



Application for Conditional Use Review

Applicant Name: CORNER HOUSE ON THE LAKE

Address: 207 GAS LIGHT DR. City: RACINE

State: WI Zip: 53403

Telephone: 262-907-7732 Cell Phone: _____

Email: ben@cornerhouseonthelake.com

Agent Name: BEN NELSON

Address: 4 GAS LIGHT DR City: RACINE

State: WI Zip: 53403

Telephone: _____ Cell Phone: 902-7732

Email: _____

Property Address (Es): 207 GAS LIGHT DR.

Current Zoning: _____

Current/Most Recent Property Use: RESTAURANT

Proposed Use: _____

BUILDING ONEAST SIDE 12x12 SUMITED BLUEPRINT
PATIO ON WEST SIDE OF BUILDING
SUMITED PLAN

SIDING ON EAST SIDE BUILDING WILL MATCH
EXISTING BUILDING (GET BACK TO YOU!)



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 operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	N/A	
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 	X	
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) — 14469 ft² 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 	□	
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. 	X	



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.	NA	
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	NA	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	NA	
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	X	
11. Building Material Samples (if making exterior changes)	X	
12. Review Fee	X	

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): B. N. _____ Date: 5-2-21





ALEGIS

www.alegisconstruction.com

Date:

Project:

HAND PAINTING @ PERIMETER

OUTDOOR SEATING

STAMPED CONCRETE

DECORATIVE DECORATION

WALKWAY

G1

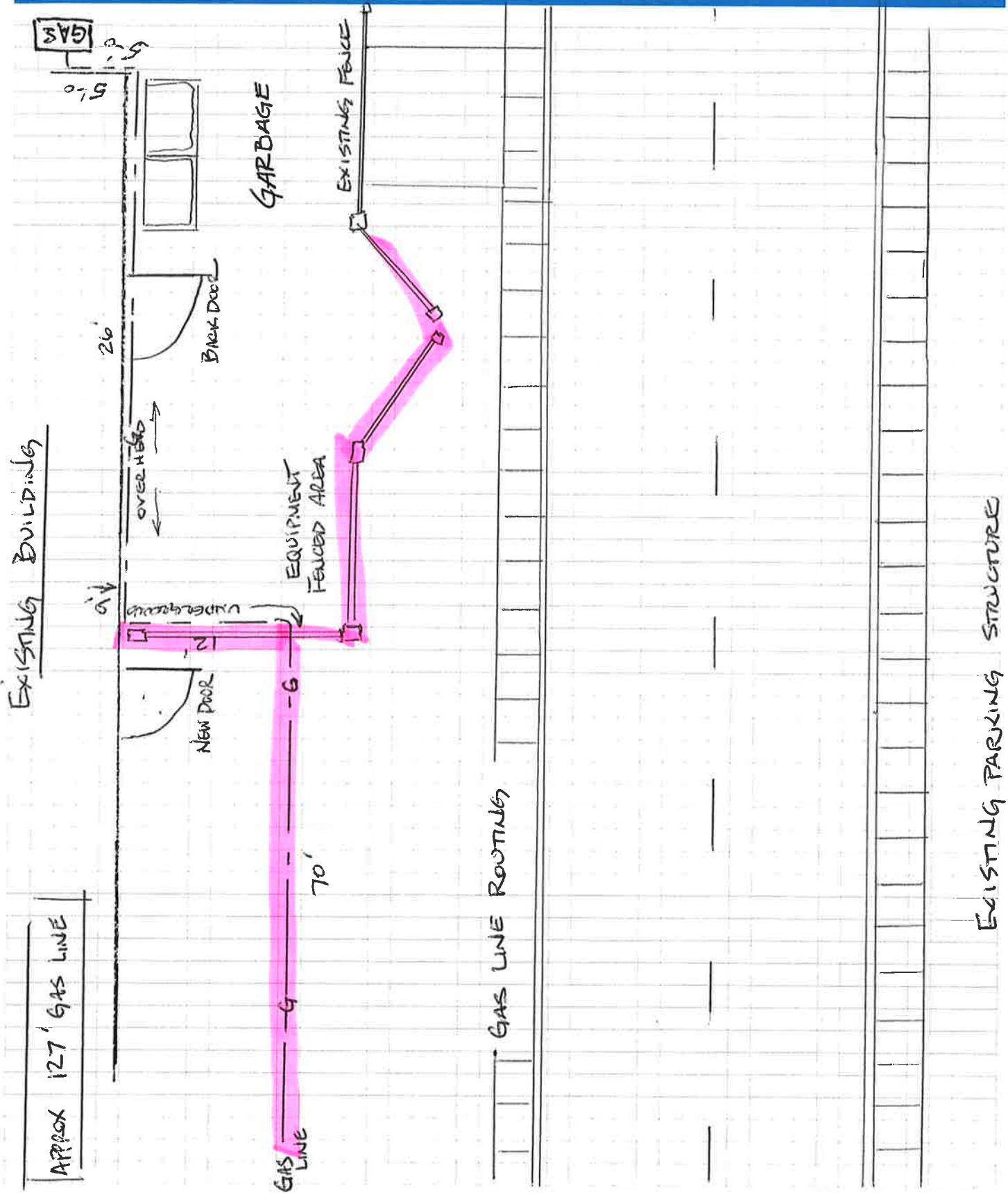
NEW POOL

INDOOR RESTAURANT

BAR AREA

FIRE PIT

FIRE PIT

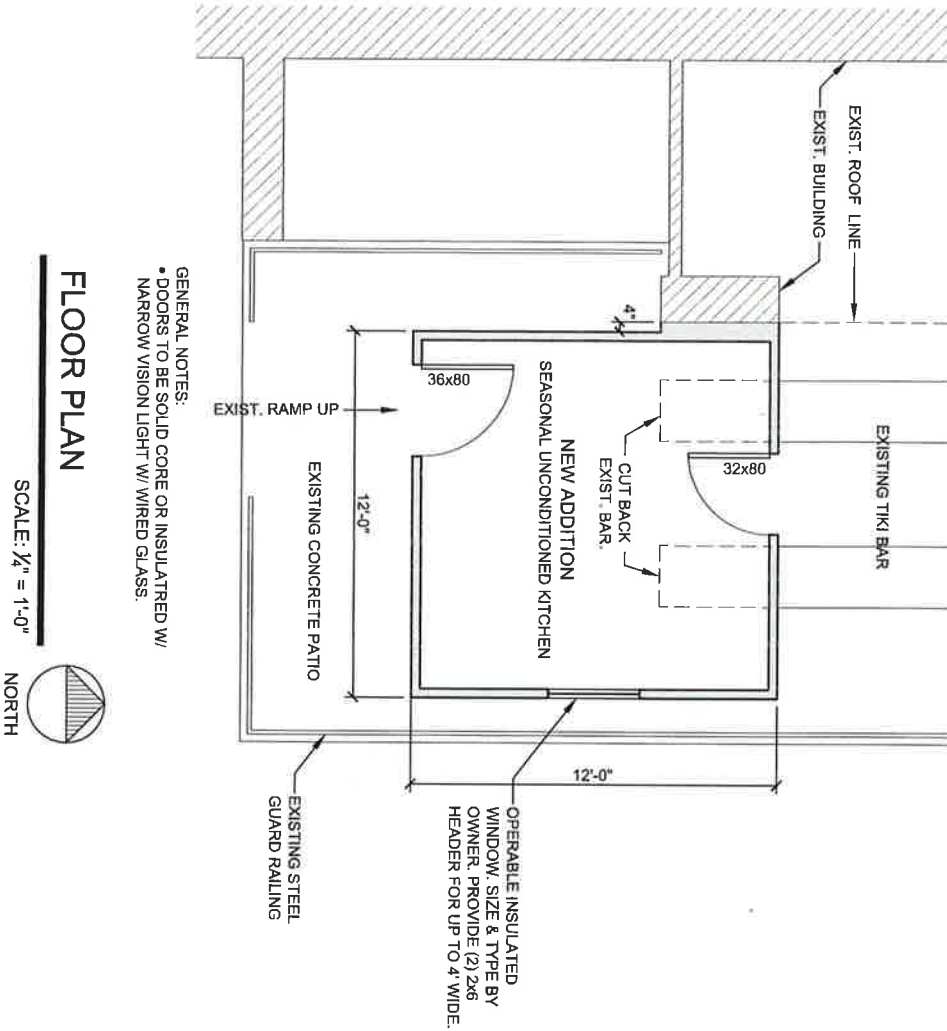


Date: March 16th 2021
 Project: Pato Hills Pit

ALEGIS
 www.alegisconstruction.com



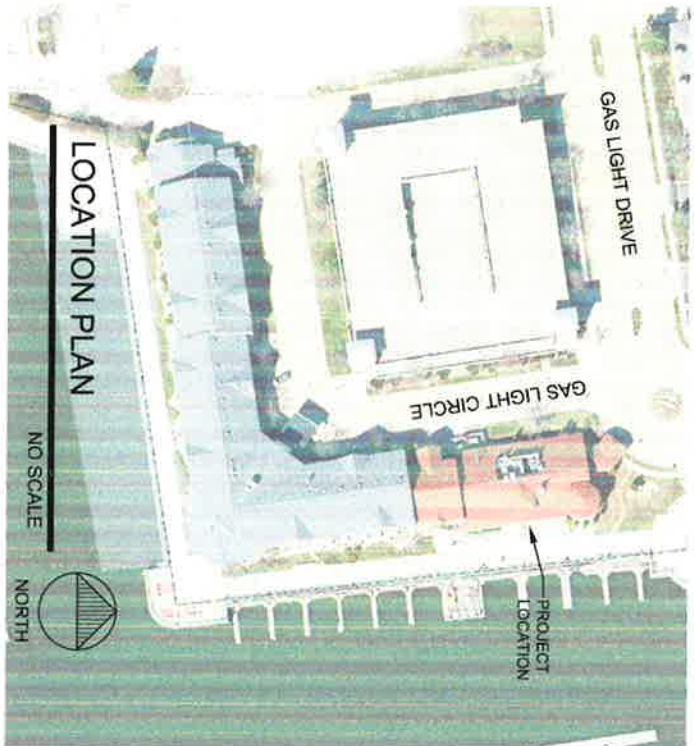
EXISTING PARKING STRUCTURE



GENERAL NOTES:
 • DOORS TO BE SOLID CORE OR INSULATED W/ NARROW VISION LIGHT W/ WIRED GLASS.

FLOOR PLAN

SCALE: 1/8" = 1'-0"



LOCATION PLAN

NO SCALE



PROJECT SCOPE: ADDITION IS TO PROVIDE OUTDOOR RESTAURANT SERVICES IN THE MODERATE MONTHS OF THE YEAR. THE ADDITION WILL NOT HAVE HEATING OR COOLING.
 GOVERNING CODE IS THE 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) & 2018 WISCONSIN COMMERCIAL BUILDING CODE. ALL WORK TO CONFORM TO FEDERAL, STATE & LOCAL CODES & REGULATIONS.

DRAWING INDEX

- 1- LOCATION PLAN & FLOOR PLAN
- 2- SECTION & ELEVATIONS

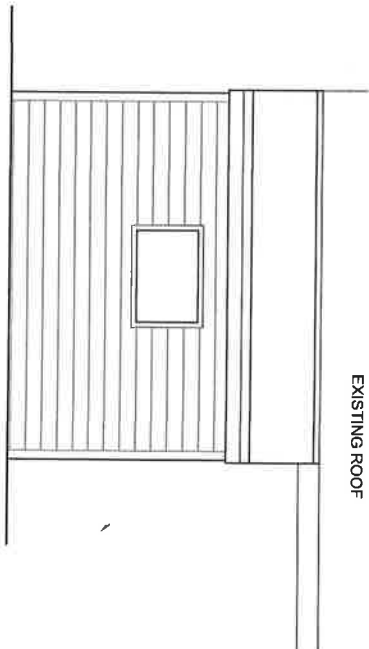
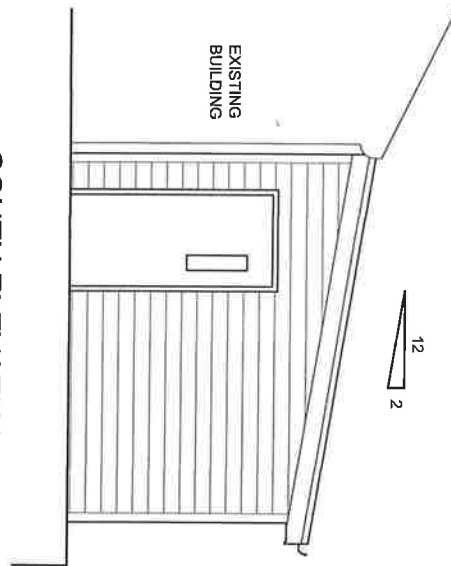
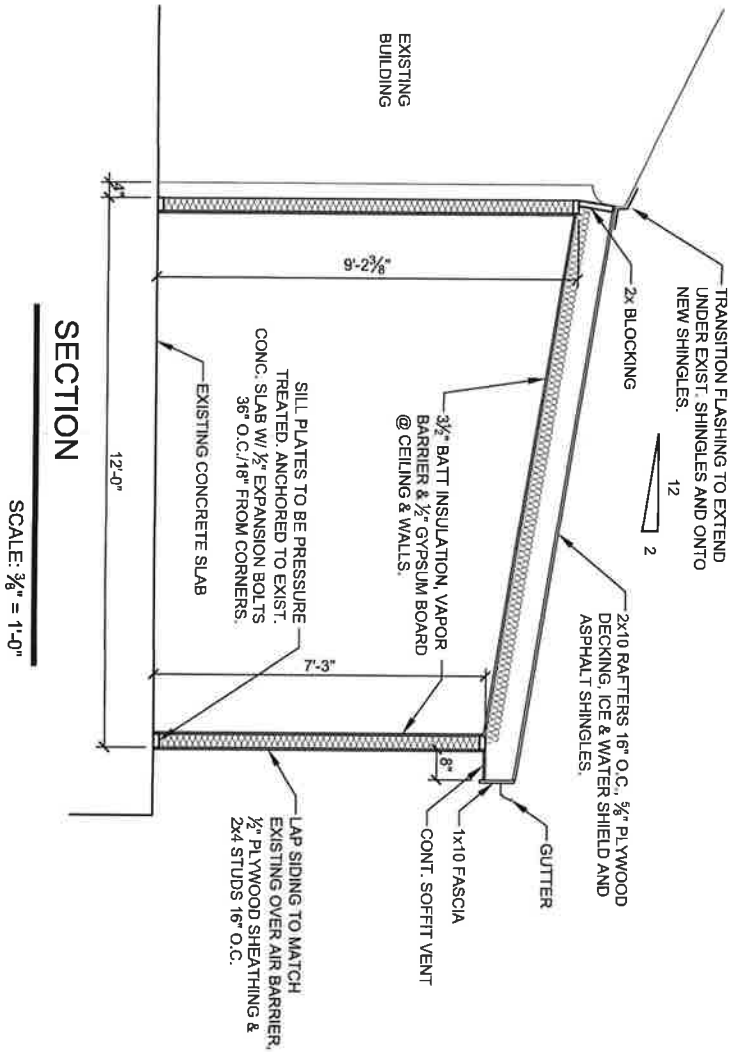
PLAN DATES:
 4-21-2021

SHEET
1 OF 2

**ADDITION FOR:
 CORNER HOUSE**
 207 GAS LIGHT CIRCLE, RACINE, WI 53403

RPY Architecture, LLC
 3316 N Wisconsin St 262-994-9285
 Racine, WI 53402 mb_yuhas@yahoo.com

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<p>ADDITION FOR: CORNER HOUSE</p> <p>207 GAS LIGHT CIRCLE, RACINE, WI 53403</p>	<p>RPY Architecture, LLC</p> <p>3316 N Wisconsin St 262-994-9285 Racine, WI 53402 mb_yuhas@yahoo.com</p>	<p>© 2021 RPY ARCHITECTURE, LLC. THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF RPY ARCHITECTURE, LLC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF RPY ARCHITECTURE, LLC IS STRICTLY PROHIBITED.</p>
<p>PLAN DATES: 4-21-2021</p>	<p>SHEET 2 OF 2</p>	

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PREFINISHED LP SMARTSIDE, ENGINEERED WOOD SOFFIT - LIGHT GRAY



Availability: Usually Ships in 2 to 4 Weeks
Product Code: LP-SOFFIT-LIGHT-GRAY

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<http://www.legacyprefinishing.com:80/lp-smartside-soffit-p/lp-soffit-light-gray.htm> <http://www.legacyprefinishing.com:80/lp-smartside-soffit-p/lp-soffit-light-gray.htm>

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Description Coverage / Size Information

Cart Your Account Sign In
Products \$0.00



For All of Your Vinyl Fencing Needs

Expect Longer Than Normal Delivery Times Due To COVID-19 Impact

AROUND WEST SIDE

SHOP BY CATEGORY

- WOODLAND SELECT
- VIEW ALL WOODLAND SELECT
- PICKET FENCING
- PRIVACY FENCE
- PRIVACY FENCING
- VIEW ALL PRIVACY FENCING
- LEGACY
- HIGHLAND
- VILLA
- ESTATE
- PALISADE
- SUMMIT
- SEMI-PRIVACY FENCING
- VIEW ALL SEMI-PRIVACY FENCING
- CHARLESTOWN
- CHESAPEAKE
- HUSKER
- TERRACE
- HOMESTEAD
- PICKET FENCING
- VIEW ALL PICKET FENCING
- TOWN & COUNTRY
- SPRINGDALE
- LINCOLN
- MEADOWBROOK
- COURTYARD
- SIERRA
- ASPEN
- CASCADE
- POOL
- RANCH RAIL FENCING
- PORCH/DECK RAILING
- VIEW ALL PORCH/DECK RAILING
- KEYSTONE SQUARE RAILING
- DENALI SQUARE RAILING
- DENALI COLONIAL RAILING
- KEYSTONE COLONIAL RAILING
- ACCESSORIES
- VIEW ALL ACCESSORIES
- VINYL ADHESIVE
- NOTCHING TOOL

Meadowbrook Picket Fence from Husker Vinyl is a high quality, virtually maintenance free fencing. Featuring 3" pickets with 2.8" picket spacing, this fence adds beautiful style to your landscape.

COLOR OPTIONS

- White
- Almond
- Khaki

DETAILS

- Top & Bottom Rails: 2" W x 3.5" H
- Pickets: 7/8" Thick x 3" Wide
- 2.8" Picket Spacing
- Bottom rails have aluminum reinforcement
- Gates include hinge set & lockable latch
- Aluminum Gate Post inserts are RECOMMENDED

4' Meadowbrook Picket Fence



Color Options



Select Panels

- 4' x 6' Meadowbrook Picket Panel
- 4' x 8' Meadowbrook Picket Panel

Retail Price	Online Price	Quantity
\$118.99	\$88.79	0
\$144.99	\$115.99	10

Select Posts

- 7' - 4" x 4" Corner Fence Post
- 7' - 4" x 4" Three-Way Fence Post
- 7' - 4" x 4" Blank Fence Post
- 7' - 4" x 4" End Fence Post
- 7' - 4" x 4" Line Fence Post

Retail Price	Online Price	Quantity
\$32.50	\$26.00	0
\$32.50	\$26.00	0
\$32.50	\$26.00	0
\$32.50	\$26.00	0
\$32.50	\$26.00	0

FENCING ESTIMATOR

Calculate Your Vinyl
Fencing & Railing
Needs