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CITY OF RACINE



DEPT. OF CITY DEVELOPMENT  
CITY OF RACINE

General Application Form

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: Veterans of America Motorcycle Club (Charities) (Jeff GUSTIN)  
 ADDRESS: STREET: P.O. Box 242 CITY: FRANKVILLE STATE: WI ZIP: 53126  
 TELEPHONE: \_\_\_\_\_ CELL PHONE: 262-497-0341  
 EMAIL: VOAMC@YAHOO.COM

AGENT NAME (IF APPLICABLE): \_\_\_\_\_  
 ADDRESS: STREET \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

PROPERTY ADDRESS (ES): 1600 Douglas Avenue  
 CURRENT ZONING: B-2  
 CURRENT/MOST RECENT PROPERTY USE: Res / farm  
 PROPOSED USE: Meeting Hall, office, STORAGE, UPPER Residential Rental  
 PROPOSED ZONING (only if applicable): \_\_\_\_\_  
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): \_\_\_\_\_

CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) \_\_\_\_\_  
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) \_\_\_\_\_

\* Are you the owner of the property included in the area of the requested zoning?  
 Yes  No  Option to Purchase  Lease

\*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: Reynolds Turner Date: 9/3/19  
 Print Name: \_\_\_\_\_

Applicant (s) Signature: [Signature] Date: 9-3-19  
 Print Name: Jeff GUSTIN

**Surface Details**

- Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).

**Sewer/Water**

- Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).

**Signage**

- Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).

**Drainage/Grading**

- Show on-site surface water drainage and grading, and building and ground elevations (new construction only).

**FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**

**Scaled Floor Plans**

- Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.

**Architecture**

- Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).



**OTHER INFORMATION**

**Written Description**

- Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.

**Deliveries**

- Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.

**Maintenance Plan**


- Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.

**Indicate any plans for future expansion, if applicable**

**Review Fee**

- **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE:  DATE: 9-3-19

9-3-2019

Veterans of America Motorcycle Club Charities (VOA) 501(c)3 non-profit has been in existence for 30 years in Racine. We have rented a building for the past 11 years in the former Horlick Malted Milk compound. We have terms and conditions with the owner of 1600 Douglas Ave for a land contract to purchase. By purchasing a place of our own we will be able to assist more local Veterans in need, and have a facility to organize and plan our fundraising events

This building would be used just as our current building, office storage and meeting facility. The property has a four-bedroom upper apartment that would be used as rental property.

There would be no commercial deliveries to the property. Maintenance would be performed by members of the Non-Profit. Repairs needed would be done by local contractors. There are no future expansion plans for this property.

Regular meetings will be held at this location, Storage for events, and operations offices.

Members attending meetings, 15-20

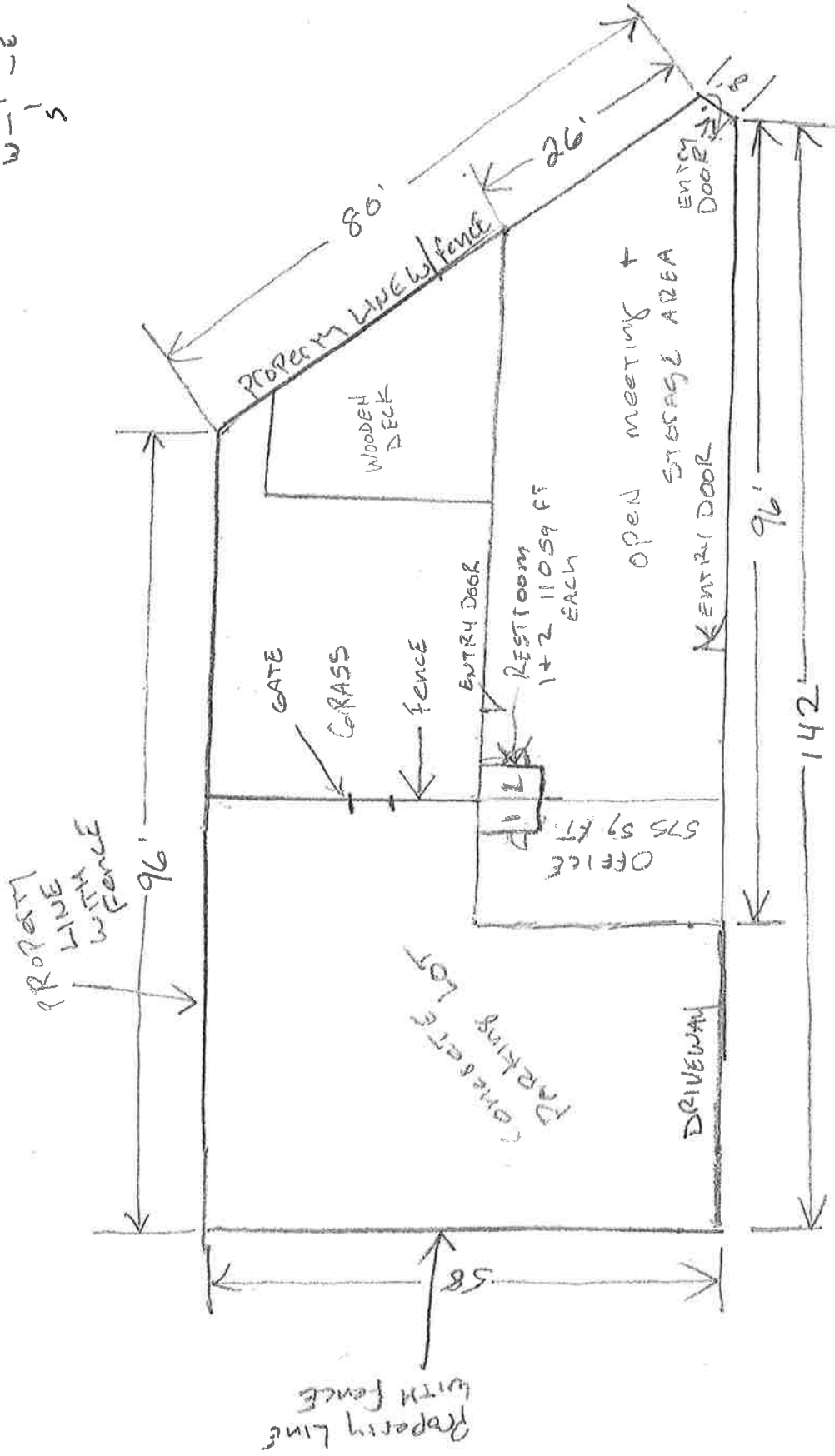
Special events periodically 3-4 per year. 20-40

Evening and weekend meetings 5pm – 11pm (Fundraiser committees, Rock for Vets committee, General membership, Donor meetings)

Daytime 9am – 5pm office hours Monday thru Friday by appointment

VOA raises money for area Veterans who have fallen on hard times, local non-profit Veteran organizations, and local community needs.

Over the past 10 years VOA has raised and donated over \$160,000 locally and put on multiple events to help Veterans and the Racine community. We would be purchasing this building which will give us a permanent location to continue our support of local Veterans in need.



10 FT →  
 SCALE  
 USED  
 GOOGLE  
 MAPS

BUILDING - 1,993 sq ft  
 LOT 6,902  
 SIDEWALK EAST + SOUTHSIDES