

December 11, 2024

Attention:
Jeff Hintz
Steve Madsen

I have been working with the City of Racine for over 2 years on this 55 and older project.

The project started at a 54 unit development with approval of (1) car space per unit. It was reduced down to 18 units that the City agreed on per the attached letter. There is an abundance of parking in the downtown area. Not counting all of the offstreet parking available.

At this point the parking should not be an issue.

I received support from the VFW to purchase a lot to accommodate 19 parking spots.

There is also support from Historical Society – letter is attached.

Refer to attached email dated February 9, 2022 –

Staff support for 6 story building and (1) parking space per unit –

How did this change and for 2 years I have been given the impression that this project would go through.?

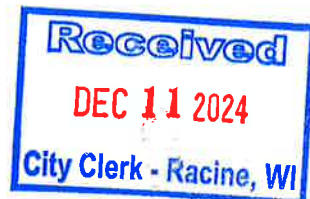
At the end of the day, this decision was unfair and unjust.

There has never been any quidance or suggestions on how to develop this beautiful historic building.

I am appealing this decision due to the fact of this is a beautiful 150 year old building that has great potential of which there seemed to be support from Planning Department City of Racine.

I would appreciate being given reconsideration on this project.

Thank you
Robert Watring
Wa-Zar, Inc.
262-945-9224
rdwatring@aol.com





DEPARTMENT OF CITY DEVELOPMENT



December 4, 2024

Wa-Zar – Mr. Robert Watring
5710 4th Ave
Kenosha, WI 53140
Sent via e-mail: rdwatring@aol.com

Subject: Denial of a Conditional Use Permit for 801 Wisconsin Ave, Racine, Wisconsin

Dear, Mr. Watring,

On Monday, December 2, 2024, your request for a Conditional Use Permit for a multi-family development at 801 Wisconsin Ave was denied by the Planning, Heritage and Design Commission. Per Section 114-158 an application for this use, at this address cannot be resubmitted for a period of one year from the date of denial unless new evidence or proof of change of conditions is found valid by the Planning Heritage and Design Commission.

You may appeal this decision to the Common Council per Section 114-157 of the municipal code. Appeals must be delivered to the City Clerk within 10 days of the decision of the Planning Heritage and Design Commission.

If you have any questions, please feel free to contact this department at (262) 636-9151.

Sincerely

Steven Madsen
Planning Manager



(262) 636-9151



CDVPlanning@cityofracine.org



730 Washington Avenue, Room 304
Racine, Wisconsin 53403



www.buildupracine.org

I have been trying to reach you since Monday Dec 2 after the meeting of which the Conditional Use Permit was denied.

Before I write this letter for an appeal I would like to meet with you and Steve to discuss what my options are.

Please call me at your earliest convenience to set up a meeting. The sooner the better.

Thank you

Robert D. Watring

262-945-9224

RE: Appeal

From: Hintz, Jeffrey (jeffrey.hintz@cityofracine.org)
To: rdwating@aol.com
Cc: steven.madsen@cityofracine.org; brian.vanschynadel@cityofracine.org
Date: Thursday, December 5, 2024 at 04:24 PM CST

Bob,

Sorry for my delay, I've had a lot of meetings scheduled this week and we've had some illness through the office as well.

That said, Steven did send along a results letter via email that outlines how to file an appeal. We can't meet and provide advice or guidance on this or discuss it unfortunately. At this point, your options are to accept the decision, appeal, or wait a year to reapply for the project.

This isn't to be crass or avoid you, but given the city has acted on the application and the result of the PHDC was for denial, there isn't anything else staff is able to do at this juncture.

Take care,

Jeff

Jeff Hintz, CNU-A Assistant Director
City of Racine - Department of City Development
730 Washington Ave., Room 304| Racine, WI 53403
' 262.636.9151 | 📧 jeff.hintz@cityofracine.org



Racine. Rich history, bright future.

Your link to City of Racine development and business start-up services: <https://www.buildupracine.org/>

From: Robert Wating <rdwating@aol.com>
Sent: Thursday, December 5, 2024 2:23 PM
To: Hintz, Jeffrey <Jeffrey.Hintz@cityofracine.org>
Cc: Madsen, Steven <Steven.Madsen@cityofracine.org>
Subject: Appeal

STOP! External Message. Think before you click.

Jeff,

801 Wisconsin Avenue Project

NOTES – 11/23/24

Committee meeting on 12/2/24 at 4:30 pm at Racine City Hall, 730 Washington Ave. Project will either be approved or not approved.

Historic 801 Wisconsin Ave building. Project will be construction of an 18 unit apartment complex to consist of (12) 1-bedroom and (6) 2-bedroom units.

- Surrounded by parking.
- 55+ project is perfect for downtown Racine. Nearby and within walking distance of a library, restaurants, museum, stores, police department, hospital, a bike path and public transportation. Also, Gateway Technical College that offers classes for seniors.

Project Supporters include but are not limited to:

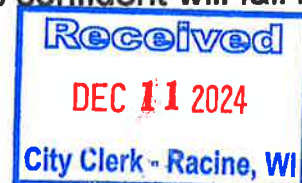
- Christopher Paulson, Racine Heritage Museum, supports the project.
- Senator Robert Wirth (Dist 22)
- Congressman Bryan Steil (WI-01)

Meetings regarding this project were held with numerous public and government officials:

- Laura Million, Deputy Director, Racine Co. Economic Development Corp. (RCEDC)
- Eric Williams, Catalyst Construction, Milwaukee (03/15/24).
- Jeff Hintz, Planning Manager, Racine Dept. of City Development
- William May, President, Racine Area Veterans. *Note:* RAV has agreed to sell the parking lot if project is approved.
- Steven Madsen, Planning Director, Racine City Development.
- Matthew Sadowski, City of Racine. *NOTE:* (1) parking spot per unit for up to 54 units.
- Gordon Company. *NOTE:* (6) parking spots are available.
- Jeff Towne, WHEDA Program. *Note:* The program has a loan designed specifically for 55+ units (\$20,000 per unit with 1% interest).

Next Steps

Upon project approval, Mr. Watring will schedule meetings with investors who are eager to be part of this construction project and who he is confident will fall into place.





847
912
6061

WEST ELEVATION
801 WISCONSIN AVENUE - RACINE, WI



Received

DEC 11 2024

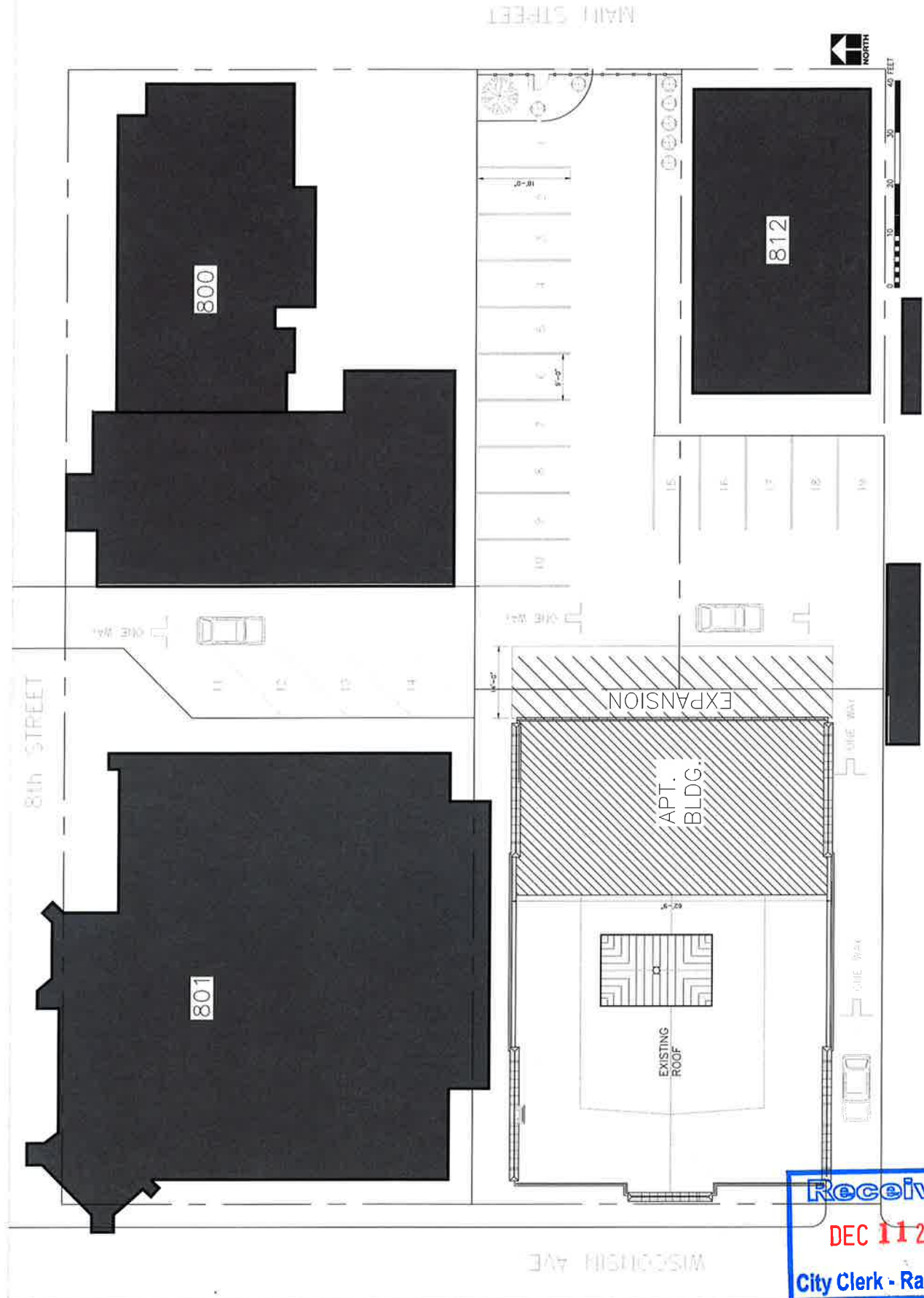
City Clerk - Racine, WI

WIZ 79 DESIGN
PLANNERS / ARCHITECTS
312
593
4937

WA-ZAR LLC
BUILDING
RENOVATION
801 WISCONSIN AVE
RACINE, WI
53403

PARKING
PLAN
P-1

WA-ZAR LLC RENOV
801 WISCONSIN AVE
RACINE, WI
53403
DATE: JULY 21, 2022
BY: WA-ZAR LLC



Received
DEC 11 2024
City Clerk - Racine, WI

6/8/2021,

VFW

From: rdwating@aol.com,

To: matthew.sadowski@cityofracine.org,

Subject: VFW

Date: Tue, Jun 8, 2021 2:30 pm

Attachments: _2021-06-08_VFW.pdf (996K)

Matt,

Looking forward to having Zoom meeting with you. We have worked over 6 months to get this parking resolved. All we need from the City of Racine right now is an agreement to have one parking space per unit and then we can move forward on 54 units.

Thank you
Robert D Wating
262-945-9224

Parking Spaces

From: Mike Slye (mike@gjmlp.com)

To: rdwatring@aol.com

Date: Monday, December 9, 2024 at 06:01 PM CST

Robert,

I am willing to hold 7-8 parking spaces for you. The hold would be placed once a payment made toward the rental of the spaces based on the number you wish to hold.

We generally rent the spaces at \$30 per month. 8 Spaces would then be \$2880 for the year. As we discussed earlier this year, if you buy the group, we can provide a discount so that 8 spaces would be \$2680 for a year.

Michael P. Slye, CPA, ABV, Partner
Gordon J. Maier & Company, LLP
Office (262) 634-7108 x112 |
Mobile (262) 914-5160
[Send a secure file](#)

From: Jeffrey.Hintz@cityofracine.org,

To: rdwatring@aol.com, wmon@wi.rr.com,

Cc: Matthew.Rejc@cityofracine.org,

Subject: meeting follow up

Date: Wed, Feb 9, 2022 9:52 am

Attachments:

Gentlemen,

We've discussed internally and you would have staff support for the 6 story building and the 1 parking space per unit at the density discussed with Bob. The building height and density comply with zoning, the parking is a deviation, but is something we would be supportive of.

Worth noting, without a full set of plans and renderings, the zoning and the design review are two separate items. We cannot speak to the design review portion without seeing a full plan set, but zoning wise you'd have staff support.

Jeff

Jeff Hintz, CNU-A

Planning Manager

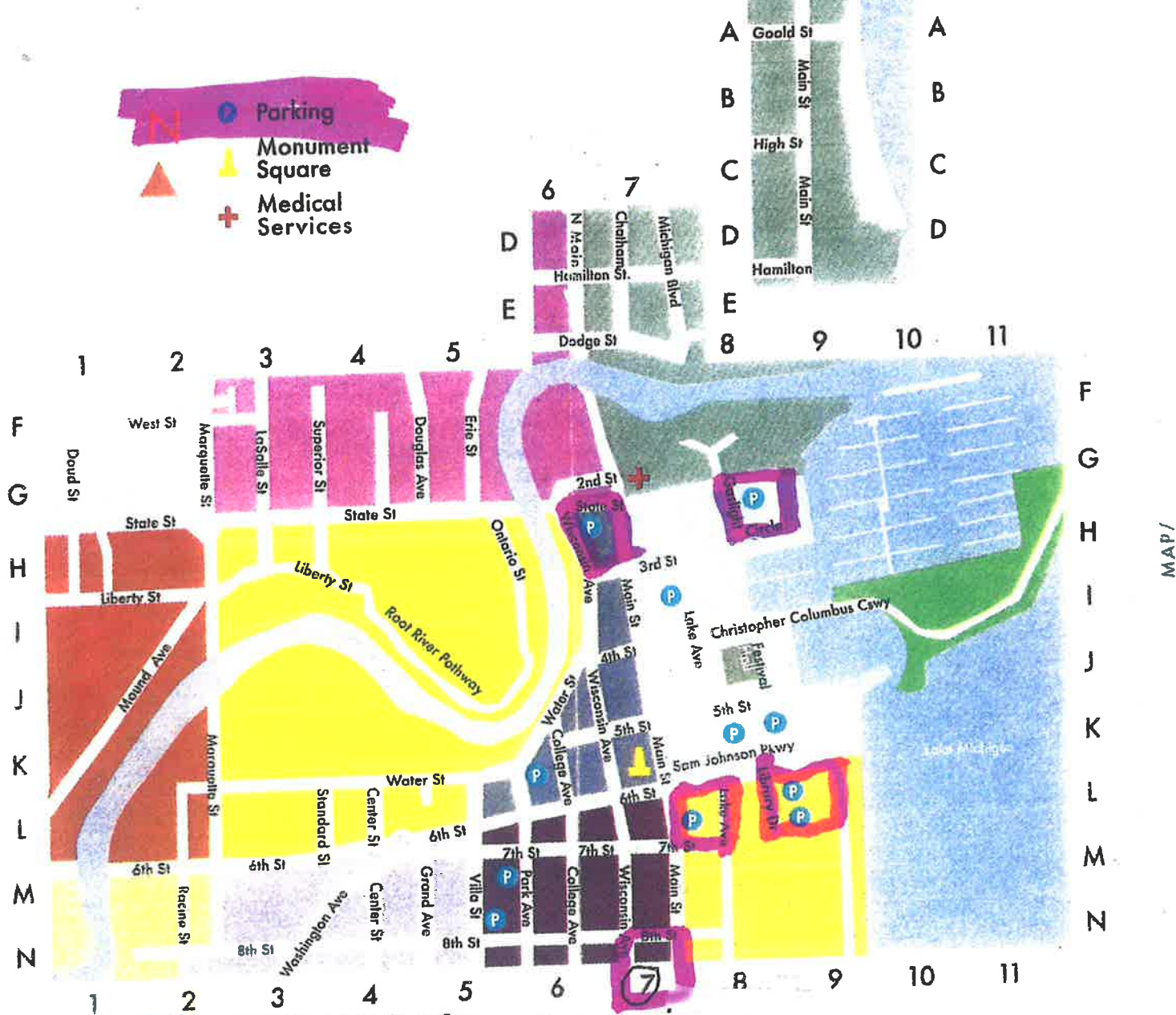
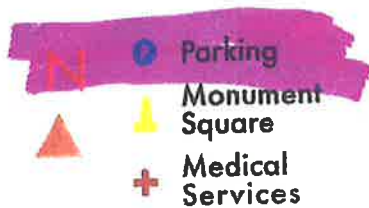
Department of City Development

730 Washington Avenue (Room 102), Racine, WI 53403

(262)636-9151

<https://www.buildupracine.org/>





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Received

DEC 11 2024

City Clerk - Racine, WI



Racine Heritage Museum
Serving Racine County for 150 years
701 Main Street Racine, WI • 262-636-3926 • racineheritagemuseum.org

November 26, 2024

Robert Watring
5710 4th Avenue
Kenosha, WI 53140


Dear Mr. Watring,

Thank you for taking the time to discuss your proposal for the former First Baptist Church and attached Gorton Hall. We support your plans for the property which include adapting Gorton Hall to 18 residential units while preserving the historic 1896 church building.

1876

Thank you for your commitment to historic preservation. I wish you the very best with this project.

Sincerely,


Christopher Paulson
Executive Director



Parking Spaces

From: Mike Slye (mike@gjmlp.com)

To: rdwatring@aol.com

Date: Monday, December 9, 2024 at 06:01 PM CST

Robert,

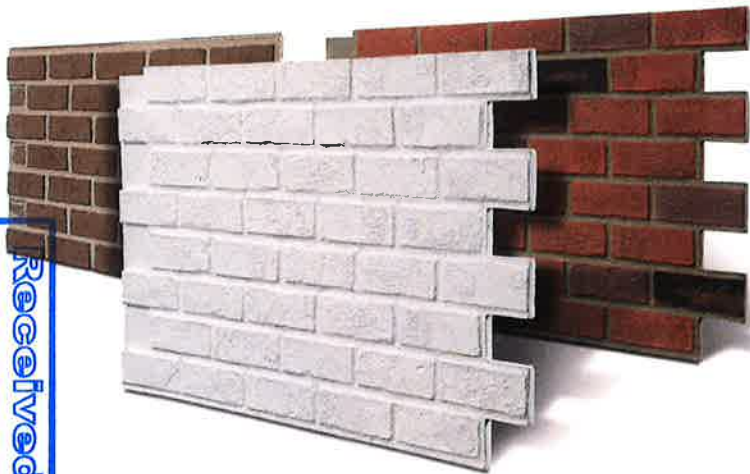
I am willing to hold 7-8 parking spaces for you. The hold would be placed once a payment made toward the rental of the spaces based on the number you wish to hold.

We generally rent the spaces at \$30 per month. 8 Spaces would then be \$2880 for the year. As we discussed earlier this year, if you buy the group, we can provide a discount so that 8 spaces would be \$2680 for a year.

Michael P. Slye, CPA, ABV, Partner
Gordon J. Maier & Company, LLP
Office (262) 634-7108 x112 |
Mobile (262) 914-5160
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BRICK

14 STYLES

17 COLOR OPTIONS

Available colors may vary depending on style.



Burnt Orange



Colonial Tan



Dark Red
Dark Grout



Dark Red
Gray Grout



Old World



Baked Clay



Natural
Gray



Pioneer Tan



Black



Red Brick
Gray Grout



Tan



White



Primed



Cream



Silver Gray



Gray Frost



Whitewash

SLATE/TILE

3 STYLES

8 COLOR OPTIONS

Available colors may vary depending on style.



Ivory



Light Tan



Natural Gray



Cream Frost



Terracotta



Primed



Red



Burnt
Orange



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Racine County Economic Development Corp.

801 Wisconsin Avenue

801 Wisconsin Avenue, Racine, Wisconsin 53403 - Racine County



Property Details

Latitude/Longitude: 42.7242, -87.7834

Type of space: Office, Special

Min Size: 2,000 sqft

Max Size: 21,189 sqft

Last Updated: 4/27/2021

ED Contact

Company: Racine County Economic Development Corporation

Contact Name: Laura Million

Address: 2320 Renaissance Blvd

City: Sturtevant

State: Wisconsin

Phone: (262) 898-7530

Email: lmillion@rcedc.org

Website: <http://www.rcedc.org>

Availability

For Lease: Yes

Description

Located just south of Downtown Racine, this property is directly across from the Racine County Courthouse and near other churches and institutions. Residential areas to the south and west and the retail establishments of Downtown Racine to the north creates an interesting location for a variety of uses, including office, multi-purpose center, health center, school, and daycare.

The property includes a church and an adjacent 3-story community building with classrooms, a gymnasium, kitchen, a small chapel, and a two-lane bowling alley. Built in 1876, the building totals 21,189 SF.

Building Details

Available sf: 21,189 sf

Total Building sf: 21,189 sf

Elevators: Yes

Number of Elevators: 1

Divisible: Yes

Amenities: Gymnasium, kitchen, 2 lane bowling alley. Off street parking for 12 cars.

Racine County Economic Development Corporation

Laura Million, Business Development Manager

lmillion@rcedc.org

2.898.7530



Building Description: Building includes church which seats 550, 2,000 SF cafeteria, large gymnasium, bowling alley, large office area, conference room with billiard hall, and classrooms.

Transportation

Nearest Airport: Milwaukee Mitchell International Airport

Distance to Airport: 20 miles

Nearest Interstate: I-94

Distance to Interstate: 9 miles

Nearest Highway: State Hwy 20

Distance to Major Highway: 0.4 miles

Type of Parking: Surface

Number of Parking Spaces: 12

Utilities

Sewer Service: Yes

Sewer Provider: City of Racine

Water Service: Yes

Water Service Provider: City of Racine

Other

Zoning: Office/Institutional

Contacts

Company: Wal-Zar, LLC

Name: Robert Watring

Phone: 262-945-9224

Email: rdwatring@aol.com

WA-ZAR APARTMENT PROJECT

June 17, 2024

To: Jeff Hintz

Wa-Zar, Robert Watring, is requesting an additional floor to be added to project at 801 Wisconsin Avenue, Racine WI.

The project as of now consists of:

14 units – (11) One bedroom and (3) Two Bedrooms

We would like to add an additional floor with (4) Units.

On second floor two studio units will be added for a total of 20 units.

Thank you for your consideration.

Robert D. Watring
Wa-Zar, Inc.
262-945-9224
rdwatring@aol.com



801 Wisconsin Ave

From: Madsen, Steven (steven.madsen@cityofracine.org)

To: rdwatring@aol.com

Cc: jeffrey.hintz@cityofracine.org

Date: Friday, June 28, 2024 at 01:45 PM CDT

Hello,

After reviewing what you submitted I have some comments for if it is to move forward. You would need to obtain a Conditional Use Permit (CUP) for the multi-family building. The maximum number of units that would be allowed on the lot is 18 so you would need to reduce the unit count by 2. You will need to ask for an exception to the parking requirements and this would be something we would review and the Planning Heritage and Design Commission (PHDC) would consider. You would also need to apply for a Certified Survey Map (CSM) to get the lot to match the site plan. We would recommend that you apply for the CUP first to see if the use would be approved before spending time and money getting a CSM completed. The PHDC would be the commission that would look at and vote on both applications. The following are applications you will need as well as a the review schedule for the PHDC.

Conditional Use Permit Application: <https://www.buildupracine.org/wp-content/uploads/2022/01/conditional-use-app.pdf>

Certified Survey Map Application: <https://www.buildupracine.org/wp-content/uploads/2021/11/CSM.pdf>

Review Schedule: <https://www.buildupracine.org/wp-content/uploads/2024/01/Development-Review-Schedule-2024.pdf>

Note that the review schedule shows the shortest time between application and meeting, but the city has 90 days by ordinance to review the application.

Let me know if you have any questions.

Sincerely,

Steven Madsen, Planning Manager
City of Racine - Department of City Development
730 Washington Ave., Room 304| Racine, WI 53403
262.636.9153 | steven.madsen@cityofracine.org



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