



Application for Conditional Use Permit

Applicant Name: Shelley and Whitney Farr
Address: 3425 Kintze Ave City: Racine
State: WI Zip: 53405
Telephone: 262-488-4779 Cell Phone: 262-498-6431
Email: WFarr86@yahoo.com

Agent Name: Shelley and Whitney Farr
Address: 3810 Partridge Ter City: Racine
State: WI Zip: 53404
Telephone: 262-488-4779 Cell Phone: 262-498-6431
Email: WFarr86@yahoo.com

Property Address (Es): 3425 Kintze Ave
Current Zoning:
Current/Most Recent Property Use: mini mart / Previous
Proposed Use: mini mart > NO alcohol or tobacco





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;

Our proposed business is to benefit our community by offering beer & basic household products at a reasonable rate

- (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;

Our goal is to improve the property and build relationships w/ the neighbors

- (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;

We will operate from 7am-7pm Mon-Sat to serve the community

- (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

They are within these guidelines

- (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: <ol style="list-style-type: none">a. Hours of operationb. Anticipated delivery schedulec. Maintenance pland. General use of the building and lot	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none">a. Fully dimensioned property boundaryb. All buildings (existing and proposed)c. Setbacks from property linesd. Identification as to whether all elements are "Existing" or "Proposed"e. Dimensioned parking spaces and drive aisle layoutf. Trash enclosure location and materialsg. Loading spacesh. Fire hydrant locationsi. Location of signage, with setbacks	<input 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 structuresg. Percentage of greenspace (landscaped areas divided by lot area)h. Parking spaces	<input type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none">a. Bufferyardsb. Parking Areasc. Screening and fencing locationsd. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	<input type="checkbox"/>	





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"/>	
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"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input 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"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input 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 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): Jane Wilson Date: 9-11-23

Applicant Signature (acknowledgement): Sherry Spurr Date: 9/11/23
Whitney Darr 9/11/23



Storage

Office

Kinzle

Korner

Mart

Wall

Wall

Door
to
Basement

Window

Front
Door

Kinzie Korner Mart:

of Employees: 2

Hours of Operation: M-Sat 7am-7pm

Delivery Schedule: 1 day a week

Maintenance Plan - Will work closely with owner of property to maintain.

General Use: Mini Mart with street parking

Signage Plan: On upper side of building

KINZIE

(ONE AUTO)
STREET PARKING

GRASS

CONCRETE SIDEWALK
± 24'-4"

5'-10 7/16"

12'-4"

3'-4 1/2"

25'-00"

ENTRANCE

5'-10"

Display

Display

Display

SHOWROOM
(460 NET SQ. FT.)

Display

Display

cooler

25'-2"

CONCRETE SIDEWALK

GRASS

STREET PARKING
(FOR 5 AUTOS)

ARTHUR

NOTE:
ONE APARTMENT
ON SECOND FLOOR

SITE AND FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

GRASS

EXISTING HOUSE

140'-0"

16'-8"

GRASS

PROPERTY LINE

22'-6"

14'-4"

2'

EXIST'G FENCE
(BRAND LINE)

OFFICE
(110 NET SQ. FT.)

STORAGE

DOOR

store

REAR
BATH
KITCHEN
DINING
LIVING

REAR
BATH
KITCHEN
DINING
LIVING

CONCRETE
PARKING

86.11'

BALCONY
OVER

CONCRETE
DRIVEWAY

ONE CAR
GARAGE
(AND
REAR PORCH)

EXIST'G

Written Description: Kimmie Kerner Mart

- General Use: Kimmie Kerner Mart will be a neighborhood mini mart. It will provide food, candy, household & hygiene products.
- The hours of operation would be:
7am - 7pm Monday - Saturday
Closed on Sunday
- Delivery Schedule will be 1-2 days per week
- Maintenance - We will maintain the inside & front of the property on a daily basis. We will work with the owner of the property as needed for any repairs.