

Application for Conditional Use Review

Applicant Name: Bradley and michelle Hardy

Address: 3523 w. Rawson Ave City: Franklin

State: WI Zip: 53130

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Email: michelle.d.hardy@gmail.com

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

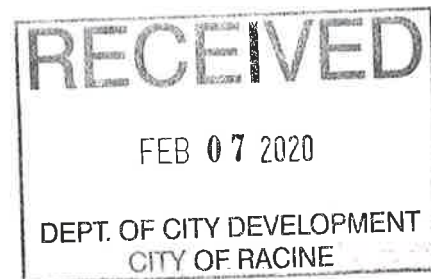
Email: _____

Property Address (Es): 2925 Rapids Dr.

Current Zoning: B2

Current/Most Recent Property Use: hair salon

Proposed Use: Daycare



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: <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 		
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 		
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 		
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. 		

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.		
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		
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access		
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage		
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		
11. Building Material Samples (if making exterior changes)		
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 2-7-20

Applicant Signature (acknowledgement):  Date 2-7-20



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.

see attached print out

(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;

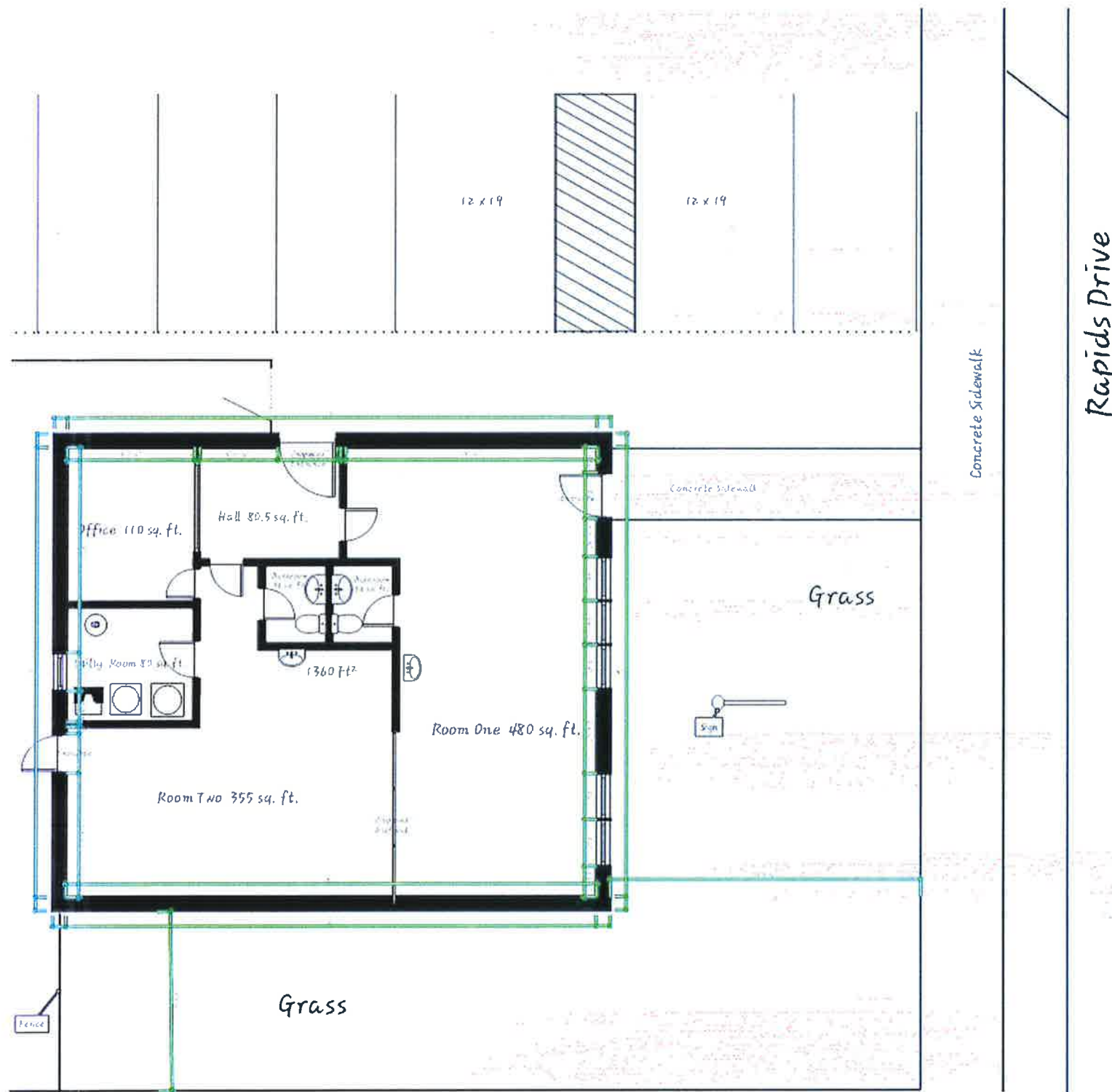
(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

(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.

1. Conditional use application – attached
2. Written description of project:
 - a) Hours of operation 6 am to 6 pm
 - b) Anticipated delivery schedule: we will not be having delivery of physical products, but will have children being dropped off. Our main drop off time will most likely be 6 am to 8 am and pick up times 4 pm to 6 pm
 - c) Maintenance plans: the owners will be doing all maintenance including grass cutting, snow removal, making sure equipment and the building is in optimal condition.
 - d) General use of the building and lot: the building will be used as a childcare facility licensed by the State of Wisconsin to provide childcare services for up to 20 children under 7 yrs of age for less than 24 hrs per day, operated by qualified staff.
3. Site plan:
 - a) Fully dimensional property boundary – included in site plan enclosed
 - b) All buildings are included in site plan
 - c) Set backs from property line is included in site plan
 - d) Proposed elements are sited on the site plan
 - e) Dimensional parking spaces and the drive aisles layout is on the site plan, and includes 17 9'x19' spaces, and 2 12'x19' handicapped spaces.
 - f) Trash enclosure location will be a proposed 13'x13' trash enclosure to be located on the southwest corner of the lot on the existing asphalt
 - g) Loading spaces: don't have any
 - h) Fire hydrant location: located across the street at approximately 2900 Rapids Drive
 - i) Location of signage: will utilize the existing post for signage that is already present
4. >
5. Landscape plan:
 - a) Buffer yard: Existing grassy area north and east of the building
 - b) Parking areas: designated on the site plan
 - c) Screening and fencing location: existing chain link fencing enclosing parking area, and entire rear of building. Additional fencing to be installed to enclose play space at the rear of the building.
 - d) Plant list: utilizing existing landscape – no plants will be added.
6. Lighting plan
 - a) Location of light fixtures: utilizing existing light fixtures
7. Floor plan: included with site plan
8. Engineering plan:
 - b) Storm water plan: no change to current plan
 - c) Existing and proposed roadway and access configurations: access through concrete drive onto asphalt parking area that already exists
9. Signage
 - a) Dimensioned color elevations of signage: see enclosed printed sample of sign
 - b) A diagram showing proposed location: see site plan
10. Building site elevations:
 - a) Building elevations showing all four sides of the buildings in color: utilizing existing building
 - b) Elevation of trash enclosure area: located on southwest corner of lot
11. Building material samples: new glass door will be on the west side of the building (see plans).

1. The establishment, maintenance of operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort of, general welfare: the childcare facility will utilizing state licensing standards.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted nor substantially diminish and impair the values within the neighborhood. The property will be well maintained at all times.
3. The childcare facility will ensure the property is maintained for the safety of children and for the property. The asphalt drive will be property maintained. The current grassy area will be maintained.
4. Site has existing utilities.
5. Site has existing ingress, egress. The families attending the daycare will utilize the existing parking lot of drop off and pick up, so the road will not be impeded in any way.



Project: Grandma's Home Away From Home Daycare

Project Address: 2925 Rapids Drive



24" x 24" Sign

Total Property Area 12,077 sq. ft.

Total Building Area 1360 sq. ft.



Property Line

105'

"Proposed"
Screened
Trash Enclosure
13 x 13

Asphalt 6288 sq. ft.

9 x 19

12 x 19

12 x 19

"Proposed"
Fence

"Proposed"
Entrance

Concrete Sidewalk

Concrete Drive

Rapids Drive

Concrete Sidewalk

Grass

"Proposed"
Playground 2150 sq. ft.

Fence

Grass

Fence

Fence

Entrance

Hall 80.5 sq. ft.

Office 110 sq. ft.

Bathroom 38 sq. ft.

Utility Room 80 sq. ft.

7360 Ft²

Room One 480 sq. ft.

Room Two 355 sq. ft.

"Proposed"
Halfwall

Sign

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