



Application for Conditional Use Review

Applicant Name: Daniel Fischer (AG Architecture, Inc.)

Address: 1414 Underwood Ave. Suite 301 City: Wauwatosa

State: WI Zip: 53213

Telephone: 414.431.3131 Cell Phone: 262.806.2700

Email: dfischer@agarch.com

Agent Name: Brent McClure (J Jeffers & Co.)

Address: 225 E Michigan St. #300 City: Milwaukee

State: WI Zip: 53202

Telephone: 414.501.5610 Cell Phone: 414.213.5796

Email: bmccclure@jjeffers.com

Property Address (Es): 2220 Northwestern Ave. Racine, WI 53404

Current Zoning: I-2 (General Industrial)

Current/Most Recent Property Use: Storage Facility

Proposed Use: Multi-Family Development





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;

The new construction will be further from Northwestern Ave than the Current 1 story structure that exists on the site (scheduled to be demolished) - See attached plans.

- (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;

This project is part of a larger redevelopment of the historic Horlick Malted Milk Campus. This project will complete the public/vehicular access to and through the redeveloped Horlick site. In addition it will add to the residential character of 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;

This project is part of a larger redevelopment of the historic Horlick Malted Milk Campus. Future developments on the Horlick site will continue to expand the campus as a single cohesive development.

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

See attached civil documentation. Utilities, access roads, drainage, and other necessary facilities will be added for the proposed new buildings. All utilities, access roads, drainage, and other necessary facilities serving adjacent buildings will be rerouted as needed to accommodate the new construction.

- (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;

See attached civil documentation for vehicular traffic roadways and access streets.

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

This development falls within the currently planned Tax-Increment District and aligns with previously submitted master planning documents.

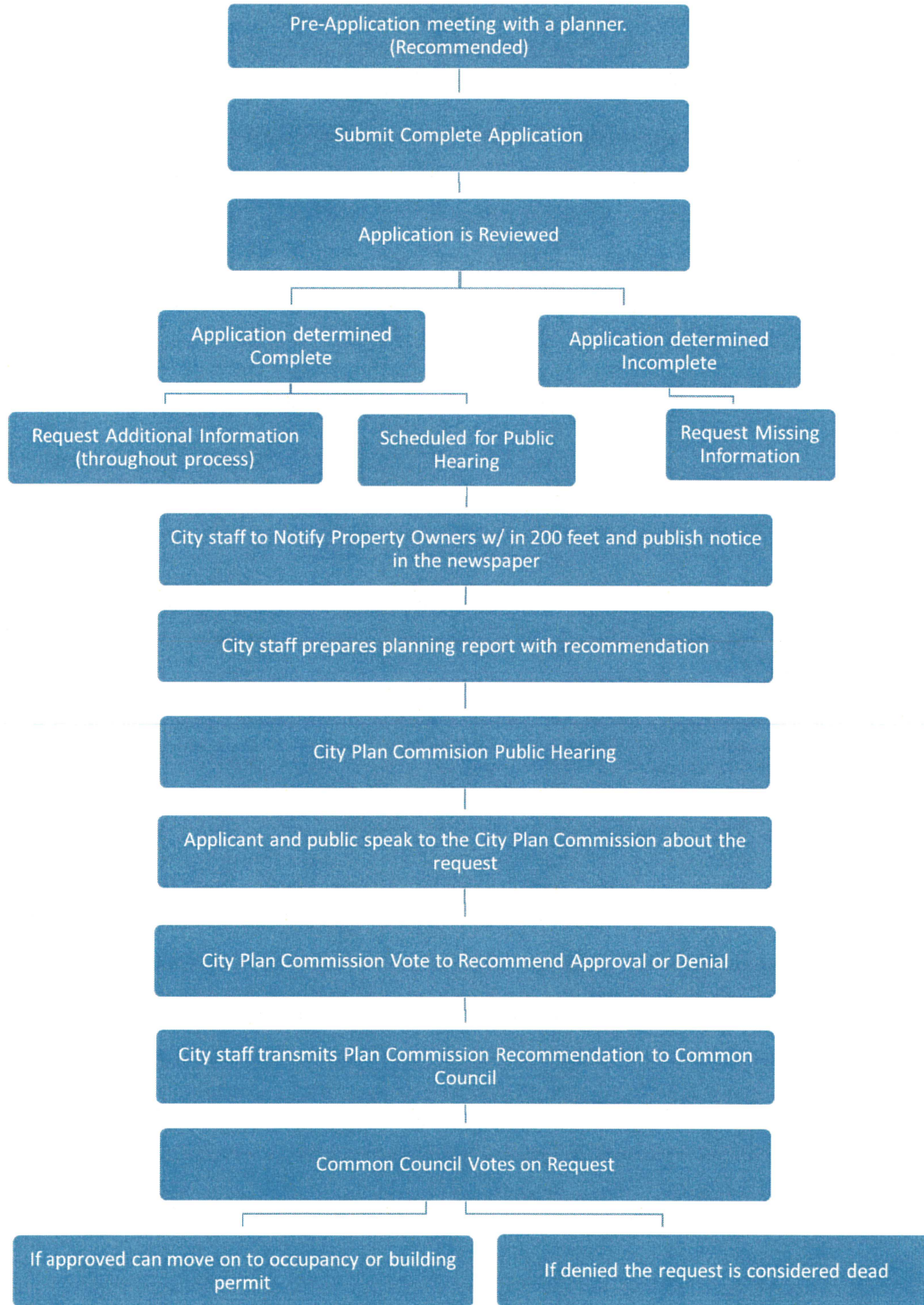
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

This development falls within the currently planned Tax-Increment District and aligns with previously submitted master planning documents. Note that the site is currently zoned industrial and an application in place to rezone to residential.





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: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: 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	<input checked="" type="checkbox"/>	
4. 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	<input checked="" 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"/>	





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.	<input checked="" 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 checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input checked="" 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 checked="" type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/>	

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: 9/27/21

Applicant Signature (acknowledgement):  Date: 9/27/21

