



Application for Conditional Use Review

Applicant Name: _____

Address: _____ City: _____

State: ____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Agent Name: _____

Address: _____ City: _____

State: ____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): _____

Current Zoning: _____

Current/Most Recent Property Use: _____

Proposed Use: _____





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;

- (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;

- (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;

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

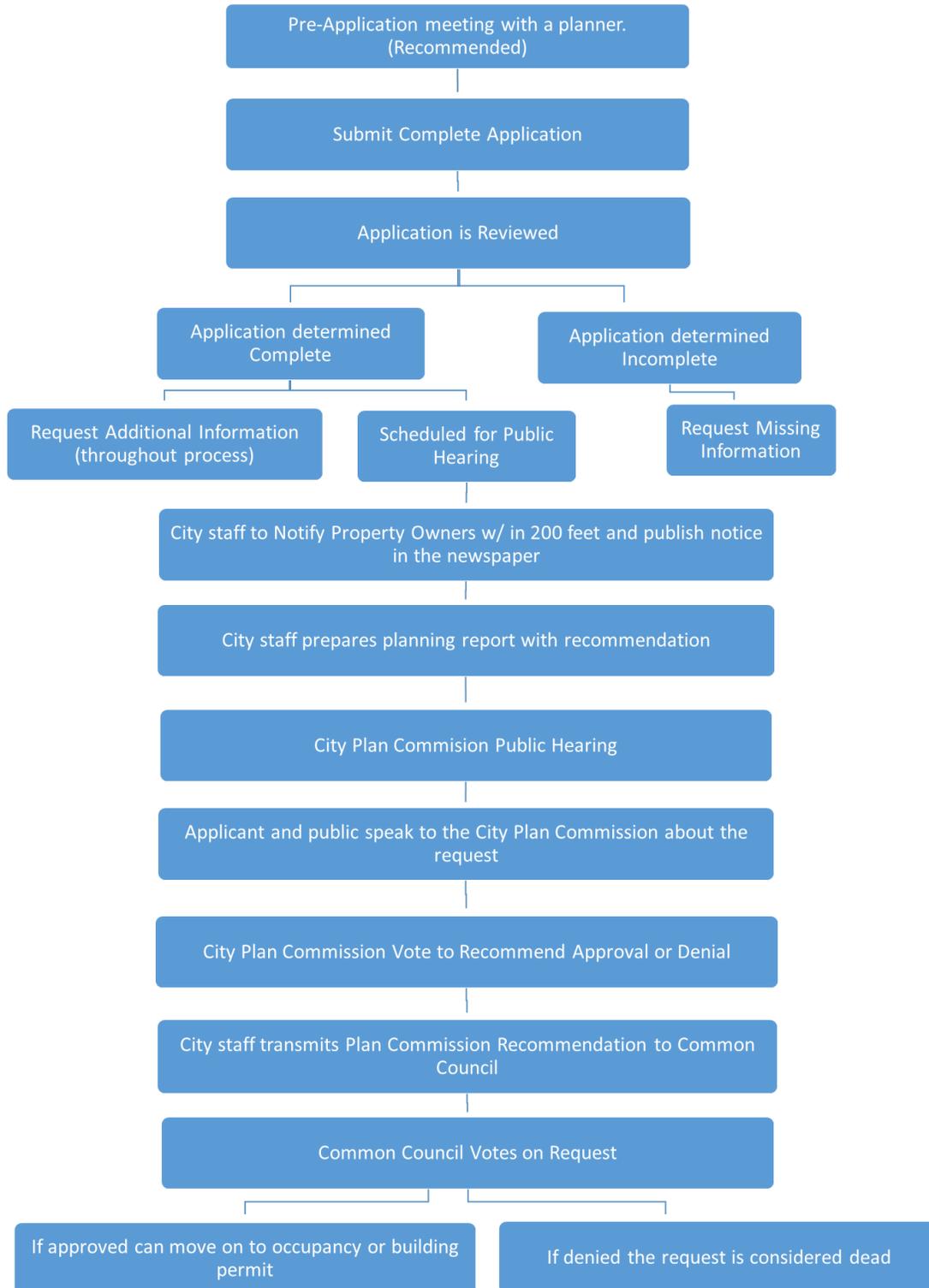
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

- (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.



Application Review Process





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		
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 		
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> 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 		
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 structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 		
5. Landscape Plan <ol style="list-style-type: none"> 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. 		





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		
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) 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: _____

Applicant Signature (acknowledgement): _____ Date: _____



Conditional Use Review Application

2. Written description of project, including:

The purpose of this building will be for a real estate brokerage, ReBelle Realty. It will be a place for agents to meet with clients, drop off paperwork, and have a quiet workspace. There will only be normal mail/package delivery during normal business hours. The planned business hours will be open Monday, Wednesday, Friday from 8:00am to 2:00pm. Maintenance plan consists of consistent professional lawn care and landscape management, snow removal, and regular building upkeep.

3. Site Plan (drawn to scale), including:

See attached diagram.

- 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

4. Zoning Analysis Table

- a. Approximately .14 Acres (6098.4 Square Feet)
- b. Approximately .023 Acres (1012 Square Feet)
- c. Unknown / active road/sidewalk construction in progress
- d. 16.5% (building area divided by lot area)
- e. 16.5% (building footprint divided by lot area)
- f. Peak of the rooftop is approximately 15 feet.
- g. 1-2% of the lot will be landscaped. Will be mostly grass.
- h. Street parking only

5. Landscape Plan

Our landscape plan is very minimal. We have already removed all over the overgrown shrubs and bushes and plan to plant some very small, clean plants this fall. We are considering ornamental grasses like the Panicum and also boxwood type shrubs. We plan to mulch the flower beds and put some nice clean minimalistic landscape beds around the sign that will be placed in the SW corner of the lot.

6. Lighting Plan

- a. Standard Light Fixtures are currently near the doors on the North and West side of the building. These fixtures will remain.
- b. Standard outside light bulb lighting
- c. See Diagram of building. Lighting fixtures shall light up the immediate area around the listed doorways and in the rooms. There will be no lighting on the outside that will affect the surrounding neighbors. The lighting will be very similar to your average residence.

7. Floor Plan

See attached diagram of the building.

8. Engineering Plan

Not applicable

The Engineering on the building and Roadways has already been established and will not be changed.

9. Signage Plan

- a. We are obtaining estimates for a double sided 3' X 6' (Company Name and Logo). Sign will be placed in the SW corner of the lot. Michael Signs (A Racine Company) will be handling this project.
- b. See attached diagram (Labeled Sign)

10. Building/site elevations (if new building or exterior changes planned)

Not applicable.

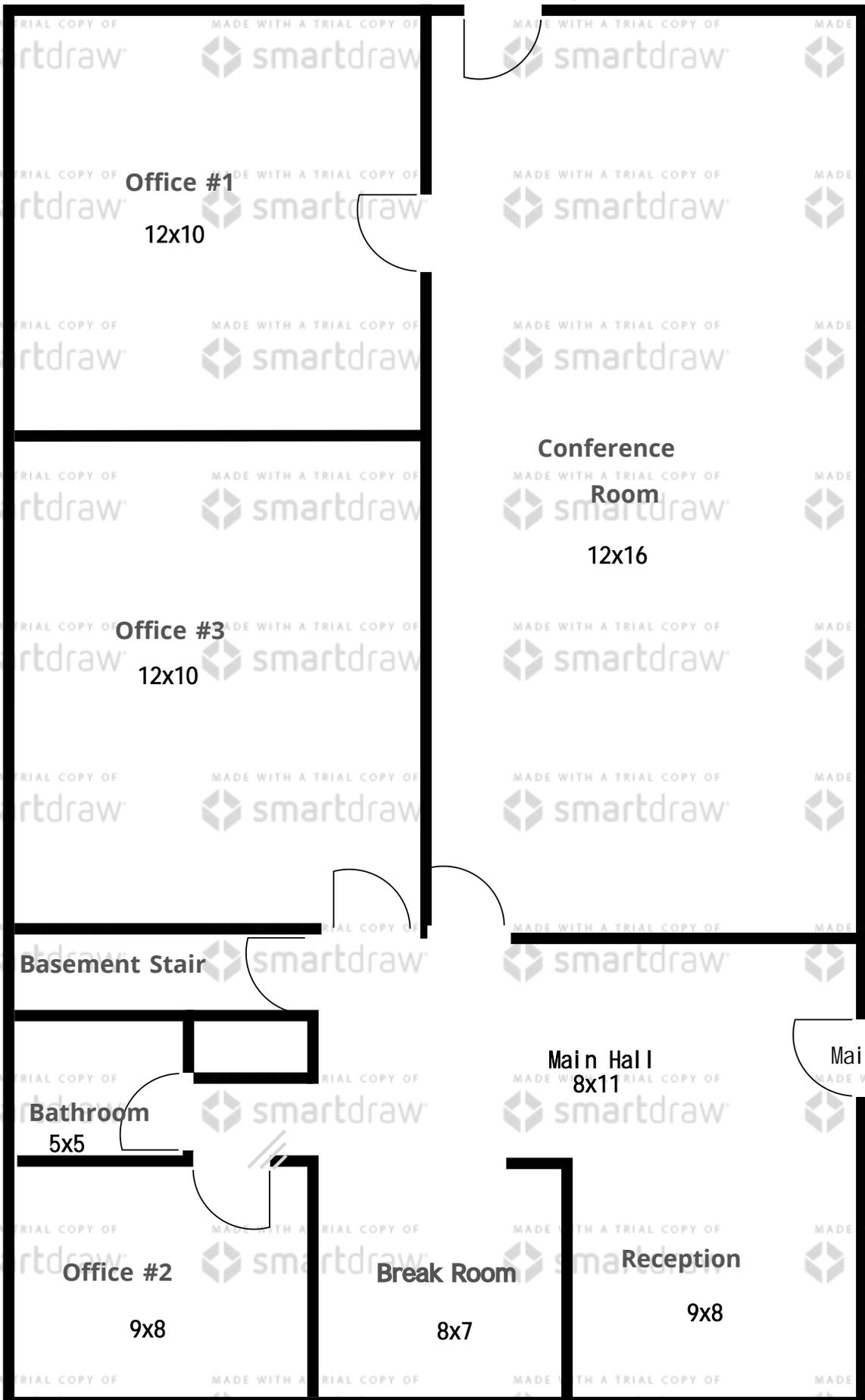
11. Building Material Samples (if making exterior changes)

Not applicable.

South

Sign Here

Additional Exit



East

West

North

MONUMENT SIGN



REBELLE REALTY / MONUMENT SIGN

ONE (1) DOUBLE SIDED, NON-ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM SIGN BODY W/ MAP PAINTED FINISH
 ALUMINUM FACES W/ 3M VINYL GRAPHICS & MAP PAINTED FINISHES
 FABRICATED ALUMINUM BASE W/ MAP TEXTURED PAINTED FINISH



"We Project Your Image"

PH: (262) 554-6066
 TOLL FREE: (800) 554-8110

Client: REBELLE REALTY	Date: 8-5-21	REVISION		Illumination: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____ Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	<input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED Quantity: 1	Paint Colors (AkzoNobel): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Client Signature: _____ Signature _____ Date _____
	Drawing #: 2(1)	Sheet: 1 of 1	Scale: 3/4"=1'	Designer: KD	Sign Specifications: NOTED ABOVE			

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.