

September 11, 2009

Alderman Q. A. Shakoor, President
Racine City Council
730 Washington Avenue
Racine, WI 53403

Alderman Shakoor:

Please consider this letter and the accompanying file the formal proposal for a development project, named Washington Market, for the vacant lot on the southwestern corner of Washington Avenue and West Boulevard in Racine, Wisconsin.

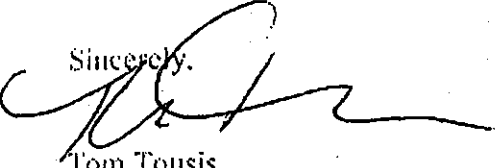
I would like to negotiate a one year option for purchase of the property and developers contract on the southwestern corner of Washington Avenue and West Boulevard. The proposal outlines the development of a mixed use retail development consisting of a grocery store, a large scale table service restaurant, fueling facility, and bank for the site. The grocery store is a two story structure, consisting of 10,300 square feet of floor space and 3,500 square feet of storage and offices for a combined square footage of 13,800. The full service restaurant is 3,024 square feet and will have a 150 person capacity. In addition, there will be a 200 person capacity seating area located in three different outdoor gardens. The bank is 1,000 square feet. In hopes of enhancing neighborhood amenities, a permanent location and signage will be created for the West Racine Farmer's Market.

The project is designed to be a green facility and have minimal impact on the surrounding neighborhood. Third generation LED lights will be used throughout the property. Because of the innovative nature of the project, Rudd Electric is planning on using this facility as a demonstration site for their products. The construction will follow the historical context of the surrounding West Racine neighborhood using common materials found locally.

The project will help make Racine an environmental leader in Southeastern Wisconsin. There are numerous innovations that are a part of this project. A rainwater collection system with underground retention tank will minimize runoff and be used to maintain landscaping on the property. Solar panels will be located on the roof of the building and canopy to minimize the carbon footprint of the building. A food waste compost generator and recycling center will be located on the property and open to use by the neighborhood.

Again, please find the site plan and architectural rendering for the Washington Market attached for your review. I will be happy to answer any questions or provide any additional information you may need. I can be reached at (262) 412-8079.

Sincerely,



Tom Tousis
2100 Douglas Avenue
Racine, WI 53402
(262) 412-8079

Cc: Brian O'Connell
Cc: Rick Heller



CITY OF RACINE, WISCONSIN
APPLICATION FOR CONDITIONAL USE PERMIT

(Failure to submit a complete application may result in a delay in the processing of a Conditional Use Permit Request)

REQUESTED BY: NAME: (Print) Tom Touis
ADDRESS: 2100 Douglas Ave
CITY: Racine STATE: WI ZIP: 53402
TELEPHONE: 262-412-8079 FAX: _____ E-MAIL: betterdaybp@yahoo.com
AGENT (IF ANY): NAME: (Print) RE/MAX Newport Realty Corp - Karen Sorenson
ADDRESS: 1020 West Blvd
CITY: Racine STATE: WI ZIP: 53405
TELEPHONE: 262-497-5021 FAX: 262-632-9505 E-MAIL: ksorensone@newportrac.com

Address, legal description, and description of location of area of requested conditional use: (See reverse side for additional Submittal requirements) SW corner of Washington Ave and West Blvd

Brief description of the proposed use: (See reverse side for additional submittal requirements) Mixed use retail consisting of grocery store, large scale table service restaurant, fueling facility, and bank

Lot Area: 225' x 255' APX Number of dwelling units: N/A
Distribution of dwelling units: N/A Number of parking spaces: 58
Total square feet in building (by floor): 2nd 3500 Total square feet for proposed use (by floor): SAME

Number of Employees (full time): 40 Employees (part time): 10
Hours and days of operation: 5AM-12AM weekday / 5-1AM weekend Days and Times employees will be working on site: SAME Days and times customers will be on site for service: SAME

Components of the operation proposed to be available to customers or employees 24 hours a day (such as ATM's, vacuum's, telephones, fuel pumps, vending machines, etc): Fuel pumps

(See reverse side for additional submittal requirements)
Are you the owner of the property included in the area of requested conditional use?
Yes No Option to purchase Lease Land Contract

(If you do not own the property for which the conditional use is requested, the owner must also sign this application or, you must have a letter from the owner of the property giving permission to make this request.)

Applicant: _____ Date: 9-11-2009 Signature: [Signature]
Print Name: TOM TOUISIS
*Owner: _____ Date: _____ Signature: _____
Print Name: _____

***REQUIRED FOR ALL APPLICATIONS**
Please submit application and pertinent information together with a non-refundable fee of \$200. Please make checks payable to the City of Racine. See reverse side of this sheet for requested information.

APPLICATION FOR PROJECT REVIEW
BY A DESIGN OR DEVELOPMENT REVIEW AUTHORITY

Downtown _____ State Street _____ West Racine Uptown _____ Douglas Avenue _____
Olsen Industrial Park _____ Young Industrial Park _____ (Jacobson/Textinn) Redevelopment Area _____ (Racine Steel)
Redevelopment Area _____ Plan Commission _____

(Not a substitute for building or sign permit approval)
Submit Completed Application and Supporting Materials To:

Department of City Development
730 Washington Ave., Room 306, Racine, WI 53403
Phone: (262)636-9151 or Fax: (262)636-9329

IMPORTANT NOTICE: Failure to submit a complete application and required supporting materials may result in an application being rejected, or the review body deferring or denying a proposal.

PROJECT ADDRESS OR LOCATION: SW corner of Washington Ave

PROJECT TYPE: Exterior Remodel _____ Addition _____ New Construction Façade Restoration _____ Sign _____ Other _____
Provide Estimate of Aggregate Project Cost: \$5 million

BRIEFLY DESCRIBE PROJECT: Mixed use retail consisting of grocery store, large scale table service restaurant, fueling facility, and laundries

Anticipated Start Date: ASAP Estimated Completion Date: 6 months

PROPERTY OWNER: Owner Name: RDA of Racine
(Required Information)
Address: 730 Washington Ave State: WI Zip Code: 53403 Phone #: 262-636-9151
Fax #: 262-636-9248 E-Mail: _____ Date: _____ Signature: _____

BUSINESS INFO: Business Representative: Tom Touis Business Name: Better Day
Business Address: 2100 Douglas Ave Racine State: WI Zip Code: 53403 Phone #: 262-412-8071
Fax #: _____ E-Mail: betterdaybpo@yahoo.com Date: _____ Signature: _____

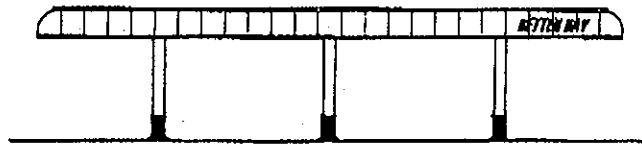
AGENT INFO: Firm Name: RE/MAX Newport Realty Corp and Contact: Karen Sorenson
(Architect/Engineer/Designer)
Address: 1020 West Blvd State: WI Zip Code: 53405 Phone #: 262-497-5021
Fax #: 262-632-9505 E-Mail: ksorenson@newportracine.com Date: 9-11-09 Signature: Karen S. Sorenson

CITY STAFF COMPLETE THIS SECTION
Date received: _____ Date to be reviewed: _____ Action: _____
SUBJECT PROPERTY IS (CHECK ALL THAT APPLY):
In a Historic District _____ Designated Local Landmark _____ State Landmark _____ National Landmark _____ NA _____
ADDITIONAL CITY ACTION THAT MAY BE REQUIRED:
Date of Plan Commission review: _____ Plan Commission action: _____
Date of Common Council review: _____ Common Council action: _____
Other: _____

SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS

WASHINGTON MARKET

SOUTHWEST CORNER OF WASHINGTON AVE AND WEST BLVD. ————— RACINE, WISCONSIN



CANOPY ELEVATION
Scale 1/8" = 1'-0"

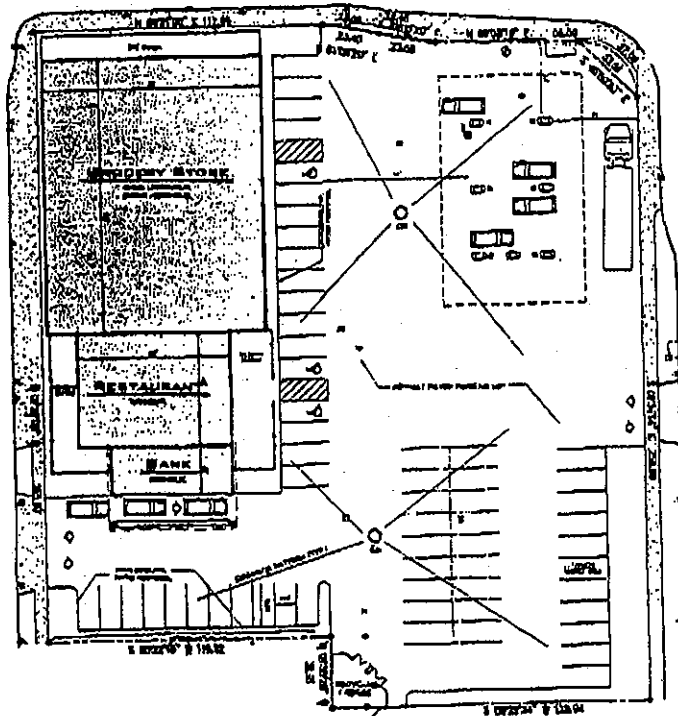


EAST ELEVATION
Scale 1/8" = 1'-0"

WASHINGTON AVE.

GROVE AVENUE

WEST BOULEVARD



SITE PLAN
Scale 1/8" = 1'-0"



**Butterfield
Rudie
& Seitz**
ARCHITECTS
ONE TWENTY SEBASTIAN STREET
RACINE, WISCONSIN 53401
PHONE: 785-1000 FAX: 785-1001
WWW.BRS-ARCHITECTS.COM

