



## Application for Conditional Use Review

Applicant Name: Sweatshop Movement, Inc (c/o Erika Bozinovski)

Address: 3656 Princeton Way City: Sturtevant

State: WI Zip: 53177

Telephone: (608) 442-3542 Cell Phone: (262) 497-6440

Email: sweatshopmovement@gmail.com

Agent Name: Allen Walek

Address: 10351 Washington Ave., Ste 800 City: Sturtevant

State: WI Zip: 53177

Telephone: (262) 637-9801 Cell Phone: (262) 488-0041

Email: awalek@firstweber.com

Property Address (Es): 2723 Carlisle Avenue, Racine, WI 53404

Current Zoning: I-2

Current/Most Recent Property Use: Warehouse

Proposed Use: Dance Studio





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;

No, it will not

- (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;

No, it will not

- (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;

No, it will not

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

Not Applicable

- (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;

Not Applicable

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

No, it is not

- (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, it will conform





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"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</li> <li>d. General use of the building and lot</li> </ol>	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em;">✓</span> </div>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> <li>a. Fully dimensioned property boundary</li> <li>b. All buildings (existing and proposed)</li> <li>c. Setbacks from property lines</li> <li>d. Identification as to whether all elements are “Existing” or “Proposed”</li> <li>e. Dimensioned parking spaces and drive aisle layout</li> <li>f. Trash enclosure location and materials</li> <li>g. Loading spaces</li> <li>h. Fire hydrant locations</li> <li>i. Location of signage, with setbacks</li> </ol>	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 0.8em;">Not Applicable</span> </div>	
4. Zoning Analysis Table <ol style="list-style-type: none"> <li>a. Land area (in acres and square feet)</li> <li>b. Building area (in square feet)</li> <li>c. Setbacks (required yards in feet)</li> <li>d. Floor Area Ratio (building area divided by lot area)</li> <li>e. Lot Coverage (building footprint divided by lot area)</li> <li>f. Height of all buildings and structures</li> <li>g. Percentage of greenspace (landscaped areas divided by lot area)</li> <li>h. Parking spaces</li> </ol>	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 0.8em;">Not Applicable</span> </div>	
5. Landscape Plan <ol style="list-style-type: none"> <li>a. Bufferyards</li> <li>b. Parking Areas</li> <li>c. Screening and fencing locations</li> <li>d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.</li> </ol>	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 0.8em;">Not Applicable</span> </div>	





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.	Not Applicable	
7. Floor Plan a. <del>Preliminary</del> 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	Not Applicable	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	Not Applicable	
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	Not Applicable	
11. Building Material Samples (if making exterior changes)	N/A	
12. Review Fee	see email	

**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) Larry Vail Date: 4/9/2020

Applicant Signature (acknowledgement): [Signature] Date: 04/08/20





**Sweatshop Movement**

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Sturtevant, WI 53177

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April 8, 2020

**CONDITIONAL USE PERMIT APPLICATION**

**2. Written Description of Project, including:**

**LOCATION / PREMISES:** 2723 Carlisle Avenue  
Racine, WI 53404

Sweatshop Movement is a federal 501(c)(3) Charitable Dance Instruction Organization. We have been in business since 2008, became a Wisconsin Non-Profit in January 2012, and Federal Non-Profit in October 2014. Our program originated in Madison, WI and expanded to include Racine, WI in 2015.

We currently service Racine youth through our studio competitive program. We have also worked in partnership with Racine Unified School District for the last 4 years to provide afterschool dance programming at 6 schools sites. We host a handful of performance showcases and competitions for our students, each calendar year.

**a. Hours of Operation:**

Our studio runs on a schedule with class auditions beginning in May, and our season ending in March. From June-August, hours are 9am-6pm, and some additional evening hours, as we offer camp-like daytime programming for our students. From September - May, hours are typically from 3pm-9pm every evening of the week. We occasionally hold weekend rehearsals or camps, or performances. Program Director may hold office hours on the premises outside of typical classroom hours.

**b. Anticipated Delivery Schedule:**

We are not expecting any deliveries beyond usual USPS, UPS, FedEx, etc.

**c. Maintenance Plan:**

Building owner is responsible for outside maintenance and we are still in the process of negotiating who will be responsible for what types of interior maintenance / fixes. Beyond that, we will be responsible for any weekly cleaning & tasks required to keep the building in the same condition as when we move in.

**d. General use of the building and lot:**

We operate a non-profit dance academy, based in Racine, but servicing students in both Racine, WI & Madison, WI. We plan to turn the office areas into waiting areas and changing rooms for our students, alongside a small office / front desk area. The back warehouse area will be converted into an expansive dance & recreation studio.

7. Floor Plan:

