



Application for Conditional Use Permit

Applicant Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): _____

Current Zoning: _____

Current/Most Recent Property Use: _____

Proposed Use: _____





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;

- (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;

- (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;

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

- (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;

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

- (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.





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		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot		
3. Site Plan (drawn to scale), including: 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		
4. Zoning Analysis Table 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		
5. Landscape Plan 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.		





DEPARTMENT OF CITY DEVELOPMENT



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	
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	N/A	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	N/A	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	N/A	
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	
11. Building Material Samples (if making exterior changes)	N/A	
12. Review Fee	✓	

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):

Date: 8-18-25

Applicant Signature (acknowledgement): Sean Currie

Date: 8/19/2025



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org



2310 Crossroads Drive
Madison, WI 53718
McKinstry.com



Conditional Use Permit Application Project Description

City of Racine, WI

Goodland Montessori Ground Mount Solar Array

Applicant:

*McKinstry Essention, LLC
2310 Crossroads Drive Madison, WI 53718*

PROJECT DESCRIPTION:

The Racine Unified School District is working with McKinstry Essention, LLC to design, develop and construct a 168kWdc; 120kWac ground mount solar array, covering approximately 0.170 acres. McKinstry will complete all surveys and studies necessary to construct the array including geotechnical soil borings, pull tests, and a site survey. The solar project will offset approximately 93% of the buildings' electrical usage.

Construction is intended to start in the Fall 2025 and continue into summer of 2026, pending receipt of all required permits and approvals and will reach substantial completion around 3-4 months. The goal of this array is to offset Goodland Montessori's electrical consumption, while also showcasing clean energy technology for the school district and creating economic resiliency for District operations through significant cost savings long term. From this solar project, the District will avoid using 360,748 pounds of CO₂, which is equivalent to 22 homes' energy use for one year and 34 homes' electricity use for one year.

GENERAL LAND USE DESCRIPTION

Location

The ground mount solar array is located on a parcel of land that is approximately 10.5 acres of land owned by the Racine Unified School District in the City of Racine. The solar array will be located in the northwest corner of the lot. The land is currently a maintained grass area.

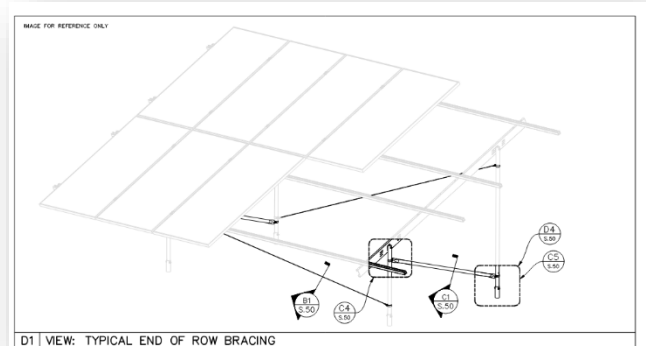
Zoning

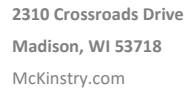
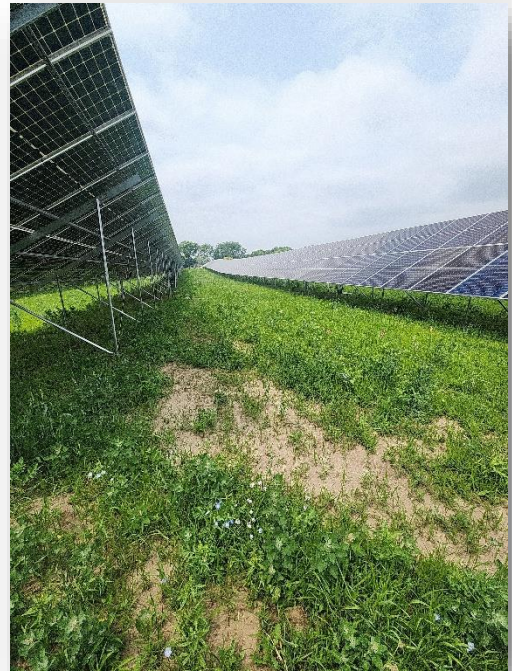
The proposed solar array is situated on land that is zoned I/O.

DESCRIPTION OF EQUIPMENT

Racking

The racking for the proposed project consists of ground screws that are embedded approximately 79" into the ground, and extend approximately 6" above ground. The posts are connected to the ground screws and attached to a Unistrut rack where the modules connect to the racking, as shown in the image to the right. All components of the racking system are galvanized steel.



[illegible]

The proposed solar array will utilize Jinko Solar JKM585N-72HL4-BDV bifacial modules. N-type solar modules use solar cells made from n-type silicon, which has electrons as the primary charge carriers, resulting in higher efficiency and better performance in low-light conditions.

These panels have an anti-reflective coating on them to minimize any glare or reflection from the sun. This coating reduces the amount of reflected sunlight to less than 2%, which is less reflective than a body of water or traditional window glass¹.

Additionally, [Test Results](#) from Jinko show these are high efficiency modules, thus having lower losses due to the sunlight reflecting off of them as the panels are more efficient at absorbing the irradiance as it hits the panels. They typically have longer operational lifespans compared to traditional p-type modules and can be recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

The proposed array will utilize Chint Power System inverters, located on the southeast side of the array mounted on a Unistrut rack.



2310 Crossroads Drive
Madison, WI 53718
McKinstry.com

Fence

There will be a 7ft black vinyl chain link fence with 10ft post spacing surrounding the array. A 20 ft wide swing, maintenance gate will be located on the southeast side of the array. There will be a 20ft setback from the fence to the edge of the panels, along all four sides of the array. An example of the proposed fence is shown in the image to the right.

LANDSCAPING

The site currently consists of an open grassland space. 6ft tall Fat Albert blue spruce trees and Technito Arbor Vitaes bushes will be planted around the perimeter of the fence line for screening from the the adjacent properties and roadway.

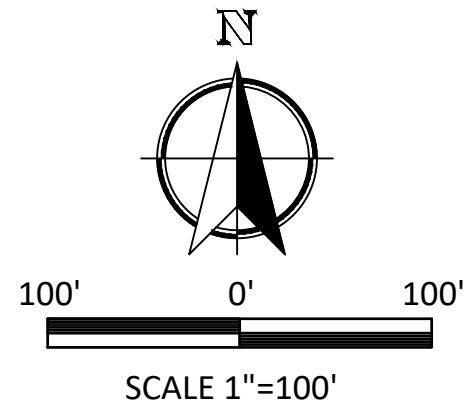
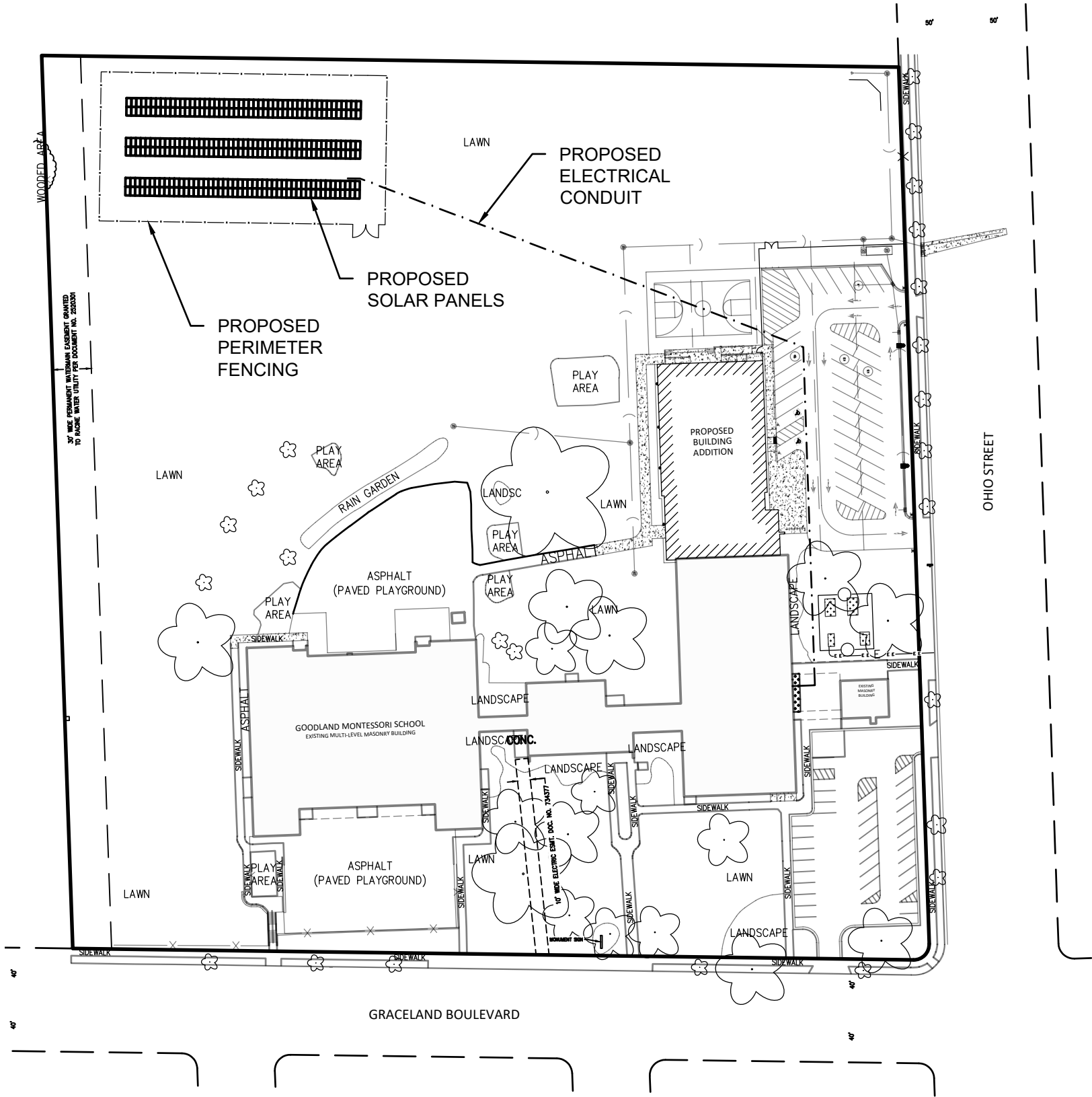
Within the perimeter of the fence, the land will be re-seeded with a pollinator mix to maintain a natural habitat and eliminate frequent landscaping maintenance around the fence and racking. An image of a pollinator habitat in the first year is shown to the right. A rendering of the site is shown below.





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SITE DATA

SURFACE CALCULATIONS

EXISTING CONDITIONS

TOTAL PARCEL AREA	458,775 S.F. = 10.532 AC
BUILDING/ENCLOSURE	45,789 S.F. = 1.051 AC
PAVEMENT	100,201 S.F. = 2.300 AC
TOTAL IMPERVIOUS SURFACE AREA	145,990 S.F. = 3.351 AC (31.8%)
TOTAL PERVIOUS SURFACE AREA	312,785 S.F. = 7.181 AC (68.2%)

PROPOSED CONDITIONS

SOLAR PANELS	7,408 S.F. = 0.170 AC
TOTAL IMPERVIOUS SURFACE AREA	148,676 S.F. = 3.583 AC (34.0%)
TOTAL PERVIOUS SURFACE AREA	310,099 S.F. = 6.949 AC (66.0%)

BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011.

ALL ELEVATIONS REFER TO NAVD 1988 (12)

() RECORDED BEARINGS AND/OR DISTANCES

FIELD WORK: JUNE & JULY 2024 WJB / ETM / JME / CRL

LEGEND

Ⓢ STORM MANHOLE	⚡ WATER VALVE	🚧 SIGN
□ CATCH BASIN	— W— WATER MAIN	🚨 TORNADO SIREN
— STM— STORM SEWER	⊙ WATER MANHOLE	⊙ GUARD POST
Ⓢ SANITARY MANHOLE	⌚ POWER POLE	⊕ TETHERBALL POST
— SAN— SANITARY SEWER	⌋ GUY WIRE	🌳 DECIDUOUS TREE
🚰 CLEAN OUT	— OH— OVERHEAD WIRES	— □— HAND RAIL
🚰 VENT PIPE	⚡ LIGHT POLE	— X— FENCE
🚰 HYDRANT	— E— ELECTRIC LINE	○ 3/4" REBAR FOUND
— COMMUNICATION LINE	□ COMMUNICATION BOX	● 3/4" REBAR SET
⚡ GAS VALVE	▶ FLAG POLE	✕ CHISEL "+" SET
— GAS MAIN	△ BASKETBALL HOOP	

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



McKINSTRY ESSENTION, LLC

MADISON:
2310 CROSSROADS DR.
SUITE 5200
MADISON, WI 53718
608-242-9196

www.mckinstry.com

PROJECT:

GOODLAND MONTESSORI SCHOOL

RACINE UNIFIED SCHOOL
DISTRICT
4800 GRACELAND BLVD,
RACINE, WI, 53406

REGISTRATION:



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

ISSUES:

NO	DATE	DESCRIPTION
1	5-16-2025	ISSUE FOR REVIEW
2	8-8-2025	ISSUE FOR REVIEW
3	8-28-2025	ISSUE FOR REVIEW

DESIGNED: JGO

DRAWN: JGO

CHECKED: JJC

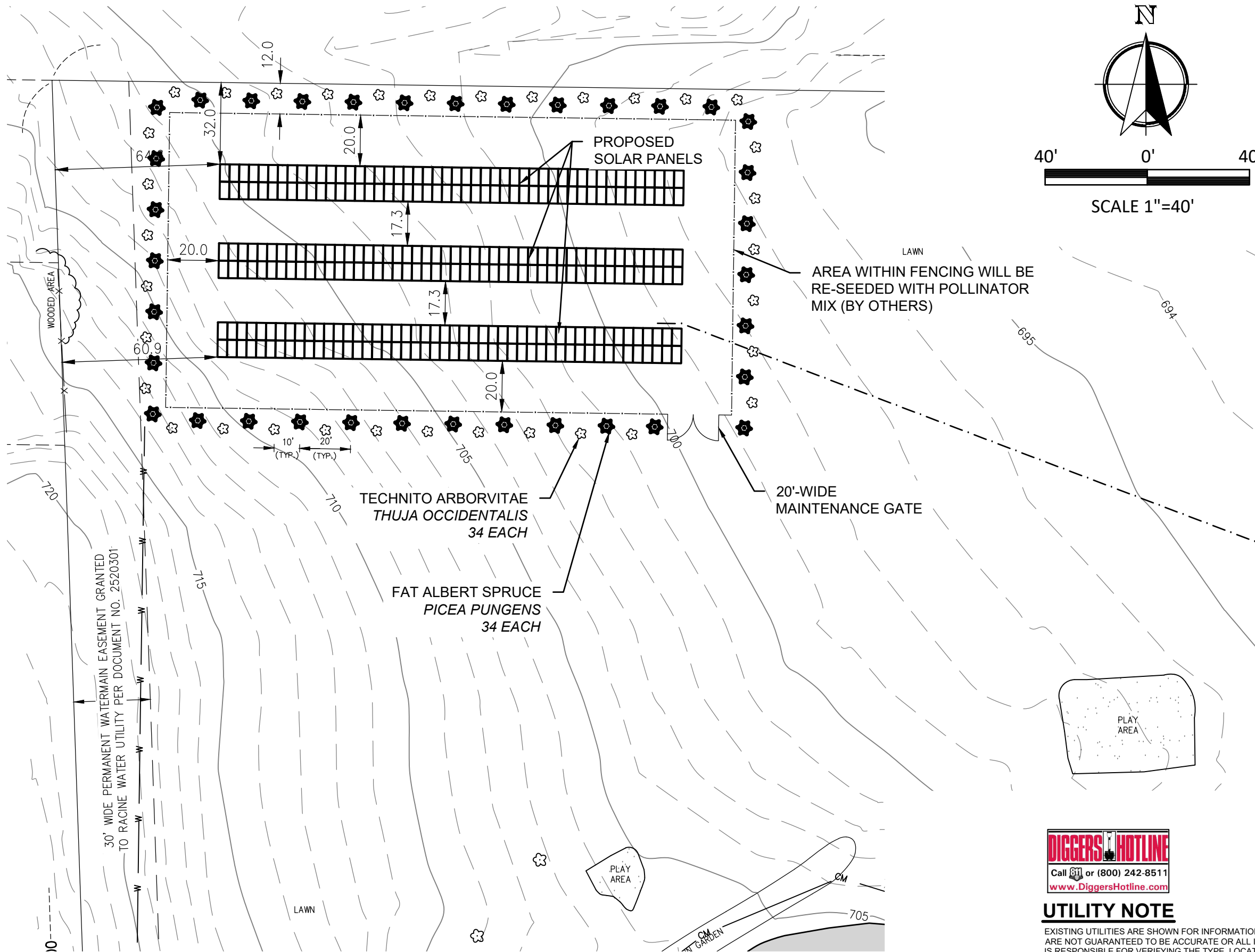
JOB NO: 2025.0020.01

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

1



PROJECT:
**GOODLAND
MONTESSORI
SCHOOL**

RACINE UNIFIED SCHOOL
DISTRICT
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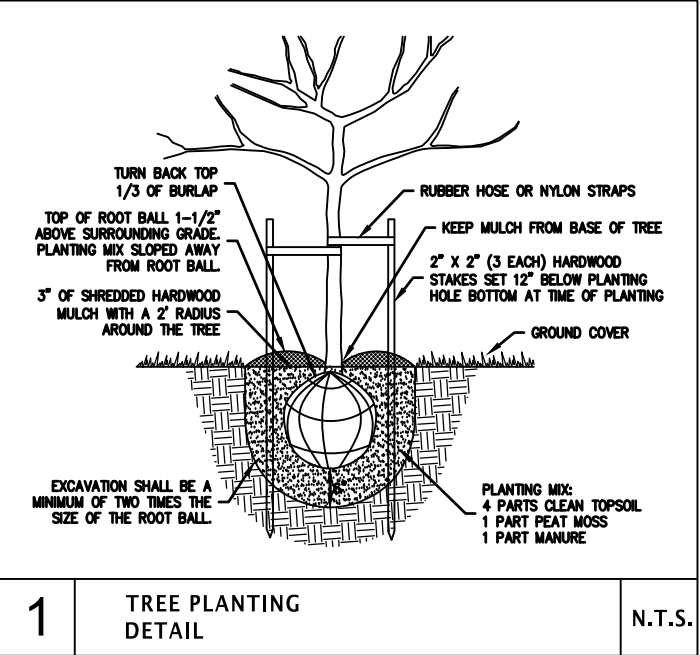
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SHEET TITLE:
**DETAILED
SITE PLAN**

SHEET NUMBER:
2



GENERAL NOTES

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 3 DAYS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ANY UNDERGROUND UTILITIES PRESENT AT THE SITE. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

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.



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JOB NO: 2025.0020.01

SHEET TITLE:

DETAILS &
SPECIFICATIONS

SHEET NUMBER:

3