



Application for Conditional Use Review

CHARLOTTE WHEATLEY

Applicant Name: Ronald M. Wheatley

Address: 1358 Washington Ave City: Racine

State: WI Zip: 53403

Telephone: 262-745-3127 Cell Phone: same

Email: ronnieaw96@yahoo.com

Agent Name: My Father's House Property Management LLC

Address: 1356 Washington #3 City: Racine

State: WI Zip: 53403

Telephone: (785) 608-1310 Cell Phone: same

Email: Myfathershouses59@gmail.com

Property Address (Es): _____

Current Zoning: _____

Current/Most Recent Property Use: Residential / Commercial

Proposed Use: Residential / Commercial with apartment





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"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">✓</div>	
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 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">✓</div>	
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 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">N/A</div>	
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. 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">N/A</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.	N/A	
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	✓	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	N/A	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	N/A	
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	N/A	
11. Building Material Samples (if making exterior changes)	N/A	
12. Review Fee	795-	

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.

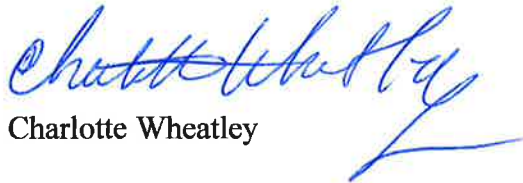
Owner Signature (acknowledgement and authorization): Charlton Wheatley Date: August 12, 2020
 Applicant Signature (acknowledgement): [Signature] Date: 8-12-20



To Whom It May Concern,

August 12, 2020

The commercial area will be utilized for a tea shop serving loose leaf teas in disposable cups. We are planning on launching the online portion of the business by September 1, 2020. Due to the pandemic and upon approval of various departments at City Hall, we would like to open brick and mortar with implementations to assure social distancing and safety of patrons and workers. We do not contemplate any delays otherwise. One of the benefits of working and living at this facility is keeping up with cleaning and maintenance on a daily basis. The general use of this building is a small residence with a commercial establishment up front.


Charlotte Wheatley

Washington
Street - area

Commercial Area
60' x 18'
Existing

