



## Application for Conditional Use Permit

Applicant Name: Wa-Zar  
Address: 801 Wisconsin Ave City: Racine  
State: WI Zip: 53403  
Telephone: Cell Phone: 262-945-9224  
Email:  
Agent Name: Mr. Robert Watring  
Address: 5710 4th Ave City: Kenosha  
State: WI Zip: 53140  
Telephone: Cell Phone: 262-945-9224  
Email: rdwatring@aol.com  
Property Address (Es): 801 Wisconsin Ave  
Current Zoning:  
Current/Most Recent Property Use: Vacant building  
Proposed Use: Multi Family





## DEPARTMENT OF CITY DEVELOPMENT



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;

The 18 units will give resources to bring back to good condition for neighborhood.

- (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;

18 units will give more density to merchants in surrounding area.

- (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;

18 units will improve area and increase property value.

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

at point of construction this will be provided.

- (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;

Enter on north end of building and egress on west end.

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

The building will enhance surrounding area

- (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.

The building will be designed for 55 and older one and two bedrooms - total of 18 units.





## DEPARTMENT OF CITY DEVELOPMENT



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: 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: 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 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 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"/>	



(262) 636-9151



[CityDevelopment@cityofracine.org](mailto:CityDevelopment@cityofracine.org)



730 Washington Avenue, Room 102  
Racine, Wisconsin 53403



[www.buildupracine.org](http://www.buildupracine.org)





## DEPARTMENT OF CITY DEVELOPMENT



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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	<input type="checkbox"/>
12. Review Fee	<input type="checkbox"/>	<input type="checkbox"/>

Handwritten notes in the City Received column:  
- Next to item 6: "done"  
- Next to item 7: "done"  
- Next to item 8: "done"  
- Next to item 9: "done"  
- Next to item 10: "done"  
- A large diagonal line is drawn through the column, with the word "complete" written vertically along it.

### 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;

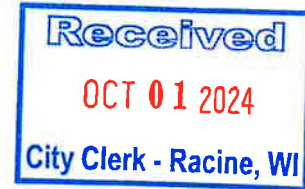
The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): R. Watney Date: 7/31/24

Applicant Signature (acknowledgement): R. Watney Date: 7/31/24



**WA-ZAR APARTMENT PROJECT**



June 17, 2024

To: Jeff Hintz

Wa-Zar, Robert Watring, is requesting an additional floor to be added to project at 801 Wisconsin Avenue, Racine WI.

The project as of now consists of:

14 units – (11) One bedroom and (3) Two Bedrooms

We would like to add an additional floor with (4) Units.

On second floor two studio units will be added for a total of 20 units.

Thank you for your consideration.

Robert D. Watring  
Wa-Zar, Inc.  
262-945-9224  
[rdwatring@aol.com](mailto:rdwatring@aol.com)





847  
912  
6061

WEST ELEVATION  
801 WISCONSIN AVENUE - RACINE, WI



**WEST ELEVATION**



**WA-ZAR LLC  
BUILDING  
RENOVATION**  
801 WISCONSIN AVE  
RACINE, WI.  
53403

**ELEVATION  
WEST**

WA-ZAR BLDG RENOV  
801 WISC APT RENDERINGS  
SMW  
PROJECT MANAGER  
SMW  
SCALE  
AS NOTED  
DATE  
AUG. 29, 2022  
© WIZ 79 DESIGN INC.





**SOUTH ELEVATION**



**WIZ 79 DESIGN**  
PLANNERS / ARCHITECTS  
312  
593  
4937

**WA-ZAR LLC  
BUILDING  
RENOVATION**  
801 WISCONSIN AVE  
RACINE, WI.  
53403

**ELEVATION  
SOUTH**

WA-ZAR BLDG RENOV  
B01 WISC APT RENDERINGS  
SMW  
SMW  
AS NOTED  
AUG. 29, 2022  
© WIZ 79 DESIGN INC.





**NORTH ELEVATION**





**EAST ELEVATION**

**WA-ZAR LLC  
 BUILDING  
 RENOVATION**  
 801 WISCONSIN AVE  
 RACINE, WI.  
 53403

**ELEVATION  
 EAST**

WA-ZAR BLDG RENOV  
 801 WISC APT RENDERINGS  
 SMW  
 PROJECT MANAGER  
 SMW  
 AS NOTED  
 AUG. 29, 2022  
 © WIZ 79 DESIGN INC



WISCONSIN AVE.

8th STREET

801

ONE WAY

11

12

13

14

800

ONE WAY

10

9

8

7

6

5

4

3

2

1

18'-0"

9'-0"

EXISTING  
ROOF

APT.  
BLDG.

EXPANSION

14'-0"

62'-9"

ONE WAY

ONE WAY

15

16

17

18

19

812

MAIN STREET



0 10 20 30 40 FEET

WIZ 79 DESIGN  
PLANNERS / ARCHITECTS

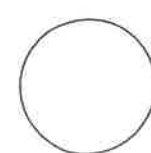
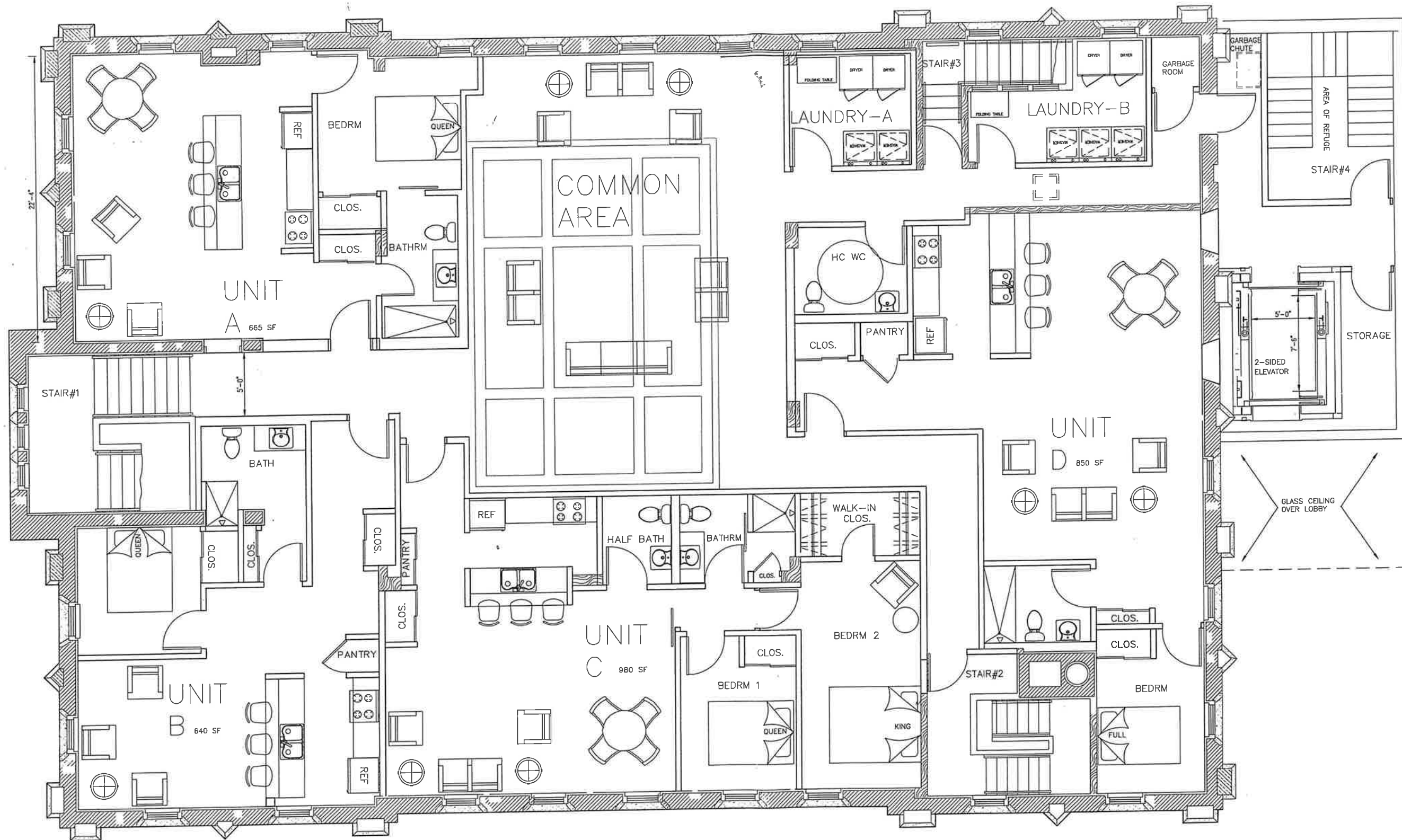
312  
593  
4937

PROJECT  
**WA-ZAR LLC  
BUILDING  
RENOVATION**  
801 WISCONSIN AVE  
RACINE, WI.  
53403

SHEET TITLE  
**PARKING  
PLAN  
P-1**

DATE  
JULY 21, 2022  
BY  
WIZ 79 DESIGN INC.





THIRD FLOOR PLAN

SCHEME B  
4 UNITS

0 1 2 3 4 5 6 7 8 9 10 FEET



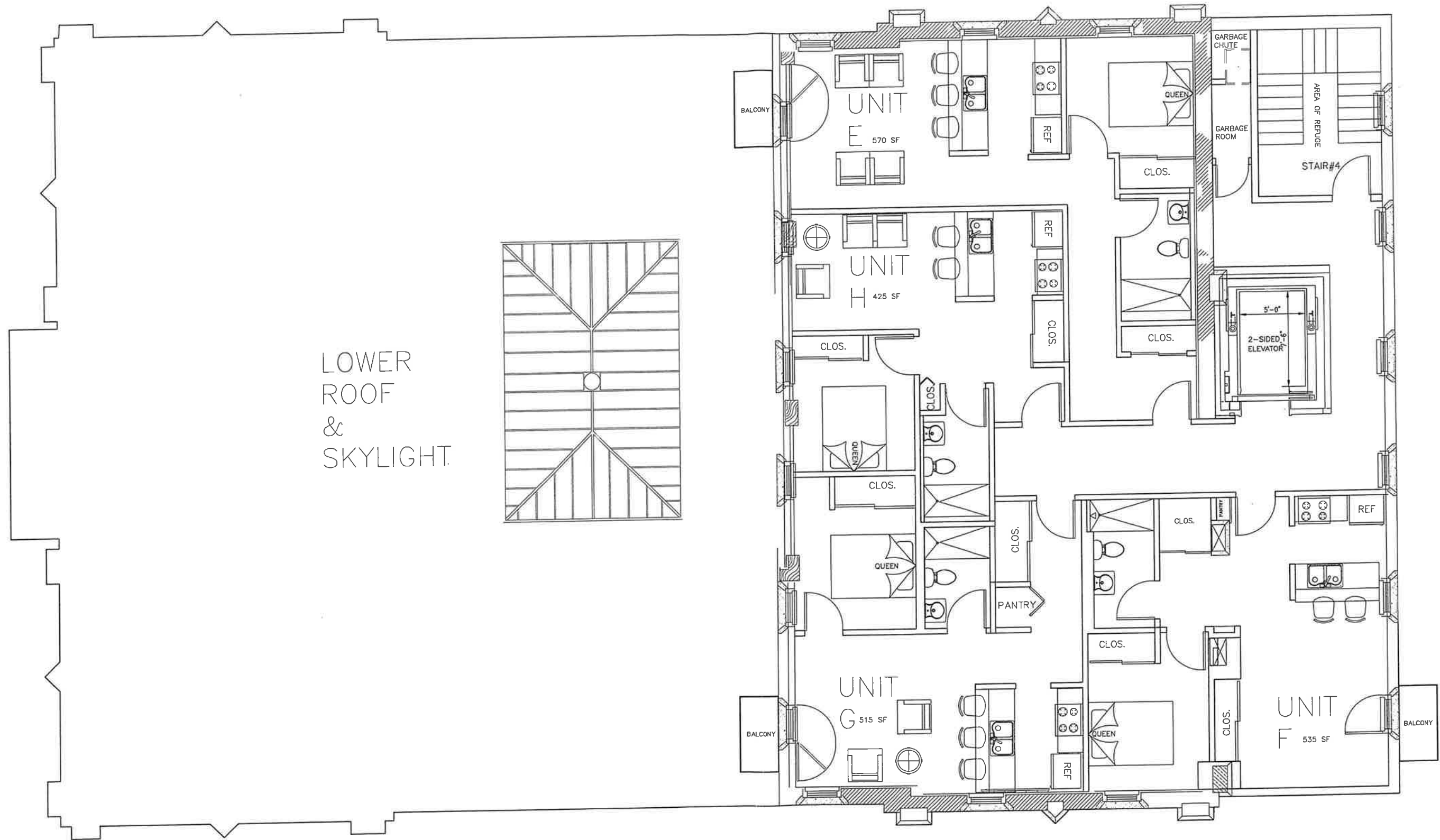
9/18/23

WA-ZAR LLC  
BUILDING  
RENOVATION  
801 WISCONSIN AV.  
RACINE, WI.  
53403

THIRD FLOOR  
PLAN  
A3

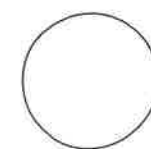
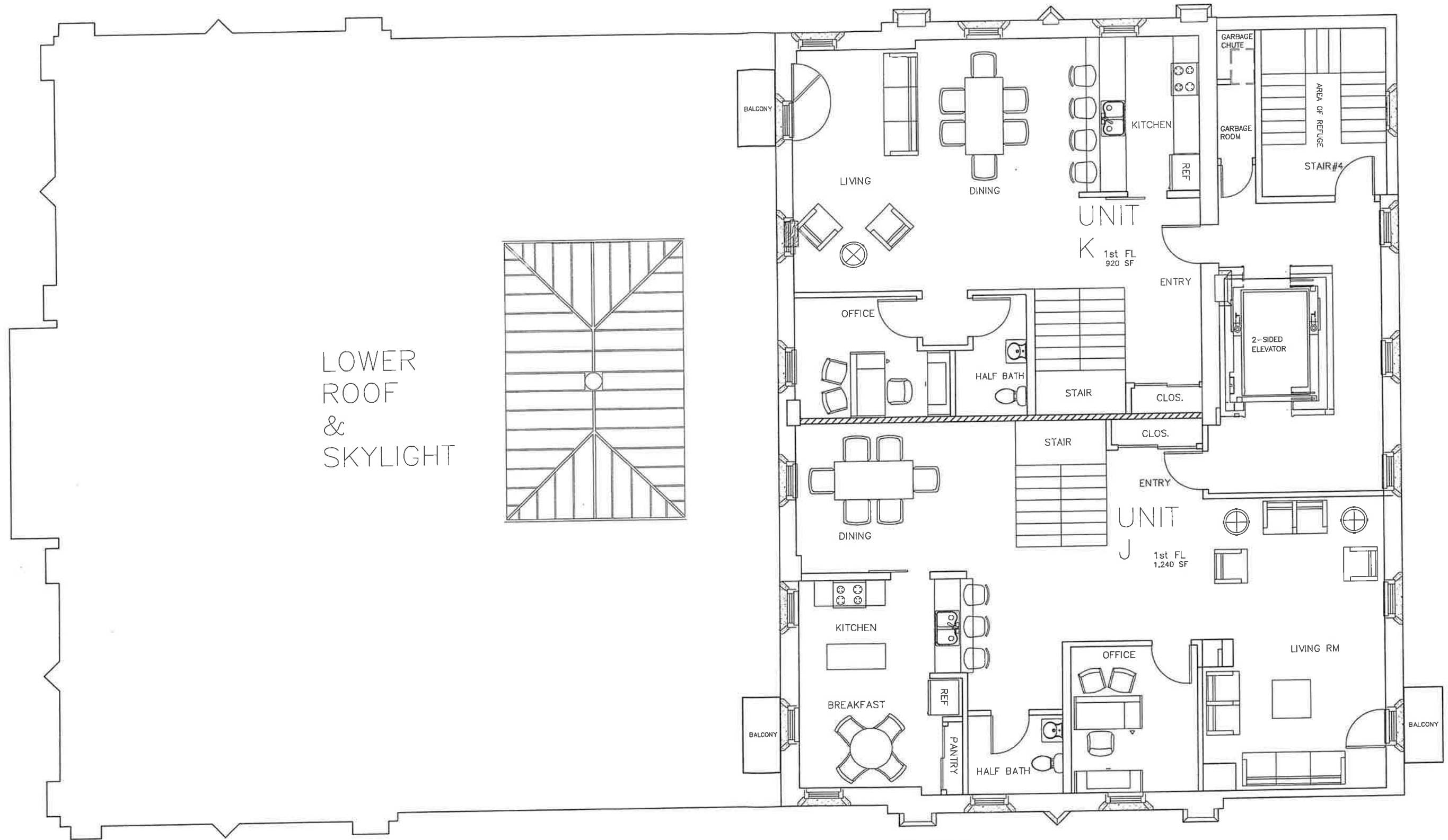
WA-ZAR LLC  
BUILDING  
RENOVATION  
801 WISCONSIN AV.  
RACINE, WI.  
53403  
JAN 15, 2023  
WIZ 79 DESIGN INC.

WIZ 79 DESIGN  
312  
593  
4937  
PLANNERS / ARCHITECTS



LOWER  
ROOF  
&  
SKYLIGHT.

TYPICAL FLOOR (4TH, 5TH)  
SCHEME B  
4 UNITS



6th FLOOR

2 PENTHOUSE 2-STORY UNITS  
FIRST FLOOR

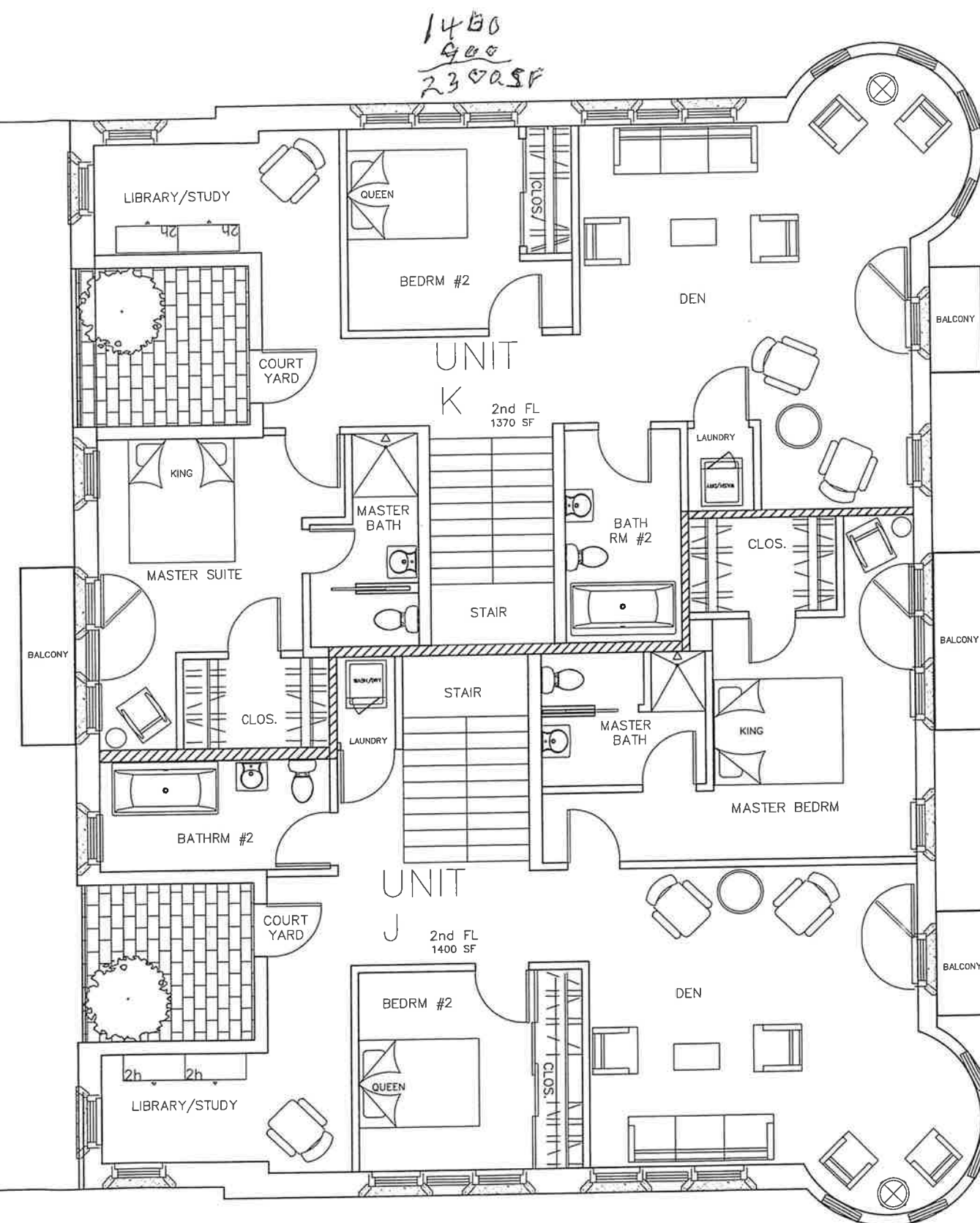
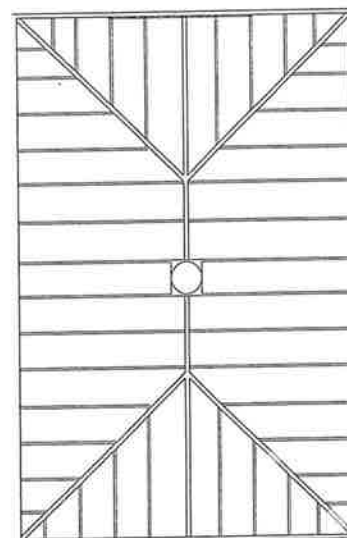
SCHEME B

0 1 2 3 4 5 6 7 8 9 10 FEET





LOWER  
ROOF  
&  
SKYLIGHT



7th FLOOR  
2 PENTHOUSE 2-STORY UNITS  
SECOND FLOOR  
SCHEME B

0 1 2 3 4 5 6 7 8 9 10 FEET

1400  
1200  
2600-5F



PROJECT:  
**WA-ZAR LLC  
BUILDING  
RENOVATION**  
801 WISCONSIN AVE  
RACINE, WI.  
53403

SHEET TITLE:  
**7th  
FLOOR  
PLAN  
A7**

JOY TRAINER  
WA-ZAR.BLDG RENOV.  
PROJECT NO.  
801 WSC APT RENDERING  
DRAWN BY:  
SMW  
PROJECT MANAGER  
SMW  
SCALE  
AS NOTED  
DATE  
JAN 15, 2023  
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