



Application for Conditional Use Review

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;

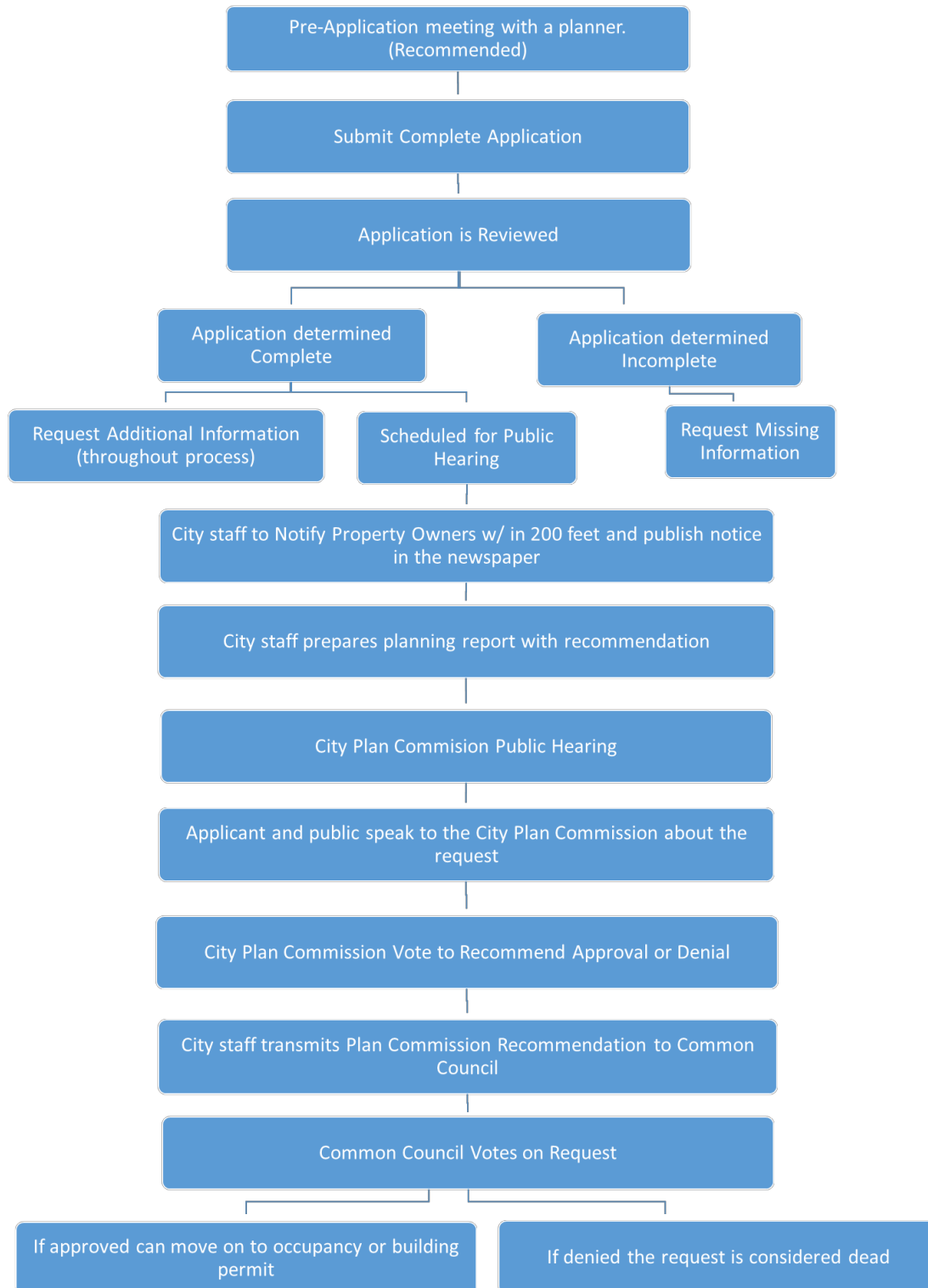
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

- (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.



Application Review Process





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 operationb. Anticipated delivery schedulec. Maintenance pland. General use of the building and lot		
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none">a. Fully dimensioned property boundaryb. All buildings (existing and proposed)c. Setbacks from property linesd. Identification as to whether all elements are "Existing" or "Proposed"e. Dimensioned parking spaces and drive aisle layoutf. Trash enclosure location and materialsg. Loading spacesh. Fire hydrant locationsi. 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 structuresg. Percentage of greenspace (landscaped areas divided by lot area)h. Parking spaces		
5. Landscape Plan <ol style="list-style-type: none">a. Bufferyardsb. Parking Areasc. Screening and fencing locationsd. 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: _____

Applicant Signature (acknowledgement): _____ Date: _____



Application for Conditional Use Permit for 712 Grove Ave.

Answering the questions:

1-3 The professional business is a quiet by-appointment business with a few cars parking in the street at a time. Acupuncture, Reiki and energetic healing sessions and some small classes will be offered. The building will be well maintained to reflect the integrity of the professional business.

All business is by-appointment only, the hours of operation will be 8 a.m. – 7 p.m. Monday – Friday and some appointments on weekends as needed.

4. There will be no changes to the outside of the building and the utilities will not be over-taxed due to use for this small office.

5. There will be no changes to the building, so whatever has been working so far will continue.

6. No, the proposed conditional use is not contrary to current land use plans and objectives. This professional business will have very limited traffic, is very quiet in nature and will offer by-appointment scheduling only. The healing nature of this business will serve the residents of this neighborhood.



DEPARTMENT OF CITY DEVELOPMENT



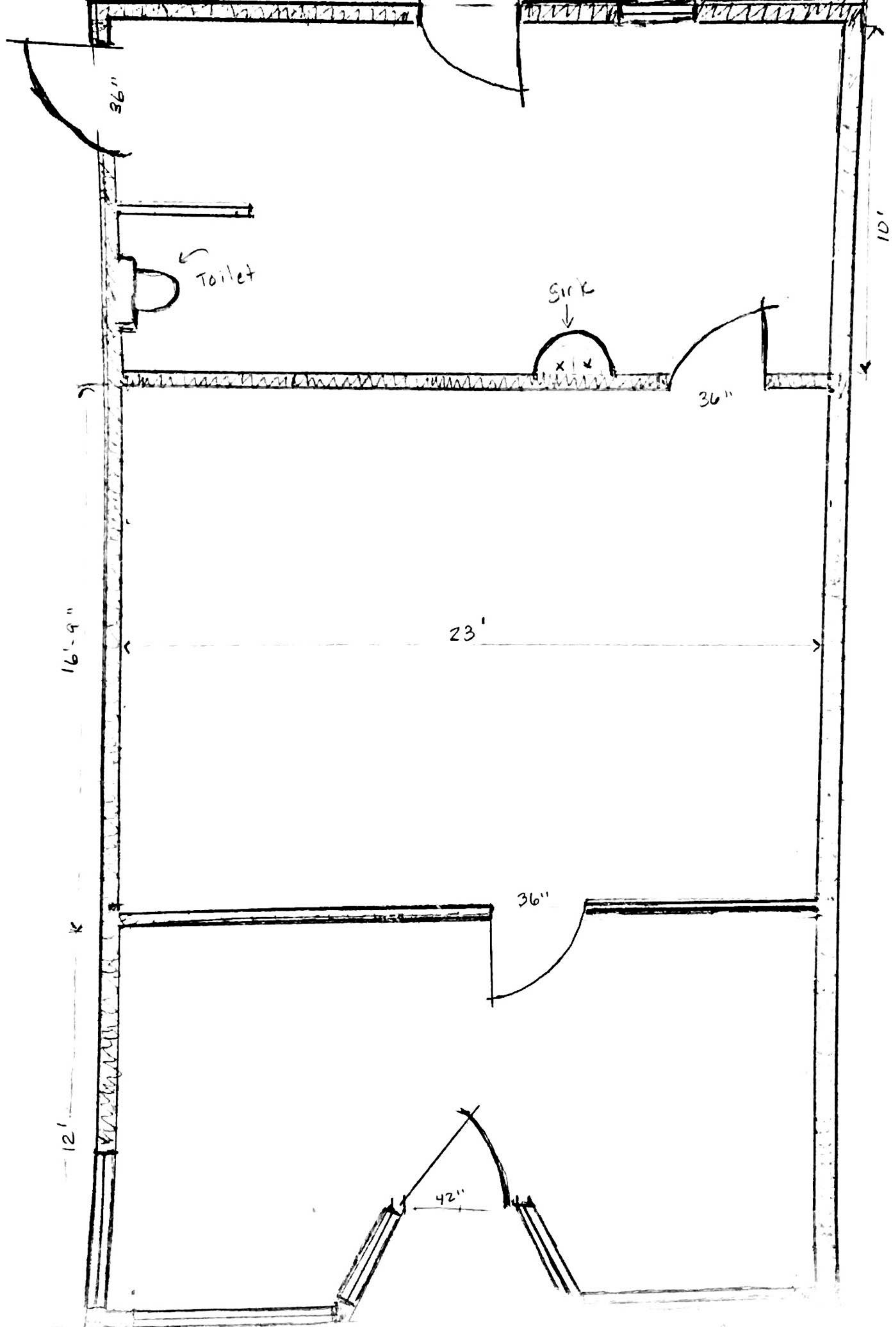
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2. One (1) paper copy, no larger than 11" x 17" size.

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 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">✓</div>	
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 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">✓</div>	
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 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">N/A</div>	
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. 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;">N/A</div>	







DEPARTMENT OF CITY DEVELOPMENT



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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.	N/A no change	
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	No changes	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	No Changes	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	No Changes	
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	No changes	
11. Building Material Samples (if making exterior changes)	N/A	
12. Review Fee		

Acknowledgement and authorization signatures

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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.

X Owner Signature (acknowledgement and authorization): Jane Wilson Date: 3-3-2021

Applicant Signature (acknowledgement): [Signature] Date: 3-7-2021



Application for Conditional Use Permit for 712 Grove Ave.

Answering the questions:

1-3 The professional business is a quiet by-appointment business with a few cars parking in the street at a time. Acupuncture, Reiki and energetic healing sessions and some small classes will be offered. The building will be well maintained to reflect the integrity of the professional business.

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5. There will be no changes to the building, so whatever has been working so far will continue.

6. No, the proposed conditional use is not contrary to current land use plans and objectives. This professional business will have very limited traffic, is very quiet in nature and will offer by-appointment scheduling only. The healing nature of this business will serve the residents of this neighborhood.

2. Written Description of Project

The request for the conditional use permit for 712 Grove Avenue in Racine is for the Reiki Institute of Wisconsin. The Reiki Institute will house the two practitioners of Reiki, acupuncture and energetic healing, Christie Kern, L. Ac., MSOM, Reiki Master Teacher and Jill Huxhold, Reiki Master and Shamanic Healing practitioner.

The business hours will be by appointment only. There will be no deliveries made to this business. The business will be appropriately maintained inside to professional standards and the landlord is responsible for building and property maintenance.

The business involves by-appointment healing sessions and a few small educational classes.

3. Site Plan – see attached

4. There is no change to the exterior of the building or the lot.

5. There is no change to the exterior of the building or the lot.

6. There is no change to existing lighting within the building or outside.

7. No change

8. No change

9. No change

10. No change

11. No change

12. check enclosed.