



Application for Conditional Use Permit

Applicant Name: SHEILEY AND Whitney Four
Address: 3425 Kinkie Rue City: Racine
State: Wi Zip: 53405
Telephone: 262-488-4779 Cell Phone: 262-498-6431
Email: WFarr 86 cyator. Con
Agent Name: SHELLBY AND Whithur Farr
Address: 3810 Partridge Ter City: Racine
State: Wi Zip: 53404
Telephone: 262-498-643
Email: WFarr86eyaroo.com
Property Address (Es): 3425 Kinge Dre
Current Zoning:
Current/Most Recent Property Use: Mini mart Previous
Proposed Use: mini mart > NO Alcohol 10r tobacco











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;

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(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;

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(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;

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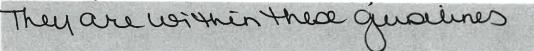
(4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;



(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;



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



(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.











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.	Condi	ional Use Review Application		
2.		n description of project, including:		
		Hours of operation		
		Anticipated delivery schedule		
		Maintenance plan		
		General use of the building and lot		
3.	3. Site Plan (drawn to scale), including:			
		Fully dimensioned property boundary		
		All buildings (existing and proposed)		
		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		
	<u> </u>	Fire hydrant locations		5.45
	i.	Location of signage, with setbacks		
4. Zoning Analysis Table				
	a.	Land area (in acres and square feet)		
	b.	Building area (in square feet)		
	c.	Setbacks (required yards in feet)		
		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)		
		Parking spaces		
5.	5. Landscape Plan			
		Bufferyards	·	
		Parking Areas		
		Screening and fencing locations		
	d.	Plant lists including the following: Latin and Common Names,		
		Number of each planting material, and Size at planting.		











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.		
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	<u> </u>	
9. Signage Plan	·	
a. dimensioned color elevations of signage		
b. A diagram showing the location of the proposed signage		
10. Building/site elevations (if new building or exterior changes planned)	r	
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)		
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: 9-11-23
Applicant Signature (acknowledgement):	Date: 9/11/23
Whitny Dann	9/11/23
(262) 636-9151 CityDevelopment@cityofracine.org 0 730 Washington Avenue, Room 102	www.builduoracine.org

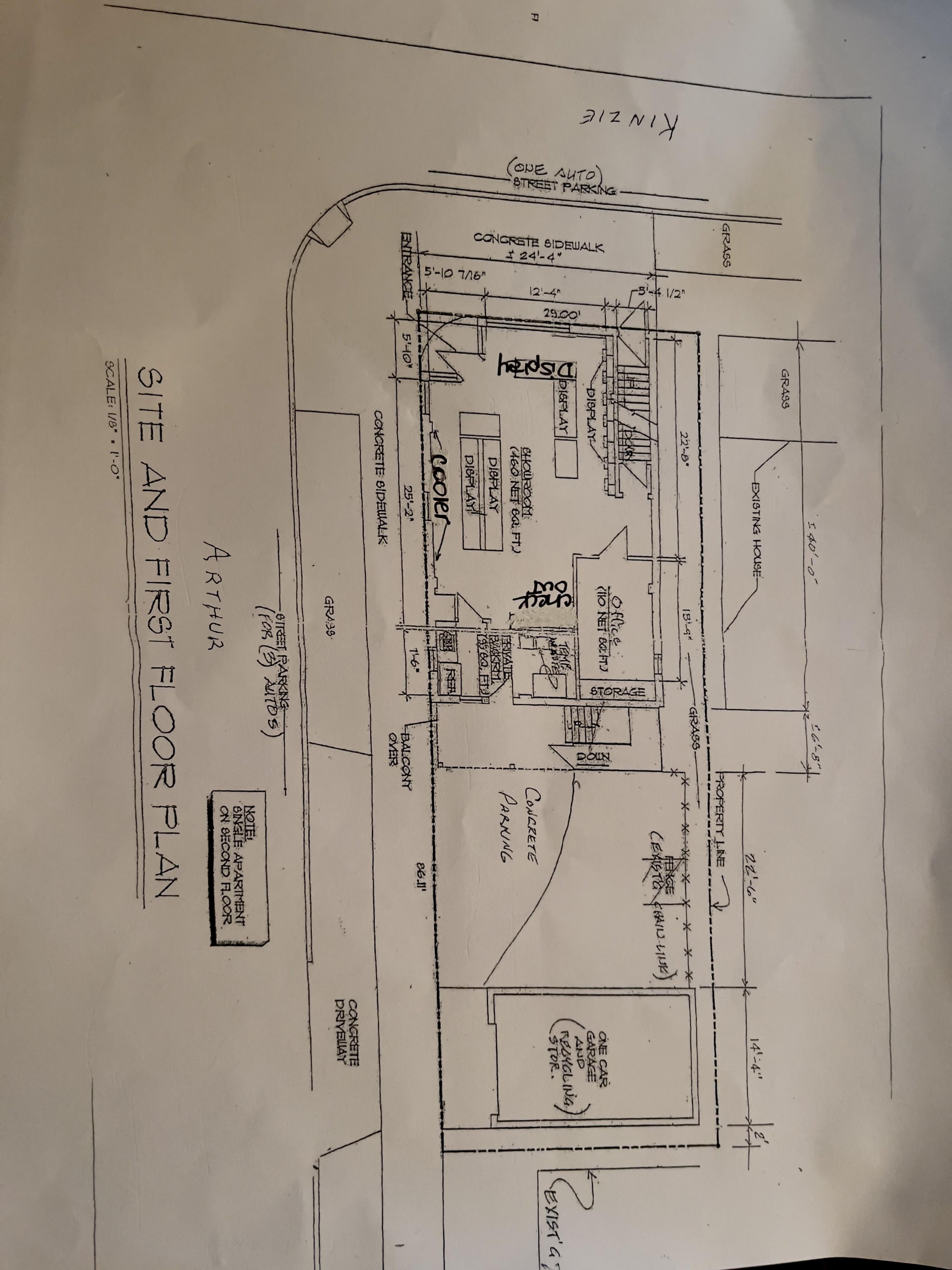
CityDevelopment@cityofracine.org

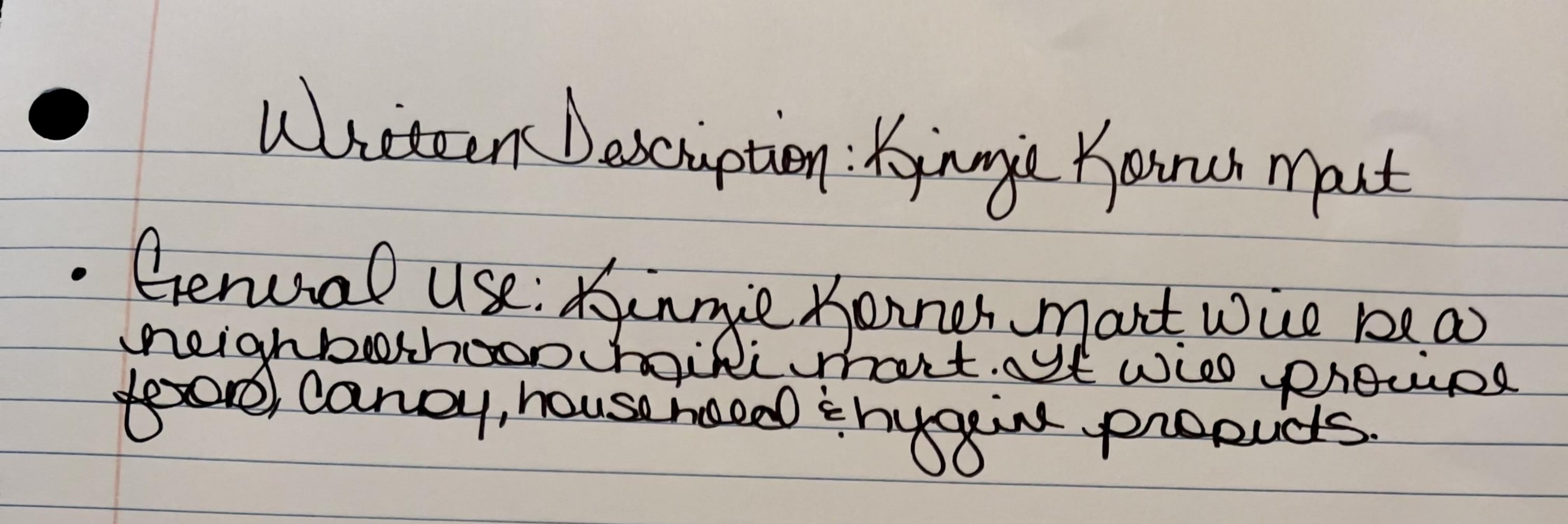
730 Washington Avenue, Room 102 Racine, Wisconsin 53403



Storage Africe VINZIe orner 20 Boghar Nolow Front

Kinzie Korner Mart: # of Employees: 2 Hours of Operation: M- Sat Fam - 7pm Detivery Schedule: I day a week Maintence Plan - Will work closely with owner of property to maintain. General Use: Mini Mart with street parking Signage Plan: On upper side of building





The hours of operation would be: Tam-Tom monday - Saturday Closep on Sunday · Dellury Schernel will be 1-2 daup per week Maintince - We will maintain the inside E thant of the property on a daily basis. We idig work while owner of the property as reepect yeer any repairs.

