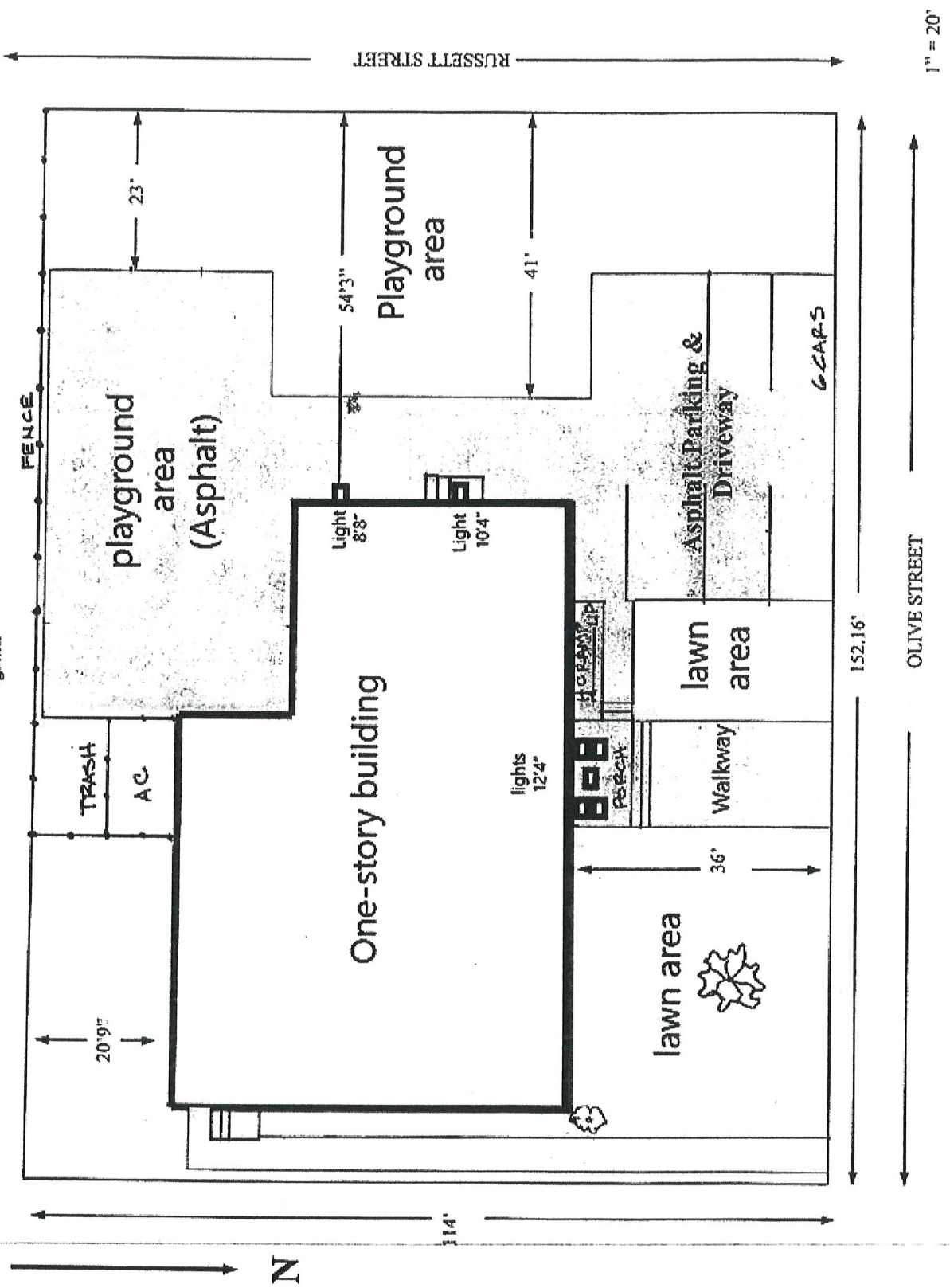
Filling the Void Child Care Academy

Filling the Void Child Care Academy is a start-up organization that provide day care services to Racine, WI. The spacious child care facility will service children from 6 weeks to 12 years of age. It will provide parents with a great place where their children can grow and excel. At Filling the Void Child Care Academy children will be able to take advantage of enrichment programs/projects and will be given to opportunity to take educational field trips on regularly throughout the year. Also, we will keep parents engaged by providing them with updates on their child's growth, development, and behavioral statuses.

Filling the Void Child Care Academy is a company managed by Lisa Morris and Shie Mitchell. Lisa has more than 20 years in the child care business. Lisa was the driving force behind 3 commercial day care centers in the city of Racine, WI. Shie works in finance as a personal banker and is currently in her last semester of college for a marketing and advertising degree.

Both Lisa Morris & Shie Mitchell have years of experience in business and have maintained untarnished reputation throughout the city of Racine, WI. Turner Morris III will handle the computer systems (parent login, client data, analytics, protecting the company's data) building security, marketing & advertising, and building maintenance. Filling the Void Child Care Academy will reach great success by offering the parents a safe, secure, and bully free environment for their children.

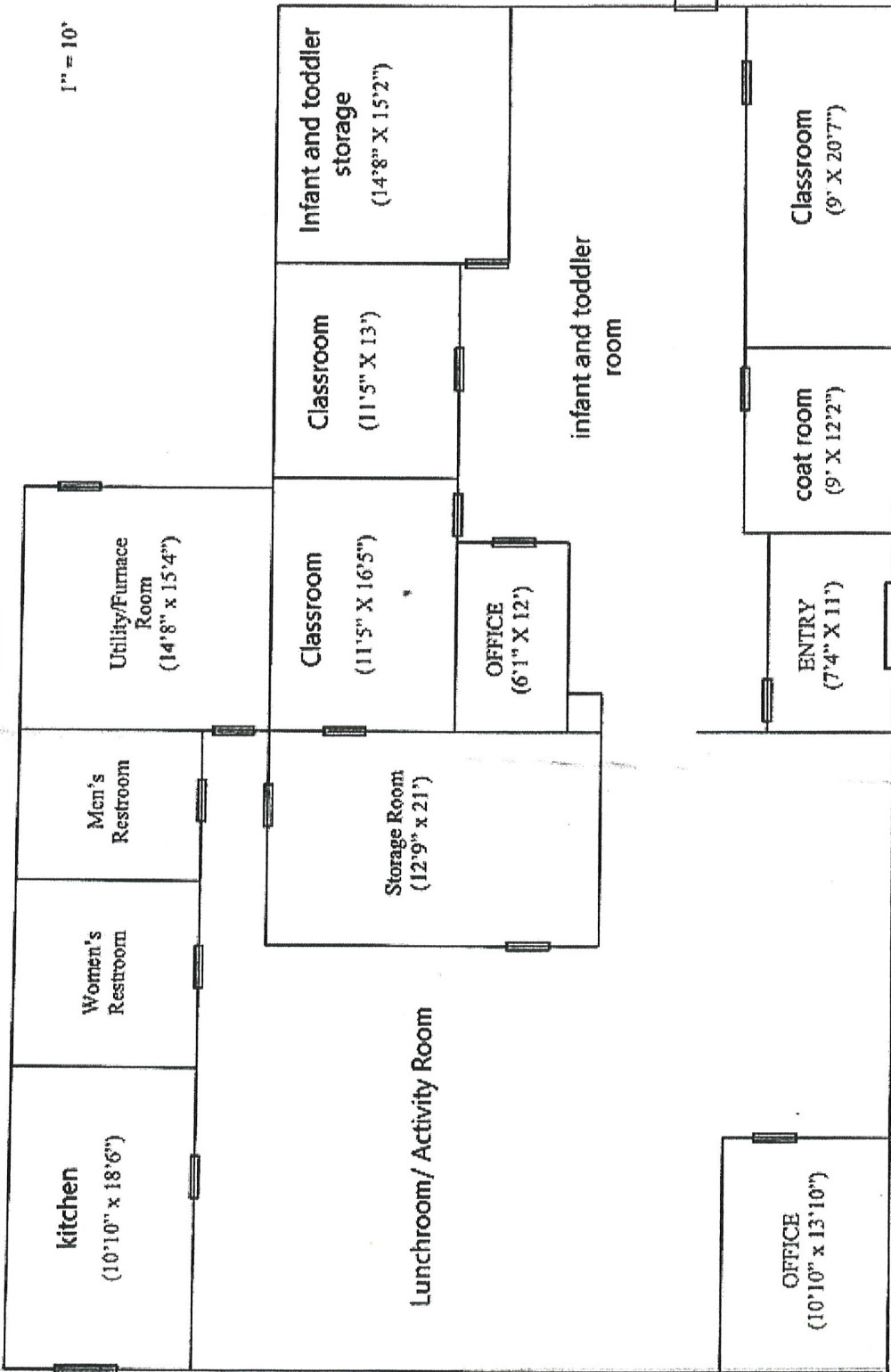
3921 Olive Street
Site Diagram



1" = 20'

3921 OLIVE STREET
FLOOR PLAN

1" = 10'





6x5

3x20

A&J Ground Control

2313 Blaine ave
Racine, WI 53405

A&J Ground Control for Agreement to Perform Consulting Services to Filling the Void Child Care Academy.

Services Performed By:

A&J Ground Control
2313 Blaine ave rd

Services Performed For:

Filling the Void Child Care Academy.
3921 Olive Street,
Racine, WI 53405

This Statement of Work (SOW) is issued pursuant to the Consultant Services Master Agreement between Filling the Void Child Care Academy. ("Client") and A&J Ground Control ("Contractor"), effective 10/2/2018 (the "Agreement"). This SOW is subject to the terms and conditions contained in the Agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the Agreement. In the event of any conflict or inconsistency between the terms of this SOW and the terms of this Agreement, the terms of this SOW shall govern and prevail.

This SOW # A&J Ground Control (hereinafter called the "SOW"), effective as of 10/02/2018, is entered into by and between Contractor and Client, and is subject to the terms and conditions specified below. The Exhibit(s) to this SOW, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this SOW and the terms of the Exhibit(s) hereto, the terms of the body of this SOW shall prevail.

Period of Performance

The Services shall commence on 10/02/2018, and shall continue through 10/02/2019.

Scope of Work

Contractor shall provide the Services and Deliverable(s) as follows:

will be responsible for things such as grass cutting, garbage and

litter removal, clearing of snow, daily site up - keep, ect.

i Describe services and/or deliverables included in this SOW.

Deliverable Materials

i If this is an SOW for deliverable work product, describe deliverables here. If this is an SOW for services that do not include specific deliverables, you might want to include a statement such as "There are no formal deliverables or work products defined in association with these services."

Contractor Responsibilities

Keeping grass cut on a weekly basis

i Garbage and litter removal on weekly or bi weekly basis

Snow removal as needed

Daily site up-keep (parking lot, playground area, etc.)

Fee Schedule

This engagement will be conducted on a Time & Materials basis. The total value for the Services pursuant to this SOW shall not exceed \$550.00 unless otherwise agreed to by both parties via the project change control procedure, as outlined within. A PCR will be issued specifying the amended value.

Upon completion of this Performance Period, Contractor and Client will have the option to renew this agreement for an additional then-stated number of hours at the then-current hourly rate for those resources identified.

Bill To Address	Client Project Manager
3921 Olive Street, Racine, WI 53405	Turner Morris

Out-of-Pocket Expenses / Invoice Procedures

Client will be invoiced monthly for the consulting services and T&L expenses. Standard Contractor invoicing is assumed to be acceptable. Invoices are due upon receipt.

Client will be invoiced all costs associated with out-of-pocket expenses (including, without limitation, costs and expenses associated with meals, lodging, local transportation and any other applicable business expenses) listed on the invoice as a separate line item. Reimbursement for out-of-pocket expenses in connection with performance of this SOW, when authorized and up to the limits set forth in this SOW, shall be in accordance with Client's then-current published policies governing travel and associated business expenses, which information shall be provided by the Client Project Manager. The limit of reimbursable expenses pursuant to this SOW is estimated to be 15% of the fees unless otherwise authorized in writing and agreed to by both parties via the project change control procedure outlined within.

Invoices shall be submitted monthly in arrears, referencing this Client's SOW Number to the address indicated above. Each invoice will reflect charges for the time period being billed and cumulative figures for previous periods. Terms of payment for each invoice are due upon receipt by Client of a proper invoice. Contractor shall provide Client with sufficient details to support its invoices, including time sheets for services performed and expense receipts and justifications for authorized expenses, unless otherwise agreed to by the parties. Payments for services invoiced that are not received within 30-days from date of invoice will be subject to a 5% penalty per calendar month.

Completion Criteria

Contractor shall have fulfilled its obligations when any one of the following first occurs:

- Contractor accomplishes the Contractor activities described within this SOW, including delivery to Client of the materials listed in the Section entitled "Deliverable Materials," and Client accepts such activities and materials without unreasonable objections. No response from Client within 2-business days of deliverables being delivered by Contractor is deemed acceptance.
- Contractor and/or Client has the right to cancel services or deliverables not yet provided with 20 business days advance written notice to the other party.

Project Change Control Procedure

The following process will be followed if a change to this SOW is required:

- A Project Change Request (PCR) will be the vehicle for communicating change. The PCR must describe the change, the rationale for the change, and the effect the change will have on the project.
- The designated Project Manager of the requesting party (Contractor or Client) will review the proposed change and determine whether to submit the request to the other party.
- Both Project Managers will review the proposed change and approve it for further investigation or reject it. Contractor and Client will mutually agree upon any charges for such investigation, if any. If the investigation is authorized, the Client Project Managers will sign the PCR, which will constitute approval for the investigation charges. Contractor will invoice Client for any such charges. The investigation will determine the effect that the

implementation of the PCR will have on SOW price, schedule and other terms and conditions of the Agreement.

- Upon completion of the investigation, both parties will review the impact of the proposed change and, if mutually agreed, a Change Authorization will be executed.
- A written Change Authorization and/or PCR must be signed by both parties to authorize implementation of the investigated changes.

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be effective as of the day, month and year first written above.

Filling the Void Child Care
Academy.

A&J Ground Control

By: _____
Name:
Title:

By: _____
Name:
Title: