



CITY OF RACINE
CONDITIONAL USE PERMIT
APPLICATION FOR ACCESS CORRIDOR
REVIEW

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

NOTE: Incomplete submittals will not be scheduled for review.

PLEASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

APPLICANT NAME: Selestine Jackson
ADDRESS: STREET 1300 Douglas Ave **CITY:** Racine **STATE:** WI **ZIP:** 53403
EMAIL ADDRESS: Selestine Jackson 76 Yahoo.com
TELEPHONE: (612) 919-8754 **CELL PHONE:** _____ **FAX:** _____

AGENT NAME: He Care Community Care Center.
ADDRESS: STREET 1300 Douglas Ave lower **CITY:** Racine **STATE:** WI **ZIP:** 53403
EMAIL ADDRESS: Same as above
TELEPHONE: (612) 919-8754 **CELL PHONE:** _____ **FAX:** _____

ADDRESS OF PROPOSED USE: 1300 Douglas Ave lower Racine
PROPOSED USE: He Care Community Care Center.
CURRENT / MOST RECENT PROPERTY USE: _____
NUMBER OF LEGAL, ON-SITE PARKING SPACES: _____
NUMBER OF DWELLING UNITS: 3 upper level
SQUARE FEET OF BUILDING (PER FLOOR): _____
SQUARE FEET TO BE USED FOR USE (PER FLOOR): _____

NUMBER OF EMPLOYEES: FULL-TIME Volunteers 6 **PART-TIME:** _____
PROPOSED HOURS/DAYS OF OPERATION: Wed & Fri 10 AM - 1 PM
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) _____

PLEASE CHECK THE APPROPRIATE BOX REGARDING YOUR INTEREST IN THE PROPERTY:
OWNER _____ **OPTION TO PURCHASE** _____ **LEASE** **LAND CONTRACT** _____ **OTHER** _____

OWNER & APPLICANT AUTHORIZATION

If you currently are not the owner of the property for which the Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

Applicant: Date: 11-8-17 **Signature:** Selestine Jackson
Print Name: Selestine Jackson
Property Owner's Consent: Date: _____ **Signature:** _____
Print Name: _____

(Go to Page 2 for Submittal Requirements)...

WE CARE COMMUNITY CENTER, INCORPORATED

ARTICLE I

- A. This corporation has been incorporated in the State of Wisconsin as a non-stock corporation by filing its Articles of Incorporation on the 21st day of February, 2014. The corporation shall be known as WE CARE COMMUNITY CENTER, INC. and may be referred to hereinafter as the Corporation
- B. The registered office of the Corporation shall be located at 1300 Douglas Avenue in the City of Racine in the State of Wisconsin.
- C. The fiscal year for the Corporation is December 31.
- D. The Corporation shall have one member.
- E. The Corporation will have four (4) directors on its board of directors. A quorum of the Board for the transaction of business at any meeting of the Board of Directors is a majority of the members currently holding office.
- F. The Corporation will have the following officers: The C.E.O., President, Vice-President, Secretary and Treasurer.

ARTICLE II **MISSION**

MISSION STATEMENT OF WE CARE COMMUNITY CENTER, INC.

Our **mission** is to eliminate hunger in the community by providing residents in need with programs that provide food, promote the value of nutrition, increase self-sufficiency, and instill hope. In doing so, We Care Community Center, Inc. helps to ensure that food relief has a more meaningful, enduring impact.

ARTICLE III

LOCATION, ACCESSABILITY AND AMENITIES OF THE CORPORATION

- A. The Corporation and meal site shall be located at 1300 Douglas Avenue in the City of Racine in the State of Wisconsin, a non-commercial zone.
- B. In agreement with The American Legion, the Corporation will utilize their 10,000 square feet of parking space.
- C. Referral service to area resources suited to meet individual or family needs.
- D. Local clergy has agreed to speak and counsel on a regular basis.
- E. Involve children with school activities.

The Corporation shall not directly discriminate against any person or organization for reason of race, age, religion disability, national origin ancestry or marital status.

ARTICLE IV

BOARD OF DIRECTORS AND MEETINGS

- A. The four (4) Board of Directors will serve a term of one (1) year for WE CARE COMMUNITY CENTER, INC. The Board of Directors will regularly meet once a month on the second (2nd) Saturday for one hour. All directors are required to be present.
- B. Required topics of each meeting shall be covering minutes from previous meeting, budget and finances, annual report, legal matters goals and timelines to meet goals and how the corporation can better serve the community.
- C. Minutes of each meeting will be taken by the Secretary

D. The Corporation's annual meeting of the Board of Directors will be held at the office at the end of the year for purpose of election by ballot. A ten (10) day notice will be given.

ARTICLE V

OFFICERS AN DUTIES

- A. The President will be the principal officer of the corporation and will preside over the meetings of the Board of Directors and will be responsible for the day to day operations of the Corporation. He/she will also insure annual audit of organization account(s).
- B. The Treasurer will perform customary duties of accounts receivable/payable, disbursements, assets and liabilities, deposits and receipts and records of accounts.
- C. The Secretary will keep minutes of the meetings of the Board of Directors and Committee. He/she see that all notifications are duly given in accordance with the bylaws. He/she shall oversee the corporation records; keep register of names, addresses, means of contact and any needed database or electronic recordkeeping.

ARTICLE VI

COMMITTEE

A Committee Chair of two (2) Directors shall be appointed by the Board of Directors whose duties will include: management of the Corporation, assign work for the Committee members and distribute the minutes of the meetings. The Committee shall report all decisions and recommendations to the Board of Directors.

ARTICLE VII

BUSINESS ADMINISTRATION

PAYMENTS – All checks, drafts, or orders of payment of money issued in the name of the Corporation shall be signed by an officer or the Treasurer.

DEPOSITS – All fund and monies through fundraising shall be deposited in the Corporation's account.

AUDIT – The Board of Directors will review and decide whether or not the financial account is to be audited by a Certified Public Accountant. A full statement finances shall be submitted to each member at the annual meeting.

ARTICLE VIII

BOOKS AND RECORDS

The Corporation shall keep complete and accurate record of accounts. The Corporation shall keep accurate and log accurate minutes of the meetings of the Board of Directors and Committee meetings. The Corporation shall also maintain a current record of Director's names and contact information.

ARTICLE IX
AMENDMENTS

These bylaws of the Corporation may be amended or repealed and new bylaws may be adopted by a two-thirds vote of the Board of Directors at any regular meeting, provided that that at least ten (10) days written notice is given with intention to alter amend repeal or to adopt new laws at the meeting.

These bylaws were adopted at the initial meeting of the Corporation's Board of Directors on the _____ day of _____, 2014.

Director

Director

Director

Director

Sadowski, Matthew

From: Kelly Jensen <kelly@guyllloyd.com>
Sent: Wednesday, January 24, 2018 4:01 PM
To: Sadowski, Matthew
Subject: RE: 1300 Douglas

Yes, we are the property manager for the unit. So yes we are an authorized agent.
Best,

Kelly Jensen
Property Manager

Guy Lloyd, Inc.
2300 Washington Avenue
Racine, WI 53405
Phone: 262-632-4566
Fax: 262-833-0282

Serving Racine County since 1950!

From: Sadowski, Matthew [<mailto:Matthew.Sadowski@cityofracine.org>]
Sent: Wednesday, January 24, 2018 3:47 PM
To: 'Kelly Jensen'
Subject: RE: 1300 Douglas

Hi Kelly:

Are you an authorized agent for the owner?

Matt

Matthew G. Sadowski, MUP, AICP
Assistant Director/Principal Planner
City of Racine, Department of City Development, Division of Planning and Redevelopment
730 Washington Avenue (Room 102), Racine, WI 53403
Office (262)636-9151 Direct (262)636-9152 Fax (262)635-5347

E-mail: msadowski@cityofracine.org

Department Web Page: <http://www.cityofracine.org/Development.aspx>

City Web Site: <http://www.cityofracine.org/>

Build Up Racine Site: <https://www.buildupracine.org/>



build up RACINE
For Economic Development



On the lake, on the rise, online.

From: Kelly Jensen [<mailto:kelly@guyloyd.com>]

Sent: Wednesday, January 24, 2018 3:06 PM

To: Sadowski, Matthew

Subject: 1300 Douglas

Hello Matt,

Selestine Jackson that rents 1300 Douglas Avenue gave me your information regarding the commercial units being used as a community center. The owner is aware as are we, that Ms Jackson wants to use the space as a community center. She has our permission to move forward with the city licensing. If you have any further questions, please let me know.

Best,

Kelly Jensen

Property Manager

Guy Lloyd, Inc.

2300 Washington Avenue

Racine, WI 53405

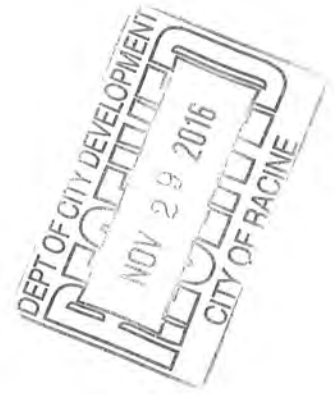
Phone: 262-632-4566

Fax: 262-833-0282

Serving Racine County since 1950!



- DRIVEWAY LOOKING WEST





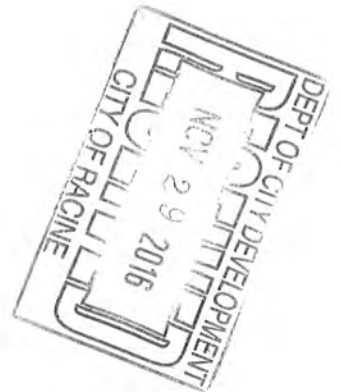
- DRIVEWAY LOOKING EAST

DEPT OF CITY DEVELOPMENT
RECEIVED
NOV 29 2016
CITY OF RACINE

RECEIVED
DEC 01 2017
DEPT. OF CITY DEVELOPMENT
CITY OF RACINE

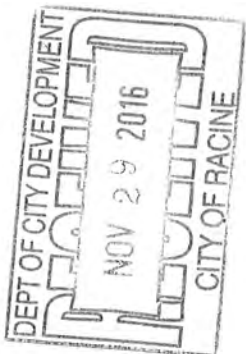


- GARAGE/STORAGE LOOKING WEST





- SOUTH WEST CORNER OF MAIN BLDG.





We Care
Community
Food Pantry
Coming Soon

~~NORTHWEST~~

- SOUTHEAST CORNER LOOKING NORTHWEST





WE CARE FOOD PANTRY
Canned Soup
Canned Beans
Canned Fruit
Canned Vegetables
Canned Meat
Canned Fish
Canned Pasta
Canned Noodles
Canned Rice
Canned Corn
Canned Peas
Canned Lentils
Canned Chickpeas
Canned Black Beans
Canned Kidney Beans
Canned Pinto Beans
Canned Navy Beans
Canned Great Northern Beans
Canned Cannellini Beans
Canned Lima Beans
Canned Garbanzo Beans

MasterCard
VISA
Discover
American Express

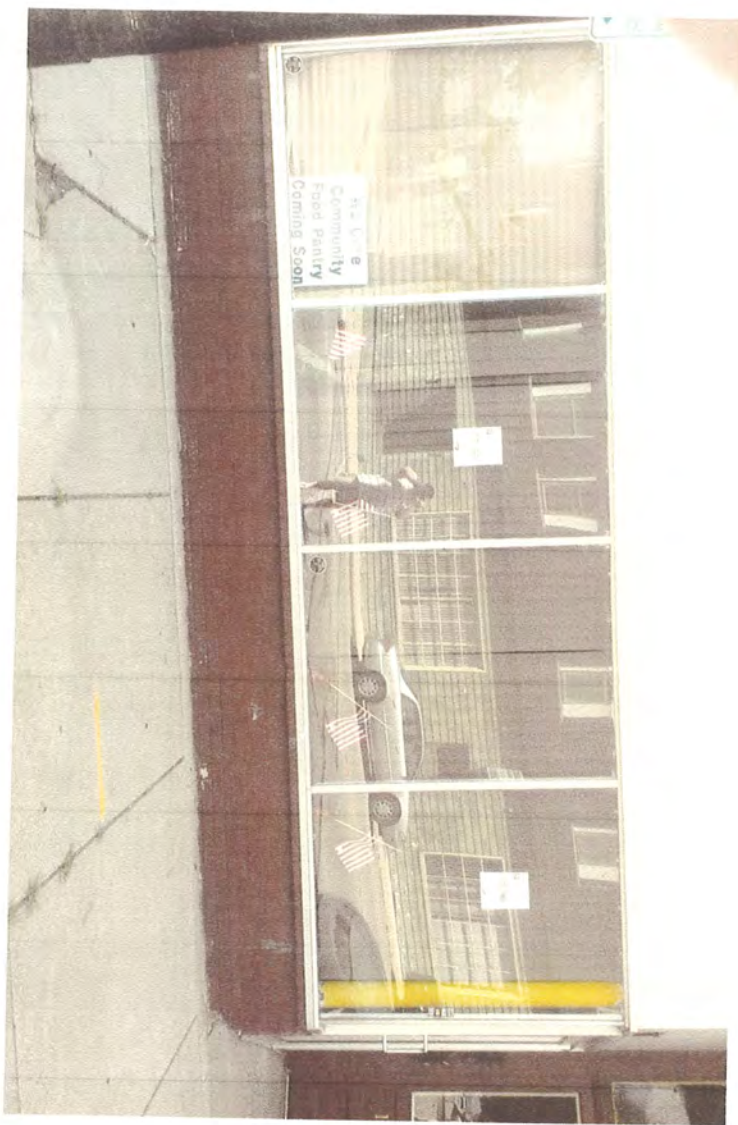
- ENTER / EXIT DOOR (DOOR FACES NORTH)



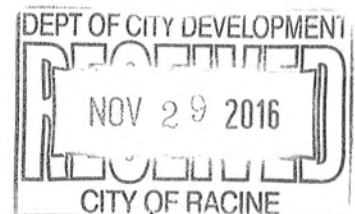


- INTERIOR OF GARAGE/STORAGE AREA WITH UTILITY Room





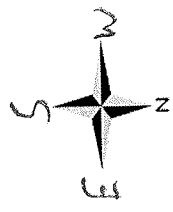
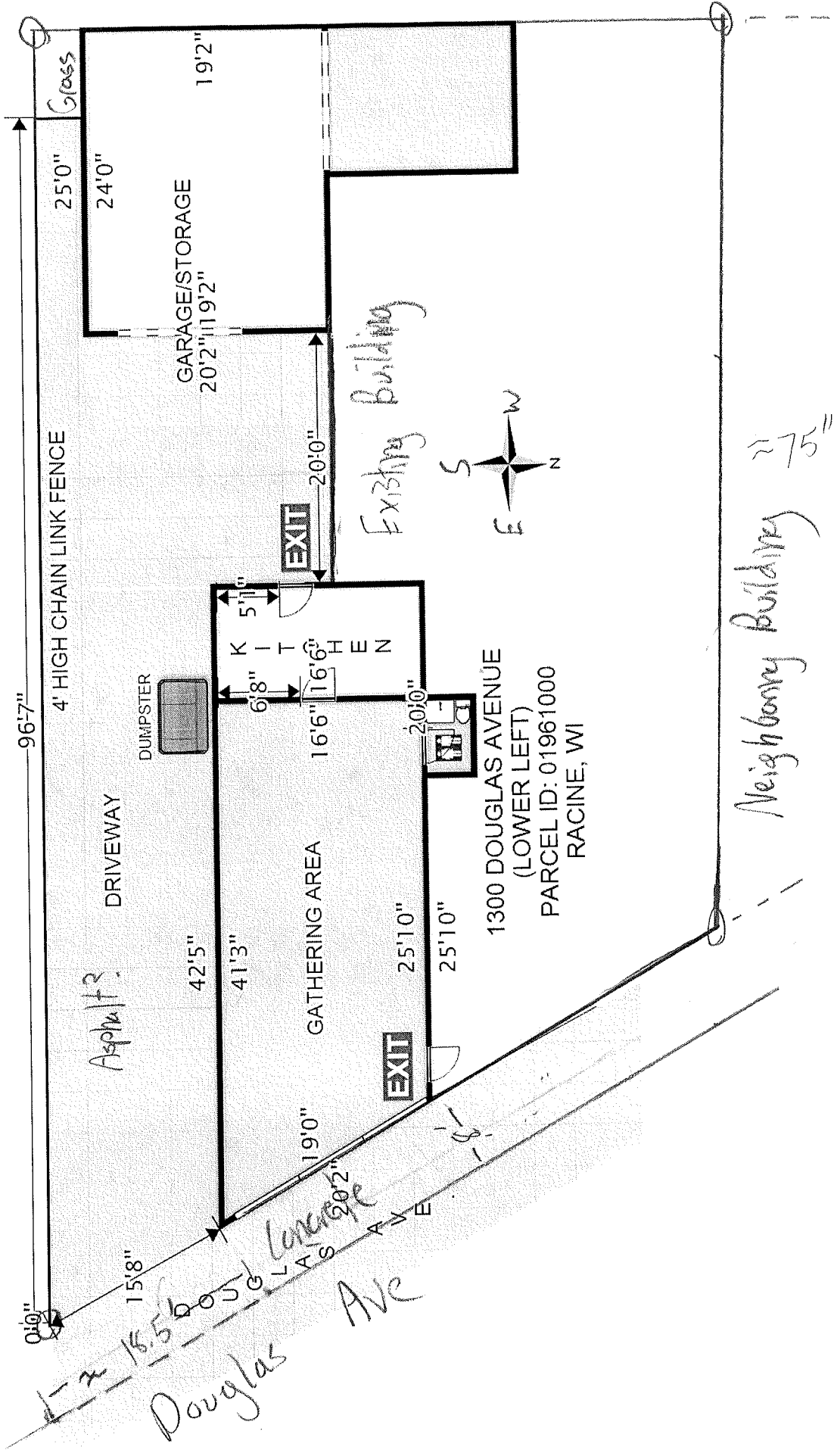
- FRONT VIEW FROM DOUGLAS AVE.
FACING WEST



WE CARE COMMUNITY CTR. SITE MAINTENANCE

ACTIVITY	FREQUENCY	HUMAN RECOURCES	MATERIALS/PARTS	TOOLS/EQUIPMENT
GARBAGE	DAILY	STAFF	GARBAGE BAGS	N/A
VACUUM/WINDOWS	DAILY	STAFF	GLASS CLEAERVACUUM	N/A
DISHES	AS NEEDED	STAFF	DETERGENT/RAGS/BLEACH	N/A
BUILDING REPAIRS	AS NEEDED	LANDLORD*	SUPPLIED BY LANDLORD	SUPPLIED BY LANDLORD
SNOW REMOVAL	AS NEEDED	LANDLORD*	SUPPLIED BY LANDLORD	SUPPLIED BY LANDLORD
CLEAN BATHROOMS	DAILY	STAFF	CLEANING DETERGENT	RAGS, BRUSHES...ETC
CLEAN KITCHEN AREA	DAILY	STAFF	CLEANING DETERGENT	RAGS, BRUSHES...ETC
CLEAN GROUNDS	AS NEEDED	STAFF	GARBAGE BAGS	N/A

*LANDLORD - GUY LLOYD, 2300 WASHINGTON AVE. RACINE, WI 53405 - (262) 632-4566



50'

Garage

Storage

Door
20'

Neighboring
Structure

Asphalt

Pantry

Stalls

8'6" Kitchen

Storage
Mech.
Room

Bath
Room
5'6" Room

16'4"

Bath
Room

15'6"

Asphalt
Parking
Lot

4 Chain Link Fence

Community
Space

4'10"

Arcade

17'9"

55'

42'6"

3'6"

Stairs

24'10"

15'5"

20'1"

46.3'

Concrete

18'

Delbert Jackson