



Application for Conditional Use Review

Applicant Name: Elizabeth Brown

Address: 2001 90th Street City: Sturtevant

State: WI Zip: 53177

Telephone: 262-321-5912 Cell Phone: _____

Email: elizabeth.brown84@gmail.com

Agent Name: _____

Address: N/A City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

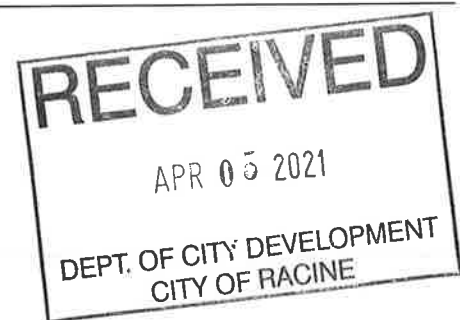
Email: _____

Property Address (Es): 1615 Grove Ave Racine WI 53405

Current Zoning: R3

Current/Most Recent Property Use: Dog / Pet Salon

Proposed Use: Candy / Retail Sales





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;

- Will not be endangering any person, Health ~~for~~ safety, morals 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;

- Agree my establishment will not be injurious to the use/enjoyment of other property
- (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;

Agree

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

- Yes they have been provided, already existed
- (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;

Agree

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

Agree

- (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.

Agree





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: a. Hours of operation 8AM to 8PM b. Anticipated delivery schedule N/A c. Maintenance plan cut grass, snow removal, d. General use of the building and lot candy / retail	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) 143ft from curb to building c. Setbacks from property lines 77ft from grass to building 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 N/A i. Location of signage, with setbacks	<input type="checkbox"/>	
4. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) 91258 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	<input type="checkbox"/>	
5. Landscape Plan 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.	<input type="checkbox"/>	





DEPARTMENT OF CITY DEVELOPMENT



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. <i>Existing</i>	<input type="checkbox"/>	
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	<input type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access <i>N/A</i>	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
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	<input type="checkbox"/>	
11. Building Material Samples (if making exterior changes) <i>N/A</i>	<input type="checkbox"/>	
12. Review Fee	<i>795</i>	

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: *3-31-21*

Applicant Signature (acknowledgement):

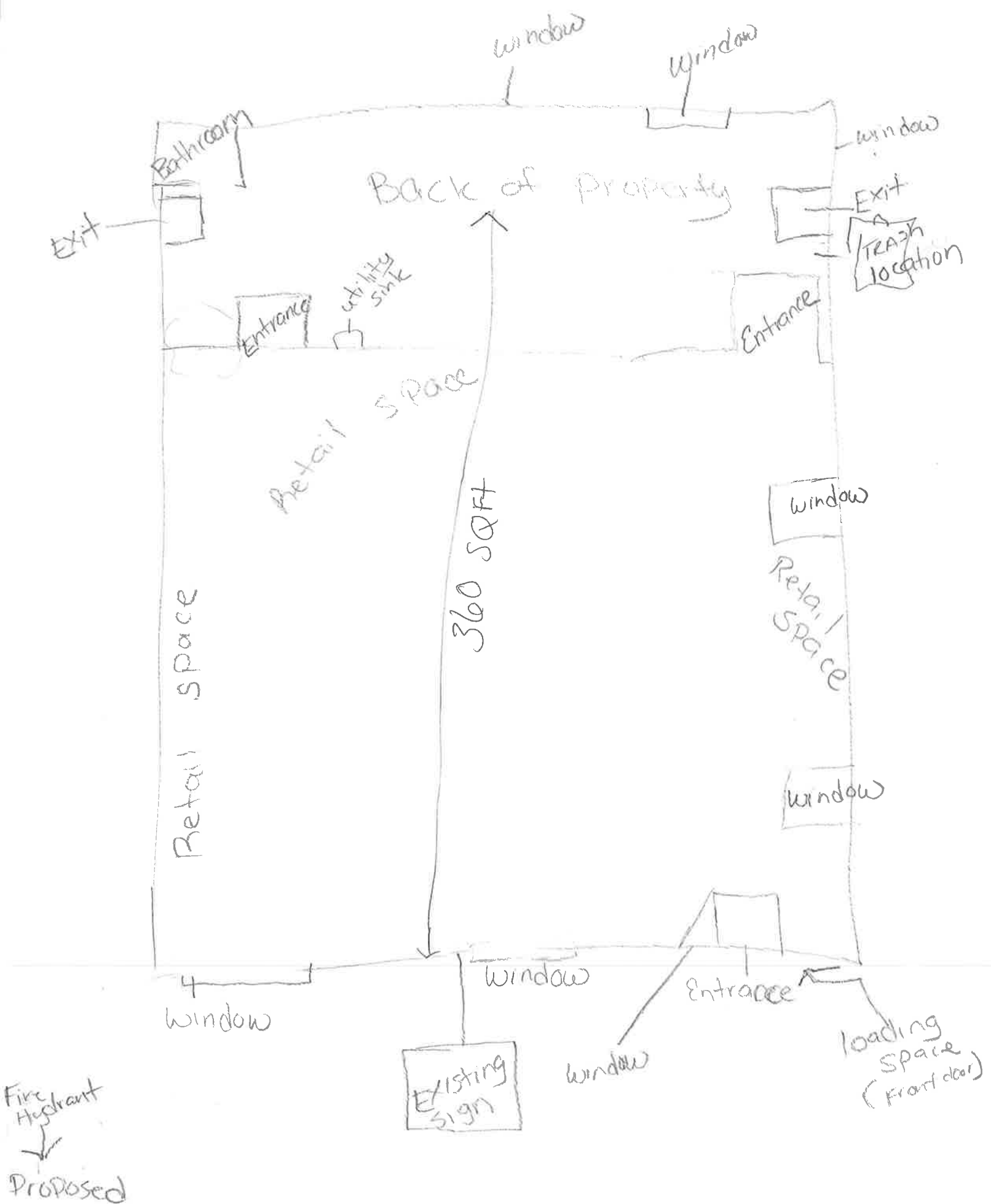
Elyse Brown

Date: *3/31/21*



Written description of project

- A Hours of operation will be 8AM-8PM
- B No anticipated delivery schedule at this time.
- C. maintenance plan will consist of making sure lawn is kept cut and free of garbage, In winter snow will be removed and salt placed down.
- D. The general use of building and lot is to provide low priced candy to the neighborhood in a "Back in the Day" Type of environment; example: penny candy, ^{Sleep sticks} etc Candy not offered to our youth that was offered to us as children basically bring our candy favorites back into existence, Along with offering different daily items such as toothbrushes, false eyelashes, T-shirts, Socks etc.



15th St

West

Street

Grove



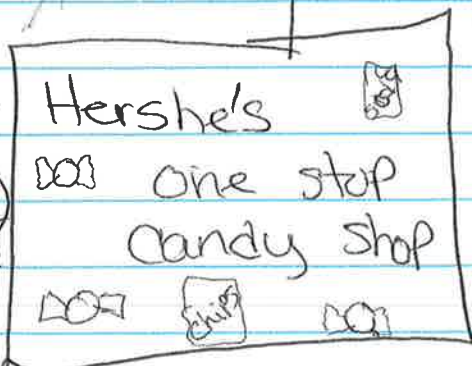
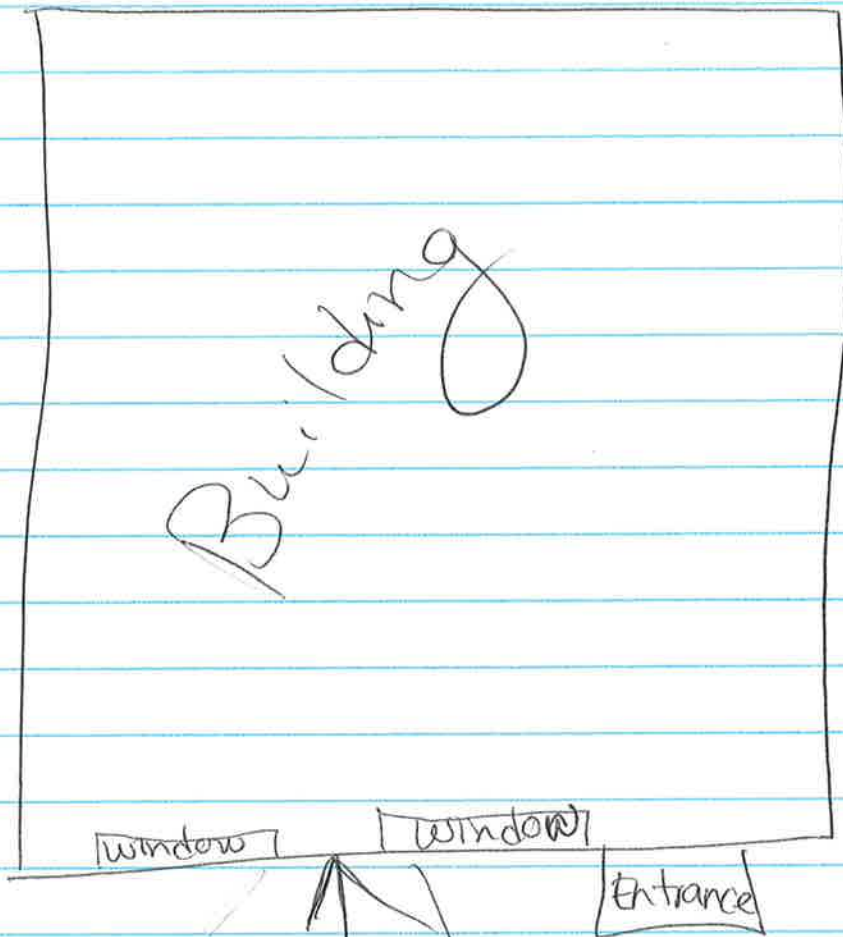
Avenue

16th

Grove St

N
S
E

~ proposed sign ~



replacing only
cover of
existing sign
that currently
says All star
pet saloon

Example of Signage

