



**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:** Cardinal Capital Management, Inc.  
**ADDRESS: STREET:** 901 S. 70th Street **CITY:** West Allis **STATE:** WI **ZIP:** 53214  
**TELEPHONE:** 414-395-4993 **CELL PHONE:** 410-236-8649  
**EMAIL:** jguzman@cardinalcapital.us

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

**PROPERTY ADDRESS (ES):** 1520 Clark Street; 1536 Clark Street  
**CURRENT ZONING:** I2FD  
**CURRENT/MOST RECENT PROPERTY USE:** Industrial  
**PROPOSED USE:** Multifamily residential  
**PROPOSED ZONING (only if applicable):** R-5

**LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments):** BLK 84 SECTION BLAKE + FISH'S SUB PT DESC VOL 1651 RECS PG 473 + ADJ VAC BLAKE ST (AKA HIGGINS CT) & PT VACA FIFTEENTH ST AS DESC IN DOC #2441026, 5-12 AC 1/01 BLK 84 SCHOOL SECTION BLAKE + FISH'S SUB LOT 33 + PT LOT 28 DESC VOL 1823 RECS PG 764

**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:** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Applicant (s) Signature:** X Erich Schwenker **Date** 10/29/18  
**Print Name:** Erich Schwenker, Pres., Cardinal Capital Management, Inc.

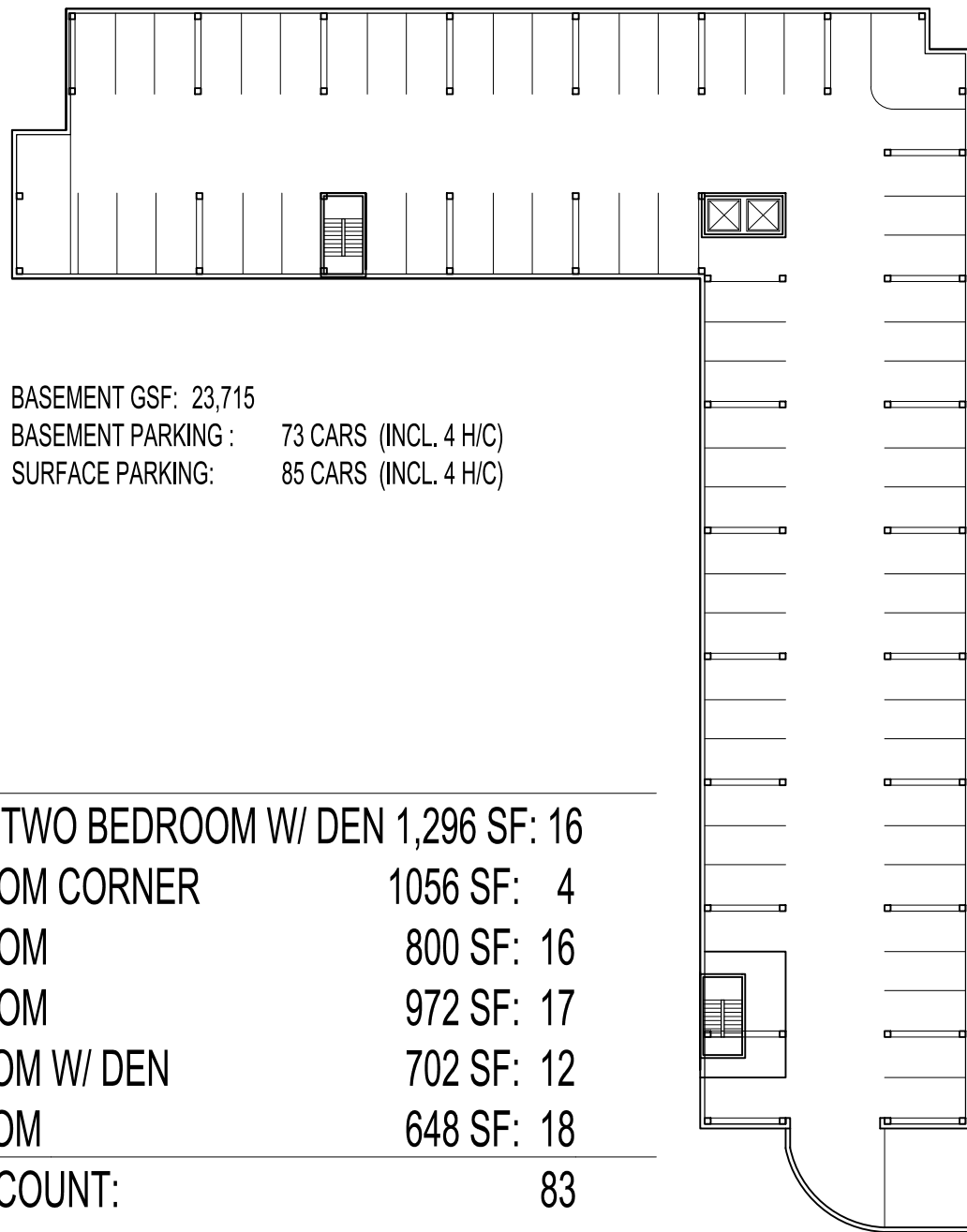


# AJAX SITE DESIGN PROPOSAL - PHASE ONE

SITE PLAN (NOT TO SCALE)  
28 AUGUST 2018

 **CARDINAL**  
CAPITAL MANAGEMENT, INC

**KA**  
KORB + ASSOCIATES ARCHITECTS



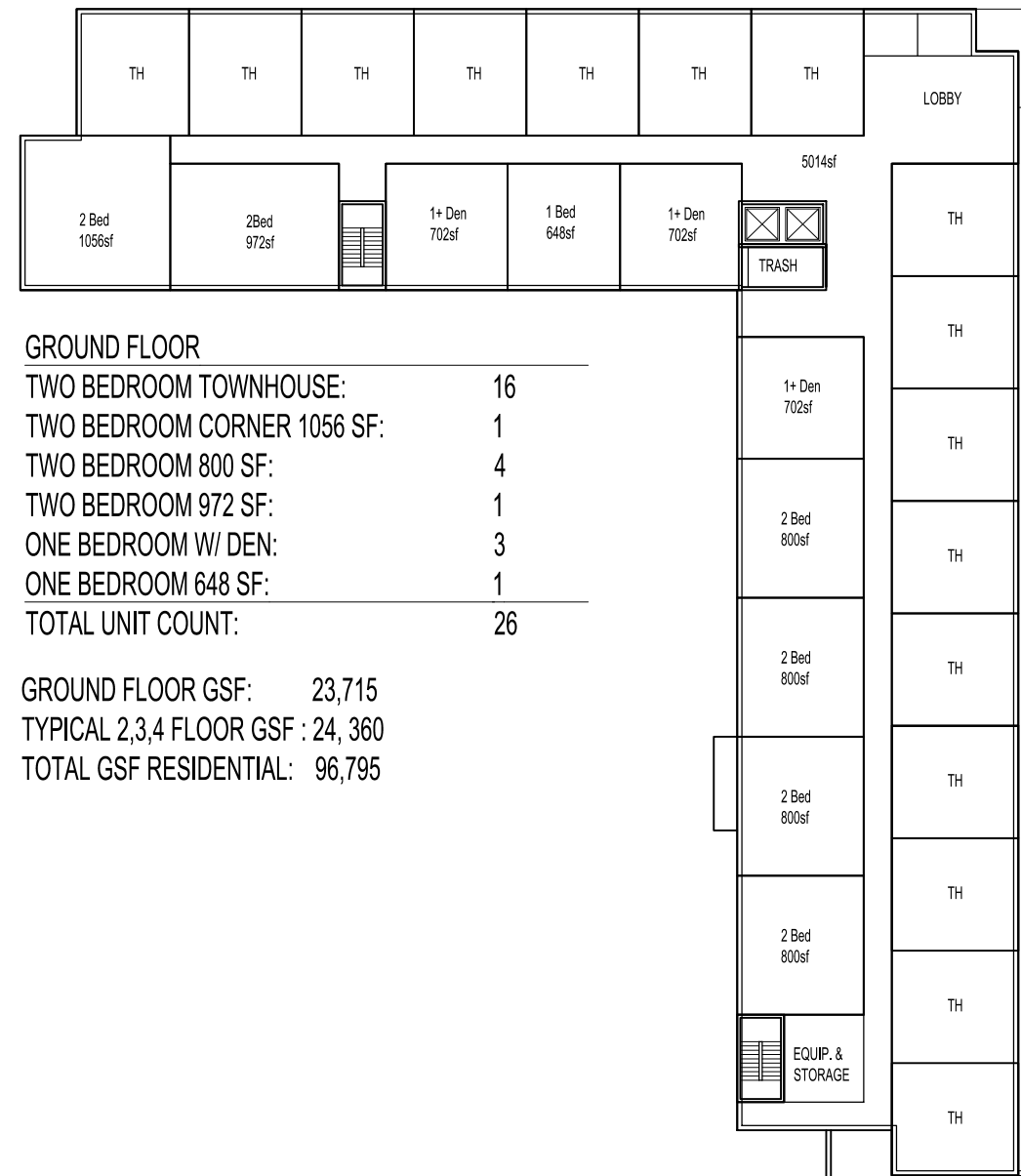
BASEMENT GSF: 23,715  
 BASEMENT PARKING : 73 CARS (INCL. 4 H/C)  
 SURFACE PARKING: 85 CARS (INCL. 4 H/C)

**UNIT MIX**

TOWNHOME TWO BEDROOM W/ DEN	1,296 SF:	16
TWO BEDROOM CORNER	1056 SF:	4
TWO BEDROOM	800 SF:	16
TWO BEDROOM	972 SF:	17
ONE BEDROOM W/ DEN	702 SF:	12
ONE BEDROOM	648 SF:	18
<b>TOTAL UNIT COUNT:</b>		<b>83</b>

**BASEMENT**

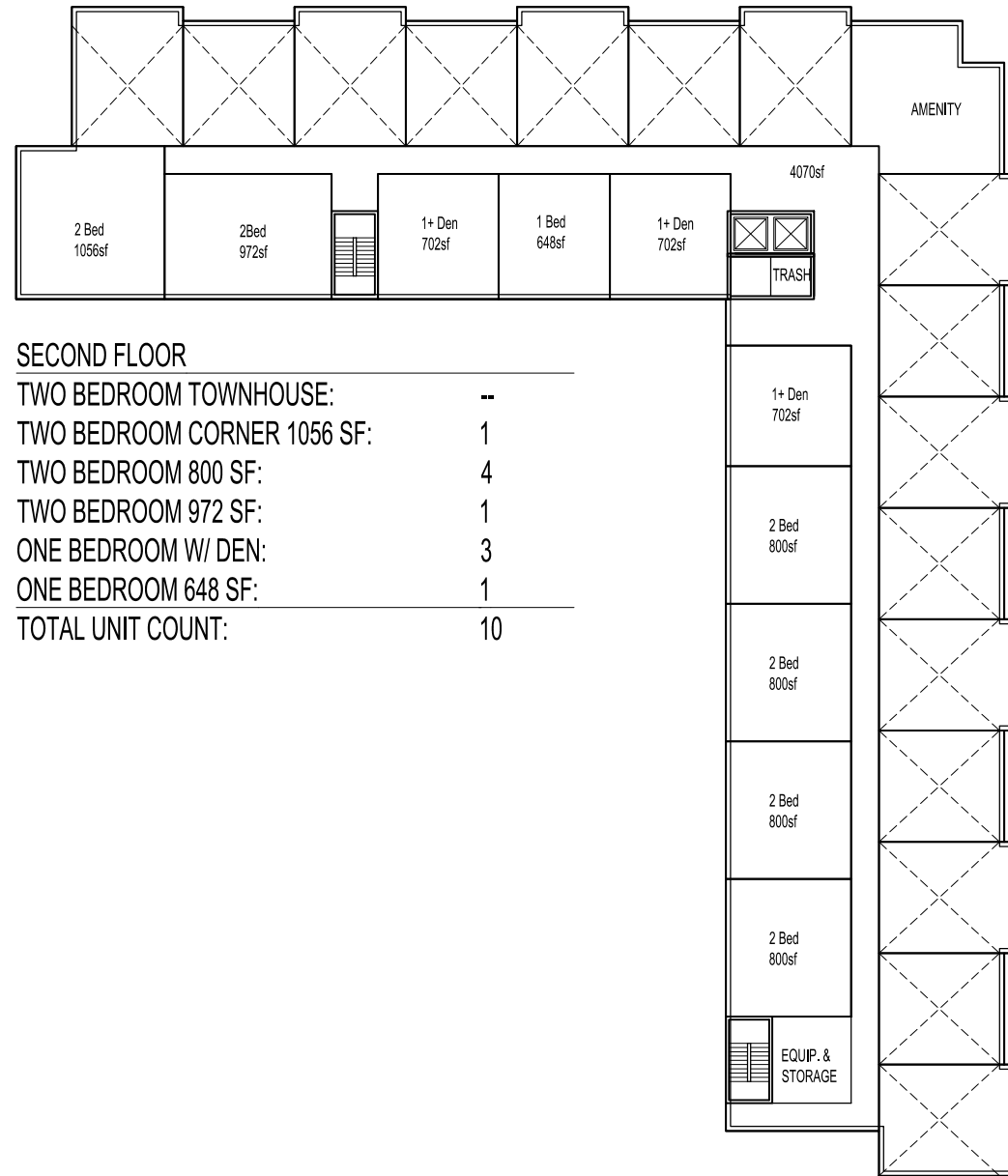
**GROUND FLOOR**



**GROUND FLOOR**

TWO BEDROOM TOWNHOUSE:	16
TWO BEDROOM CORNER 1056 SF:	1
TWO BEDROOM 800 SF:	4
TWO BEDROOM 972 SF:	1
ONE BEDROOM W/ DEN:	3
ONE BEDROOM 648 SF:	1
<b>TOTAL UNIT COUNT:</b>	<b>26</b>

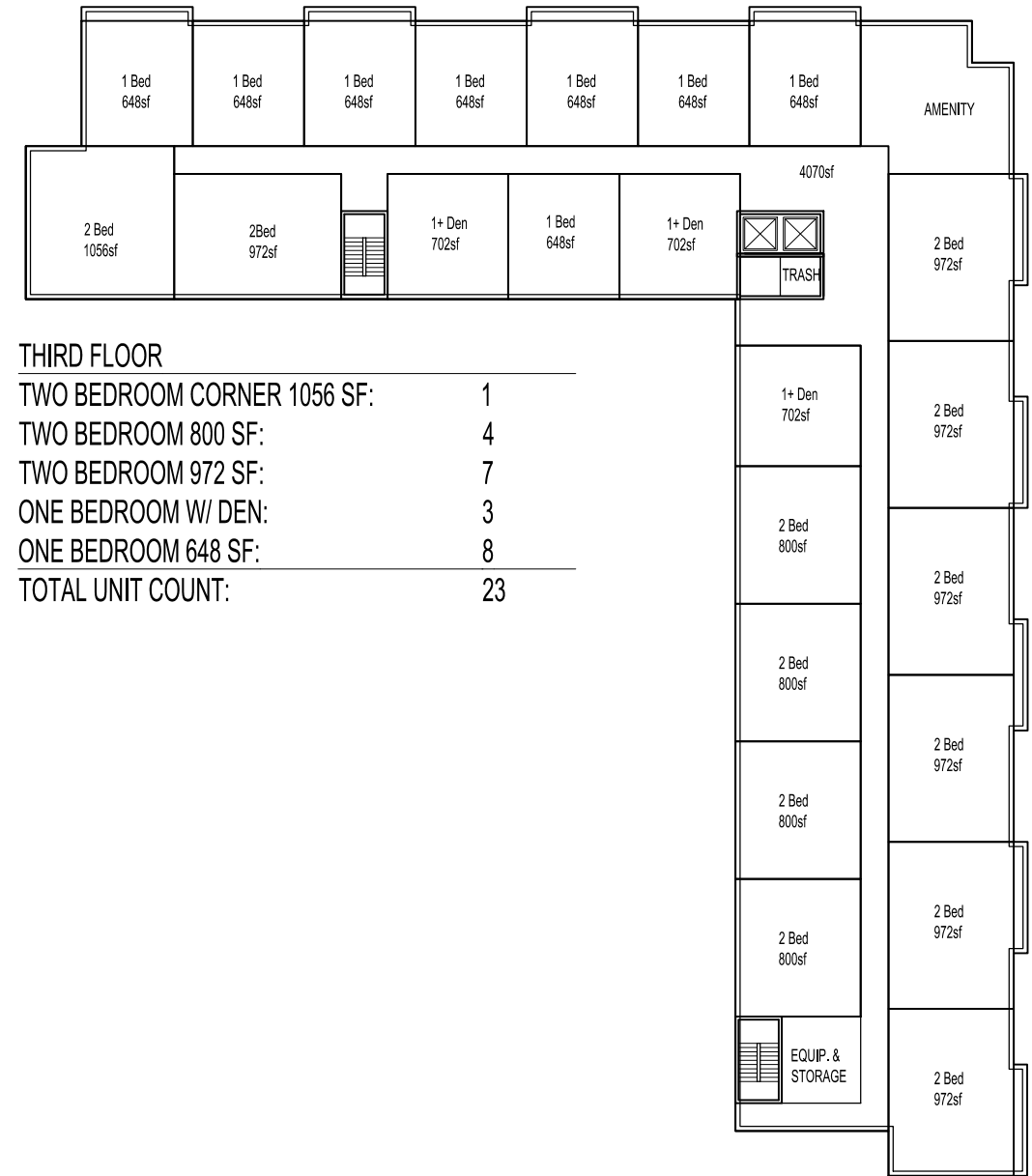
GROUND FLOOR GSF: 23,715  
 TYPICAL 2,3,4 FLOOR GSF : 24, 360  
 TOTAL GSF RESIDENTIAL: 96,795



**SECOND FLOOR**

TWO BEDROOM TOWNHOUSE:	--
TWO BEDROOM CORNER 1056 SF:	1
TWO BEDROOM 800 SF:	4
TWO BEDROOM 972 SF:	1
ONE BEDROOM W/ DEN:	3
ONE BEDROOM 648 SF:	1
<b>TOTAL UNIT COUNT:</b>	<b>10</b>

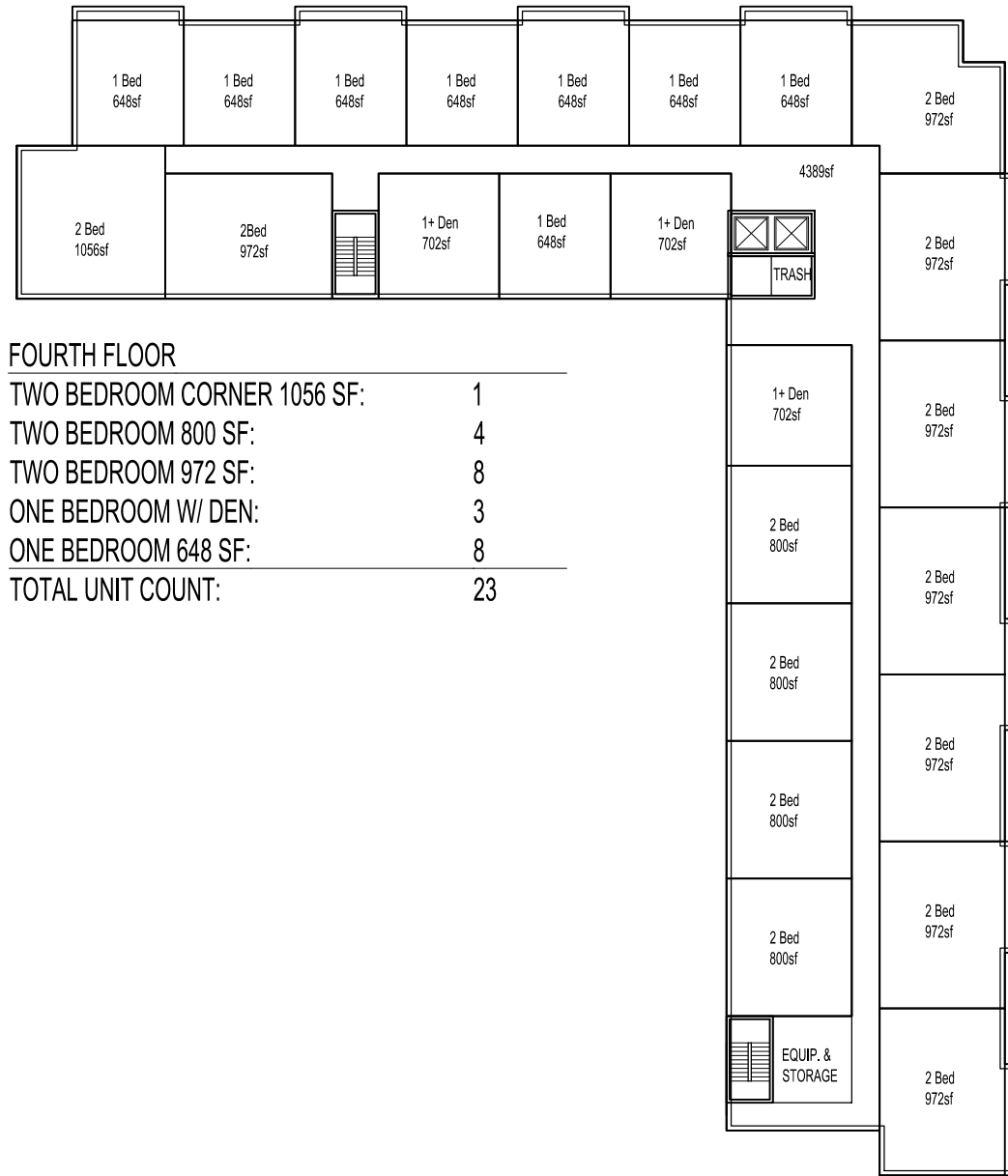
## SECOND FLOOR



**THIRD FLOOR**

TWO BEDROOM CORNER 1056 SF:	1
TWO BEDROOM 800 SF:	4
TWO BEDROOM 972 SF:	7
ONE BEDROOM W/ DEN:	3
ONE BEDROOM 648 SF:	8
<b>TOTAL UNIT COUNT:</b>	<b>23</b>

## THIRD FLOOR



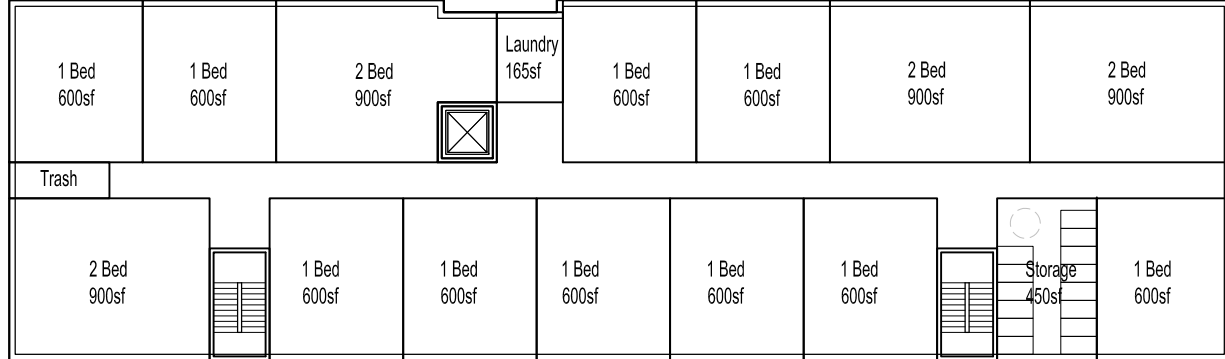
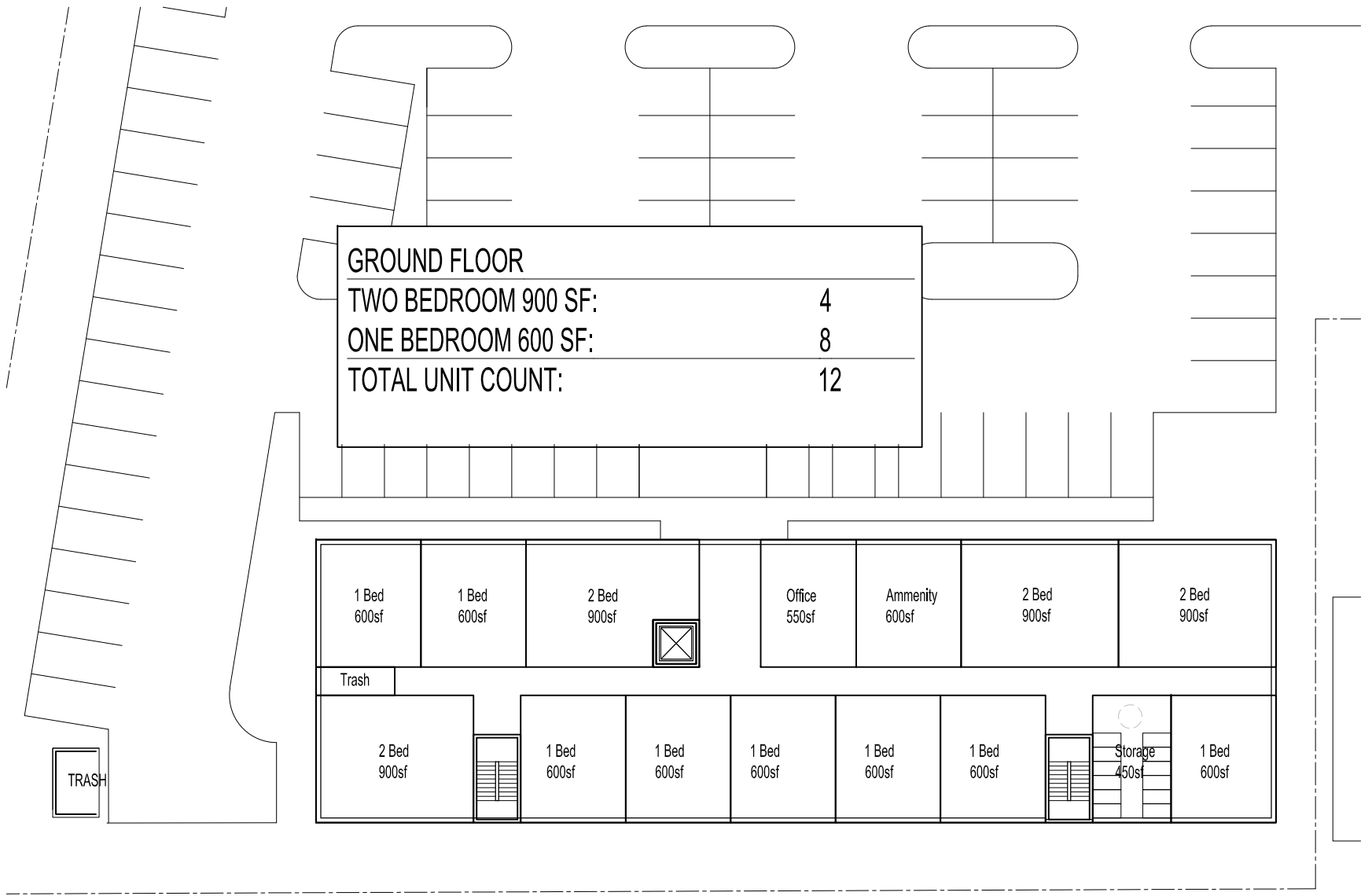
FOURTH FLOOR

TWO BEDROOM CORNER 1056 SF:	1
TWO BEDROOM 800 SF:	4
TWO BEDROOM 972 SF:	8
ONE BEDROOM W/ DEN:	3
ONE BEDROOM 648 SF:	8
<b>TOTAL UNIT COUNT:</b>	<b>23</b>

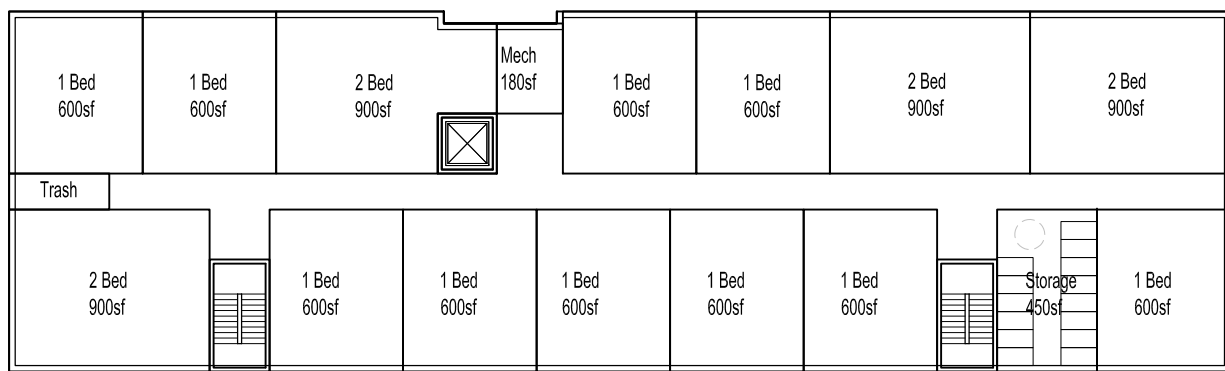
FOURTH FLOOR

<b>TOTAL UNIT MIX</b>	
TWO BEDROOM	900 SF: 16
ONE BEDROOM	600 SF: 38
<b>TOTAL UNIT COUNT:</b>	<b>54</b>
<b>TOTAL GSF:</b>	<b>48,726 SF</b>

<b>SECOND &amp; THIRD FLOORS</b>	
TWO BEDROOM 900 SF:	4
ONE BEDROOM 600 SF:	10
<b>TOTAL UNIT COUNT:</b>	<b>14</b>



<b>FOURTH FLOOR</b>	
TWO BEDROOM 900 SF:	4
ONE BEDROOM 600 SF:	10
<b>TOTAL UNIT COUNT:</b>	<b>14</b>



**AJAX SITE LIHTC DESIGN PROPOSAL**

1" = 40'-0"  
17 OCTOBER 2018







AJAX SITE DESIGN PROPOSAL - PHASE ONE

NORTHEAST PERSPECTIVE  
28 AUGUST 2018

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