



CITY OF RACINE

APPLICATION FOR CONDITIONAL USE

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

NOTE: Incomplete or illegible submittals will not be scheduled for Plan Commission or Common Council Consideration.

PLEASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

APPLICANT NAME: Thomas Victor Stout
ADDRESS: STREET 2914 35th Street CITY: Kenosha STATE: WI ZIP: 53140
EMAIL ADDRESS: gntjewelryloan@gmail.com
TELEPHONE: 262-653-9200 CELL PHONE: 317-716-5248 FAX: N/A

AGENT NAME: Andrew Rosenberg
ADDRESS: STREET 500 College Ave. CITY: Racine STATE: WI ZIP: 53403
EMAIL ADDRESS: arosenberg@kha.law.com
TELEPHONE: 262-633-2000 CELL PHONE: 262-995-4613 FAX: 262-633-9900

ADDRESS OF PROPOSED CONDITIONAL USE: 2510 Douglas Ave, Racine, WI 53402
CURRENT / MOST RECENT PROPERTY USE: Daycare / Furniture store
PROPOSED USE: Pawn and Loan shop

- NUMBER OF LEGAL, ON-SITE PARKING SPACES: 28
- NUMBER OF DWELLING UNITS: 0
- SQUARE FEET OF BUILDING (PER FLOOR): 14,424
- SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): 6,720

NUMBER OF EMPLOYEES: FULL-TIME 4 PART-TIME: 0 - closed Sun
PROPOSED HOURS/DAYS OF OPERATION: 10:00 am - 7:00pm M-F, 10:00am - 5:00pm Sat
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) N/A

PLEASE CHECK THE APPROPRIATE BOX REGARDING YOUR INTEREST IN THE PROPERTY:
OWNER OPTION TO PURCHASE LEASE LAND CONTRACT OTHER

OWNER & APPLICANT AUTHORIZATION
If you currently are not the owner of the property for which the Conditional Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

Applicant: Date: 5/8/18 Signature: [Signature]
Print Name: Thomas V. Stout
Property Owner's Consent: Date: 4/30/18 Signature: [Signature]
Print Name: Anthony J. Merlo

**Please submit this application and submittal requirements together with a non-refundable fee of \$695.00. If request is submitted with a rezoning request, the combined non-refundable fee is \$1,120.00.

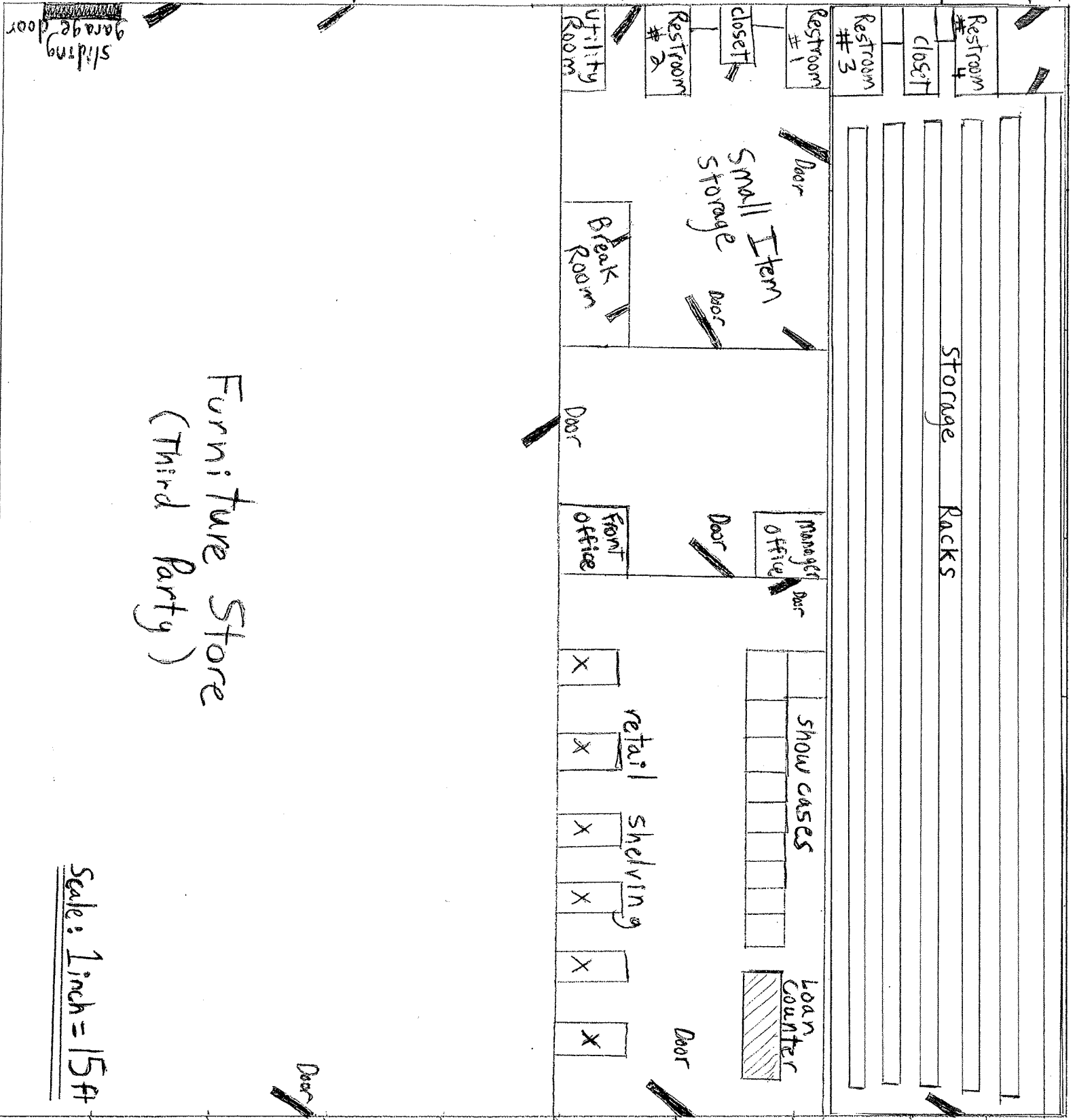
(Go to Page 2 for Submittal Requirements)...



15 foot pole

Douglas Ave. - Front parking

FUTURE LAYOUT
FLOOR PLAN



Furniture Store
(Third Party)

Scale: 1 inch = 15 ft

Tomayne Ave. -

DESCRIPTION OF BUSINESS

GNT Jewelry and Loan (“GNT”) is a comprehensive second-hand store that purchases, sells, and provides small loans for a wide variety of articles. Common examples of the articles that GNT deals with are jewelry, televisions, electronic equipment, industrial tools, musical instruments, DVD movies, laptop computers, desktop computers, video games and video game systems, computer equipment, tablets, and other rare or unique personal items such as animal trophies or family heirlooms. GNT does not deal with vehicles, motorcycles, or firearms/ammunition of any type, and will not do so in the future. The largest items GNT typically processes are generators and air compressors, which will be stored in a separate room.

GNT already has a successful shop in Kenosha, WI located at 7944 Sheridan Road. The Kenosha shop has a very good reputation with local law enforcement and the community, and has even helped prevent some theft crimes. Once GNT secures a pawn license to open a second-hand store in Racine, the business’s hours will be from 10:00 am to 7:00 pm on Monday through Friday, and 10:00 am to 5:00 pm on Saturdays. The shop will be closed on Sundays. The store will staff four full-time employees. Pawn shops are important financial centers for members of the community who may not be able to qualify for traditional loans. In the event that a community member must pay an impending bill or other debt, pawn shops provide a debt-free solution to secure immediate funds. Customers are free to return and buy back their pawned items at a minimum timeline of 60 days. By paying a service, interest, and management charge, a person can extend this timeline by 30 days for up to an entire calendar year. This charge is prorated daily at \$0.67 and must meet a minimum monthly charge of \$7.50. The northern side of the building will be used exclusively for storage. Since the northern portion used to be a daycare, all of the items and structures within will be removed in order to create a large open space for neat and organized storage of various items. The center portion of the building will be used for the show room floor, offices, small item storage, and a break room. In addition to the retail shelving and showcase counters installation, one wall will need to be built to separate the offices from the showroom.

There will be virtually no noise issues with this business, as all transactions take place inside the shop and employees speak with customers at normal volume levels. Besides for the employees’ vehicles, parking will not be an issue as the vast majority of customer transactions take twenty minutes or less. Customers remove their cars from the parking lot as soon as their transaction is complete. Parking is available in the front, northern side, and southern side of the building with over twenty-four available spots. There will also be very little truck traffic, unless of course a customer drives a pickup truck to the shop for their own purposes. Truck deliveries will be infrequent, less than once a month, as the store’s “products” are the pawned items themselves. The only time a truck will deliver something directly to the store would be when mailed items arrive through UPS or Fed Ex, and again, these typically occur less than once a month. Truck pickups will only occur in the event that a customer wants to use a larger truck to pick up a large item they have purchased or pawned, such as a generator. However, it is very rare that truck pickups ever occur at all and in Kenosha, this happens less than once a year.

Maintenance of the property will be performed by both the tenant, GNT Jewelry and Loan, and landlords, Vivian and Anthony Merlo (262-634-0734). GNT will be required to make all repairs

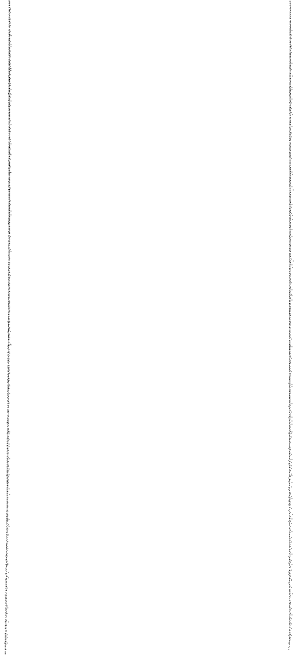
up to \$1,000.00 on the interior of the building and perform general maintenance. Employees will clean the premises daily to ensure a professional ambiance and up-keep. Snow removal for the majority of the parking lot will be performed by the landlords using a plow truck. GNT will be responsible for removing the snow immediately in front of the premises' two front doors. The landlords will also provide landscaping and grass cutting services for the entire premises. Litter will be removed by the landlords, but GNT will install and maintain a dumpster behind a chain link fence in the back of the building. The dumpster will be emptied weekly and garbage will be kept within the bin in a tidy, clean manner. The GNT manager, Tom Stout, will be responsible for enforcing parking standards and ensuring that no vehicles are parked long-term or in an unsafe or loitering manner.

There are no plans for expansion, other than clearing the northern space to make a completely open room for storage and installing a wall to separate the show room from the office area in the center space. Customers will not be allowed in any spaces besides the showroom. The windows on the street front of the northern storage space will be made to look like a matching storefront to the main entrance of the showroom. The northern entrance will not be open to the public and signage will direct customers to enter through the showroom door. Stored items in the northern space will be concealed from public view so that only a uniform, professional storefront is visible from the outside. The shop will not apply for lighted signs requiring a permit. A simple "Open" neon sign may be desired to place in the front window.

Overall, GNT believes that granting permission to open a second-hand article shop at 2510 Douglas Avenue will be well within the spirit and essence of the law, despite conflicting with the 250 feet from a residential district code regulation. Measured from the front door of the building, the store would be roughly 140 feet from the nearest residential house (excluding the first house directly to the north, as that property is owned by the same landlord as 2510 Douglas Avenue and reports no objections). GNT has performed door-to-door neighborhood surveys and received a 95% approval response from the residents within 250 feet of the property to open a pawn shop. GNT is committed to maintaining a professional store that cooperates with law enforcement and benefits the community, like its successful location in Kenosha. The Racine area is looking to establish more businesses in the coming years in order to improve our local economy, under the guidance of Mayor Cory Mason. GNT believes that a professional second-hand shop will provide an important financial service to members of the lower and middle classes, bring in at least four new jobs, improve the property through landscaping and routine maintenance, and ultimately benefit the Douglas Avenue community as a whole. GNT respectfully asks for approval on this request and looks forward to becoming an active and contributing member of the Racine economy and community.

Model # PWPR-3R-7X8

Internet #206466898



Share Save to Favorites Print

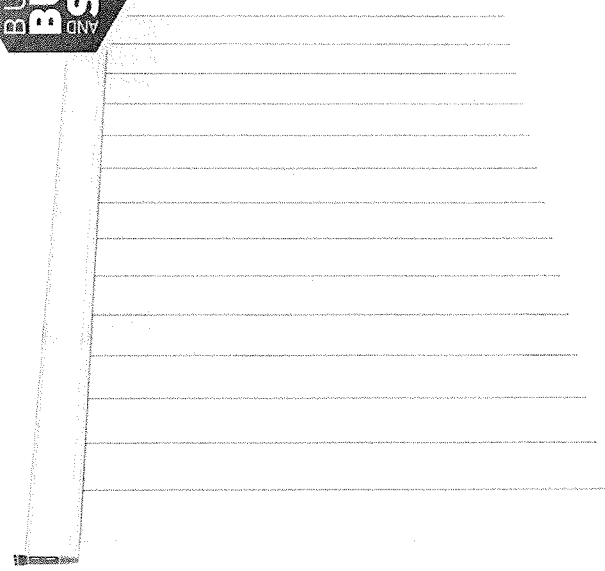
Weatherables

Augusta 7 ft. H x 8 ft. W White Vinyl Privacy Fence Panel Kit

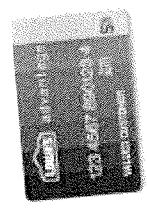
- Premium quality vinyl (up to 50% stronger than the competition)
- Easy to assemble - no special tools, brackets or screws
- Backed by Weatherables lifetime product support

Kenosha Lowe's!

Aisle GC04 , Bay 9



Buy 15, Get 10% Off; Buy 15, Get 10% Off



Get 5% OFF* Every Day

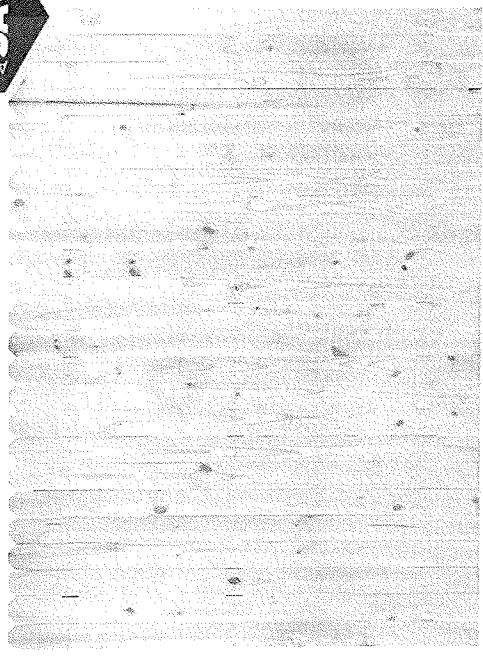
Subject to credit approval. Exclusions apply. Cannot be combined with Special Financing.

[Get Details >](#)

Product Information

1 Description

BUY IN
BULK
AND
SAVE



Lifestyle/in-use image: accessories not included; color may vary depending on wood treatment; Buy 15, Get 10% Off



Get 5% OFF* Every Day

Subject to credit approval. Exclusions apply. Cannot be combined with Special Financing.

[Get Details >](#)

Product Information

LANDSCAPING PLAN

If GNT Financial, LLC's conditional use and pawn license are approved by the City of Racine, GNT plans to make improvements to the northern parking lot area of the property. Specifically, on the northwest side of the property there is a strip of grass with an old, uneven fence that blocks the view into the residential neighborhood to the west. GNT would plant either small trees or shrubs in this grass strip, as well as replace the fence. For plants, GNT proposes using either five to seven Japanese Yews (*Taxus cuspidate* or *Podocarpus macrophyllus*), or five to seven Emerald Green Arborvitaes (*Thuja occidentalis*), depending on the size and spacing of the trees. GNT and the property's landlord plan to engage the Discover Douglas Ave.'s landscaping grant program to help cover the costs of planting the trees or shrubs. Any additional costs will be covered by GNT.

If the conditional use and pawn license are approved by the City, GNT also would engage the Discover Douglas Ave. "Adopt-A-Pot" Program in order to put planted flower pots in front of the eastern side of the building and reduce asphalt visibility near the store front. GNT would like to install 2-4 pots to stretch along the entire front of the building facing Douglas Ave., pending approval by the landlord and next-door tenant for the areas in front of the connected furniture store. At a minimum, GNT would apply for at least 1-2 pots to place directly in front of its section of the building. The pots would be replanted and maintained each year in compliance with the Adopt-A-Pot program. In the event that the Adopt-A-Pot program would deny GNT's application, GNT is committed to designing similar planting and landscaping of its own in place of the program's pots. The building's landlord has been supportive of all of GNT's landscaping ideas.

For replacing the fence, GNT proposes installing a new wooden or vinyl privacy fence. The new fence would be even, straight across and significantly improve the aesthetics of the property when viewed from the road, as well as provide privacy for nearby neighbors. GNT suggests installing a seven to eight foot tall fence (higher than the current fence's six foot height) in order to give the neighbors even more privacy. But if the City Code would only permit a six foot tall fence, GNT would be happy to comply and install a fence that matches the code. Please see the attached drawings, plants, and fences for examples of the landscaping plan.

GNT believes that these additions to the property's landscaping will improve the overall aesthetic view of the property—to the benefit of the neighborhood residents, City, Douglas Ave. Business Improvement District, and nearby businesses.



Proposed:
New Privacy Fence

New Trees / Shrubs

Proposed
"Adopt-a-Pet"
Flower Pots

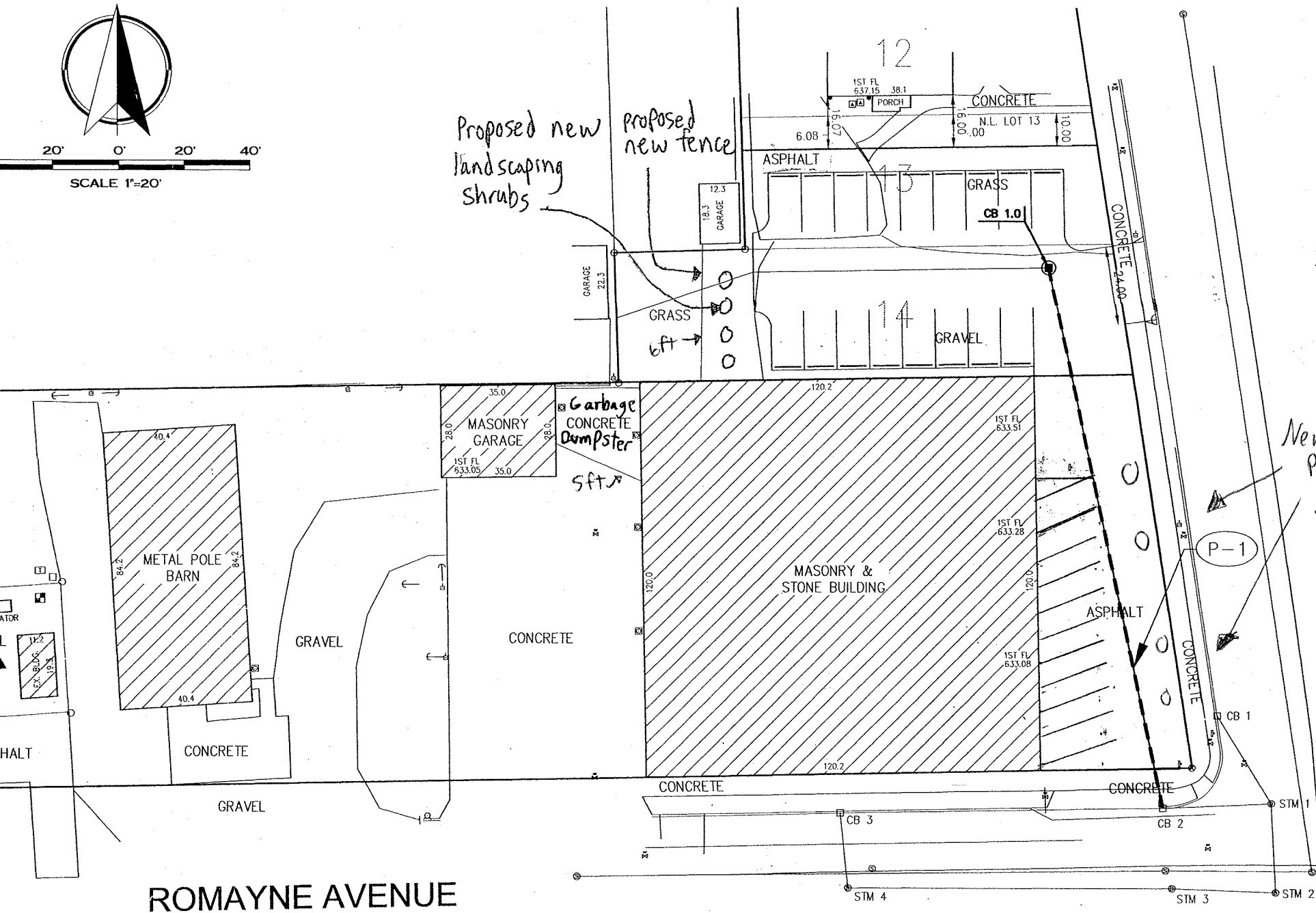
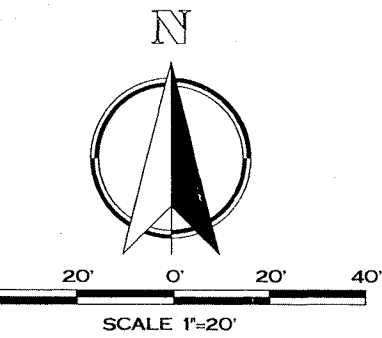
Heaven's Herces
Learning Academy

Douglas Ave

Google







GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ADJACENT UNDERGROUND UTILITIES. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

THE EXACT LOCATION OF ALL BUILDING LATERALS, ROOF DRAIN RISERS AND DOWNSPOUTS (IF APPLICABLE) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

STORM SEWER SPECIFICATIONS

MATERIAL FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF COMMERCE (COMM) AND CITY OF RACINE SPECIFICATIONS.

STORM SEWER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", 6TH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS".

* THE STORM SEWER SYSTEM (PIPE P-1) WAS SIZED ACCORDING TO COMM TABLE 82.36-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE CITY OF RACINE AND THE WISCONSIN DEPARTMENT OF COMMERCE MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND STORM BUILDING SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO COMM 84.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 84.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER COMM 82.36(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "STORM" ON THE COVER.

STORM SEWER CATCH BASINS (CB) SHALL BE 42" DIAMETER REINFORCED CONCRETE STRUCTURES, RESPECTIVELY, IN ACCORDANCE WITH CITY OF RACINE SPECIFICATIONS, UNLESS OTHERWISE STATED ON THE PLANS.

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AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

STORM WATER MAINTENANCE PLAN

THE STORM WATER DRAINAGE / WATER QUALITY SYSTEM BEING INSTALLED AS PART OF THIS DEVELOPMENT SHALL BE INSPECTED ON A SEMIANNUAL BASIS.

AS PART OF THE INSPECTION, ANY SILT, SEDIMENT OR DEBRIS BUILT UP IN THE BOTTOM OF THE STRUCTURE SHALL BE REMOVED AND DISPOSED OF.

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THE PROPERTY OWNER IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE STORM WATER LEAVING THE SITE IS AS CLEAN AS PRACTICABLE.



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI, 53403
Tel: (262)634-5588 Fax: (262)634-5024
Website www.nmbssc.net

2504 DOUGLAS AVENUE
STORM SEWER UTILITY PLAN
FOR
TONY AND VYVIAN MERLO
CITY OF RACINE, RACINE COUNTY, WISCONSIN

EXISTING UTILITY DATA

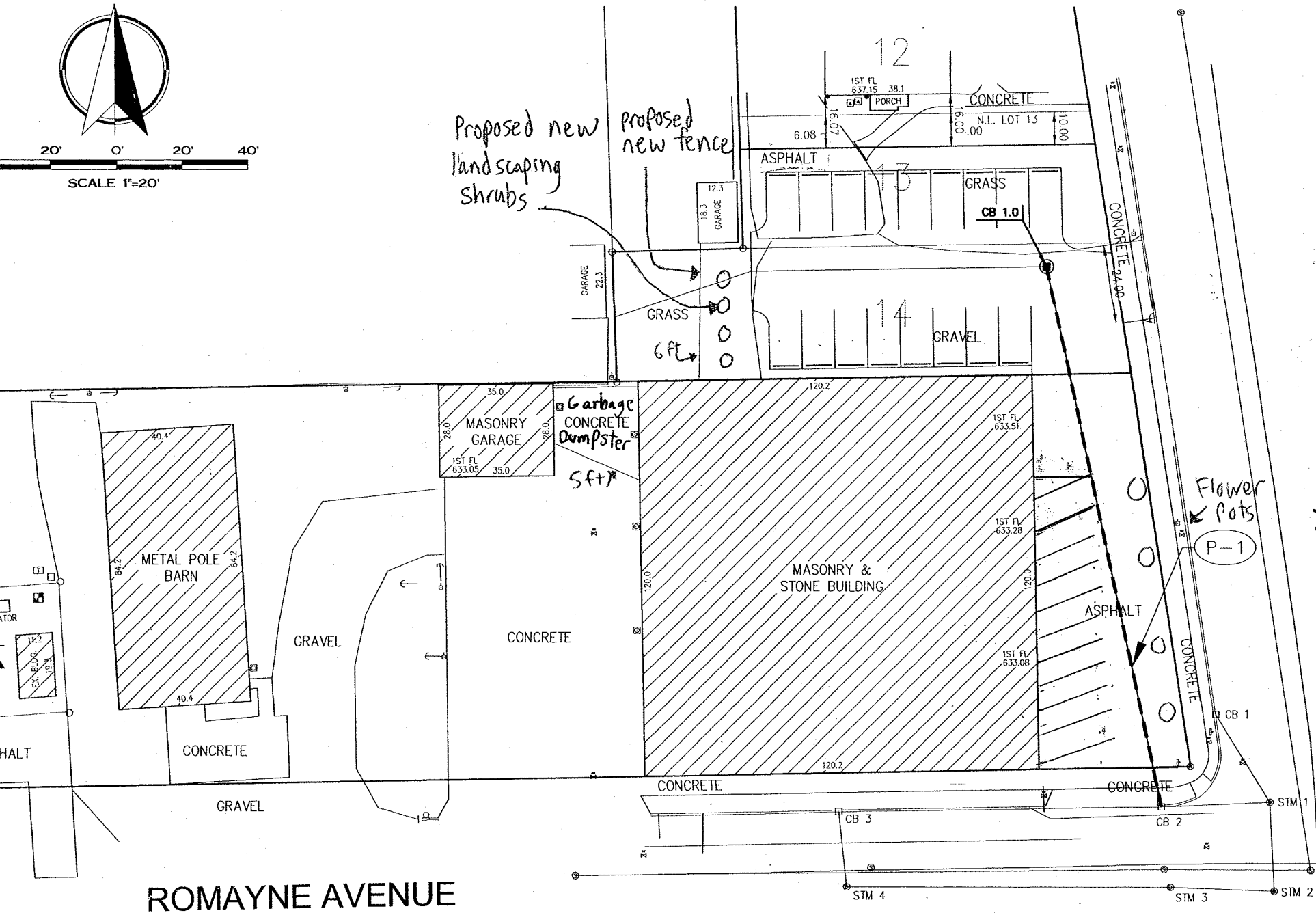
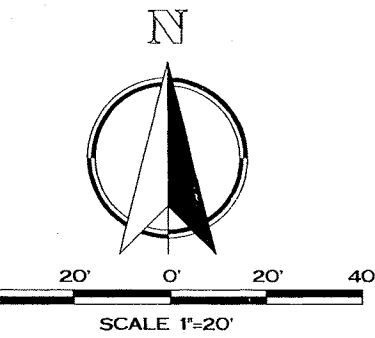
0.0 32.28 NW 627.13 S 626.98 W 627.38	CB 1 RIM 631.39 IE. 12" SE 628.34
2.0 32.41 N 626.31 W 626.01	CB 2 RIM 631.52 IE. 12" E 628.37
3.0 31.90 E&W 626.40	CB 3 RIM 631.46 IE. 12" S 629.06

STORM SEWER DESIGN	
P-1: 168' - 8" STM @ 0.26%	
EXISTING CB 2	RIM 631.52
	IE. 12" (E) 628.37 (EX.)
	IE. 8" (N) 678.56 (PROP.)
PROPOSED CB 1.0	RIM 632.60
	IE. 8" (S) 629.00



NO.	REVISION	DATE
1	ISSUED FOR APPROVAL	MRM 02/22/12
2	UPDATE PARKING LOT & DETAIL SHEET	ALJ 05/31/12

PROJ. MGR:	MRM
DRAFTED:	ALJ
DATE:	12-7-2011
CHECKED:	MRM



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THE PROPERTY OWNER IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE STORM WATER LEAVING THE SITE IS AS CLEAN AS PRACTICABLE.

DOUGLAS AVENUE

ROMAYNE AVENUE

EXISTING UTILITY DATA

0	CB 1
32.28	RIM 631.39
NW 627.13	IE. 12" SE 628.34
S 626.98	
W 627.38	
2.0	CB 2
32.41	RIM 631.52
N 626.31	IE. 12" E 628.37
W 626.01	
1.0	CB 3
31.90	RIM 631.46
E&W 626.40	IE. 12" S 629.06

STORM SEWER DESIGN	
P-1: 168' - 8" STM @ 0.26%	
EXISTING CB 2	
RIM 631.52	
IE. 12" (E) 628.37 (EX.)	
IE. 8" (N) 678.56 (PROP.)	
PROPOSED CB 1.0	
RIM 632.60	
IE. 8" (S) 629.00	



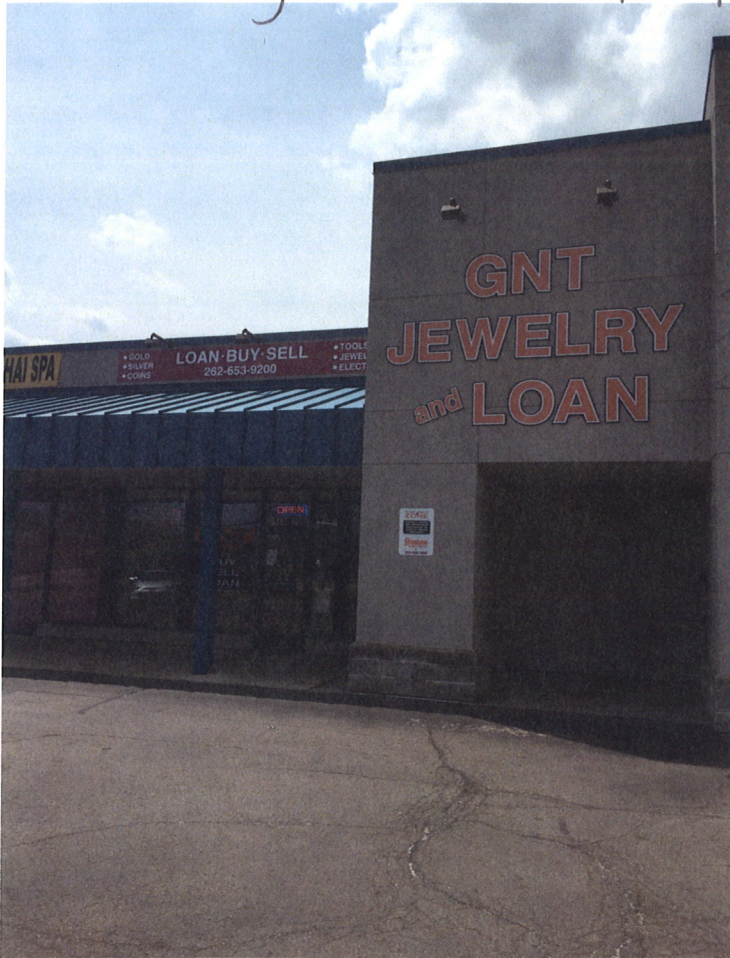
Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1339 Washington Ave. Racine, WI. 53403
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbssc.net

2504 DOUGLAS AVENUE
STORM SEWER UTILITY PLAN
FOR
TONY AND VYVIAN MERLO
CITY OF RACINE, RACINE COUNTY, WISCONSIN

NO.	REVISION	DATE
1	ISSUED FOR APPROVAL	MM 02/22/12
2	UPDATE PARKING LOT & DETAIL SHEET	ALJ 05/07/12

PROJ. MGR: MRM
DRAFTED: ALJ
DATE: 12-7-2011
CHECKED: MRM

Existing Kenosha Location Photos


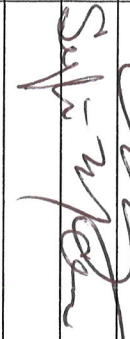

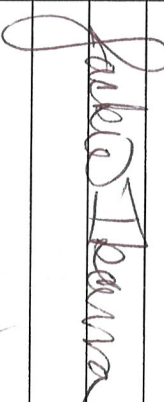
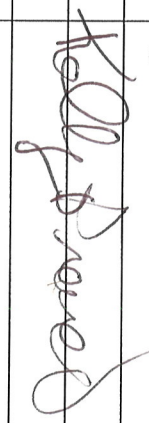








RESIDENT SURVEY

Address	Resident Name	Owner Name	Response <small>Yes = Approval</small>	Signature
2611 Douglas	Nelson	Roberts	Yes	
2614 Douglas			Yes	
2522 Douglas	Merlo	Merlo	Yes	
1513 Augusta	Barbara Vonda Doss		Yes / No Answer	Inda Ann
1517 Augusta			No Answer	
1521 Augusta	Kilda Hynes		Yes	Sheela O'Hara
1529 Augusta	F. Mentel	F. Mentel	Yes	Imelda Cruz
1533 Augusta		Joanne Cruz	Yes	Joanne Cruz
1537 Augusta		Corrao	No	
1541 Augusta				
1543 Augusta				
1545 Augusta	Crystal Hart		Yes	Crystal Hart
1549 Augusta				
1550 Augusta	Peterson		Yes /	
1548 Augusta	Kelly	"	Yes /	
1544 Augusta	N/A ?		Yes / Okay	M. Vazquez
1540 Augusta		Margaret Vazquez	Yes	
1536 Augusta		Bagumil	Yes	
1532 1528 Augusta		Evans	Yes	Evans
1532 Augusta				
1524 Augusta	Erickson		Yes /	
1520 Augusta				
1510 Augusta		John Coley	Yes	John Coley
2600 Douglas	Granados		Yes /	
2606 Douglas		Bobinski	Yes	Yes Eve Bobinski
2605 Douglas			No	

N/A = No Answer

Address	Resident Name	Owner Name	Response	Signature
2604 Cottonwood			No English	
2608 2610 Cottonwood		Luis Cruz	Yes	
2609 Cottonwood		Sylvia Moreno	Yes	
2605 Cottonwood			N/A	
2601 Cottonwood			N/A	
2610 Cottonwood			No Answer/N/A	
2600 Charles		Kent Hartig	Yes	
2604 Charles			N/A	
2520 Charles			N/A	
2516 Charles			N/A	
2512 Charles			N/A	
2508 Charles		Jackie Ibarra	Yes	
2504 Charles			N/A	
2500 Charles			N/A	
2428 Charles		Kelly Brandies	Yes	
2426 Charles			N/A	
2414 Charles		Anne Jurascwicz	Yes	
2410 Charles	Jared Morgan		Yes	
1402 Romayne	Drew Carbaugh		Yes	
1404 Romayne			N/A	
1406 Romayne		Charles Allyn	Yes	

Address	Resident Name	Owner Name	Response	Signature
2415 Douglas	Douglas			
2423 Douglas	Bianca Riis	1	Yes	Bianca Riis
2425 Douglas				
2507 Douglas		Christina Waldow	Enthusiastic Yes	Christina Waldow
2509 Douglas	Ryan Kohel	Connie Lyons	Yes	Ryan Kohel
1525 Augusta		Marty Schlegel	Yes	Marty Schlegel



DANIEL G. MISKINIS
Chief of Police

May 1, 2018

To Whom it May Concern,

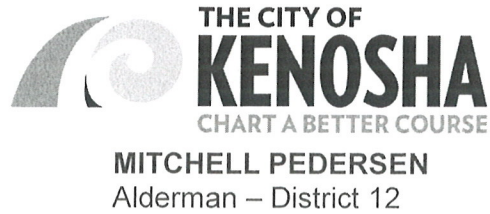
GNT Jewelry and Loan has been operating in the City of Kenosha since 2013. Mr. Tom Stout and his staff have always been cooperative with detectives of the Kenosha Police Department. Mr. Stout has been very helpful with criminal investigations and willingly transitioned to LeadsOnline when our department approached him.

Feel free to contact me with any questions you may have.

A handwritten signature in black ink that reads 'Tom Hansche'. The signature is written in a cursive, flowing style.

Tom Hansche

Captain of Investigations



April 24th, 2018

To whom it may concern:

I am writing in support of Tom Stout, owner of GNT Jewelry and Loan. Mr. Stout has operated his business in my district for several years. Mr. Stout has been an upstanding business owner, and an asset to our community. Mr. Stout has demonstrated he is an honest and reliable business owner. He also has a strong working relationship with the Kenosha Police Department. Since being elected in 2016, I have had zero complaints or issues with GNT Jewelry and Loan. I believe GNT Jewelry and Loan would be a valuable addition to your community.

Sincerely

Mitchell H. Pedersen

Alderman- 12th District

Chairman Public Works

Water Utility & Storm Water Utility Commissioner

Email: District12@Kenosha.org