



Application for Conditional Use Permit

Applicant Name: **Community Care, Inc**
Address: **205 Bishops Way** City: **Brookfield**
State: **WI** Zip: **53005**
Telephone: **414-231-4139** Cell Phone: **[REDACTED]**
Email: **sherrice.harrell@communitycareinc.org**

Agent Name: **Aaron Stanton**
Address: **4015 80th St** City: **Kenosha**
State: **WI** Zip: **53142**
Telephone: **262-842-0551** Cell Phone: **262-705-2303**
Email: **astanton@cmaofwi.com**

Property Address (Es): **5200 Washington Ave- Suite 116**
Current Zoning: **B-2**
Current/Most Recent Property Use: **Office Space**
Proposed Use: **Adult day & health center**





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;

This office building has been in place for several years. The conditional use is pretty close to the same as office space use.

- (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;

There are no changes to the site or structure.

- (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;

There are no changes to the site or structure.

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

Utilities, roads, drainage and facilities are all existing. No change.

- (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;

No change to ingress or egress. No change or congestion.

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

This is an interior tenant build out. The site and building is not changing.

- (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.

Acknowledged





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	<input type="checkbox"/>	
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: 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	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table 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	<input checked="" type="checkbox"/>	
5. Landscape Plan 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.	<input type="checkbox"/>	





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.	<input type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
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	<input type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/>	

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): *M. Janda* Date: 5-30-24

Applicant Signature (acknowledgement): *Shawell* Date: 5-30-24



May 3, 2024

Conditional Use Permit Review
City of Racine
Department of City Development
702 Washington Ave. Racine, Rm 2

Dear Commission Members,

Project Description: This CUP application includes the recent interior space renovation of an existing building with no building alterations.

Community Care is a nonprofit organization with a rich history of providing quality, compassionate care in Wisconsin. We're excited to bring our remaining services into the 5200 Washington, Racine building. This location is perfect for us and offers an existing building with direct and easy access for our clientele. The space has been occupied previously and right upstairs is Society's Assets whom we partner with for several programs.

For more than 45 years, Community Care has made it a mission to help our members – seniors and adults with disabilities – live independently within the community. Our dedicated team works to help determine health and social needs and then develops a care plan to ensure those needs are met. Our goal has always been to help individuals with long-term care needs to live as independently as possible for as long as possible in their home or community.

During these 45 years, we have served some of our state's most vulnerable residents – frail seniors (55 and older) and adults (18 and older) with physical, intellectual, or developmental disabilities. We are also honored to serve three Milwaukee area religious orders: the School Sisters of St. Francis, the School Sisters of Notre Dame, and the Sisters of St. Francis Assisi.

Community Care currently provides PACE Clinic services for Racine at:

PACE Siena Center
5635 Erie Street
Racine, WI 53402

And Mt. Pleasant.

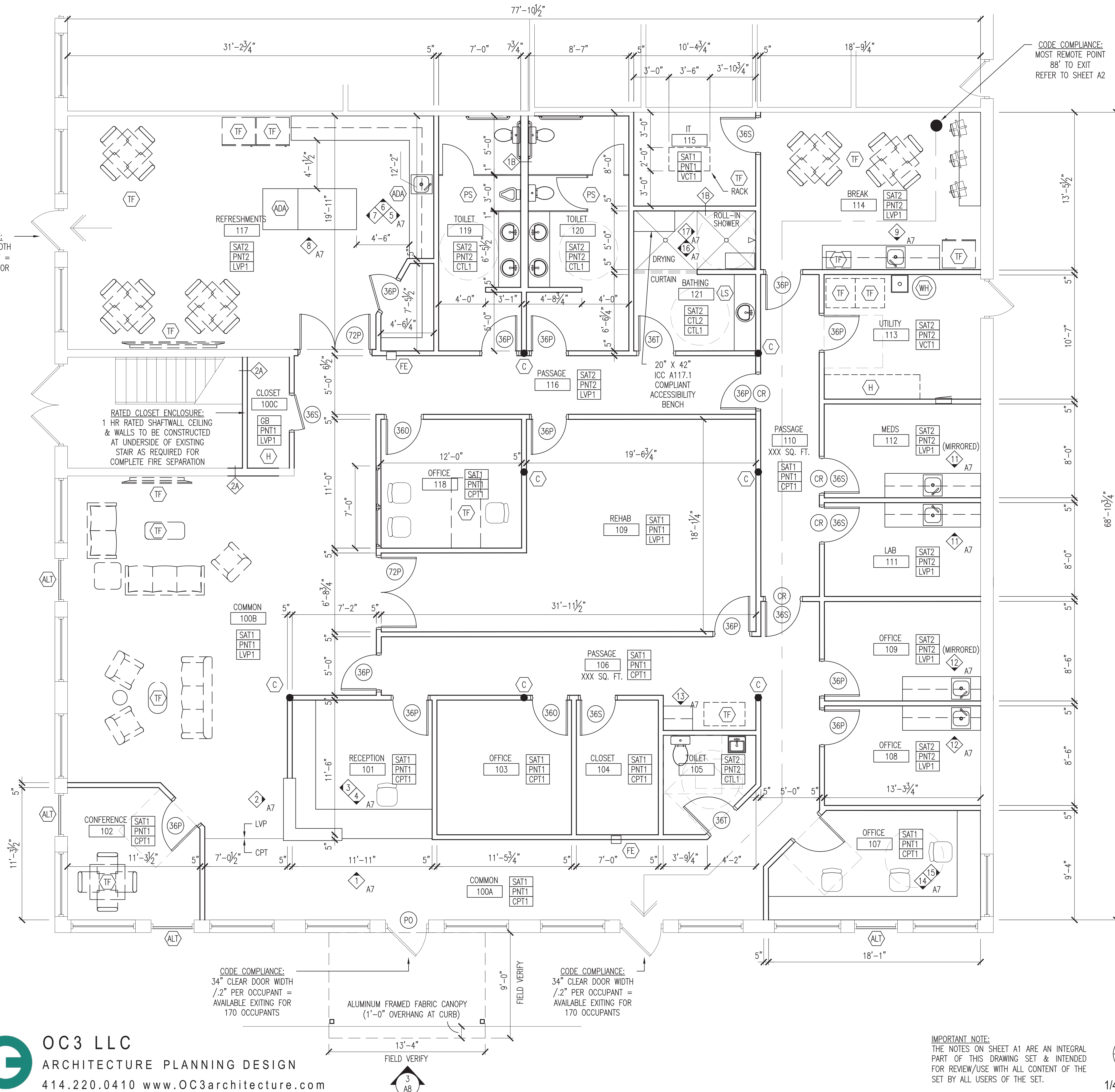
Partnership & Family Care Office
6216 Washington Ave., Bldg. B, 2nd Floor
Mt. Pleasant, WI 53406

What We Do...

- Community Care is the only managed care organization (MCO) in Wisconsin to offer all three long-term care programs.
 - Program of All-Inclusive Care for the Elderly (PACE)
 - Family Care.
 - Partnership.
- We are experts in helping members and their families get through difficult or complex situations.
- Led by a mission-focused management team that is dedicated to improving the quality of life for seniors and adults with disabilities.
- Responsible managers of our resources

Operations:

- ✓ **Staffing:** The 5200 Washington Racine Location will staff up to 9 full-time associates.
- ✓ **Parking:** We will use approx. 16 parking spaces on average. We provide shuttle services for pick up and drop off.
- ✓ **Hours of Operation** - 8:00 AM to 4:30 PM, Monday through Friday. Closed Saturday & Sunday
- ✓ **Site Maintenance.** Maintenance is provided by the BEAR Property Management group. Their management includes daily site up-keep, garbage removal, snow removal, plowing, etc.
- ✓ **Waste Management:** Dumpsters are enclosed inside a garage inside the building and not visible to the public.
- ✓ **Delivery Schedule:** There are no standard deliveries schedules beyond typical mail or random UPS / FedEx deliveries.
- ✓ **Building & Lot Usage:** The building will be used for normal office and exam room activities. Additionally, the space would be used for activities for our clients such as physical therapy, art therapy, educational programming, employment services.



GENERAL NOTES:

- ALL INTERIOR WALLS ARE TO BE PARTITION "TYPE 1A" AS DETAILED ON SHEET A8 UNLESS OTHERWISE NOTED

KEY NOTES

- (FE) FIRE EXTINGUISHER & SEMI-RECESSED CABINET PROVIDE EXTINGUISHER TYPE PER NFPA
- (TF) TENANT PROVIDED/CONTRACTOR INSTALLED FURNITURE & EQUIPMENT, SEE TENANT PROVIDED CUT SHEETS FOR INSTALLATION INSTRUCTIONS. PROVIDE ALL MANF RECOMMENDED WALL BLOCKING AS REQUIRED FOR SUPPORT.
- (PS) NURSES PULL STATION, COORDINATE LOCATIONS WITH TENANT
- (LS) CEILING LIFT SYSTEM, COORDINATE INSTALLATION & SUPPORT W/PRODUCT REQUIREMENTS. COORDINATE LOCATION W/TENANT
- (C) COLUMN FURRING, VERIFY EXISTING COLUMN LOCATION & SIZE. PROVIDE MINIMAL AS AVAILABLE BUMP-OUT AT WALL SURFACE AS REQUIRE TO CONCEAL
- (ADA) ADA FORWARD APPROACH KNEE SPACE & PROTECTIVE PANEL MINIMUM 30" CLEAR WIDTH REQUIRED
- (H) PROPOSED HVAC LOCATION; DESIGN-BUILD CONTRACTOR COORDINATION REQUIRED
- (WH) PROPOSED 75 GA WATER HEATER LOCATION; DESIGN-BUILD CONTRACTOR COORDINATION REQUIRED
- (ALT) ALTERNATE: REMOVE DOOR ASSEMBLY & REPLACE WITH STOREFRONT TO MATCH EXISTING ADJACENT GLAZING

OPENING SCHEDULE:

- (36) 36"W X 80"H PRE-FINISHED WOOD DOOR ASSEMBLY W/HOLLOW METAL FRAME
- (72) 72"W X 80"H PRE-FINISHED WOOD DOOR ASSEMBLY W/HOLLOW METAL FRAME
- "P" INDICATES PASSAGE FUNCTION LOCKSET
- "T" INDICATES PRIVACY FUNCTION LOCKSET
- "O" INDICATES OFFICE FUNCTION LOCKSET
- "S" INDICATES STORERM FUNCTION LOCKSET & CLOSER
- "CR" INDICATES CARD READER / FOB
- (PO) EXISTING DOOR, ADD PUSH BUTTON POWER OPERATC SYSTEM

FINISH SCHEDULE:

- CEILINGS: SUSPENDED ACOUSTICAL TILE
- SAT1 = STANDARD, XXX
- SAT2 = MOISTURE RESISTANT, XXX
- WALLS: PAINT W/4" RUBBER WALL BASE (UNO)
- PNT1 = LATEX PAINT, XXX
- PNT2 = EPOXY PAINT, XXX
- FLOORS:
- VCT1 = VINYL FLOORING
- LVP1 = LUXURY VINYL PLANK
- CPT1 = CARPET TILE
- CTL1 = CERAMIC TILE & WALL BASE
- CTL2 = CERAMIC WALL TILE
- SCT1 = SEALED CONCRETE

PROVIDE APPROPRIATE TRANSITION STRIPS BETWEEN FLOORING TYPES AS REQUIRED

SYMBOL LEGEND:

- (ACT1) CEILING FINISH
- (PAINT) WALL FINISH
- (TILE1) FLOOR FINISH

CODE COMPLIANCE:
34" CLEAR DOOR WIDTH
/2" PER OCCUPANT =
AVAILABLE EXITING FOR
170 OCCUPANTS

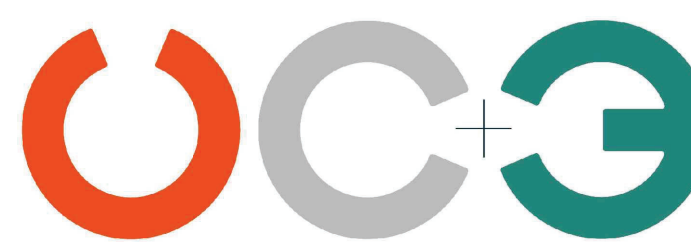
CODE COMPLIANCE:
MOST REMOTE POINT
88' TO EXIT
REFER TO SHEET A2

CODE COMPLIANCE:
34" CLEAR DOOR WIDTH
/2" PER OCCUPANT =
AVAILABLE EXITING FOR
170 OCCUPANTS

CODE COMPLIANCE:
34" CLEAR DOOR WIDTH
/2" PER OCCUPANT =
AVAILABLE EXITING FOR
170 OCCUPANTS

IMPORTANT NOTE:
THE NOTES ON SHEET A1 ARE AN INTEGRAL PART OF THIS DRAWING SET & INTENDED FOR REVIEW/USE WITH ALL CONTENT OF THE SET BY ALL USERS OF THE SET.

1/4" = 1'-0"



OC3 LLC
ARCHITECTURE PLANNING DESIGN
414.220.0410 www.OC3architecture.com

FLOOR PLAN
COMMUNITY CARE CLINIC
5200 WASHINGTON AVE, RACINE WI

A5
09.08.2023

5200 Washington / Community Care Photos exterior Building photos



Lower level- north east view of building from parking lot- Community care space is the lower east side



North view looking at building



West side- view from parking lot



West side of property



East view from parking lot



South View from Building



SouthEast view from building



East side view looking North



East side view from North



West side view from North



North side (rear) of building



South view- inside courtyard



North view from parking lot



North view from parking lot



South View- inside courtyard



South east view inside courtyard