



CITY OF RACINE

General Application Form

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

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: Todd Nelsen + Rebecca Veto
 ADDRESS: STREET: 15800 50th Rd CITY: Franksville STATE: WI ZIP: 53126
 Cell TELEPHONE: 262-994-0586 CELL PHONE: 262-498-0160
 EMAIL: becky.veto@yahoo.com ; ToddNelsen33@yahoo.com

AGENT NAME (IF APPLICABLE): N/A
 ADDRESS: STREET _____ CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL PHONE: _____
 EMAIL: _____

PROPERTY ADDRESS (ES): 566 State Street
 CURRENT ZONING: B3 Commercial
 CURRENT/MOST RECENT PROPERTY USE: Furniture Store
 PROPOSED USE: Residential Housing - 3 Apartment Units
 PROPOSED ZONING (only if applicable): _____
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____

CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

Are you the owner of the property included in the area of the requested zoning?
 Yes No Option to Purchase Lease

*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: See Accepted Offer Attached Date _____
 Print Name: _____

Applicant (s) Signature: Rebecca Veto / Todd Nelsen Date 9-16-19
 Print Name: Rebecca Veto / Todd Nelsen



CITY OF RACINE

Conditional Use Permit Checklist

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Applicant

General Development Application Form

SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**
(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

Lot Information

- Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').

Structure Location

- Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.

Ingress/Egress

- Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.

Parking Lot

- Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.

Trash/Utility Areas

- Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.

Fencing/Walls

- Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.

Outdoor Lighting

- Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.

Landscaping

- Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

- Surface Details**
 - Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).
- Sewer/Water**
 - Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).
- Signage**
 - Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).
- Drainage/Grading**
 - Show on-site surface water drainage and grading, and building and ground elevations (new construction only).
- FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**
- Scaled Floor Plans**
 - Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.
- Architecture**
 - Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).
- OTHER INFORMATION**
- Written Description**
 - Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.
- Deliveries**
 - Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.
- Maintenance Plan**
 - Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.
- Indicate any plans for future expansion, if applicable**
- Review Fee**
 - **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: Rebecca V. A. DATE: 9-16-19

Proposal for 566 Sate St:

566 State street was previously used as a furniture store. We would like to purchase the building and turn the existing space into 3 separate residential units. Our intention is for one of the units to be owner occupied in 5-7 years. We feel Downtown Racine has a lot to offer and we enjoy spending our time there. We have been looking for a retirement location and feel this property is perfect for us. We have over 30 years of experience in the Racine rental business and are excited to bring this idea to life.

Our vision for the front 2 units is to be a loft style dwelling (see examples A and A1) with approximately 1300 sq. ft. of living space per unit. Each unit will contain 2 bedrooms and 2 full bathrooms. The existing windows facing State St will be changed to privacy glass (see example B) with plantation type shutters (see example C). This will eliminate outside visibility into each of the front units.

The back unit is a tri level unit with approximately 1900 sq. ft. of living space. This unit will have 1 bedroom and 1 full bath. There is no visibility into this unit from the outside.

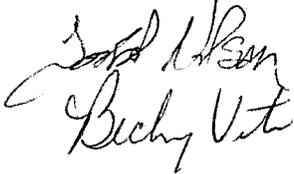
The existing loading dock area will be used as a common space and entrance into each of the units. There will be 2 entrance/exits for each unit. The front 2 units will have an entrance/exit (handicap accessible) on State St as well as an entrance/exit though the common area on Erie St. The back unit will have an entrance/exit through the common area on Erie St as well as an exit from the basement through the back of the building. Each unit will have access to laundry facilities as well as a fitness center in the basement of the building.

We do not have any intentions at this time to change anything on the exterior of the building. There are currently 3 parking spaces on the East side of the building as well as 3 parking spaces on the back side of the building.

If we are granted the conditional use permit and then able to purchase the property, we will be bringing in an interior design professional to review the plans to ensure we are optimizing the space and use of the building.

Thank you for your time and consideration,

Todd Nelsen and Becky Veto

Handwritten signatures of Todd Nelsen and Becky Veto. The signature for Todd Nelsen is written above the signature for Becky Veto.



Example A - Loft style unit



Example #1 - Loft style unit

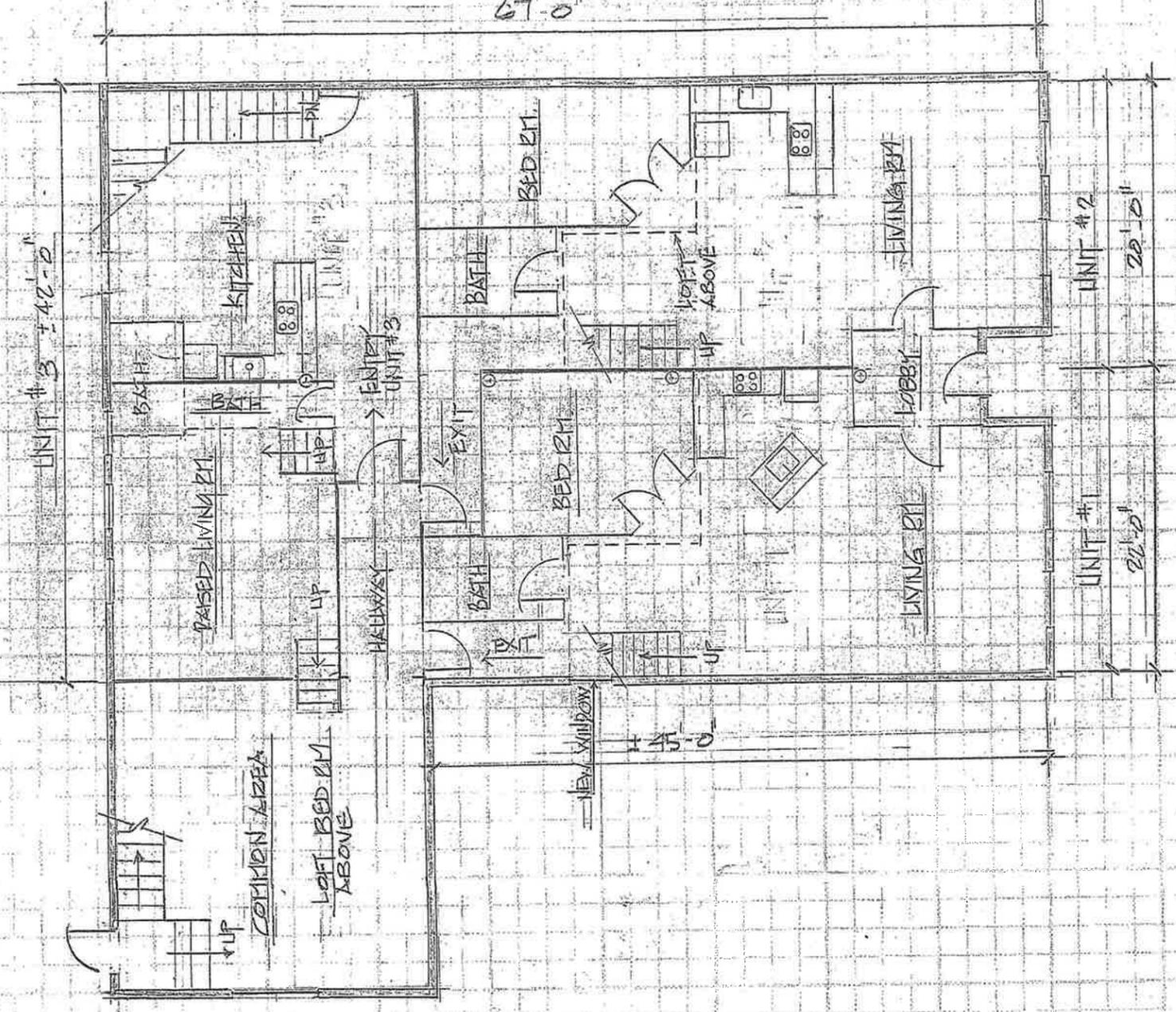
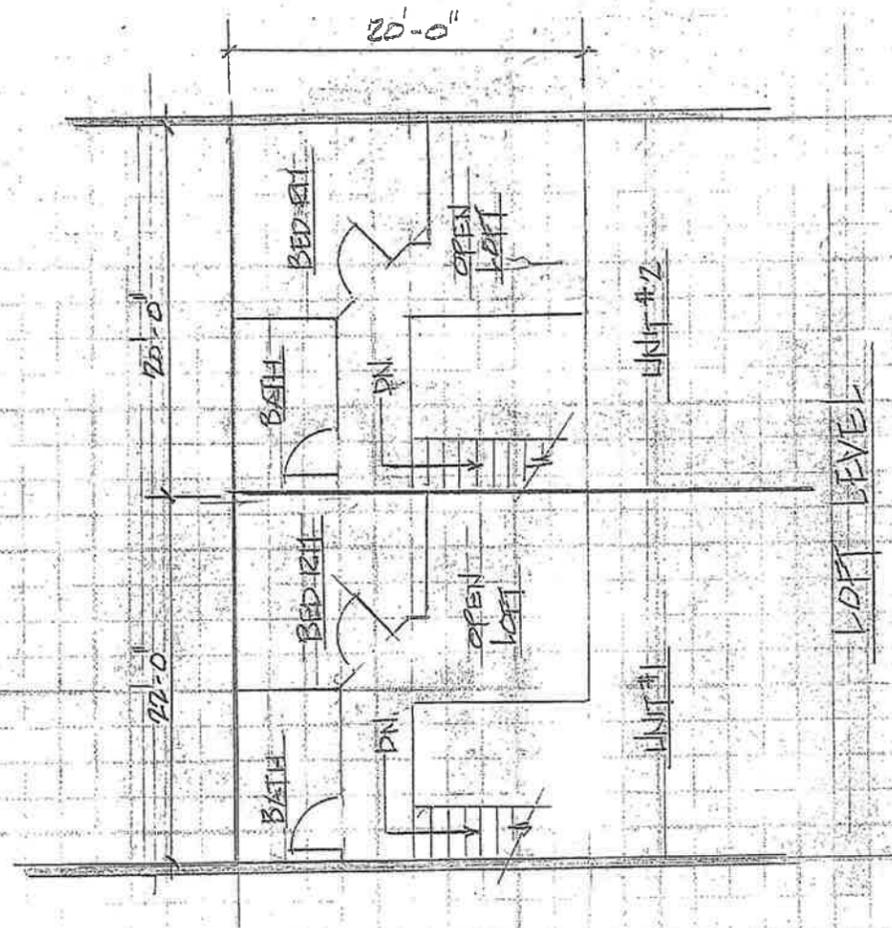


Privacy glass to be
installed on state st
windows

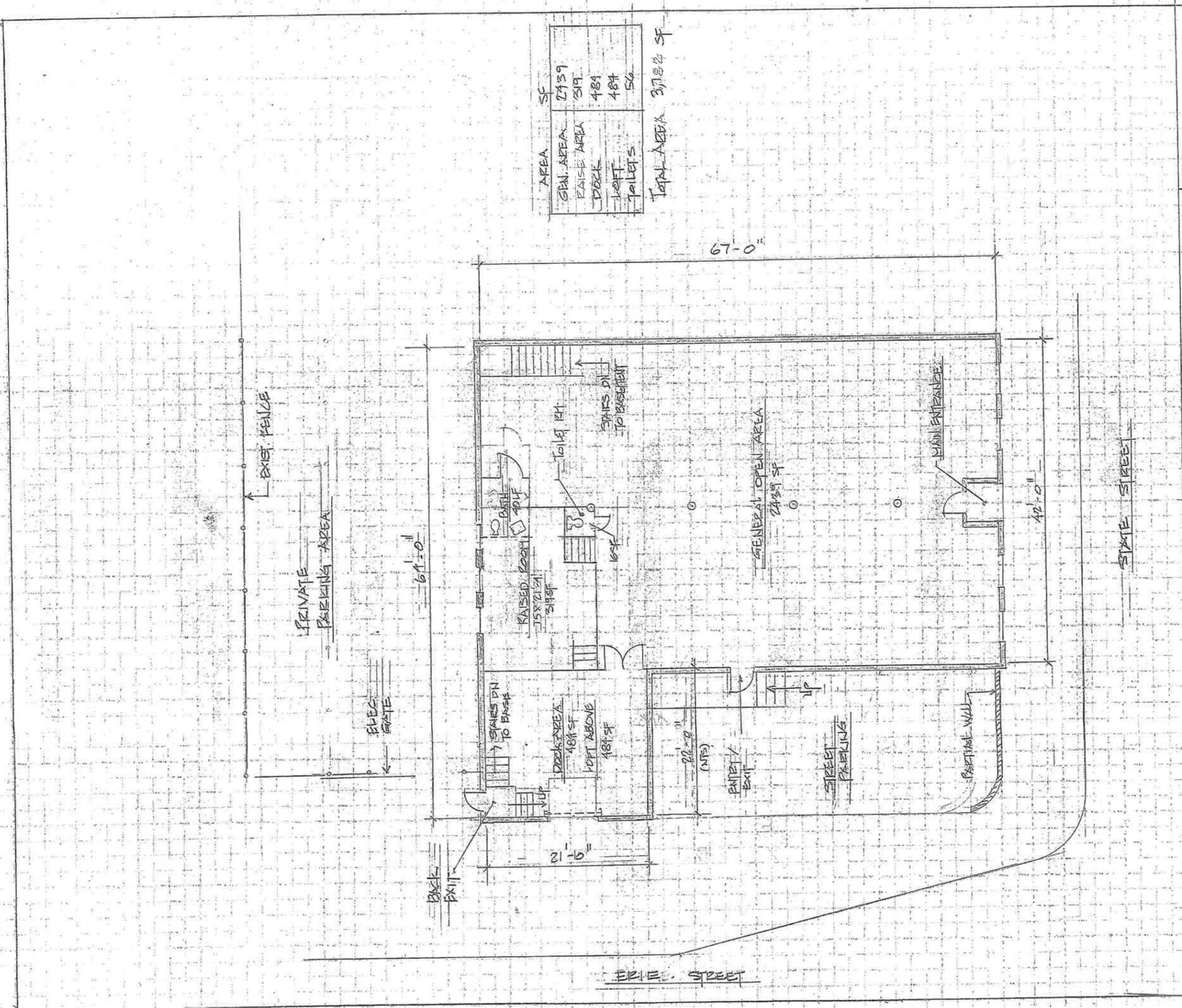
Example B

Example C - Plantation style shutters to be installed on State St windows.





PROPOSED IMPROVEMENTS



AREA	SF
GEN. AREA	2739
PAISE AREA	319
DOCK	484
LOFT	484
TOILETS	56
TOTAL AREA	3784 SF

EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



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