



Application for Zoning Change

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: _____

Proposed 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.

- (a) The plan 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 plan commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the plan 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;

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

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

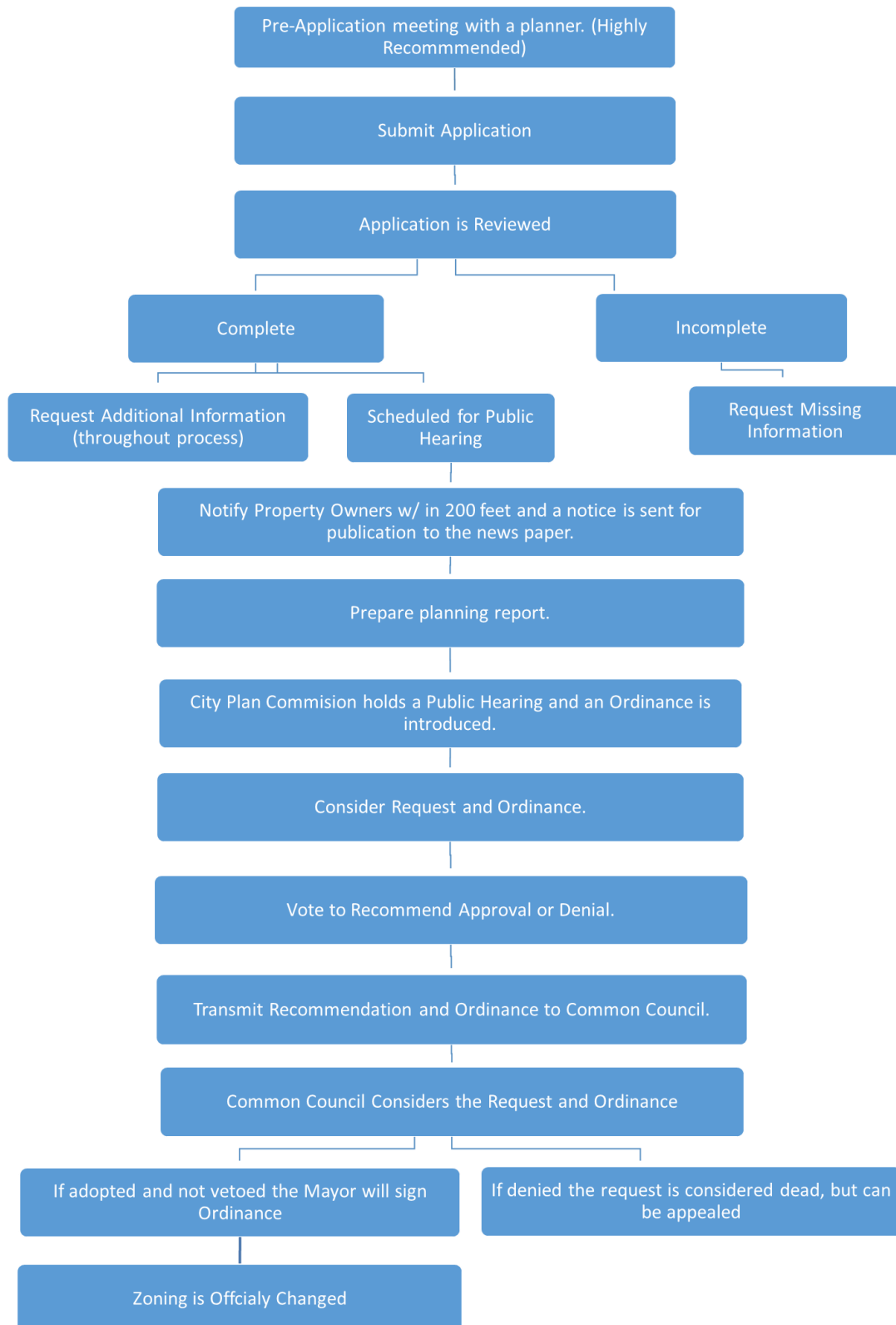
- 4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

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

- (b) The plan 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.



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. Zoning Change Application		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot		
3. Zoning Analysis Table 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		
4. Review Fee		

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): E. D. Schuch Date: _____

Applicant Signature (acknowledgement): E. D. Schuch Date: _____



July 15, 2021

City of Racine, Department of City Development
730 Washington Ave, Rm 102
Racine, WI 53403

RE: Application for Zoning Change – 1710-1734 Washington Ave

Dear City of Racine Department of City Development,

I am pleased to be writing you this narrative on behalf of CCM-Washington Racine, LLC (the “Developer”) as part of the Application for Zoning Change for the property located at 1710-1734 Washington Ave, Racine WI, Tax Parcels 276000009581000 and 276000010074001, (the “Property”).

We are requesting a zoning change from B-4 to (O/I) Office Institutional to allow for approximately 98 apartments, 74 underground parking spaces and 44 surface spaces to be developed on the Property (the “Project”). The Project is in line with the City of Racine’s 2035 Comprehensive Plan to develop housing long the Washington Ave corridor. The Project would be operating 24 hours a day for residents to access their units. There would be a professional full time property manager onsite during regular business hours in addition to 24 hour emergency maintenance.

The total size of the Property is approximately 2.08 acres and the total building area would be approximately 95,000 square feet with a building footprint of around 24,000 square feet. With the building footprint and surface parking we anticipate the total coverage to be around 41,000 square feet or ~45% of the total coverage and 25% lot coverage for the building footprint. The Project would meet the yard setbacks as referenced in Section 114-250 of the zoning code for community living arrangements of 25’ front yard, 6’ interior side yard, 12’ corner side yard, and 35’ rear yard. The full Project plans are still in development but we anticipate the height of the building to be between 50-60 feet, not to exceed 60 feet.

Please accept this letter as our written description and analysis in conjunction with the Zoning Change Application and additional supporting documents submitted July 15, 2021. We are excited to be working with the City on the Project and to see the Project’s completion.

Best,
Nicklaus Jung
General Counsel
Cardinal Capital Management, Inc.
njung@cardinalcapital.us

ALTA/NSPS LAND TITLE SURVEY

(WITH TOPOGRAPHIC INFORMATION)

CLIENT

Cardinal Capital Management, Inc.

SITE ADDRESS

1734 Washington Ave., Racine, Wisconsin.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 17 LOCATED NORTH 88° 13' 55" EAST 1317.11 FEET FROM A CONCRETE MONUMENT WITH A BRASS CAP MARKING THE CENTER OF SAID SECTION; RUN THENCE SOUTH 01° 52' 02" EAST 1184.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTINUE THENCE SOUTH 01° 52' 02" EAST 30.00 FEET TO THE SOUTH LINE OF MAIDEN LANE; THENCE NORTH 88° 03' 52" EAST 17.22 FEET TO THE NORTHEAST CORNER OF LOT 15, HERRICK'S SECOND ADDITION, A RECORDED PLAT; THENCE SOUTH 14° 14' 08" EAST 273.99 FEET ON THE EAST LINE OF SAID LOT 15 TO THE NORTHERLY LINE OF WASHINGTON AVENUE; THENCE SOUTH 75° 45' 52" WEST 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 14° 14' 08" WEST 120.15 FEET ON THE WEST LINE OF SAID LOT 15 TO A 3/4 INCH DIAMETER IRON PIPE STAKE; THENCE SOUTH 75° 45' 52" WEST 11.37 FEET TO A 3/4 INCH DIAMETER IRON PIPE STAKE ON THE WEST LINE OF LOT 16, HERRICK'S SECOND ADDITION; THENCE SOUTH 01° 52' 02" EAST 123.00 FEET ON THE WEST LINE OF SAID LOT 16 TO THE NORTH LINE OF WASHINGTON AVENUE; THENCE SOUTH 77° 35' 41" WEST 174.29 FEET ON THE NORTH LINE OF WASHINGTON AVENUE TO THE EASTERLY LINE OF VALLEY DRIVE; THENCE NORTH 22° 01' 04" WEST 223.03 FEET ON THE EASTERLY LINE OF VALLEY DRIVE TO A 3/4 INCH DIAMETER IRON PIPE STAKE MARKING THE POINT OF CURVATURE OF A CURVE OF SOUTHWESTERLY CONVEXITY WHOSE RADIUS IS 353.62 FEET AND WHOSE CHORD BEARS NORTH 24° 02' 47" WEST 77.32 FEET; THENCE NORTHWESTERLY 77.47 FEET ON THE ARC OF SAID CURVE THENCE NORTH 88° 03' 52" EAST 312.48 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the SE 1/4 bears N88°13'55"E.

Vertical Datum is based on NGVD-29.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-891484-MKE, effective date of February 21, 2018 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 11 visible evidence shown, if any.

4, 6, 8, 10 & 12 not survey related.

9. Fence agreement as set forth in Deed recorded July 13, 1887, in Volume 83, page 529. **Affects property by location, general in nature.**

PARKING SPACES

There are 81 regular parking spaces and 4 handicap spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0233D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Racine Zoning Code; Sec. 20-538

Site is zoned: B-2 (Community Business District)

Front setback: 25 feet

Side setback: 10 feet

Rear setback: 25 feet

Maximum building height: 35 feet

LAND AREA

The Land Area of the subject property is 90,045 square feet or 2.0671 acres.

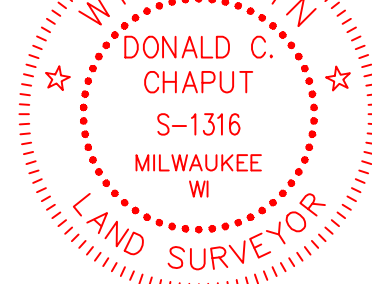
TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20181501918.

TO: J&N Assets IV, a Wisconsin limited liability company
Cardinal Capital Management
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20, 21 and 22 of Table A thereof. The field work was completed on April 18, 2018.

Date of Map: April 25, 2018



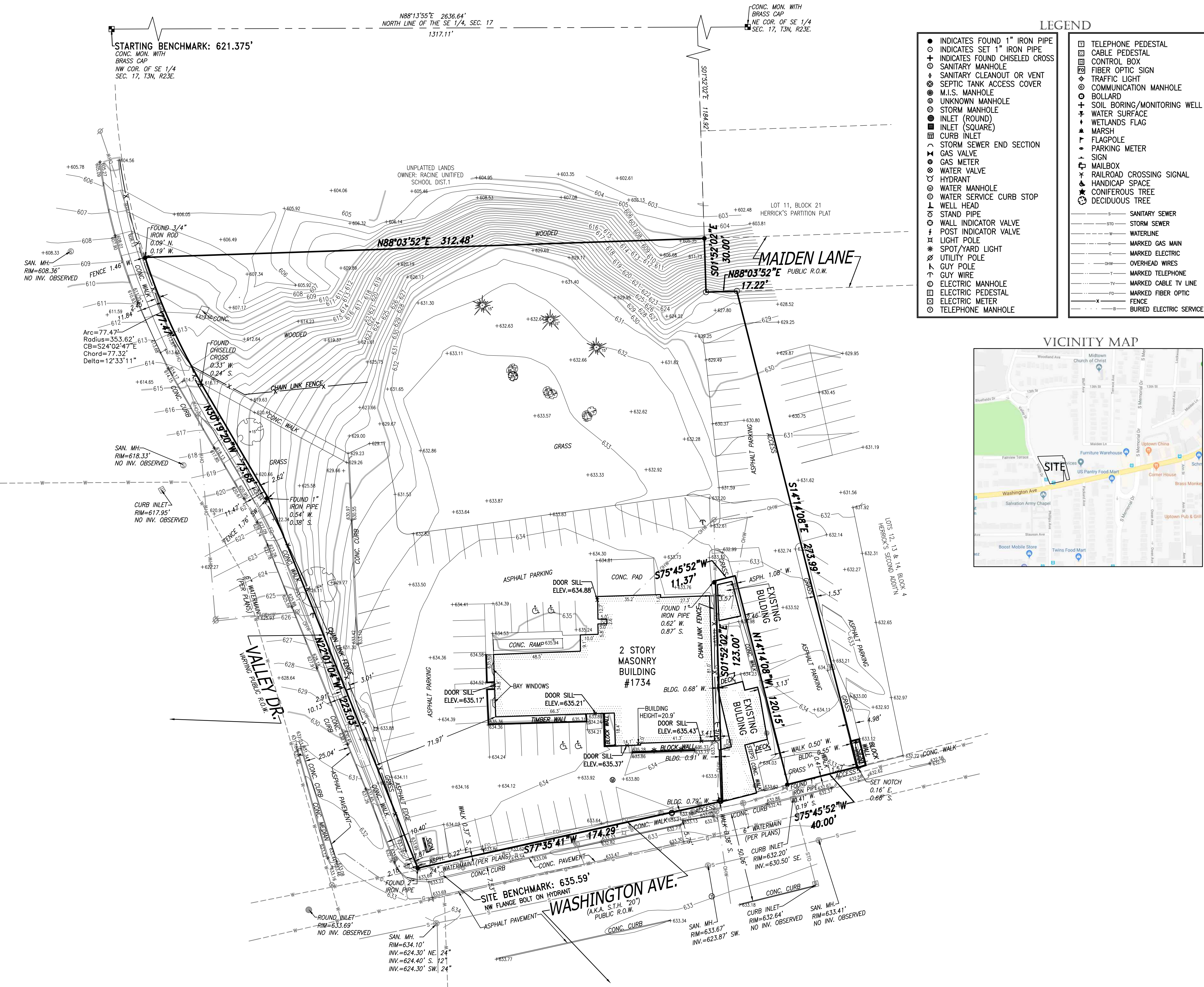
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

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Drawing No. 2863-dmb



ALTA/NSPS LAND TITLE SURVEY

CLIENT

Cardinal Capital Management, Inc.

SITE ADDRESS

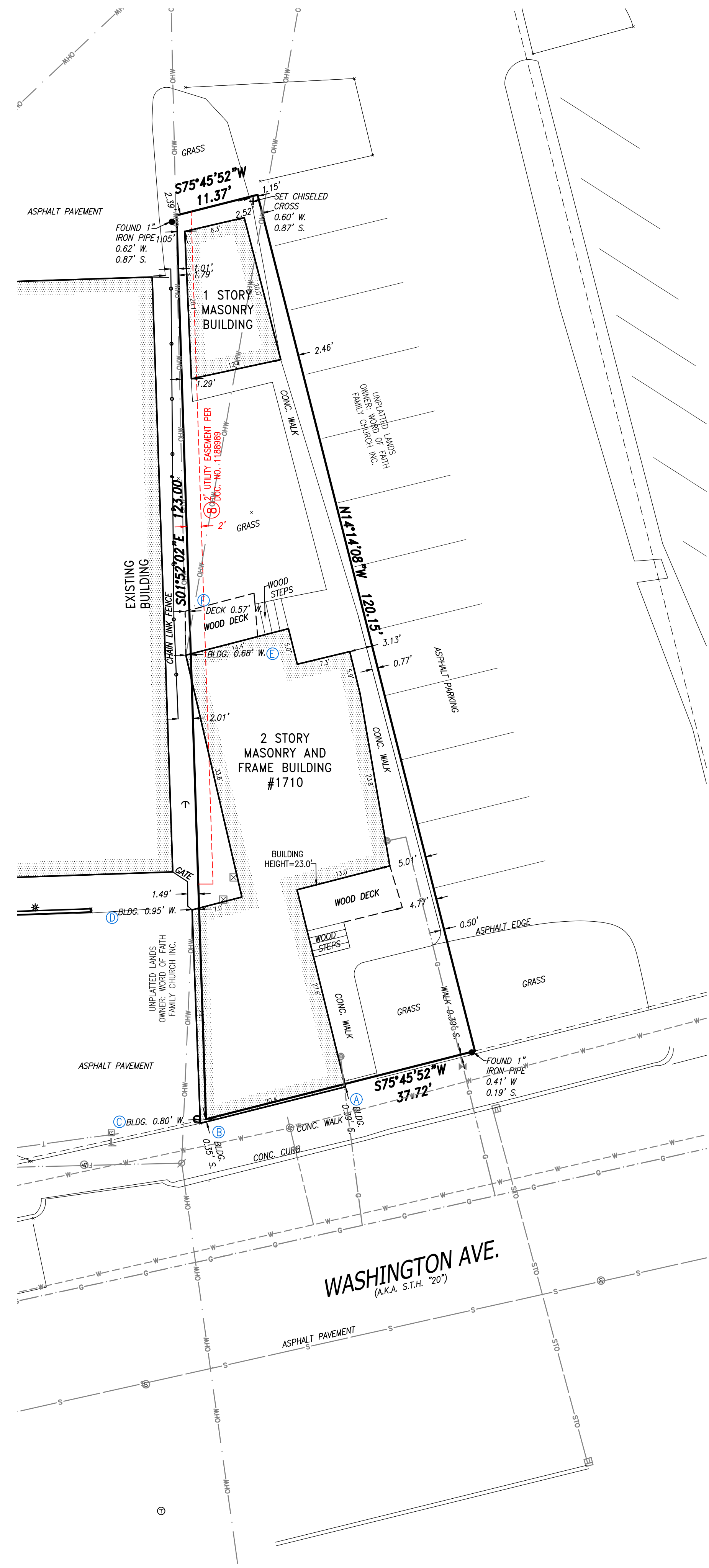
1710 Washington Ave., City of Racine, Racine County, Wisconsin.

LEGAL DESCRIPTION

Part of Lot 16, Block 4, Herrick's Second Addition to the City of Racine, bounded as follows: Begin on the North line of Washington Avenue; run thence North along the West line of Lot 16, 123 feet; thence Easterly parallel with said Washington Avenue to the East line of said Lot 16; thence Southerly along East line of said Lot 16 to the North line of Washington Avenue; thence Westerly on said North line of Washington Avenue to the place of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the North line of Washington Ave, which is assumed to bear South 75°45'52" West.



TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-900590-MKE, effective date of April 16, 2018 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 5 visible evidence shown, if any.

4, 6, 7, 9, 10 & 11 not survey related.

8. Right of Way Grant granted to Wisconsin Bell, Inc. recorded March 17, 1986, in Volume 1788, page 520, as Document No. 1188989. **Affects property by location, shown.**

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0233D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Racine Zoning Code; Sec. 20-538

Site is zoned: B-2 (Community Business District)

Front setback: 25 feet

Side setback: 10 feet

Rear setback: 25 feet

Maximum building height: 35 feet

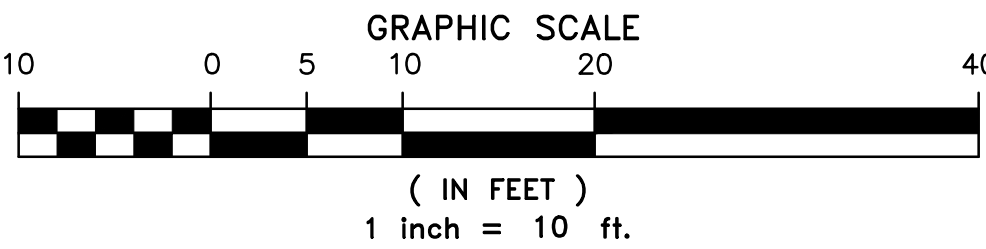
LAND AREA

The Land Area of the subject property is 2,949 square feet or 0.0678 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20181501918.

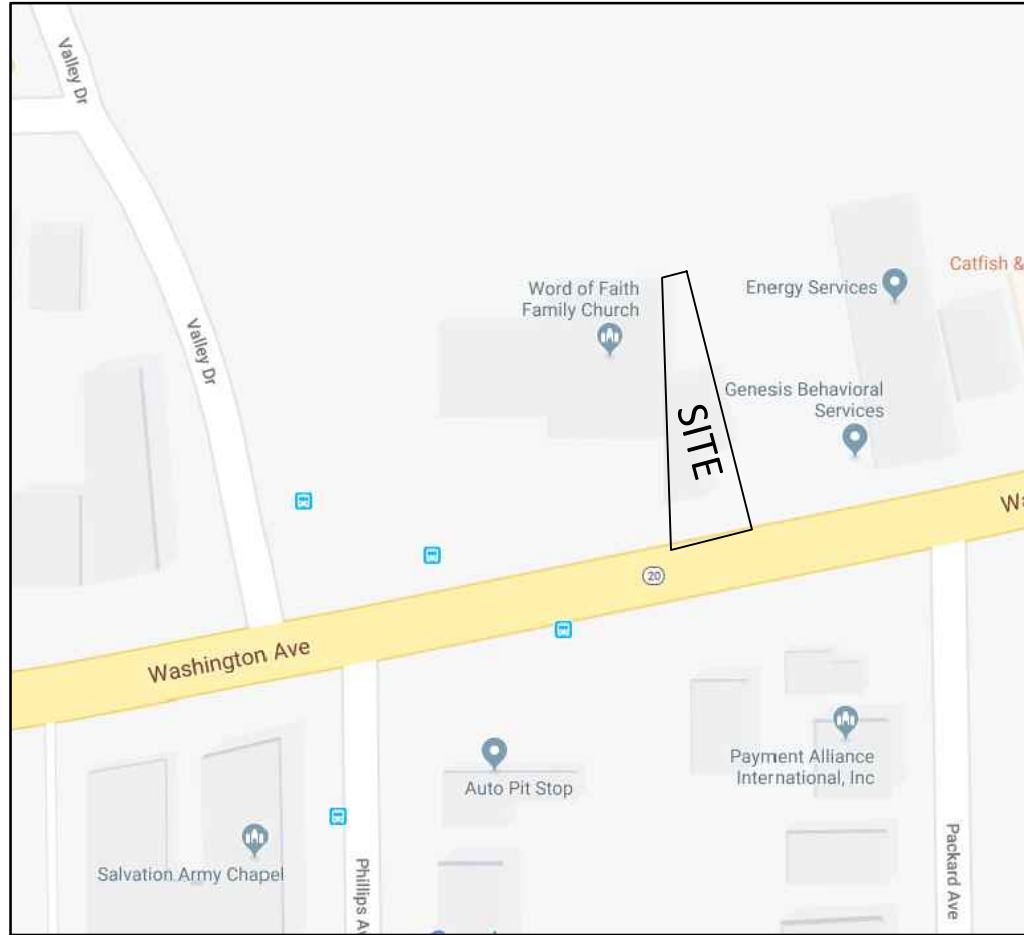
ENCROACHMENT TABLE	
A	BUILDING 0.39' OVER SOUTH PROPERTY LINE
B	BUILDING 0.35' OVER SOUTH PROPERTY LINE
C	BUILDING 0.80' OVER WEST PROPERTY LINE
D	BUILDING 0.95' OVER WEST PROPERTY LINE
E	BUILDING 0.68' OVER WEST PROPERTY LINE
F	DECK 0.57' OVER WEST PROPERTY LINE



LEGEND

● INDICATES FOUND 1" IRON PIPE ○ INDICATES SET 1" IRON PIPE + INDICATES FOUND CHISELED CROSS ⊕ SANITARY MANHOLE ⊕ SANITARY CLEANOUT OR VENT ⊕ SEPTIC TANK ACCESS COVER ⊕ M.I.S. MANHOLE ⊕ UNKNOWN MANHOLE ⊕ STORM MANHOLE ⊕ INLET (ROUND) ⊕ INLET (SQUARE) ⊕ CURB INLET ⊕ STORM SEWER END SECTION ⊕ GAS VALVE ⊕ GAS METER ⊕ WATER VALVE ⊕ HYDRANT ⊕ WATER MANHOLE ⊕ WATER SERVICE CURB STOP ⊕ WELL HEAD ⊕ STAND PIPE ⊕ WALL INDICATOR VALVE ⊕ POST INDICATOR VALVE ⊕ LIGHT POLE ⊕ SPOT/YARD LIGHT ⊕ UTILITY POLE ⊕ GUY POLE ⊕ GUY WIRE ⊕ ELECTRIC MANHOLE ⊕ ELECTRIC PEDESTAL ⊕ ELECTRIC METER ⊕ TELEPHONE MANHOLE	⊕ TELEPHONE PEDESTAL ⊕ CABLE PEDESTAL ⊕ CONTROL BOX ⊕ FIBER OPTIC SIGN ⊕ TRAFFIC LIGHT ⊕ COMMUNICATION MANHOLE ⊕ BOLLARD ⊕ SOIL BORING/MONITORING WELL ⊕ WATER SURFACE ⊕ WETLANDS FLAG ⊕ MARSH ⊕ FLAGPOLE ⊕ PARKING METER ⊕ SIGN ⊕ MAILBOX ⊕ RAILROAD CROSSING SIGNAL ⊕ HANDICAP SPACE ⊕ CONIFEROUS TREE ⊕ DECIDUOUS TREE
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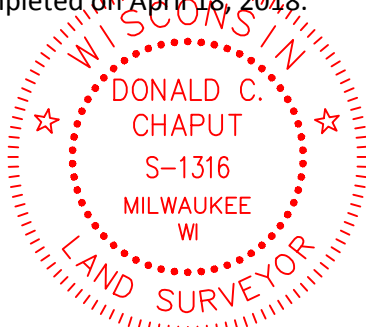
VICINITY MAP



TO: J&N Assets IV LLC, a Wisconsin limited liability company
Cardinal Capital Management
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20, 21 and 22 of Table A thereof. The field work was completed on April 18, 2018.

Date of Map: April 26, 2018.



Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

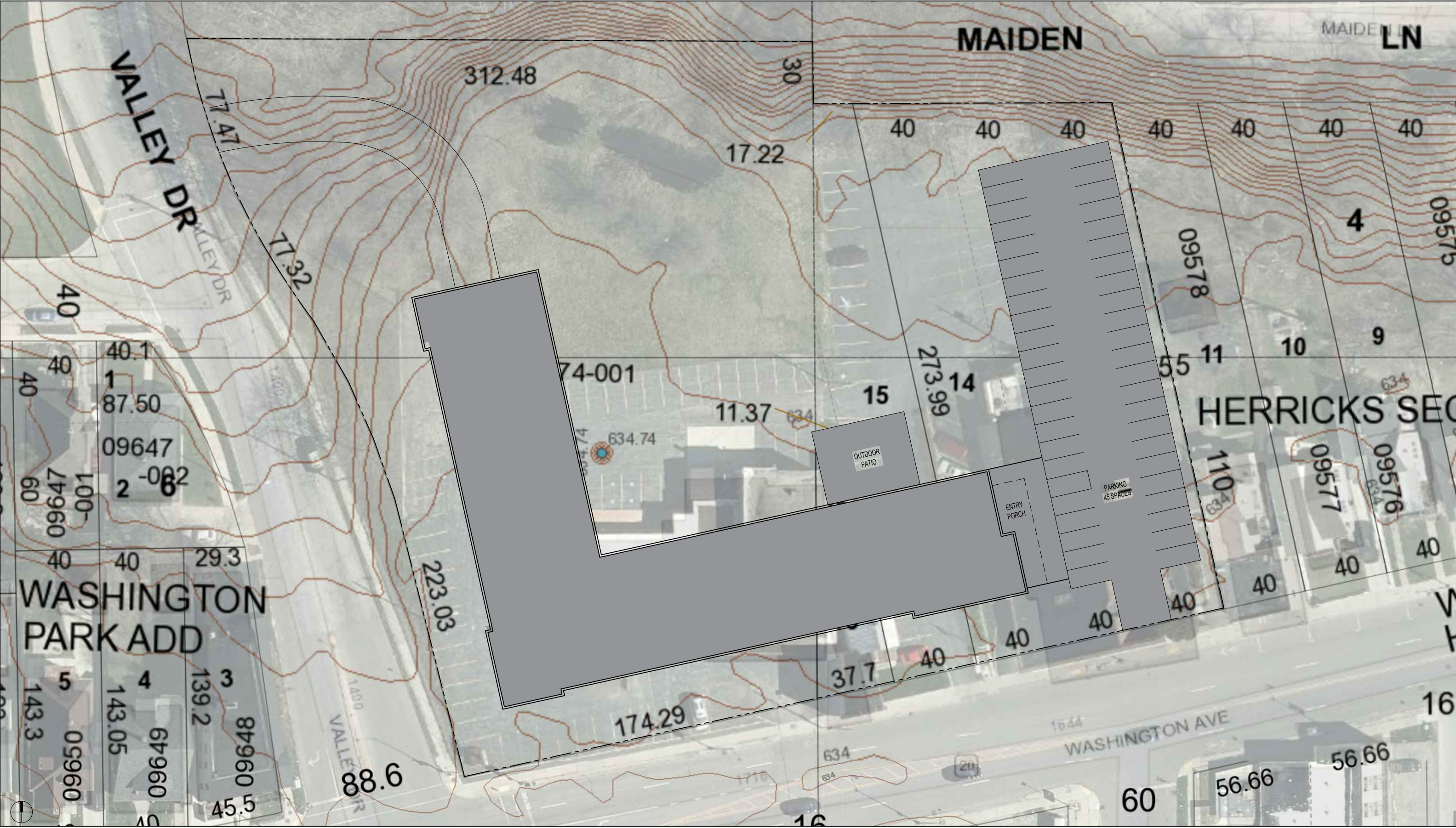
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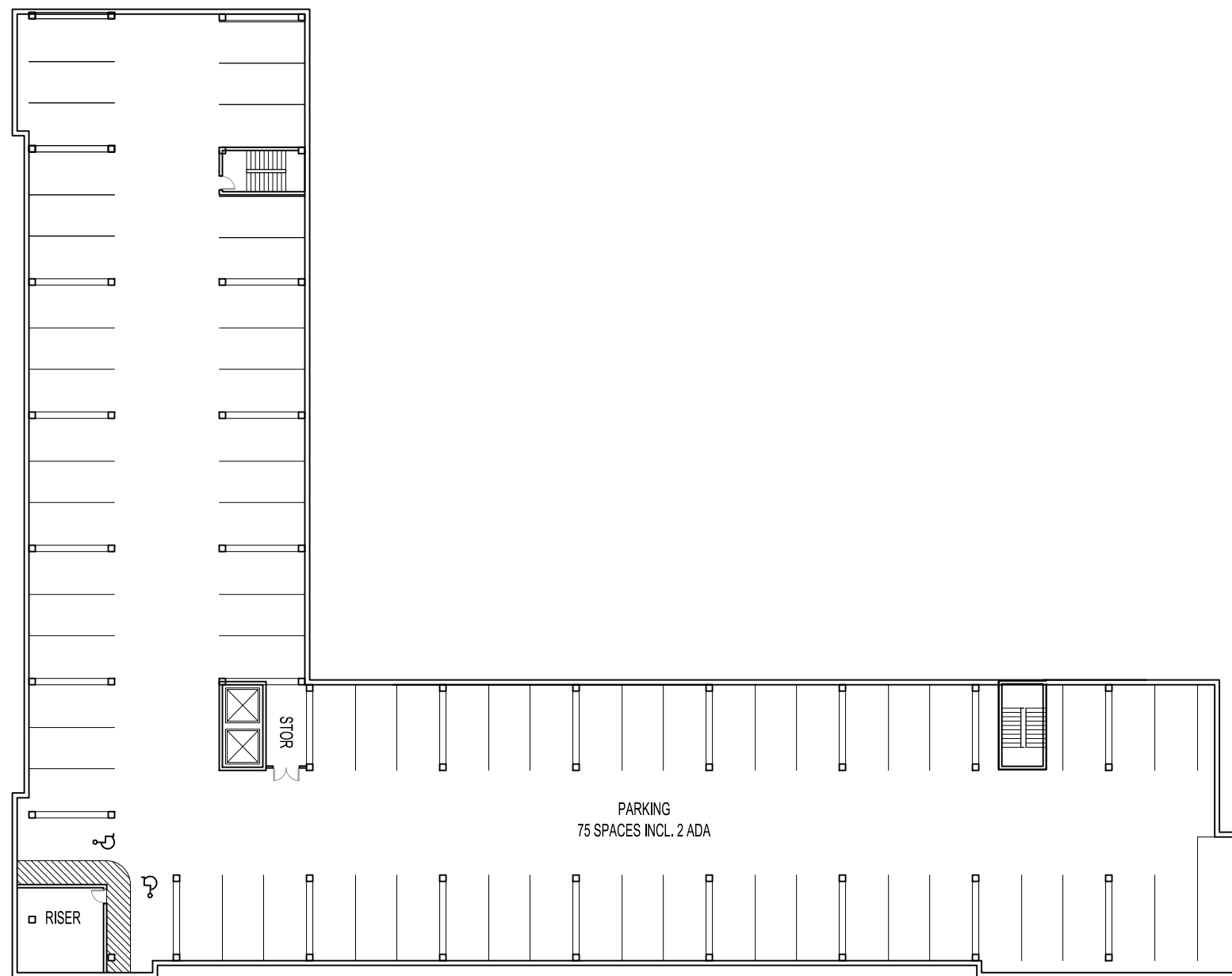
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Drawing No. 2863-dmb



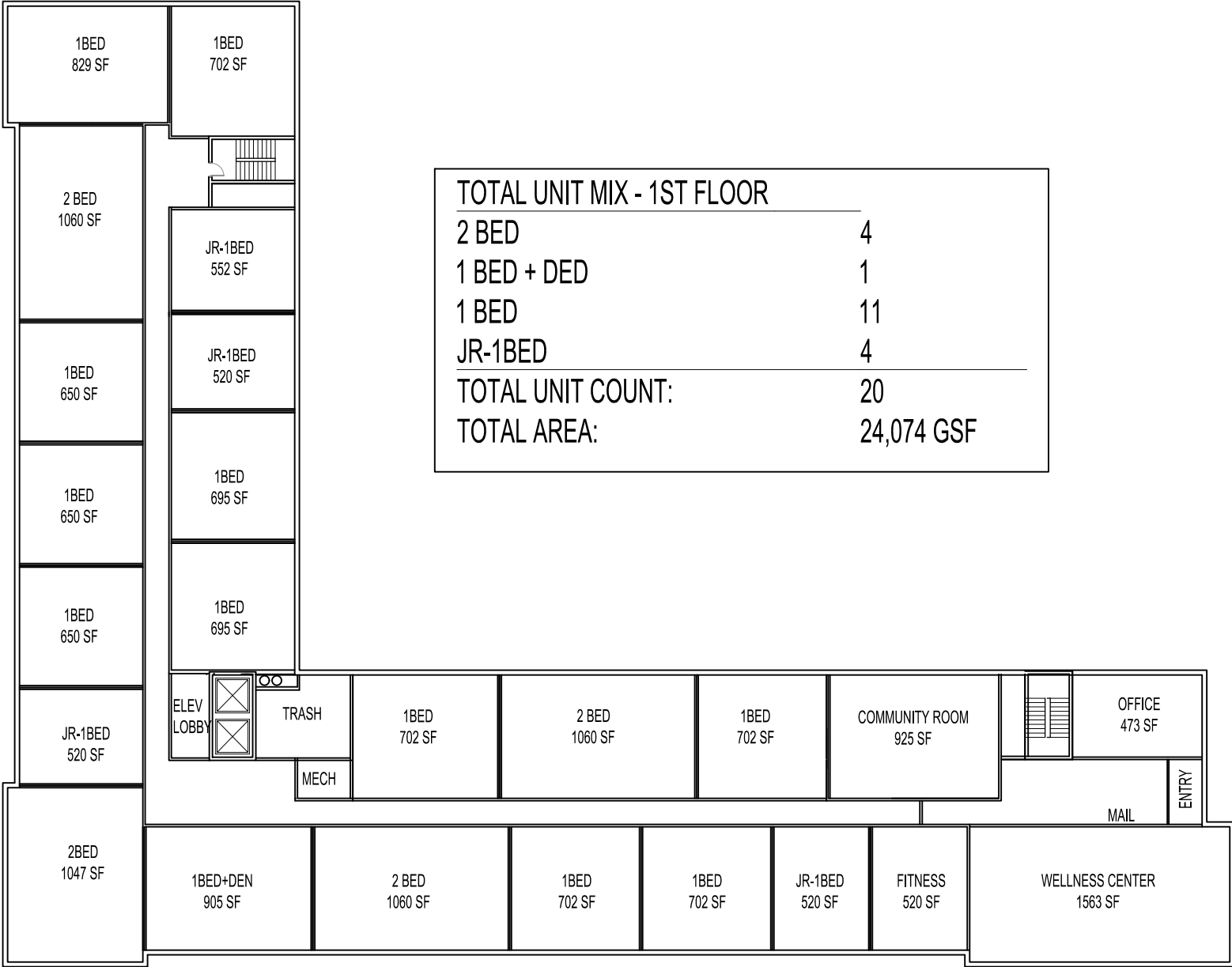
WASHINGTON AVE TEST FIT - SITE PLAN

SCALE: NOT TO SCALE
4/21/2021



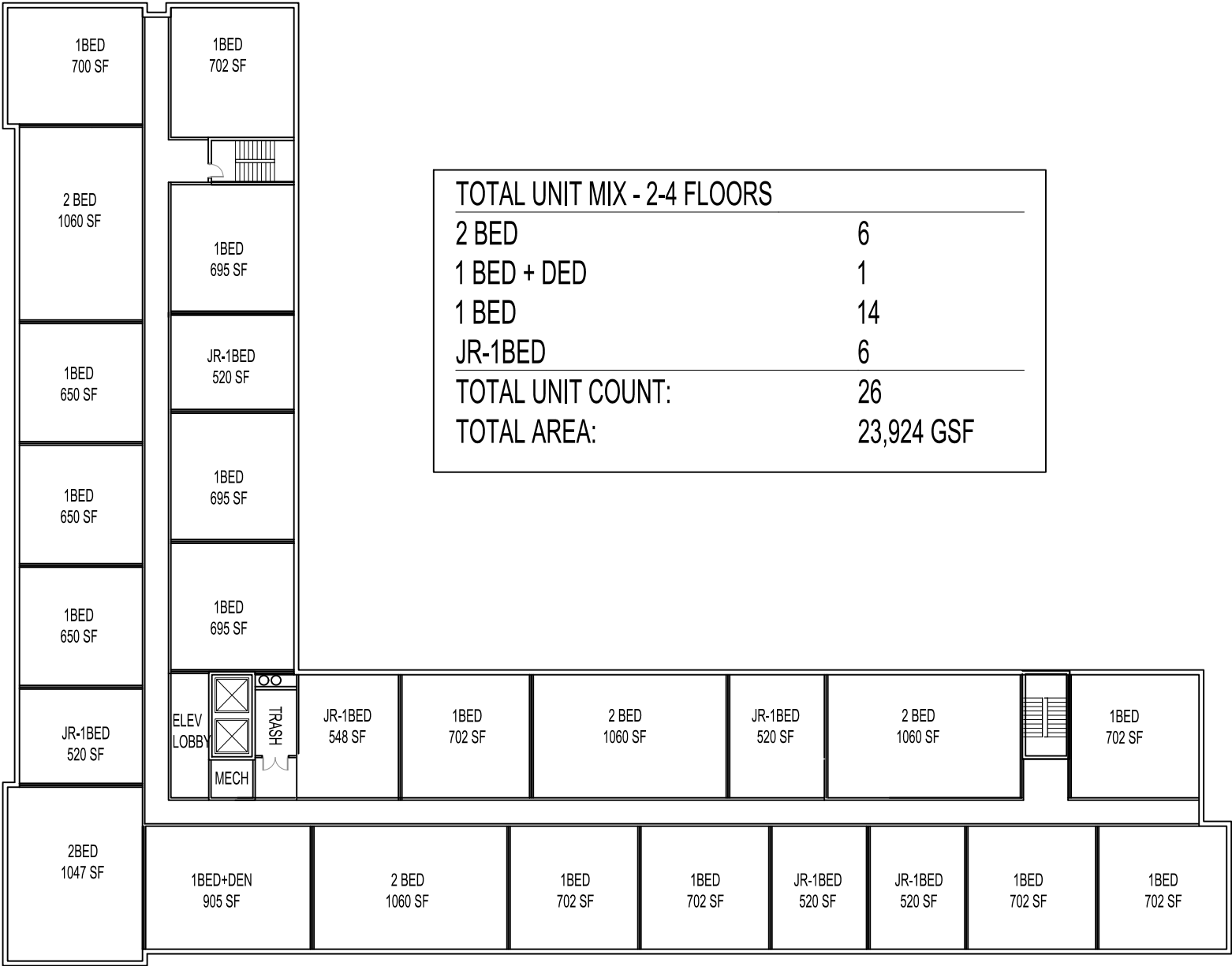
WASHINGTON AVE TEST FIT - BASEMENT PLAN

SCALE: 1/32" = 1'-0"
4/21/2021



WASHINGTON AVE TEST FIT - 1ST FLOOR PLAN

SCALE: 1/32" = 1'-0"
4/21/2021



WASHINGTON AVE TEST FIT 2ND-4TH FLOOR PLANS

SCALE: 1/32" = 1'-0"
4/21/2021