



## Application for Zoning Change

Applicant Name: Rivers End Real Estate, LLC Dan & Ken Kaiser

Address: 880 Corporate Wood Parkway City: Vernon Hills

State: IL Zip: 60061

Telephone: \_\_\_\_\_ Cell Phone: 847-274-5135

Email: dankaiser123@gmail.com ken.kaiser@kidco.com

Agent Name: Rivers End Real Estate, LLC Dan & Ken Kaiser

Address: 880 Corporate Wood Parkway City: Vernon Hills

State: IL Zip: 60061

Telephone: \_\_\_\_\_ Cell Phone: 847-274-5135

Email: ken.kaiser@kidco.com

Property Address (Es): 209, 219, & 309 Dodge Street

Current Zoning: I-2 General Industrial

Proposed Zoning: B-5

Current/Most Recent Property Use: Current restaurant

Proposed Use: Restaurant





The application will be evaluated using the standards of Sec. 114-82 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.

- (a) The planning, heritage, and design commission shall submit recommendations to the common council within 60 days of receipt of the application for amendment. Extension of this time period may be allowed by mutual consent of applicant and planning, heritage, and design commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the planning, heritage, and design commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

- 1) Existing uses of property within the general area of the property in question;

The existing 3 parcels of land service 2 restaurants

- 2) The zoning classification of property within the general area of the property in question;

B-3 and B-5

- 3) The suitability of the property in question to the uses permitted under the existing zoning classification;

The current zoning classification is industrial use, and the use of the current parcel does not fit under the industrial use zoning classification.

- 4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

- 5) The objectives of the current land use plan for the city.

The area surrounding these specific parcels are planned for high density condominiums and apartments. This specific block is designed for retail / commercial use.

- (b) The planning, heritage, and design commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest. The plan commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this subsection, the R1 district shall be considered the lowest classification.





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. Zoning Change Application	1/24/23	
2. Legal Description of property proposed to be rezoned	1/24/23	
3. Rationale or statement as to why rezoning is proposed	1/24/23	
4. Zoning Analysis Table <ol style="list-style-type: none"><li>a. Land area (in acres and square feet)</li><li>b. Building area (in square feet)</li><li>c. Setbacks (required yards in feet)</li><li>d. Floor Area Ratio (building area divided by lot area)</li><li>e. Lot Coverage (building footprint divided by lot area)</li><li>f. Height of all buildings and structures</li><li>g. Percentage of greenspace (landscaped areas divided by lot area)</li><li>h. Parking spaces</li></ol>	1/24/23	
5. Review Fee	1/24/23	

**Acknowledgement and authorization signatures**

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): Dan Kansen Date: 1/23/23

Applicant Signature (acknowledgement): Samuel Hauer Date: 1/23/23



00000118

STATE BAR OF WISCONSIN FORM 3 - 1998  
QUIT CLAIM DEED

DOC # 2057740

Recorded

NOV. 04, 2005 AT 04:27:40PM

Document Number

This Deed, made between \_\_\_\_\_

R. J. Pugh, Inc., a Wisconsin Corporation

Grantor,

and Richard J. Pugh

Grantee.

Grantor quit claims to Grantee the following described real estate in  
Racine County, State of Wisconsin:

Legal description attached

Property location: 209 Dodge Street

*James A. LaMig*JAMES A. LAMIG  
RACINE COUNTY  
REGISTER OF DEEDS

Fee Amount: \$13.00

Transfer Fee: \$828.80



Recording Area

Name and Return Address

Atty. Bruce A. Fishbain  
601 Lake Ave., #60  
Racine WI 53403

02528000

Parcel Identification Number (PIN)

This is not homestead property.~~is~~ (is not)

Together with all appurtenant rights, title and interests.

Dated this 30th day of June, 2004.

(SEAL)

*Richard J. Pugh*

(SEAL)

• Richard J. Pugh

(SEAL)

(SEAL)

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Bruce A Fishbain, Attorney at Law  
601 Lake Ave., Racine WI 53403  
State Bar # 01015333

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

State of Wisconsin,

Racine

County

ss.

Personally came before me this 30th day of  
June, 2004, the above namedRichard J. Pughto  
me known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledged the same.*Shirley R. Gonzales*  
Shirley R. Gonzales

Notary Public, State of Wisconsin

My commission is permanent. (If not, state exp. \_\_\_\_\_)

April 1, 2007

\* Names of persons signing in any capacity must be typed or printed below their signature.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN  
FORM 3, 7 1008

Wisconsin Legal Blank Co., Inc.

0000419

ATTACHMENT

Legal Description

PARCEL #1: Lots 1, 2, 3 and 4, Block 66, Original Plat of Racine and the West 1/2 of the portion of North Michigan Blvd. being bounded on the North by the South line of Dodge Street, on the East by the West line of Block 57, Original Plat of Racine on the West by the East line of Lot 1, Block 66, and on the South by the Root River.

PARCEL #2: That part of Dodge Street vacated on January 16, 1912 described as follows: The South 12 feet in width of that portion of Dodge Street lying between the West line of Lot 4, Block 66, Original Plat of Racine extended North and the Westerly line of North Michigan Blvd.

PARCEL #3: That part of the present public street right of way at the intersection of Michigan Boulevard and Dodge Street, and adjacent thereto, described as follows: Begin at a point on the Northerly extension of the West line of Lot 4, Block 66, Original Plat of Racine, that lies 60 feet South and perpendicular to the North line of said Dodge Street; run thence Easterly 72 feet; more or less parallel to the aforesaid North line to the point of curvature of a curve whose radius is 92 feet and whose long chord measures 148.52 feet to the East line of said Michigan Boulevard; thence Easterly and Northeasterly 172.84 feet on the arc of said curve to the said East line of Michigan Boulevard; thence Southerly 153 feet, more or less along the Southerly extended East line of said Michigan Boulevard to its intersection with the East extremity of the South line of said Dodge Street; thence Westerly along said South line of Dodge Street to the said Northerly extended West line of Lot 4; thence North along the aforesaid West line to the point of beginning. Subject to easements reserved by the City for existing and proposed utilities indicated on the planes prepared by Donahue and Associates, Inc. and titled "Screening Dissolved-Air Flotation Units Root River Project" City of Racine, Wisconsin, Federal Project #11023, Page 2 and Page 3 dated May 14, 1971.

Tax Parcel No.: 02528000

DOCUMENT NO.  
T519838

VOL PAGE  
2490 920

QUIT CLAIM DEED  
STATE OF WISCONSIN - FORM 13  
THIS SPACE RESERVED FOR RECORDING DATA  
REGISTER'S OFFICE  
RACINE COUNTY, WI

RECORDED

95 NOV 20 PM 4:02

MARK A. LADD  
REGISTER OF DEEDS

THIS INDENTURE, Made by CITY OF RACINE, WISCONSIN, a  
municipal corporation

grantor  
of Racine County, Wisconsin, hereby quit-claims to

RICHARD J. PUGH

grantee, of Racine County, Wisconsin, for the sum of

Fifteen Thousand and no/100-----(\$15,000.00) Dollars,

the following tract of land in Racine County, State of Wisconsin:

Lots 5,6,7,8 & 9, Block 66 and the south 12 feet of Dodge Street and the east 1/2 of Chatham Street that lies contiguous to said lots, all a part of the original plat of the Town of Racine, Racine County, Wisconsin.

The Grantor reserves onto itself for use by the general public a strip of land running in a generally east-west direction on the north bank of the Root River consisting generally of a parcel 25 feet in depth and compromising the south 25 feet of the above described real estate.

Tax No. 02529000

This is not homestead property.

Tax Exempt 77.25 #2

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has hereunto set his hand and seal this 9th day of October, A. D., 19 95.

SIGNED AND SEALED IN PRESENCE OF

CITY OF RACINE (SEAL)

James M. Smith (SEAL)  
James M. Smith, Mayor

ATTEST: Karen M. Norton (SEAL)

Karen M. Norton, City Clerk (SEAL)

State of Wisconsin, }  
Racine County, } ss. Personally came before me, this 9th day of October

A. D., 19 95, the within named James M. Smith, Mayor and Karen M. Norton, City Clerk

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

City Attorney's Office

NOTARY  
SEAL

Diane I. Schacht  
Diane I. Schacht

Notary Public, Racine County, Wis.

My commission (expires) 1/21/96

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

QUIT CLAIM DEED

STATE OF WISCONSIN  
Form No. 13

Wisconsin Legal Blank Company  
Milwaukee, Wis. 53201

331 11-20

01 \*1000

Name and Return Address:  
Atty. Nancy Wheeler  
601 Lake Avenue  
Racine, WI 53403

This document drafted by  
Nancy E. Wheeler  
State Bar No. 1017340

DOCUMENT # 2406174  
RACINE COUNTY REGISTER OF DEEDS  
April 30, 2015 1:20 PM

  
TYSON FETTES  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$30.00  
Pages: 1  


### WARRANTY DEED

William H. Pugh, III, for no consideration, conveys and warrants to the William H. Pugh III Revocable Trust, dated November 4, 1997, his undivided one-half interest in the following described real estate in Racine County, Wisconsin:

Lots 1 and 2, Block 65, Original Plat of Racine; also strip of land 30 feet in width adjoining said Lots on the East, described as follows: Begin at the Northeast corner of said Block; run thence Easterly on the South line of Dodge Street 30 feet; thence South to River; thence North to the Southeast corner of said Block and thence North to the place of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

Street Address: 303 Dodge Street, Racine WI 53403  
Tax Key No. 276-0000-02526-000

William H. Pugh warrants good title, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants; and will warrant and defend the same. This is not homestead property.

Dated this 29th day of April, 2015.

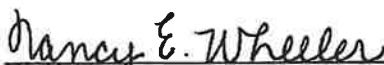
WILLIAM H. PUGH III

*exempt 16*

  
BY: James C. Small, POA

### AUTHENTICATION

Signature of James C. Small, in his capacity as Power of Attorney for Finances and Property for William H. Pugh III, authenticated this 29th day of April, 2015.

  
Nancy E. Wheeler, State Bar No. 1017340



**2022 Property Records for of Racine, Racine County**

Dec 31 16, 2022

**Tax key number: 276-00-00-02526-000**

**Property address: 303 Dodge St**

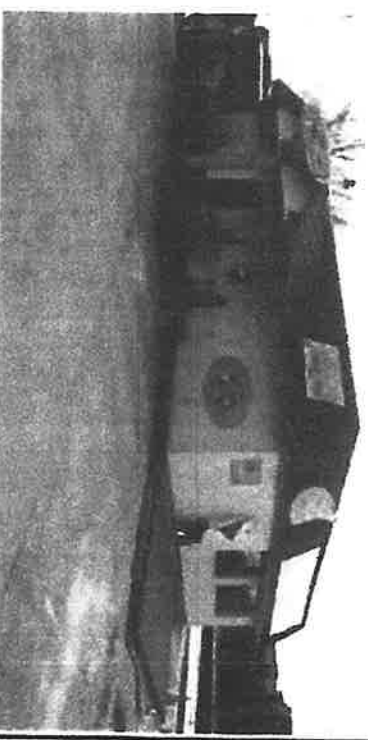
**Traffic / water / sanitary: / City water / Sewer**

Summary of Assessment	
Land	\$60,000
Improvements	\$193,000
Total value	\$253,000

City	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			11,591	0.266	None	Commercial		\$60,000

**Commercial Building (Restaurant)**

Section name: Section 1  
 Year built: 1985  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 210 LF  
 Total area: 2,746 SF (all stories)



Designed Use		Actual Use		Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Restaurant				1	2,746	Masonry bearing walls	0.00	C (AV)	Good
Component Description		Count	Stops	Area (sf)	Area (%)	Quality			
Concrete Block				2,746	100.0%	C (AV)			

Levels: 1.00  
 Section 1 Perimeter: 210 LF  
 Total area: 2,409 SF (all levels in basement)

Occupancies		Actual Use		Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Restaurant				1	2,409		Masonry bearing walls	0.00	C (AV)	
Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)						
1	Deck	Fir or pine	1,869							
1	Deck	Fir or pine	1,326							
Attachments				C	100%	1985				

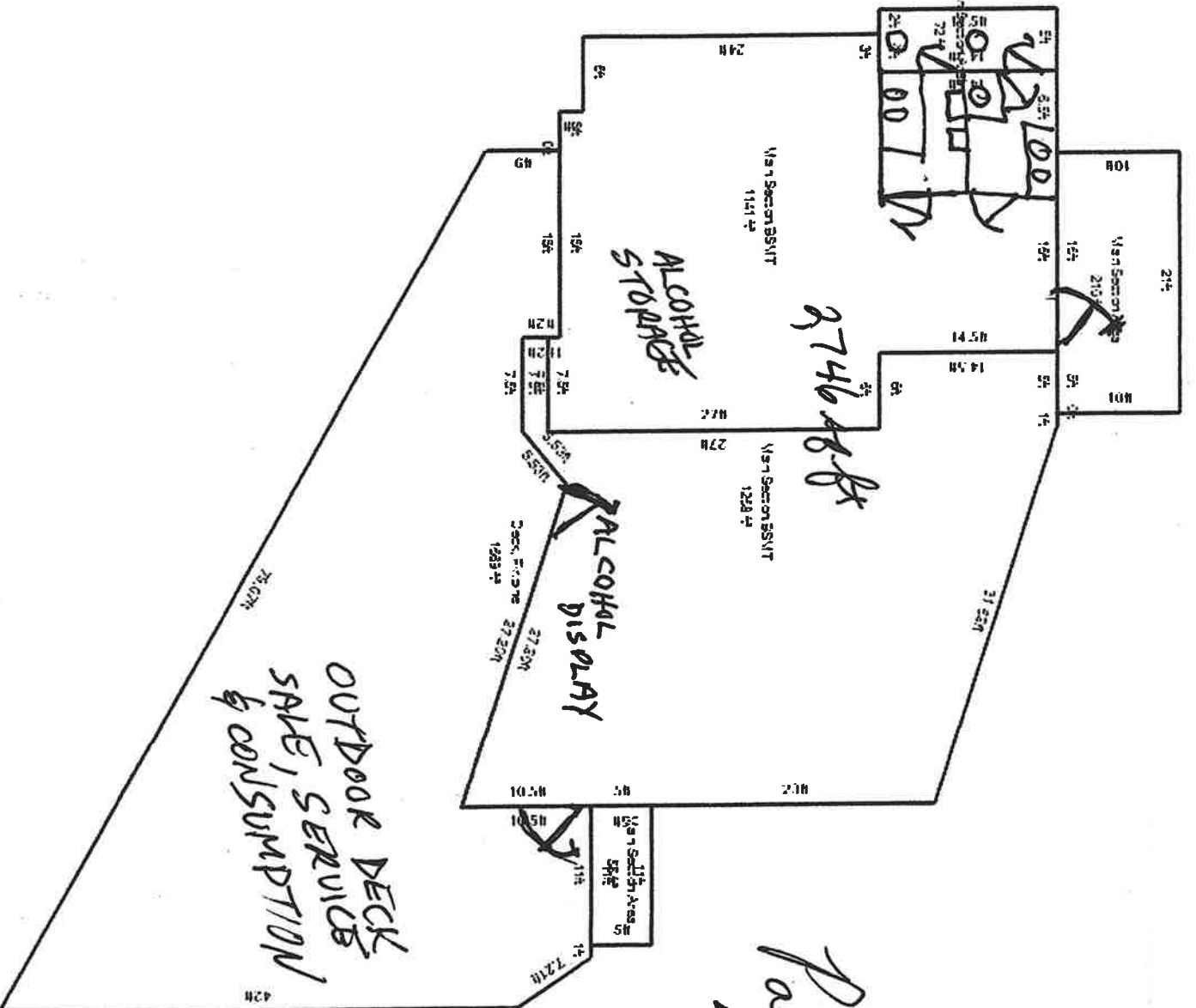


Other Improvements		
Tax Class	Description	Assess Value
Commercial	Total Improvements value	\$193,000

Building Permits			
Issued	Permit #	Purpose	\$ Amount
1/25/2018	P18-0026	Site drain ~ John's dock.	\$0
1/25/2018	B18-0108	New heating ~ John's dock.	\$3,850
6/19/2017	P17-0300	Sink & Ice bin.	\$0

Sales History		
Date	Price	Type
6/28/2016	\$200,000	Not a market sale

WOMEN  
MEN



40 x 120 Parking

# 2022 Property Records for City of Racine, Racine County

Dec 16, 2022

Tax key number: 276-00-00-02528-000

Property address: 209 Dodge St

Traffic / water / sanitary: / City water / Sewer

Summary of Assessment	
Land	\$140,000
Improvements	\$318,000
Total value	\$458,000

Land							
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class
1	Commercial			32,622	0.749	None	Commercial
							Special Tax Program
							Assess Value
							\$140,000

## Commercial Building (Restaurant)

Section name: Section 1  
 Year built: 1979  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 266 LF  
 Total area: 4,382 SF (all stories)



Designed Use		Actual Use		Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Restaurant				1	4,382	Wood or steel framed exterior w	0.00	C (AV)	Good
Occupancies		Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
Exterior walls		Stud-Walls-Wood Siding				4,382	100.0%	C (AV)	
Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)					
1	Deck	Fir or pine	590						
1	Deck	Fir or pine	590						
Attachments									
1	Deck								

**2022 Property Records for D. , of Racine, Racine County**

Decem / 19, 2022

**Tax key number: 276-00-00-02529-000**

**Property address: 219 Dodge St**

**Traffic / water / sanitary: / City water / Sewer**

Summary of Assessment	
Land	\$86,600
Improvements	\$0
Total value	\$86,600

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			19,242	0.442	None	Commercial		\$86,600
Building Permits									
Issued	Permit #	Purpose	\$ Amount	Completed	Sales History				
					Date	Price	Type		
					10/9/1996	\$15,000	Not a market sale		

