

Application for Conditional Use Permit

Applicant Name: Amelia Fahnrich	r pojparskipan Jeursanskilan i Jasoudalididan od 1. (11)
Address: 5931 Pilgrim Way	City: Mount Plesant
State: WI Zip: 53406	
Telephone: 262-902-3594 Co	ell Phone: 262-902-3594
Email: aandersen@sonnenbergschools.o	org and a sweet day, and the devices a common the devices and a common the device and a common the devices and a common the devices and a common t
Agent Name: Amelia Fahnrich	
Address: 5931 Pilgrim Way	City: Mount Pleasant
State: WI Zip: 53406	
	ell Phone: 262-902-3594
Email: aandersen@sonnenbergschools.	org in venical constraints and the stagens (2)
Property Address (Es): 800 Villa Street	
Current Zoning: Conditional Use Permit	authi ait illio an o'ese saut sono
	y Program
Proposed Use: Office Space	











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. Conditio	onal Use Review Application		
2. Written	description of project, including:		
a. H	Hours of operation		
b. A	Anticipated delivery schedule		
	Maintenance plan	$ \succ $	
d. C	General use of the building and lot		
3. Site Plan	n (drawn to scale), including:		
a. F	Fully dimensioned property boundary		
b. A	All buildings (existing and proposed)		
c. S	Setbacks from property lines		
d. 1	Identification as to whether all elements are "Existing" or		
44	'Proposed''		
	Dimensioned parking spaces and drive aisle layout		
U	Trash enclosure location and materials	 	
_	Loading spaces	i	
	Fire hydrant locations		
	Location of signage, with setbacks		
	Analysis Table		
1.	Land area (in acres and square feet)		
	Building area (in square feet))
	Setbacks (required yards in feet)		i
	Floor Area Ratio (building area divided by lot area)		
	Lot Coverage (building footprint divided by lot area)		
	Height of all buildings and structures		
	Percentage of greenspace (landscaped areas divided by lot area)		
	Parking spaces		
5. Landscap			
1	Bufferyards		
	Parking Areas		
c. S	Screening and fencing locations		
	Plant lists including the following: Latin and Common Names,		
J.	Number of each planting material, and Size at planting.	L	
I		WEST WEST TO SERVICE	



Racine, Wisconsin 53403





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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.	II	
7. Floor Plan		
a. Preliminary floor plan layout of all buildings/structures		1
b. Labels for the type of use of the area		
c. Labels for square footage of the area	<u></u>	
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	L	
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	l	
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;

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: 9/30/05

The signature(s) hereby certify that the statements made by myself and constituting part of this application









Written Description of Project

Villa Street Campus, Sonnenberg Schools

Hours of Operation

The proposed administrative office will operate Monday through Friday, primarily between the hours of 7:30 a.m. and 4:00 p.m.

Anticipated Delivery Schedule

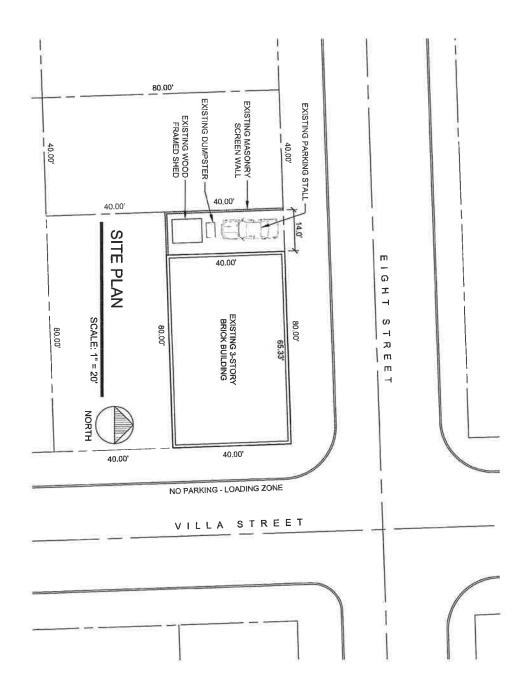
The facility will not generate significant delivery traffic. Deliveries are anticipated to occur exclusively during standard business hours (7:30 a.m. to 4:00 p.m.).

Maintenance Plan

The property will be maintained in a manner consistent with City of Racine standards and the operational needs of a professional office facility. On site staff will provide daily interior cleaning and upkeep and one time per month our cleaning company will deep clean the building. Exterior maintenance, including snow removal, lawn care, and landscaping, will be performed by our Maintenance Manager. Preventive maintenance of building systems (including HVAC, plumbing, and electrical) will be scheduled at appropriate intervals and performed by licensed contractors. The applicant is committed to maintaining the building and lot in a safe, functional, and visually appropriate condition.

General Use of the Building and Lot

The Villa Street Campus will be utilized solely as the administrative offices of Sonnenberg Schools. The building will accommodate office space for administrative staff, leadership personnel, and support functions necessary for the operation of the school system (2-4 employees daily on average). No instructional programming or student attendance will occur on-site. All uses of the premises will remain consistent with its designation as an administrative office facility.



PLAN DATES: 9-18-2025 유

SITE PLAN SONNENBERG SCHOOLS, INC.

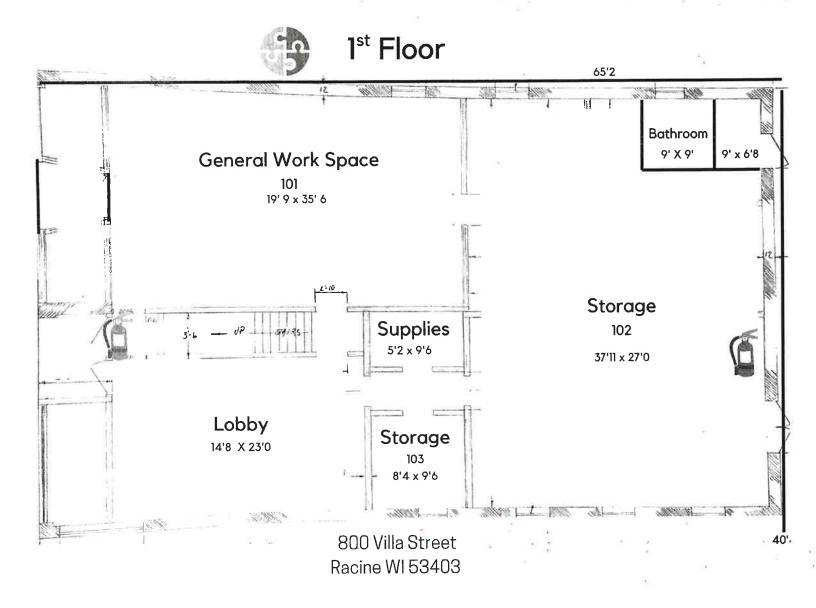
800 VILLA STREET, RACINE, WI 53403

RPY Architecture, LLC

3316 N Wisconsin St

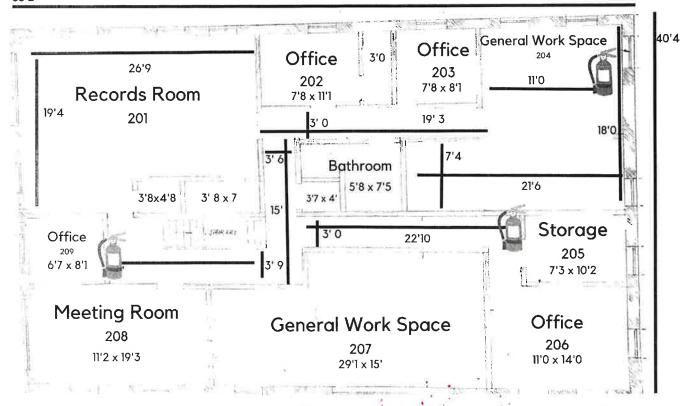
262-994-9285 Racine, WI 53402 mb_yuhas@yahoo.com

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