



Application for Conditional Use Permit

Applicant Name: Eugene Ynocencio - business address

Address: ~~44500~~ 1949 State St. City: Racine

State: WI Zip: 53404

Telephone: (262) 383-1432 Cell Phone:

Email: sarah.ynocencio@rusd.org

Agent Name: Eugene Ynocencio - home address

Address: 4500 Ridgeway Ave City: Racine

State: WI Zip: 53405

Telephone: (262) 383-1432 Cell Phone:

Email: sarah.ynocencio@rusd.org

Property Address (Es): 1949 State St. Racine, WI 53404

Current Zoning:

Current/Most Recent Property Use: vacant

Proposed Use: take out restaurant





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: <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 	<input type="checkbox"/>	
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 	<input type="checkbox"/>	
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 	<input type="checkbox"/>	
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. 	<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 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 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.

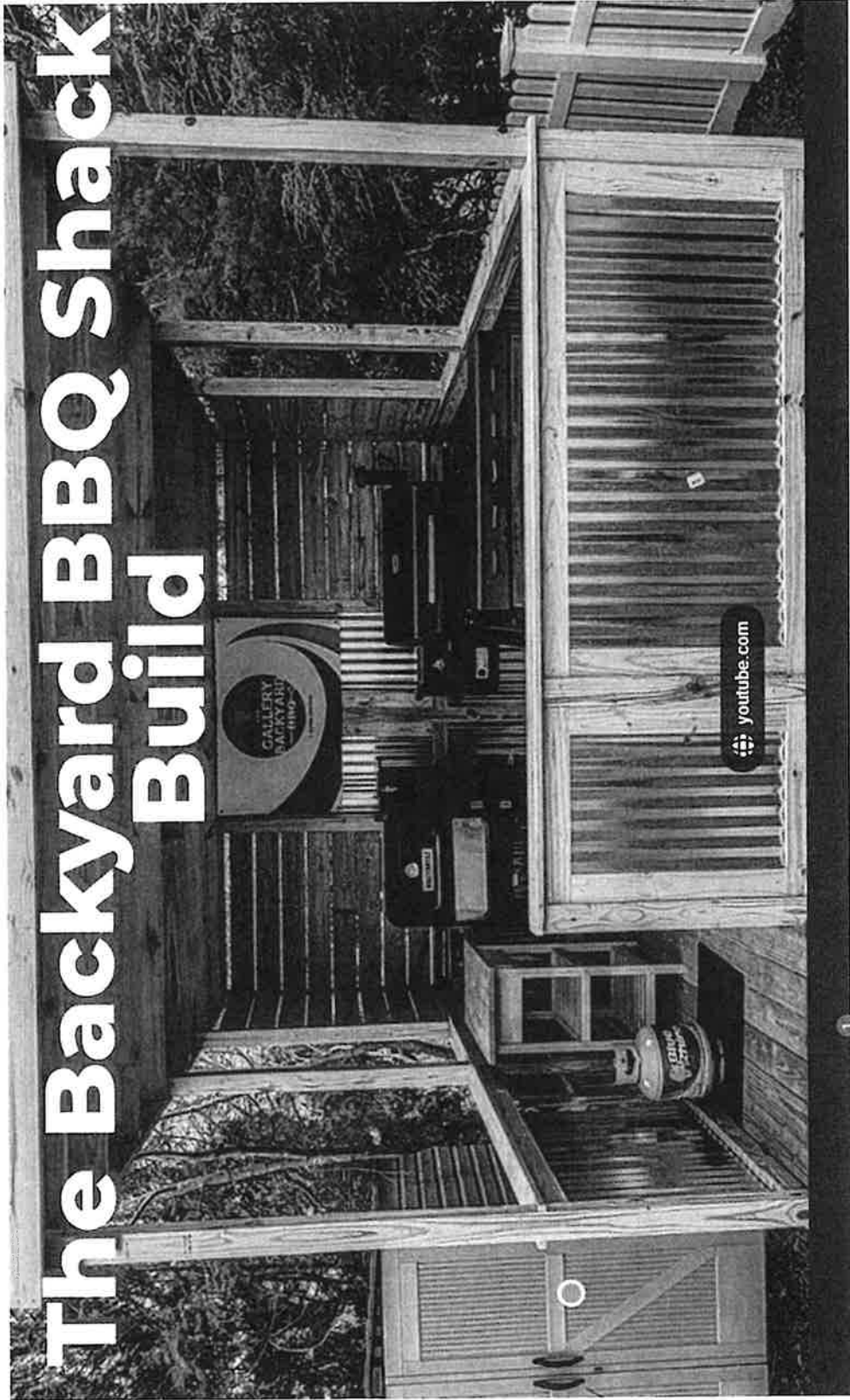
Owner Signature (acknowledgement and authorization):  Date: 06/27/2023

Applicant Signature (acknowledgement):  Date: 6/27/2023

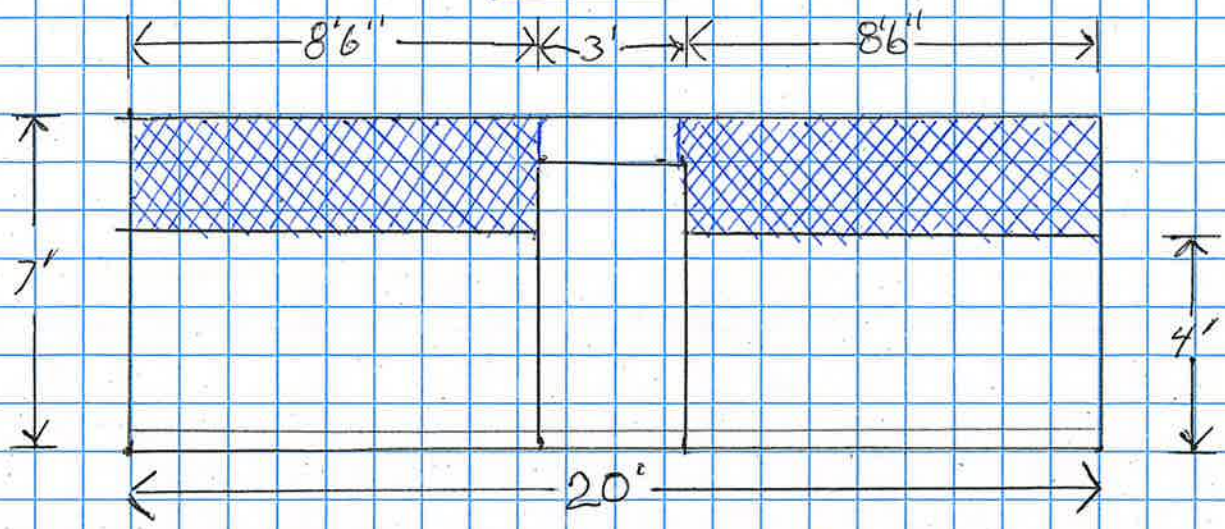




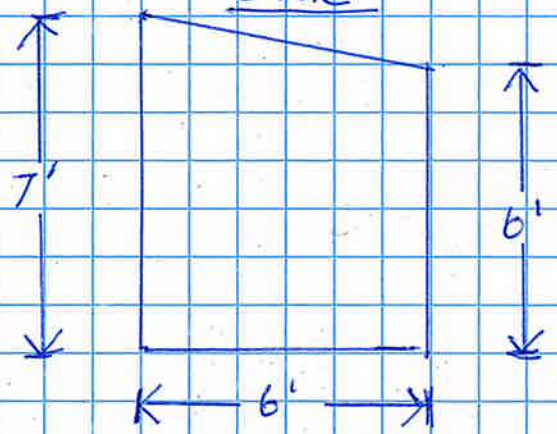
The Backyard BBQ Shack Build



Front



Side



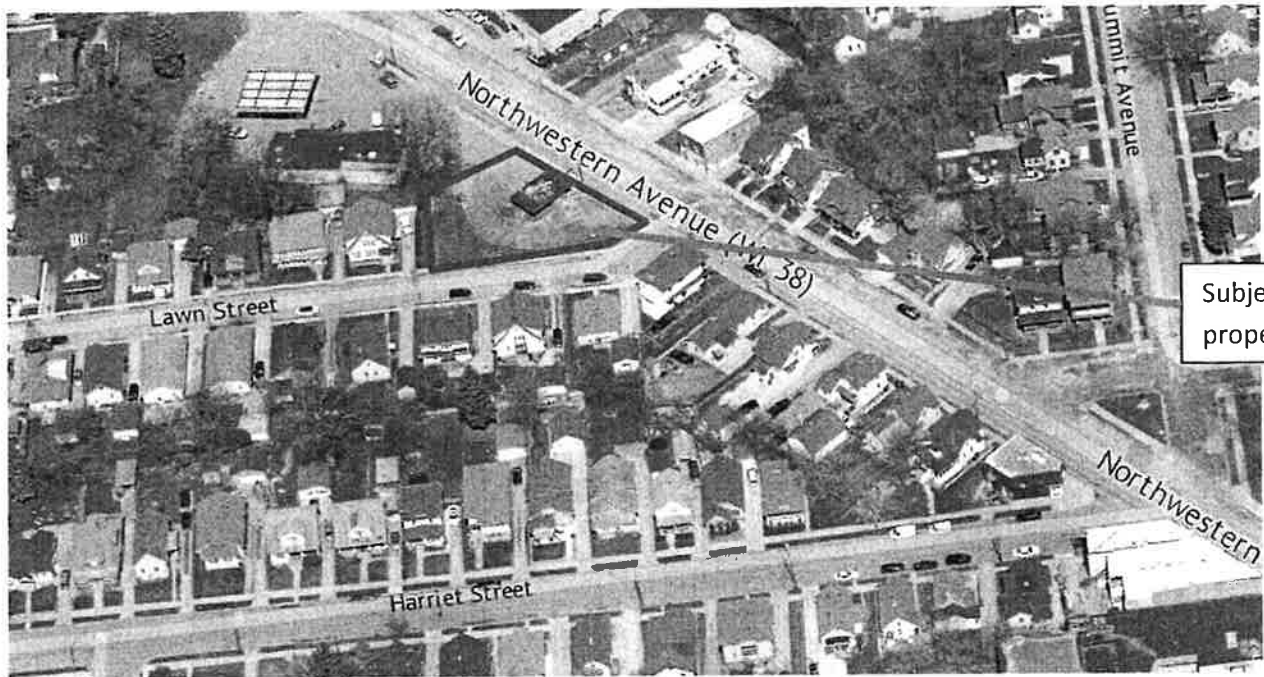
Top



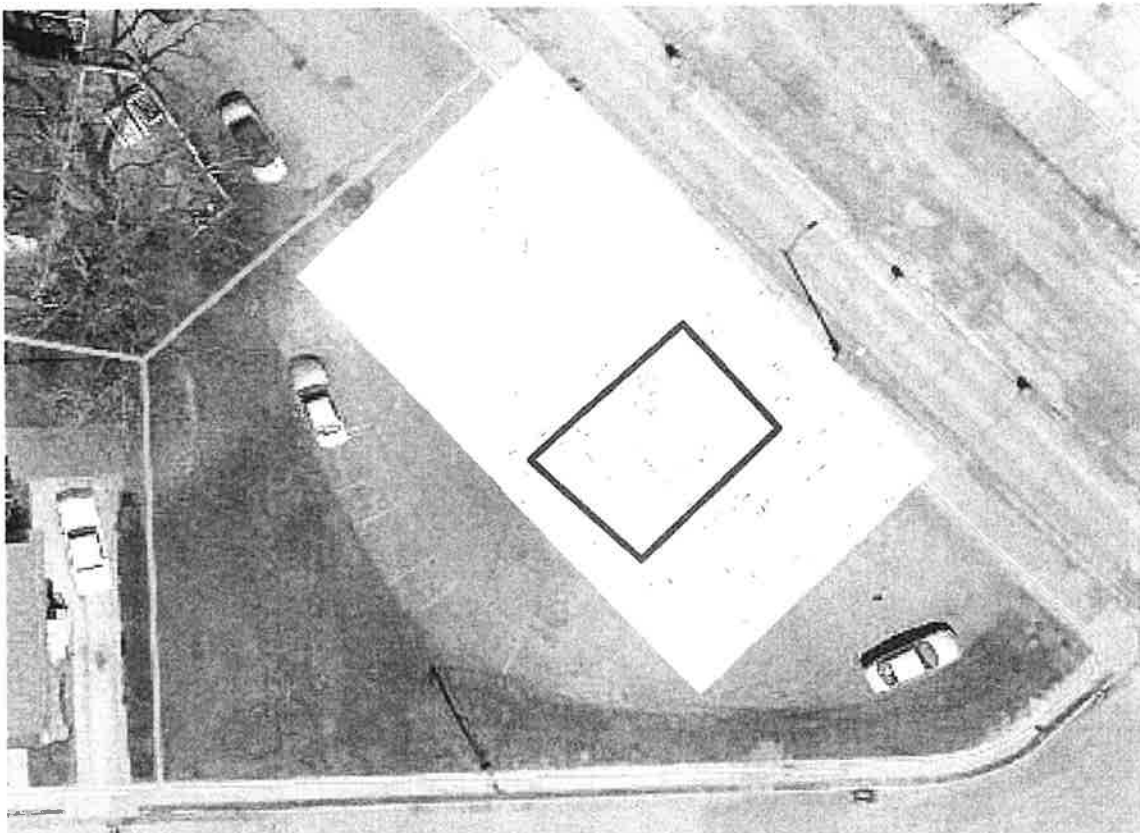
8'6"

42"

EXIST. BLD. OVERHANG



Birdseye view of the property, indicated in red (image from City Pictometry)



Site plan for the property, building footprint in red.

Madsen, Steven

From: Sarah Ynocencio <sarah.ynocencio@rusd.org>
Sent: Friday, July 14, 2023 9:34 AM
To: Madsen, Steven
Subject: Re: [EXTERNAL] 1949 State

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes that is accurate. Thank you!

On Fri, Jul 14, 2023 at 8:59 AM Madsen, Steven <Steven.Madsen@cityofracine.org> wrote:

Hello,

I reviewed the materials you turned in yesterday. Based on the floor plan drawing you gave I added changes from it to the site plan you submitted let me know if this is generally accurate and I can save it as the official site plan.

Sincerely,

Steven Madsen,

Associate Planner

Department of City Development

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

(262)636-9153

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



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Conditional Use Review Application for:

**Eugene Ynocencio
1949 State Street
Racine, WI 53405**

2. Written Description of Project:

- a. **Hours of Operation:** Thursday - Sunday from 12 PM - 9 PM
- b. **Anticipated Delivery Schedule:** No delivery at this time
- c. **Maintenance Plan:**

Ovens -

- *Make sure oven is turned off
- *Check door seals
- *Clean oven interior, including walls and racks
- *Check fans and fan hinges

Refrigerator-

- *Thermostat is set to the right temperature
- *Airflow vents are clear of ice and debris
- *Interior of unit is clear of spillage, dirt, and mold

Stove and Griddle-

- Wipe up spills and messes
- *Clean and dry removable parts
- *Clean the interior and surface areas
- *Check valve handles

Sinks-

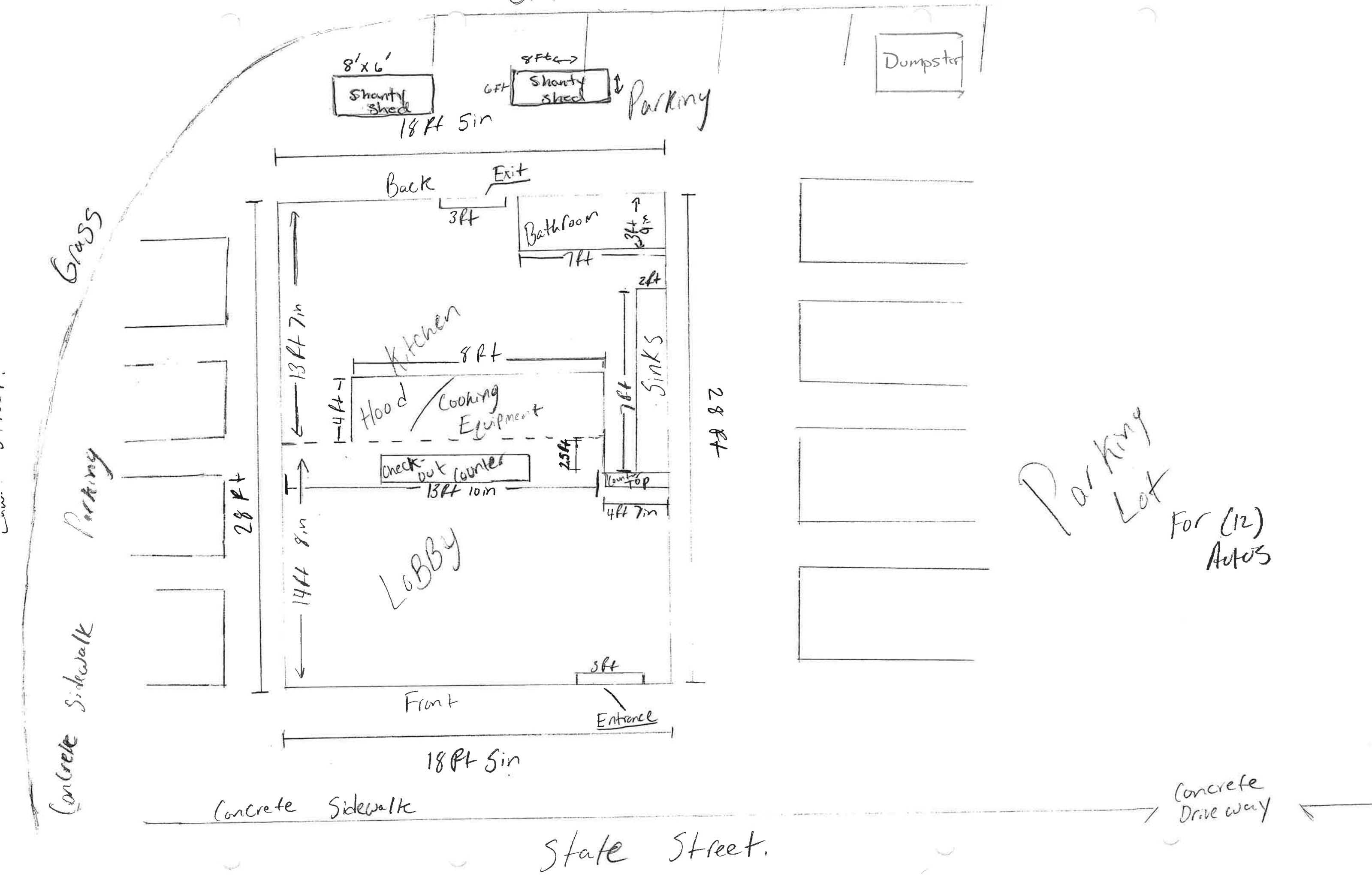
- *Clean and sanitize interior of sinks
- *Clean faucets and knobs
- *Remove any food buildup from drains

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

The building and lot will be used for a BBQ takeout only restaurant. The lot will include two 250 gallon offset smokers with insulated fire boxes. The inside of the building will have equipment that includes: food warmers, refrigerator, and a stove with a griddle.

1949 State St.





1949 State St.



New dumpster enclosure

Enclosures for Meat smokers

STATE ST

LAWN ST

