



225-0334

Application for Conditional Use Permit

Applicant Name: PATEL RAMKUMAR. C.

Address: 3711 DOUGLAS AVE City: RACINE

State: WI Zip: 53402

Telephone: 773-706-8921 Cell Phone: 773-706-8921

Email: VARNISWAMI@YAHOO.COM

Agent Name: Ryan Rudie - RUDIE/FRANK Architecture, Inc.

Address: 920 Goold Street City: Racine

State: WI Zip: 53402

Telephone: 262-634-5565 Cell Phone: 262-497-4696

Email: ryan@rudiefrank.com

Property Address (Es): 3715 Douglas Avenue

Current Zoning: B-2

Current/Most Recent Property Use: Hair Salon

Proposed Use: Take-out Restaurant



The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

The proposed take-out restaurant is congruous with other, already established, businesses in this area.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed restaurant will be located in an empty tenant space of an existing strip mall which has been designed for this type of business.

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Because this is an interior remodeling, we see no reason how it would impede development of surrounding properties.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

All are provided, as this is an existing building.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Ingress and egress to the site are existing, no changes are planned.

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

We don't believe the conditional use to be contrary based on already established restaurants in this area.

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

We understand.

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	<input checked="" type="checkbox"/>	
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 	<input type="checkbox"/>	
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 	<input checked="" type="checkbox"/>	
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 	N/A (existing building) <input type="checkbox"/>	
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. 	N/A (existing to remain) <input type="checkbox"/>	

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 (existing to remain) <input type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	N/A (existing to remain) <input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	will be submitted separately <input type="checkbox"/>	
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 (existing building) <input type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	N/A (existing building) <input type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/>	

Acknowledgement and authorization signatures

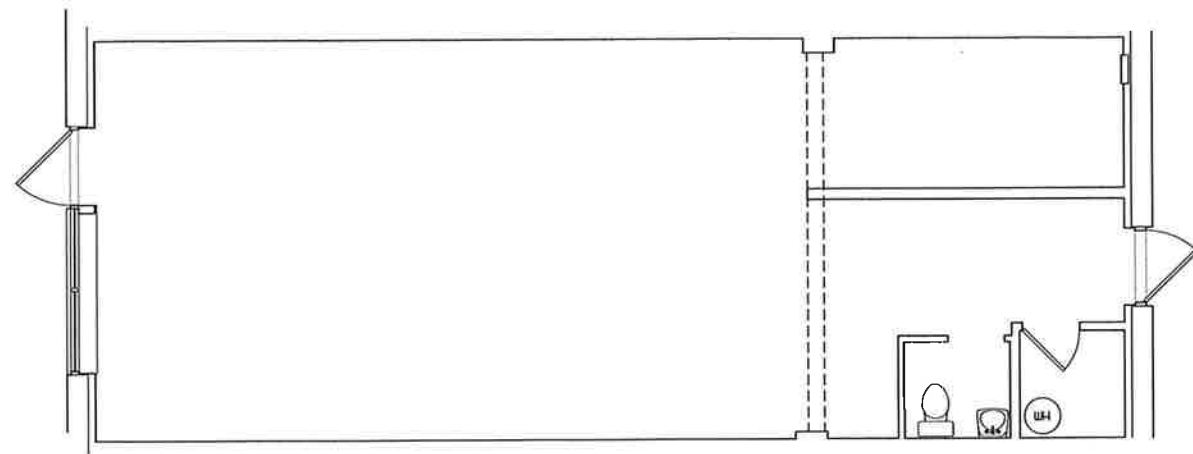
A conditional use is not like a building permit; applying does not mean it will be approved.

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.

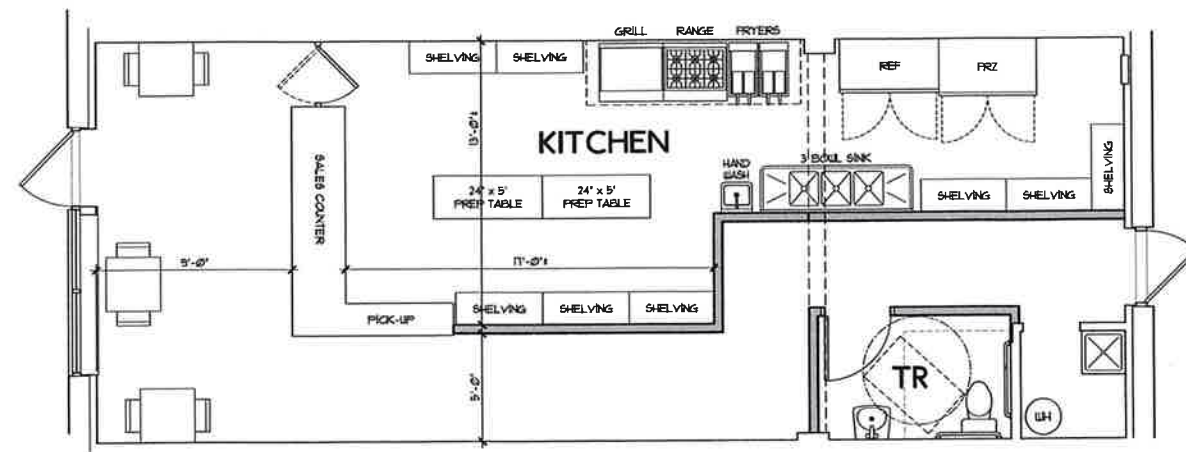
Owner Signature (acknowledgement and authorization): Ramona Patel Date: 02.24.25

Applicant Signature (acknowledgement): Ramona Patel Date: 02.24.25



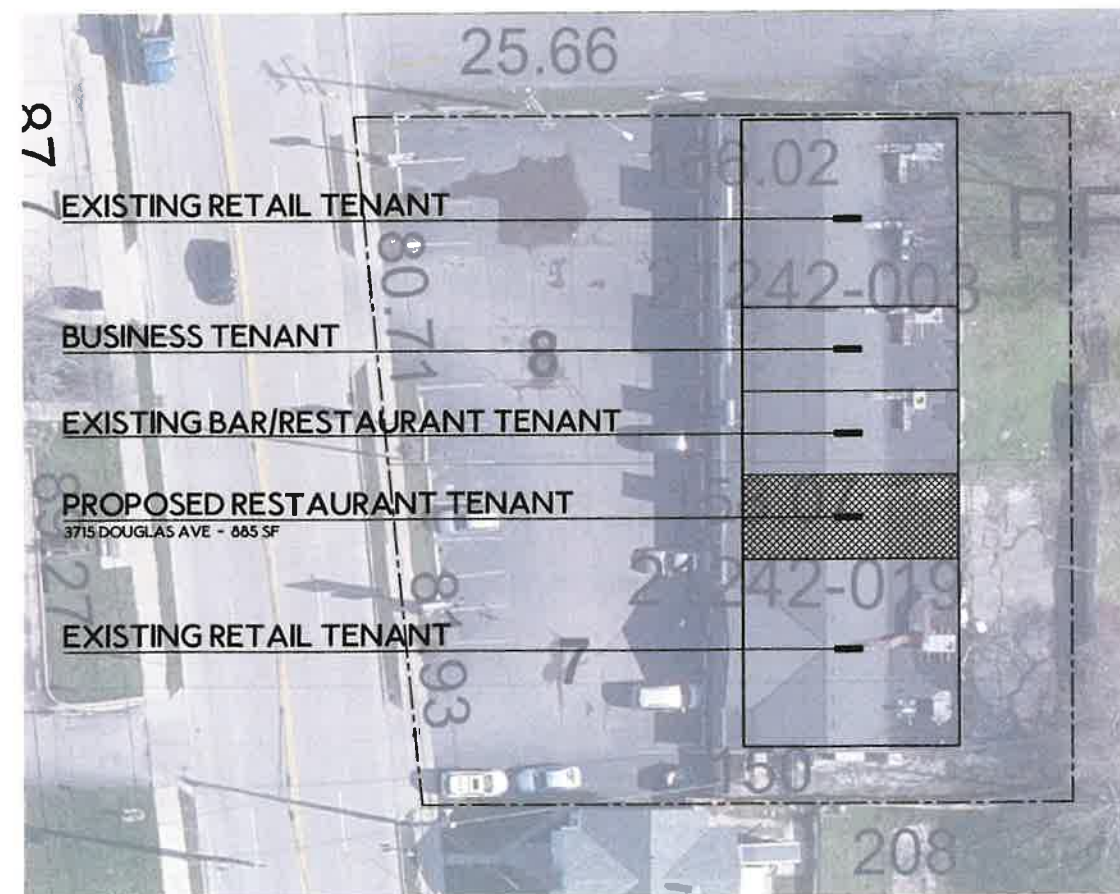
EXISTING FLOOR PLAN

SCALE : 1/4" = 1'-0"



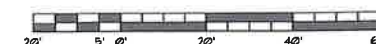
REMODELED FLOOR PLAN

SCALE : 1/4" = 1'-0"



SITE PLAN

SCALE : 1" = 20'-0"



PRELIMINARY PLANS - NOT FOR CONSTRUCTION