



ZONING NARRATIVE EXHIBIT (PER CITY OF RACINE APPLICATION)

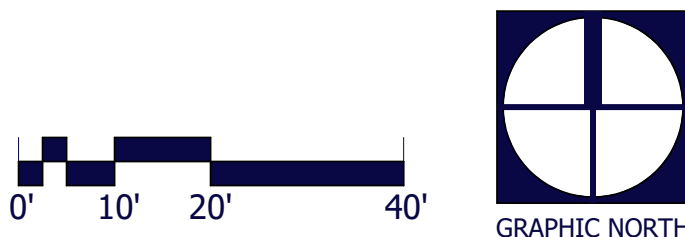
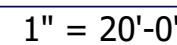
Project:	Racine Zoo	Project Number:	2026-020
	Veterinary Hospital and Conservation Ed. Ctr.	Project Phase:	Schematic Design
Date:	June 1, 2026	Location:	Goold Street, Racine, WI

Project Team: Racine Zoo (Beth Heidorn)
Williams Architects (Rocco Castellano, Kevin S. Hoffman)
Bukacek Construction (Andrea Bukacek, Chad Lock)

NARRATIVE (See Conditional Use Review Application – Required Submittal Items):

1. Conditional Use Review Application - Submitted herewith.
2. Written Description of Project
 - a. Hours of operation – the Racine Zoo opens typically opens at 10:00am and closes at sundown (not including special events).
 - b. Anticipated delivery schedule – the project is slated to commence later this summer and conclude by fall of 2027.
 - c. Maintenance plan – the project will be an enclosed (secured) site during all construction activity.
 - d. General use of the building and lot – the building will serve as a Vet Hospital and Conservation Education Center for the Racine Zoo.
3. Site Plan (drawn to scale), including:
 - a. Fully dimensioned property boundary – Submitted herewith for general area of the project.
 - b. All buildings (existing and proposed) – Submitted herewith for general area of the project.
 - c. Setbacks from property lines – Submitted herewith (25'-0" front yard setback identified). This submittal respectfully requests a variance allowing for a 4'-0" infringement into the front yard setback. This request aligns the new building covered patio with the existing building to which it connects to the east.
 - d. Identification as to whether all elements are "Existing" or "Proposed" – Submitted herewith.
 - e. Dimensioned parking spaces and drive aisle layout – Drive aisle submitted herewith. No parking in scope.
 - f. Trash enclosure location and materials – Submitted herewith.
 - g. Loading spaces – Submitted herewith.
 - h. Fire hydrant locations – To be collaborated w/ local fire department and building official. The submittal respectfully requests City review of the 48" sanitary line immediately west of the proposed addition (is this in a recorded easement or will it be required).
 - i. Location of signage, with setbacks – Building signage only, submitted herewith.
4. Zoning analysis table:
 - a. Land area (in acres and square feet) – 32 acres, approximately 1,393,920 s.f.).
 - b. Building area (in square feet) – see Floor Plans.
 - c. Setbacks (required yards in feet) – see Site Plan (25'-0" front yard setback). This submittal respectfully requests a variance allowing for a 4'-0" infringement into the front yard setback. This request aligns the new building covered patio with the existing building to which it connects to the east.
 - d. Floor Area Ratio (building area divided by lot area) – 1%.
 - e. Lot Coverage (building footprint divided by lot area) – 1%.
 - f. Height of all buildings and structures – 26' above grade at lowest level.
 - g. Percentage of greenspace (landscaped areas divided by lot area) – 4% min.
 - h. Parking spaces – not in project scope (existing parking).

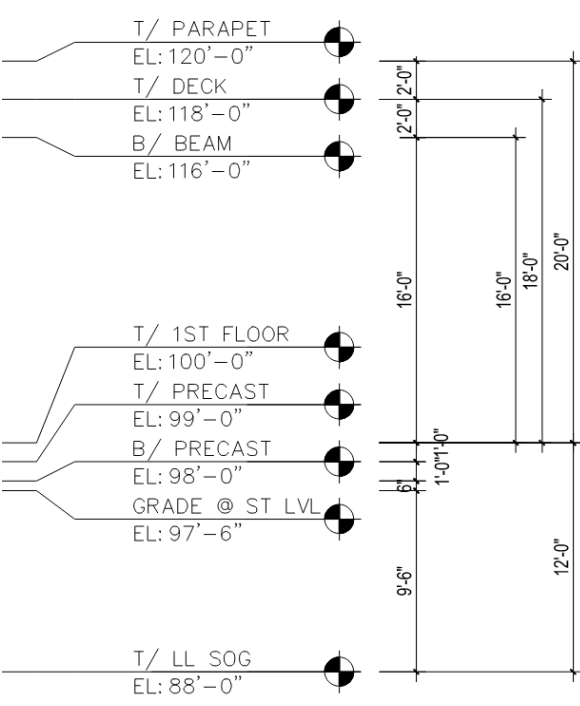
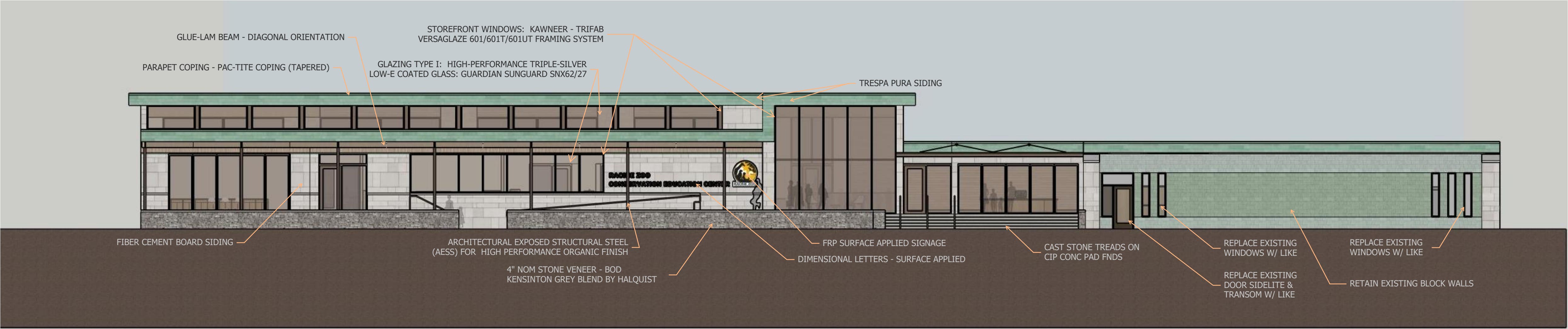
5. Landscape Plan:
 - a. Bufferyards – Submitted herewith.
 - b. Parking Areas – not in project scope.
 - c. Screening and fencing locations – see Site Plan, Floor Plan, Elevations.
 - d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting (in development – native plant material and parkway trees).
6. Lighting Plan:
 - a. Location of light fixtures – recessed LED lighting under roof eaves (no ornamental building lighting).
 - b. A cut sheet of light fixtures with indication of cut-offs or shielding – recessed LED lighting (no ornamental fixtures).
 - c. Illumination diagram indicating intensity of lighting on the property (in development – by lighting consultant).
7. Floor Plans:
 - a. Preliminary floor plan layout of all buildings/structures – Submitted herewith.
 - b. Labels for the type of use of the area – Submitted herewith.
 - c. Labels for square footage of the area – Submitted herewith.
8. Engineering Plan:
 - a. Stormwater Plan (Drainage pattern, flow, detention) – in development by Civil Engineer (Pinnacle Engineering).
 - b. Existing and proposed roadway and access configurations – Submitted herewith.
 - c. Cross access – Submitted herewith.
9. Signage Plan:
 - a. Dimensioned color elevations of signage – Submitted herewith, signage on building.
 - b. A diagram showing the location of the proposed signage – Submitted herewith.
10. Building/Site Elevations:
 - a. Building elevations showing all four sides of the buildings in color – Submitted herewith.
 - b. Elevation of trash enclosure area – Central site trash enclosure.
11. Building Material Samples (to be shared at public hearing).
12. Review Fee (Chad Lock – Bukacek Construction).



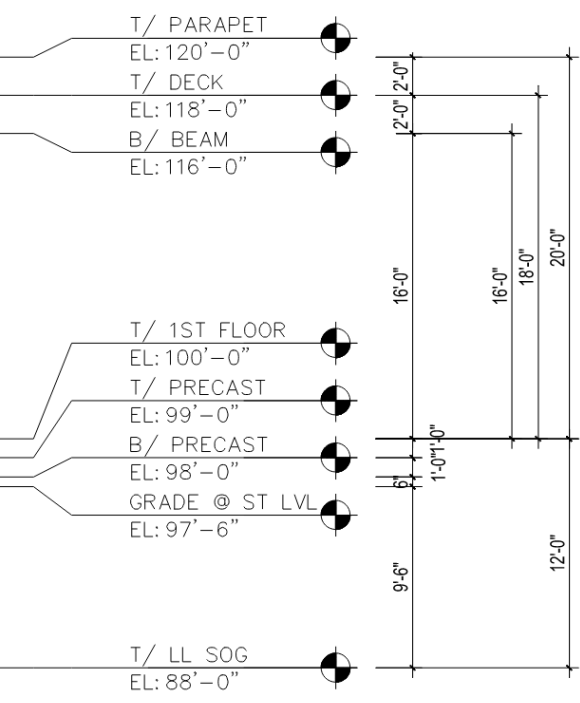

$$1'' = 10'-0''$$

$$1'' = 10'-0''$$

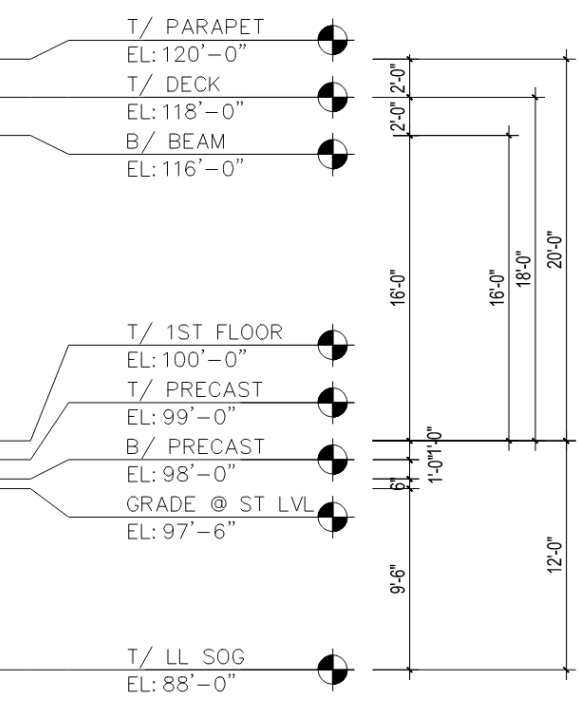
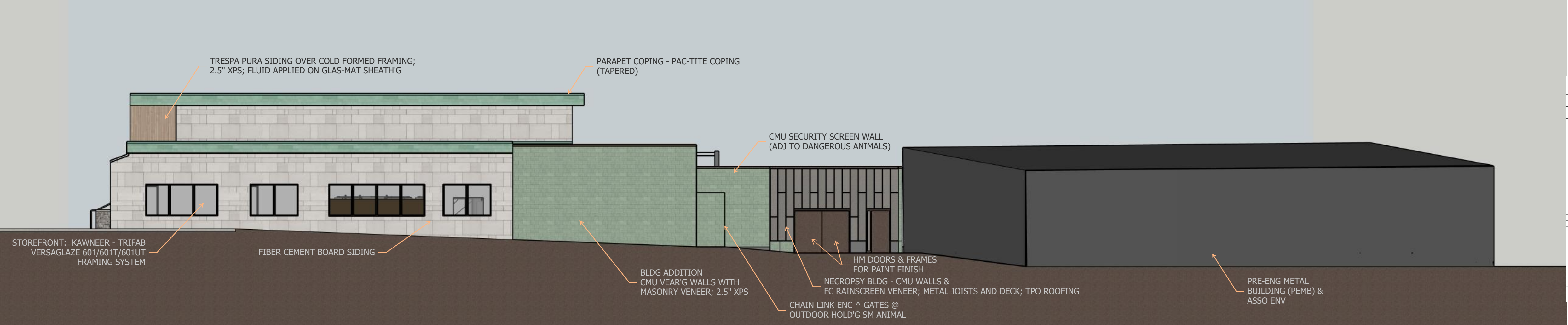
-  AMBASSADOR ANIMALS
-  BARN HOLDING
-  CIRCULATION
-  GENERAL PROGRAM
-  MAINTENANCE
-  OFFICE/ADMIN
-  SUPPORT
-  VETERINARY



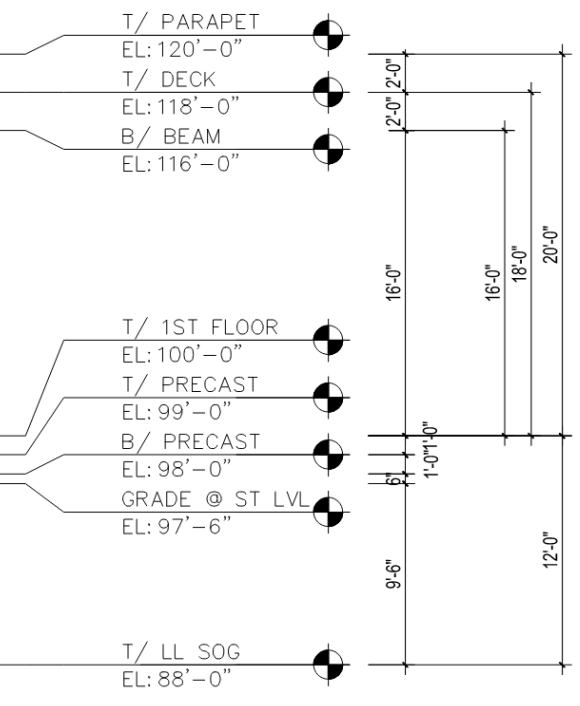
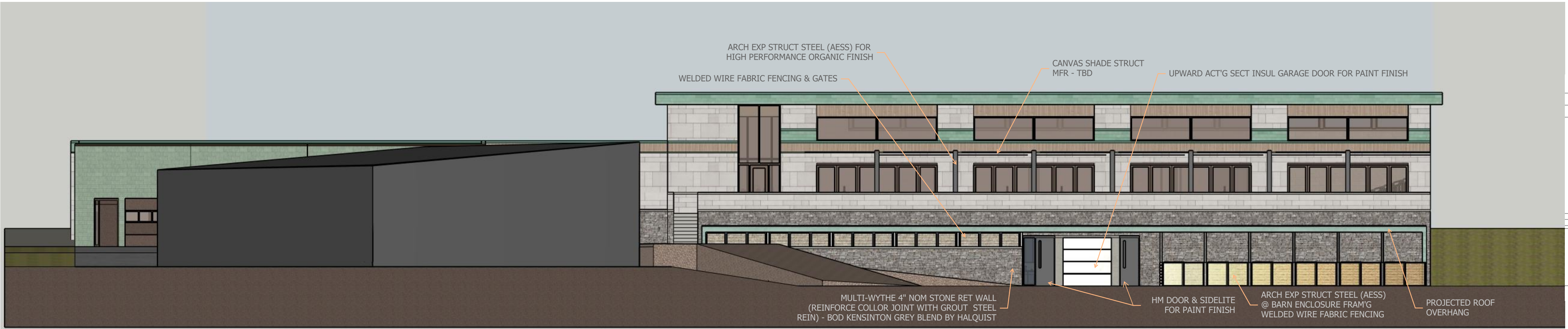
South Elevation



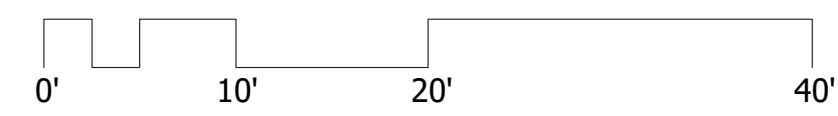
West Elevation



East Elevation



North Elevation



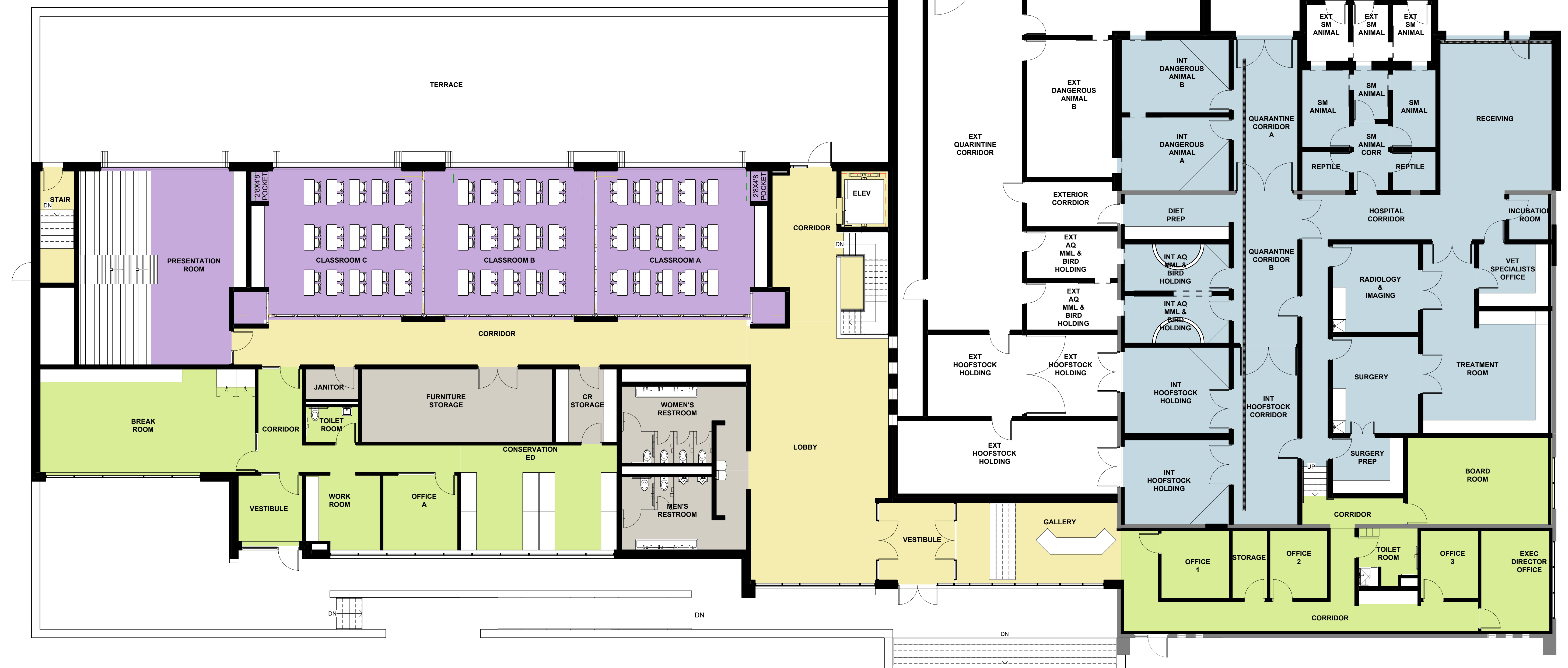
VETERINARY HOSPITAL & CONSERVATION ED. CENTER RACINE ZOOLOGICAL SOCIETY

2026-020
6/22/2026
williams-architects.com
COPYRIGHT © 2026
williams/associates/architects, ltd.





LOWER LEVEL
1/8" = 1'-0"



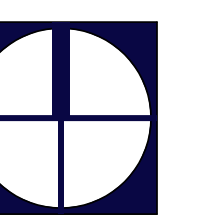
MAIN LEVEL
1/8" = 1'-0"

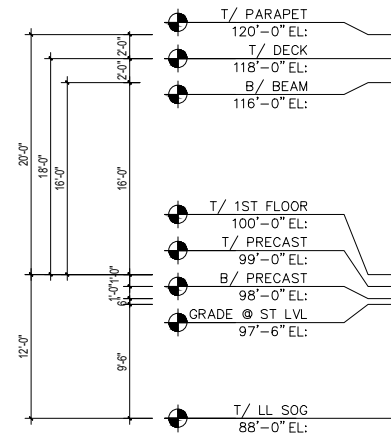
- Department Legend
- AMBASSADOR ANIMALS
 - BARN HOLDING
 - CIRCULATION
 - GENERAL PROGRAM
 - MAINTENANCE
 - OFFICE/ADMIN
 - SUPPORT
 - VETERINARY



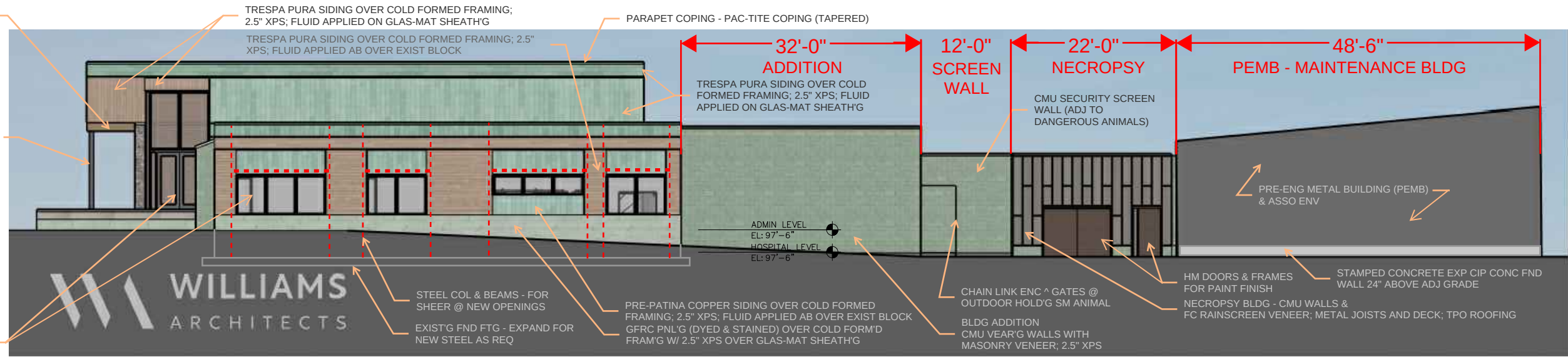
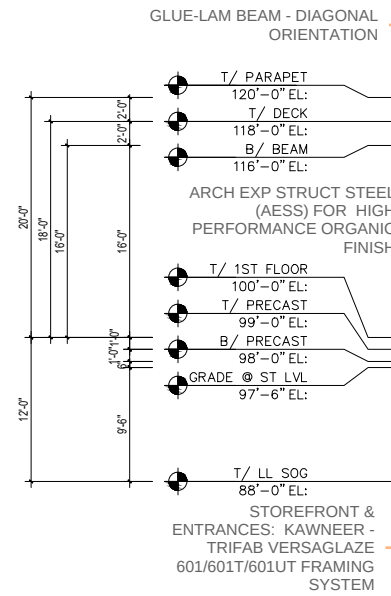
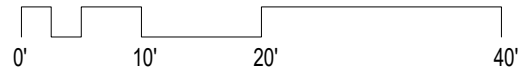
VETERINARY HOSPITAL & CONSERVATION ED. CENTER RACINE ZOO

2026-020
05/29/2026
williams-architects.com
COPYRIGHT © 2026
williams/associates/architects, ltd.

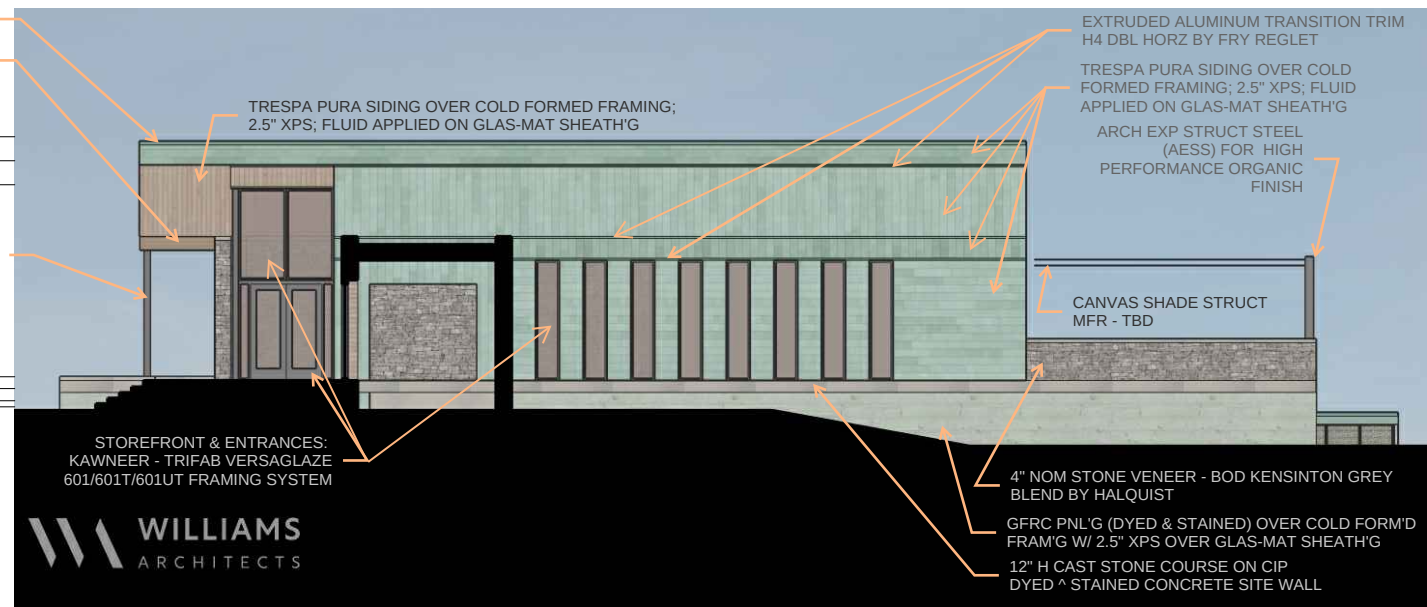
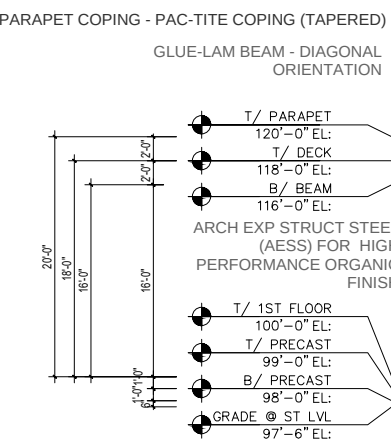
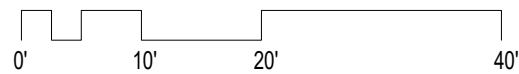




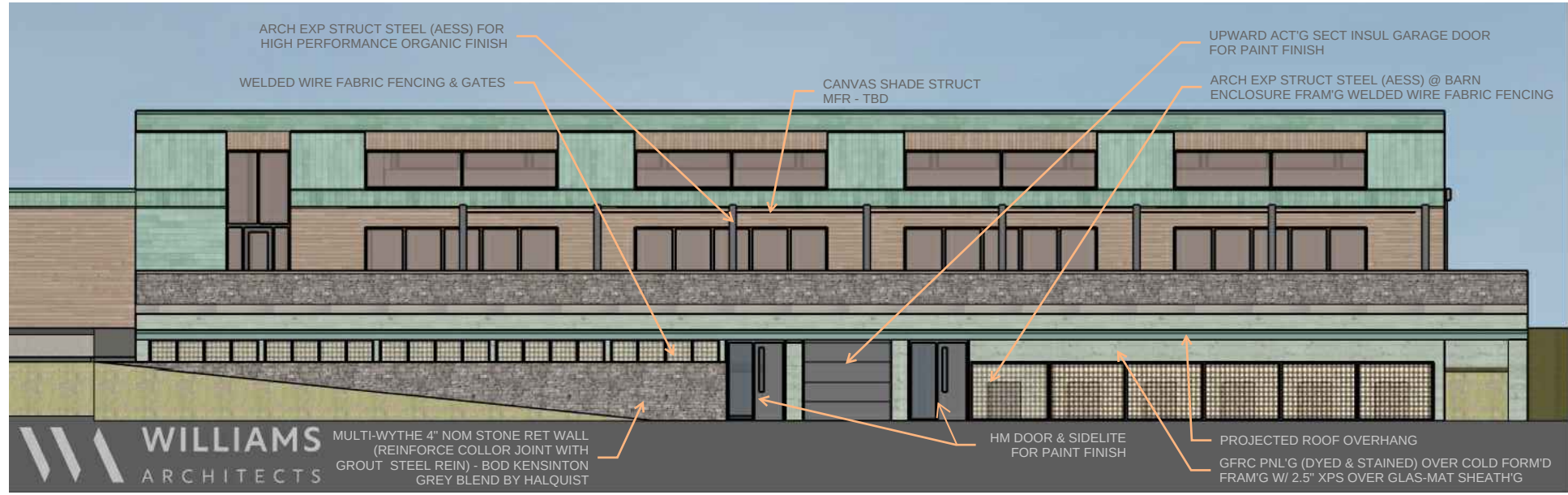
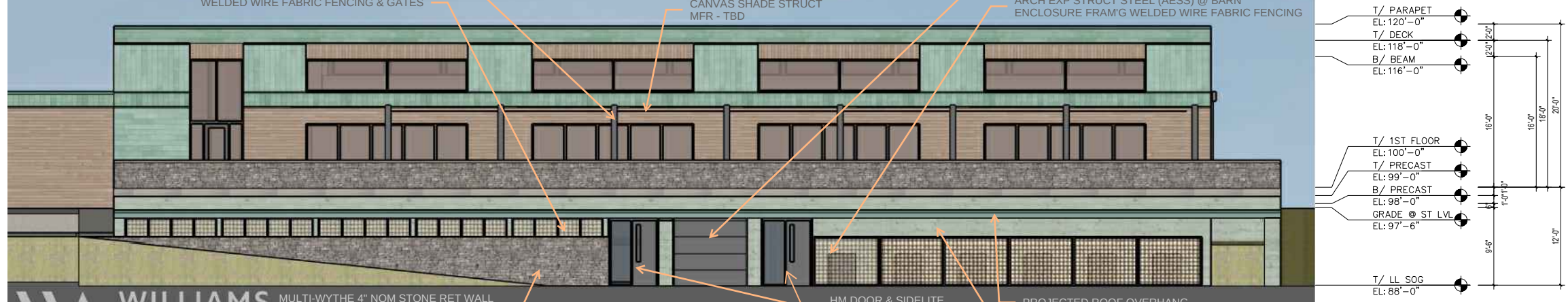
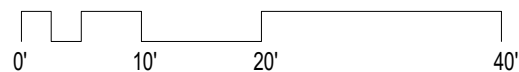
WEST ELEVATION
5/13/28



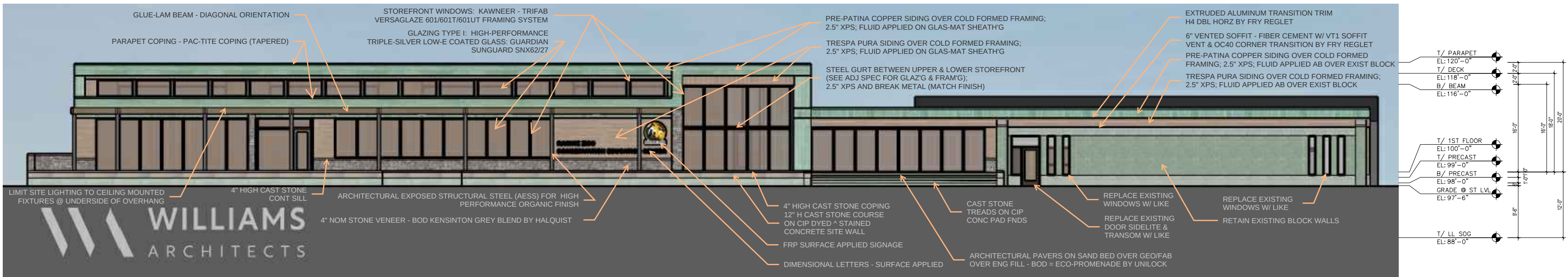
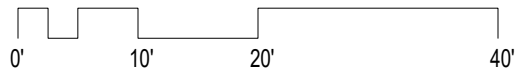
EAST ELEVATION
5/13/28



EAST SECTION / ELEVATION
5/13/28



NORTH ELEVATION
5/13/28



SOUTH ELEVATION
5/13/28

