



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: RACINE REVITALIZATION PARTNERSHIP
 ADDRESS: STREET: 1402 WASHINGTON AVE CITY: RACINE STATE: WI ZIP: 53403
 TELEPHONE: 262-456-2340 CELL PHONE: 414-573-4153
 EMAIL: ed@revitalizeracine.org

AGENT NAME (IF APPLICABLE): ED MILLER
 ADDRESS: STREET: 1402 WASHINGTON AVE CITY: RACINE STATE: WI ZIP: 53403
 TELEPHONE: 414-573-4153 CELL PHONE: SAME
 EMAIL: ed@revitalizeracine.org

PROPERTY ADDRESS (ES): 1107 12th Street & 1204 Highland Ave
 CURRENT ZONING: R3

CURRENT/MOST RECENT PROPERTY USE: RESIDENTIAL - 3 SINGLE FAMILY

PROPOSED USE: RESIDENTIAL 3 - ZERO LOT LINE SINGLE FAMILY

PROPOSED ZONING (only if applicable): R3 - SAME

LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments):
SEE ATTACHED LEGAL DESCRIPTION - CONCERN FOR 3-PROPERTIES - IMAGES -

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

CITY OF RACINE MAY CONVEY TO RRP

*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: _____ Date _____
 Print Name: _____

Applicant (s) Signature: Edward Miller Date 12.4.2018
 Print Name: EDWARD R. MILLER EXECUTIVE DIRECTOR, RRP



CITY OF RACINE

Conditional Use Permit Checklist

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

Applicant

- General Development Application Form
- SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**
(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. 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 documents for submittal.**

Plans Should Include

- Lot Information**
 - Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').
- Structure Location**
 - Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.
- Ingress/Egress**
 - Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.
- Parking Lot**
 - Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.
- Trash/Utility Areas**
 - Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.
- Fencing/Walls**
 - Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.
- Outdoor Lighting**
 - Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.
- Landscaping**
 - Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

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 *N/A*

- 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: *Eamonn Milk* DATE: 12/4/2014

Date: December 3, 2018

To: The City of Racine Department of City Development

From: Ed Miller, Executive Director-Racine Privatization Partnership, Inc.

Attn: Matt Sadowski & Jeff Hintz- Planning and Redevelopment

Re: Highland Avenue Townhomes Planned Unit Development

The Racine Revitalization Partnership (RRP) is a nonprofit community housing development organization (CHDO) located in the City of Racine. As Racine's only CHDO we are tasked with developing affordable housing as defined by the Department of Housing and Urban Development (HUD). It is our mission to provide access to quality housing for homeownership and rental in the defined Uptown Neighborhood Revitalization Strategy (NRSA) area (recognized by HUD). As a willing collaborator with the City of Racine and an eligible nonprofit recipient of vacant lots for new construction, the RRP is embarking on the construction of five affordable housing units, two of which will be conventional single family detached homes. The remaining three are described below and in our application for a Planned Unit Development.

The Highland Townhomes development is proposed for the southwest corner of Highland Avenue and 12th Street. Designed in a typical townhome configuration the RRP contends that the density of the proposed development will be in keeping with the original urban fabric of the neighborhood while providing opportunities for cost savings in construction, with the added benefit of accommodating rear loaded attached garages.

As a zero-lot line development the Highland Townhomes will allow for individual ownership, reduced maintenance, and shared common spaces such as drives and greenspace. With a limited amount of available greenspace, Highland Townhomes integrates south facing rooftop gardens that afford privacy and peaceful enjoyment of the outdoors. The rooftop gardens are located above the attached garages which will each accommodate two cars. No additional onsite parking is anticipated. The floor plans, site plan, elevations and of all three dwelling units are included in the accompanying package.

Alternate forms of multi-unit development were considered for this project. After interviewing real estate brokers, residents, business owners, appraisers, bankers and other developers it was determined that financing, issues of maintenance, and association complexities would make a condominium development untenable. Zero lot-line individual ownership has proven to be the only sustainable option for this type and size of development at this time.

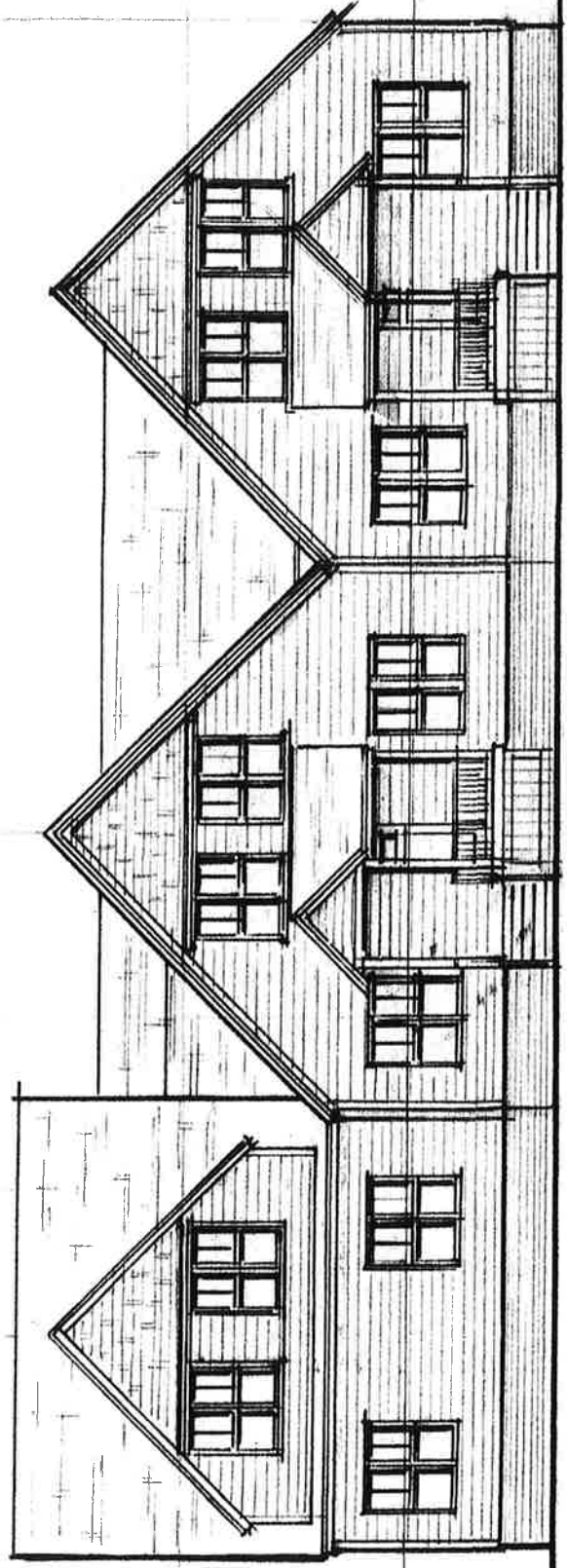
Maintaining the quality and character of our urban environment by sensitively utilizing urban infill lots will reduce blight and urban decay, increase housing stability, and positively impact crime rates. It is proven that the reduction in chaos in the urban environment increases positive outcomes to include student transiency rates, workplace absenteeism, and crime.

The consideration of the Plan Commission is greatly appreciated, and we welcome any questions that your members or employees or representatives of the City of Racine may have for us.

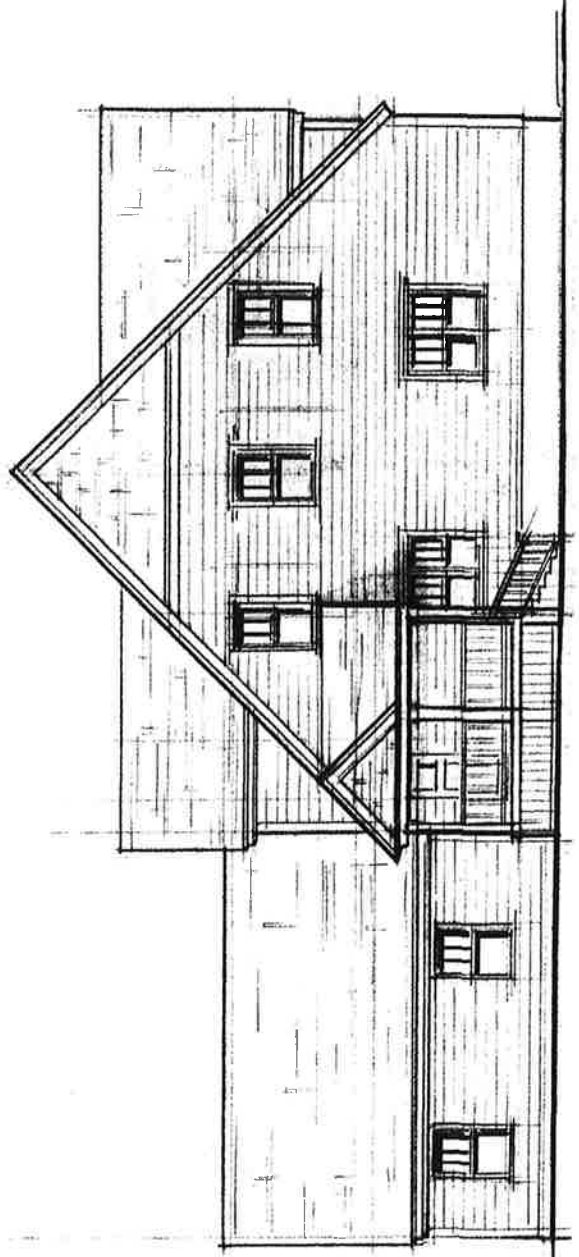


Ed Miller

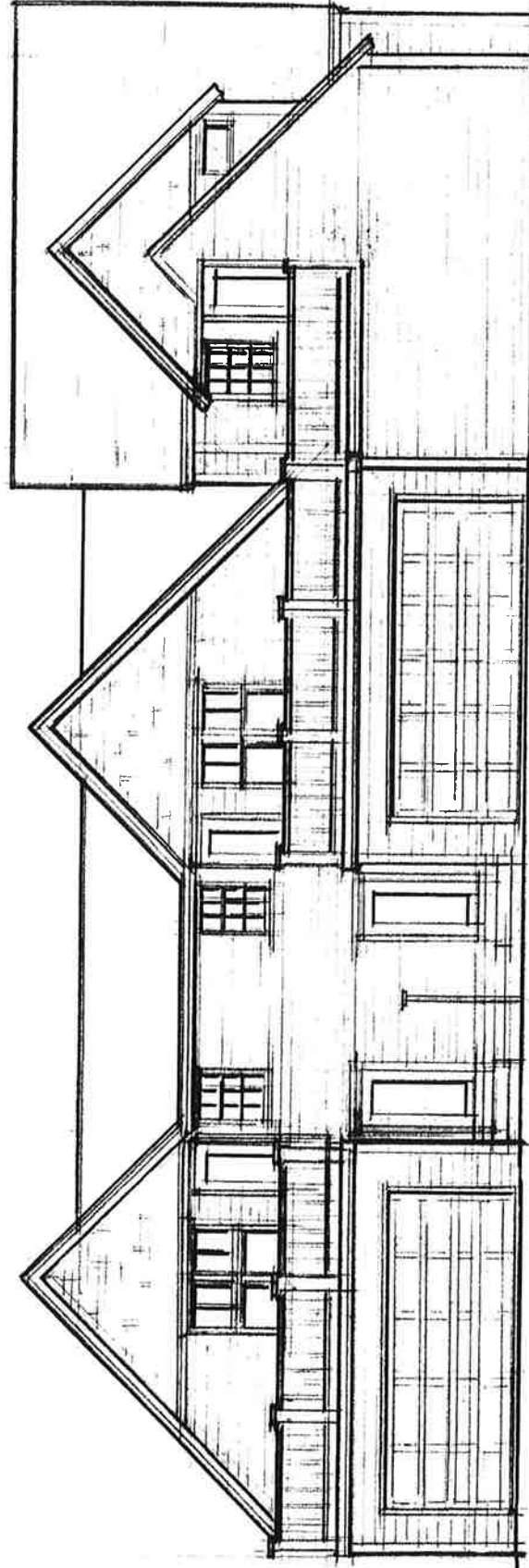
Executive Director, Racine Revitalization Partnership Inc.



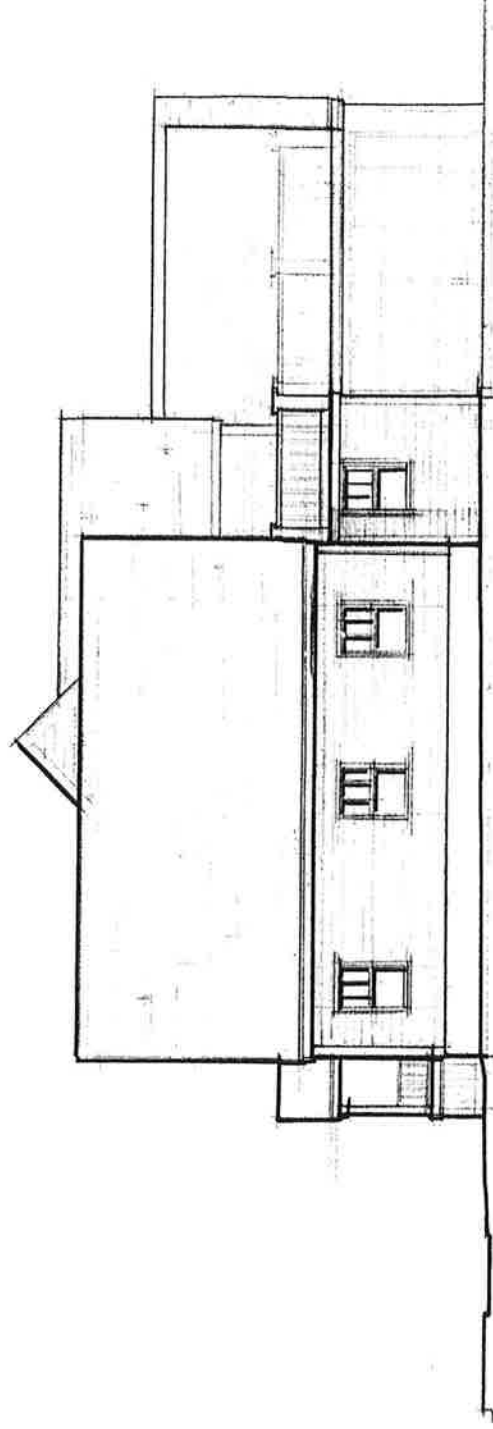
1107 12th STREET FRONT-NORTH ELEVATION



1204 HIGHLAND AVENUE-EAST ELEVATION



1107 12th STREET REAR-SOUTH ELEVATION

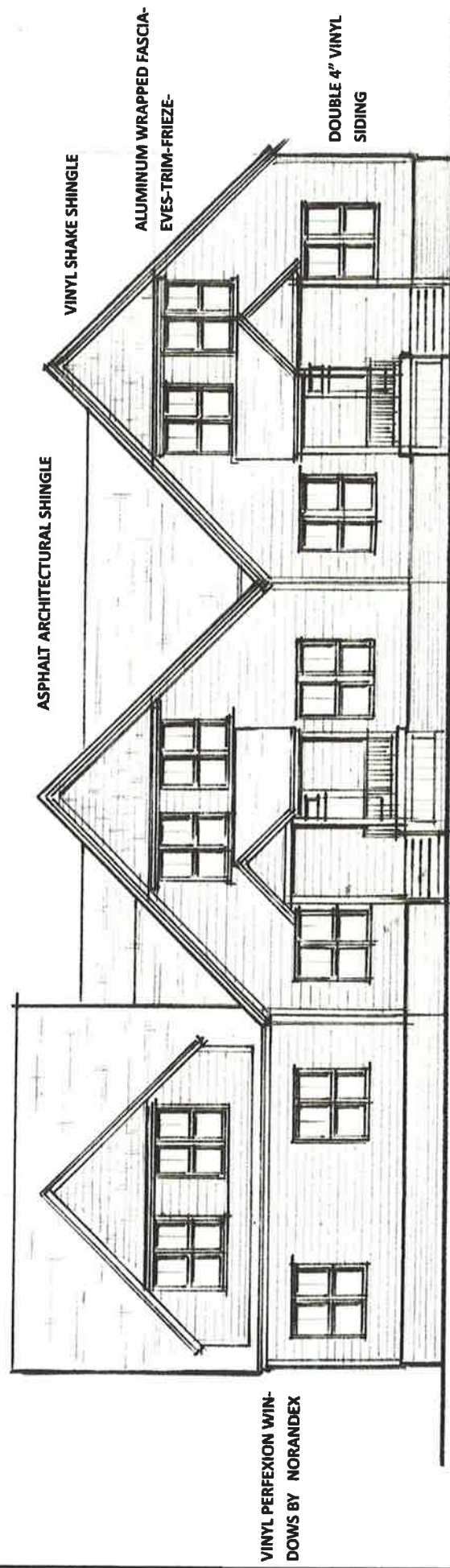


ALLEY SIDE WEST ELEVATION

HIGHLAND AVENUE TOWNHOMES

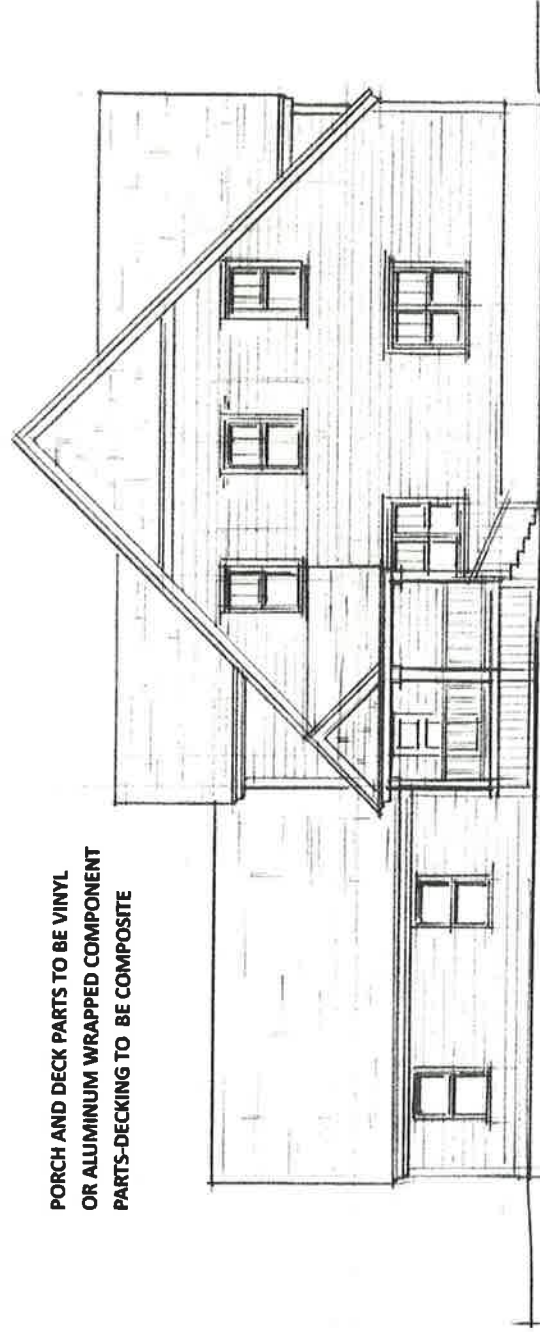


Racine
Revitalization
Partnership, Inc.

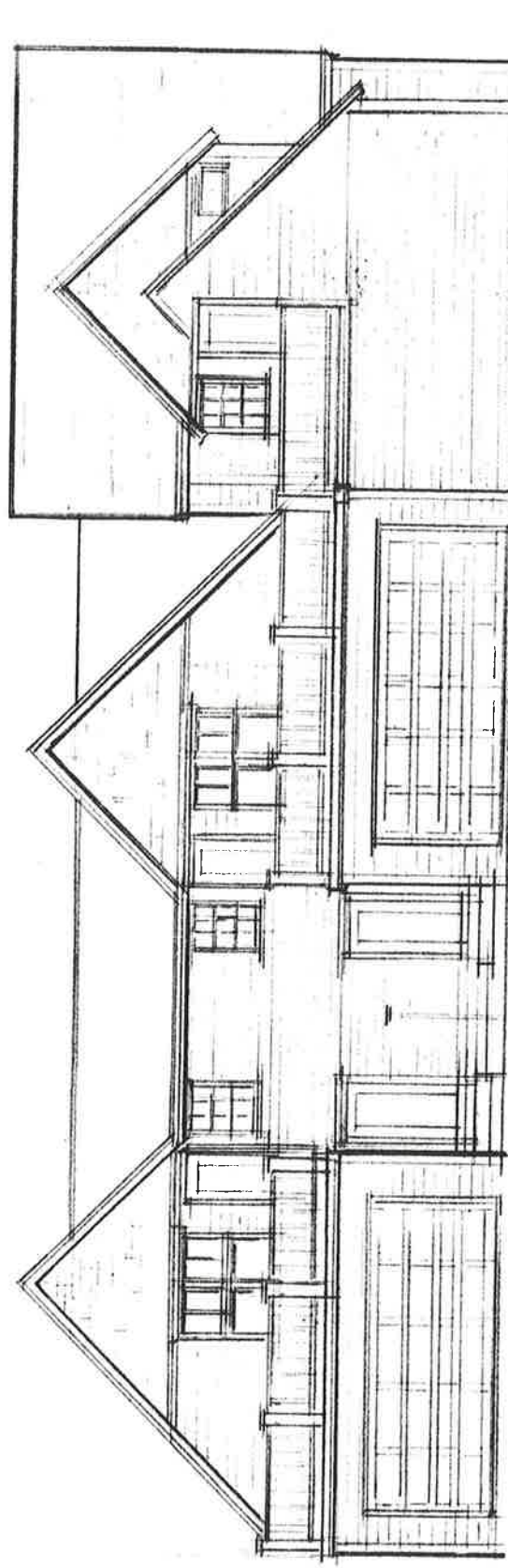


1107 12th STREET FRONT-NORTH ELEVATION

PORCH AND DECK PARTS TO BE VINYL
OR ALUMINUM WRAPPED COMPONENT
PARTS-DECKING TO BE COMPOSITE

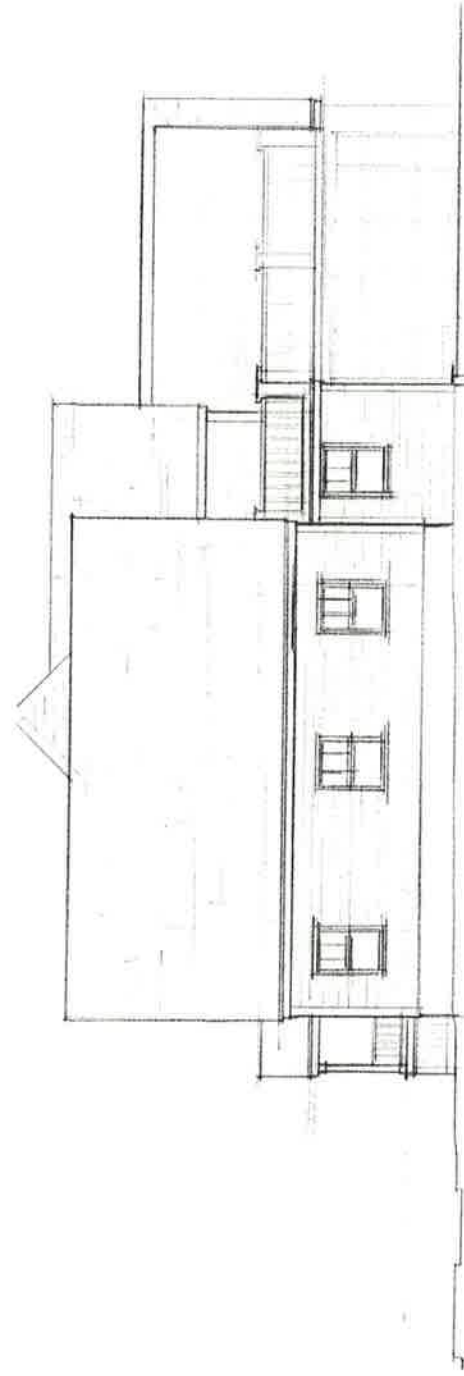


1204 HIGHLAND AVENUE-EAST ELEVATION



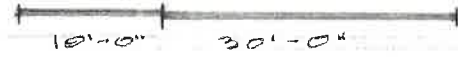
STEEL INSULATED GARAGE DOORS AND HOUSE DOORS

1107 12th STREET REAR-SOUTH



ALLEY SIDE WEST ELEVATION

HIGHLAND AVENUE TOWNHOMES



HIGHLAND AVENUE TOWNHOMES

Racine Revitalization Partnership, Inc.

Unit #1 38.00' x 83.50' = 3,173.00' SF lot Area
 Unit #2 30.50' x 83.50' = 2,546.75' SF Lot Area
 Unit #3 41.50' x 83.50' = 3,465.25' SF Lot Area
 3,000.00 SF Lot Area Per Unit Required by R-3
 Total aggregate lot area 9,185.00

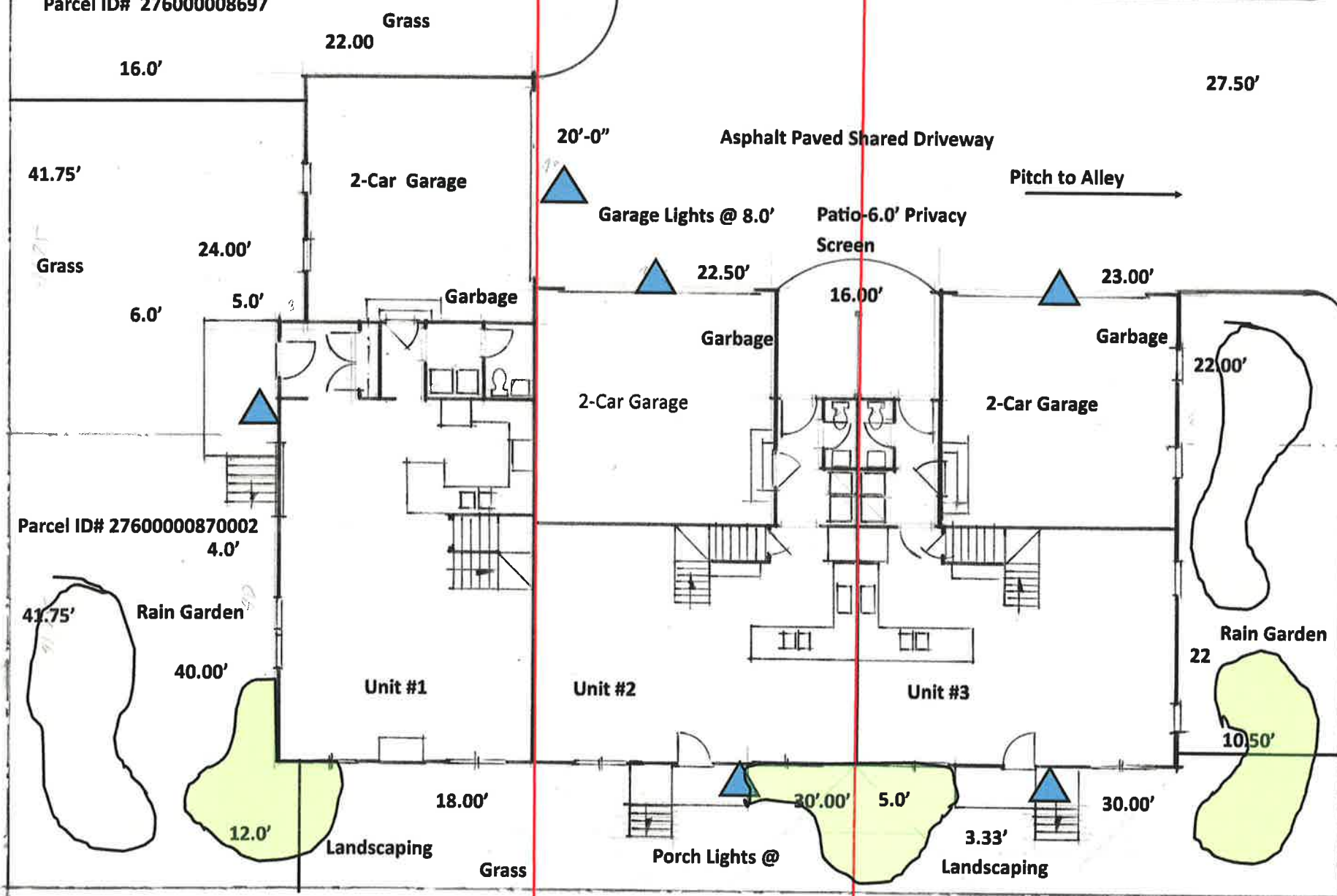
Lot #1 Unit #1

Lot #2 Unit #2

Lot #3 Unit #3

Parcel ID# 276000008697

110.00'



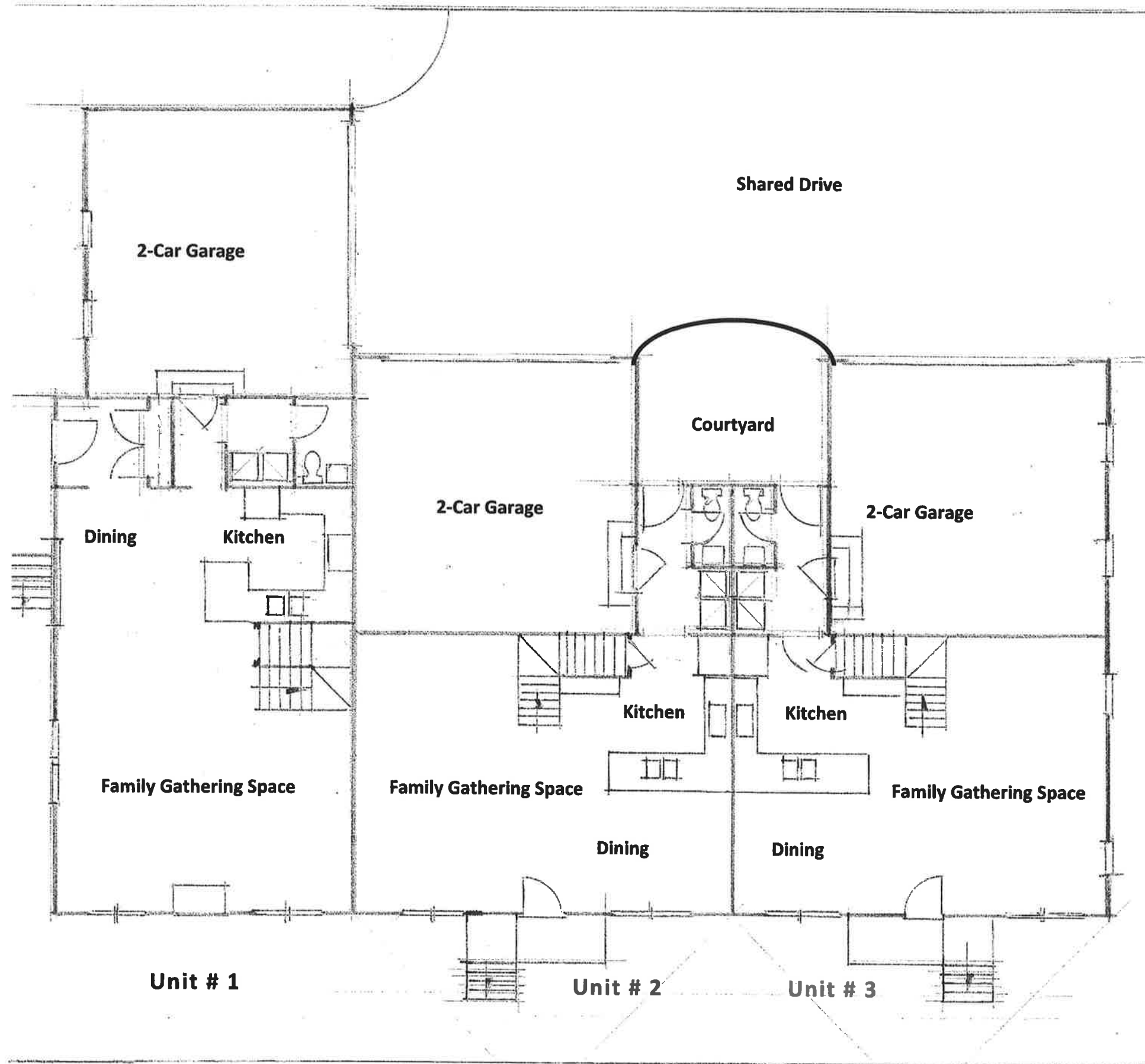
Highland Avenue

Public Alley

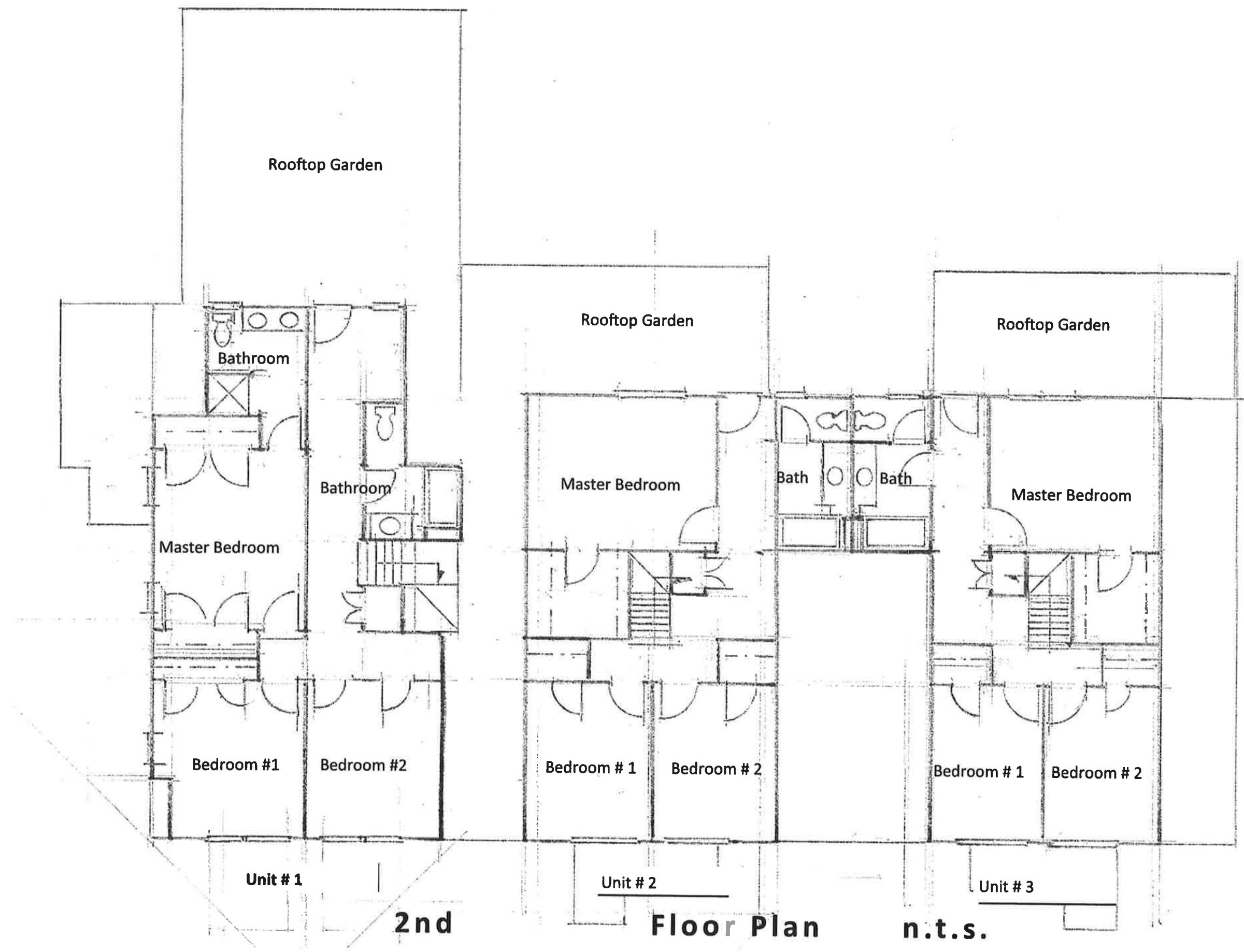
Parcel ID# 27600000870002

Twelfth Street





First Floor Plan Highland Condominium Townhouse n.t.s.



Rooftop Garden

Bathroom

Master Bedroom

Bedroom #1

Bedroom #2

Unit # 1

Rooftop Garden

Master Bedroom

Bedroom # 1

Bedroom # 2

Unit # 2

Rooftop Garden

Master Bedroom

Bedroom # 1

Bedroom # 2

Unit # 3

2nd

Floor Plan

n.t.s.