

Owner: Women's Resource Center of Racine, Inc Applicant/Agent: Transitional Living Center

Town: Dover Zoning district(s): P-1

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

to occupy the existing building & site with the transitional living center.

AT (site address): 23303 Church Road Kansasville Wisconsin 53139

Subdivision: _____ Lot(s): _____ Block: _____

Parcel # 00003202204000 Section(s) 22 T 3 N R 20 E

If served by municipal sewer, check here: Sanitary permit #: N/A

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- N/A 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- N/A abutting property owners' names & mailing addresses
- N/A other

print name: Cristen Chaffee

e-mail address: +1cshelterdirector@gmail.com

address: 482 south Pine Street Burlington, WI 53105

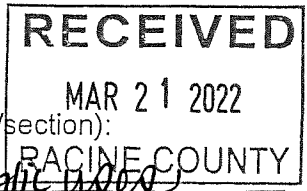
telephone #: 262-767-1478
262-224-4390

signed: Cristen Chaffee

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- The property is all / partially located in the Eagle Lake shoreland area.
- The project is all / partially located in the Eagle Lake shoreland area.
- N/A The property is all / partially located in the N/A floodplain.
- N/A The project is all / partially located in the N/A floodplain.
- The property is all / partially located in the wetland.
- The project is all / partially located in the wetland.



The applicant is subject to the following Racine County Ordinance provisions (specify article/section): Art VI Div 13 P-1 Institutional Park District; Sec 20-1734 Public & Semi Public Wood

Shoreland contract: yes _____ no
Public hearing date: April 18, 2022
Submittal received by: [Signature]
cash _____ or check # 11744

Site plan review meeting date: N/A
Date petition filed: 3/21/22
amount received: \$ 476.00

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Women's Resource Center
 Mailing Address 1547 College Ave
Racine, WI 53403
 City State Zip

APPLICANT Transitional Living Center
 Mailing Address 482 South Pine St.
Burlington WI 53105
 City State Zip

Phone 262-633-3233

Phone 262-767-1478

Email executive.director@racine.wrc.org

Email tlcshelterdirector@gmail.com

Parcel Id. # 00007A027040010

Site Address 23703 Church Rd

Municipality Dover Section(s) 22 Town 3 North, Range 20 East

Lot 1 Block - Subdivision Name - CSM # 3027

Proposed Construction/Use To occupy the existing building & site with the Transitional Living Center.

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>-</u> x <u>-</u>) (<u>-</u> x <u>-</u>) (<u>-</u> x <u>-</u>)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (<u>Existing</u>) (<u>Building</u>) (<u>Site</u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>100</u> -Yr. Floodplain Elev. <u>-</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) <u>-</u> Flood Protection Elev. <u>-</u>
Temporary	<input type="checkbox"/>	Other <u>Occupancy</u>	Building Ht.-Avg. (ft.) <u>-</u>

Contractor	<u>N/A</u>	Est. Value w/Labor \$	<u>N/A</u>	ZONING DISTRICT	<u>P-1</u>	
Existing Nonconforming?	<u>N/A</u>	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Street-1 st		<u>yes</u>
Mitigation or Buffer Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Street-2 nd	<u>Existing Buildings</u>	<u>↓</u>
Structure in Floodplain? (per map)		*Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Side-1 st	<u>Site</u>	<u>↓</u>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %		Side-2 nd		
*>50% of Fair Market Value?	<u>N/A</u>	Yes	No	Shore		
Structure in Wetland? (per map)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Rear		
Substandard Lot?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Total Acc. Structures	<u>N/A</u>	
BOA Variance Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
<u>Conditional Use</u> /Site Plan Needed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date of Approval	<u>-</u>	
Shoreland Contract Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA Conditional Use/Site Plan Pd: \$ 475.00
 CC Date/Check#/Cash U744
 Signature of Owner /Applicant/Agent Cristen Chaffee Date 3/21/22

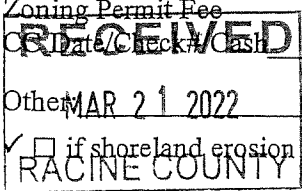
Shoreland Contract Fee Pd: \$ _____
 CC Date/Check#/Cash _____
 Print Name(s) CRISTEN CHAFFEE

Zoning Permit Fee Pd: \$ 150.00
 CC Date/Check#/Cash _____
 Notes (revisions, extensions, etc.) _____

Other Pd: \$ _____
 MAR 21 2022
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials) JMC

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 00007A027040010 - 22 - 040010



Report for Conditional Use Permit for 23303 Church Road-Lot One

In 2015, The Women's Resource Center of Racine, Inc.(WRC) was granted a conditional use permit for the site originally used as the St. Mary's Grade School and then leased by the Burlington Area School District. The grade school and its 2.25 acres became a separate lot in 2011 for the purpose of sale: only the grade school and accompanying 2.25 acres is a part of the conditional use permit that Women's Resource Center requested. WRC utilized the building on the conditional use permit until November 15th, 2019. At this time, the conditional use permit that WRC was approved in 2015, is no longer valid due to the building being unoccupied for 3 years. WRC continues to own the property and would like to enter into a lease agreement with Transitional Living Center.

Transitional Living Center is requesting a conditional use permit to occupy the open space at 23303 Church Road, Kansasville Wisconsin.

TLC was established in 1993 and has occupied the same location for the past 17 years. This location was at 482 South Pine Street, Burlington Wisconsin. TLC's landlord has given notice of termination of lease and the shelter will need to be moved to 23303 Church Street, Kansasville by June 30th, 2022. TLC shelters women and children who are homeless and provides them services to become self-sufficient.

TLC currently has 3 employees. Current positions held are Executive Director, one full-time case manager, and one resident care worker. The resident care worker will be living on site to allow for 24/7 day a week coverage.

TLC Board of Directors is made up of 9 community members. With a vast array of knowledge and experience, this allows for strategic planning, effective communication, and ensuring all issues related to the changing needs of the shelter and homelessness are addressed.

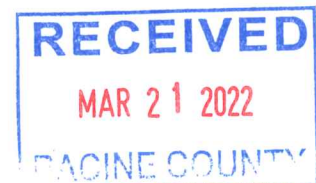
EXISTING AND PROPOSED LAND USE:

Currently, the 2.25 acres serves as open yard and field surrounding the structure, parking lots to the north and south of the building, and to the southwest of the structure- a playground. TLC intends to keep the land as is, continuing to use land already tilled on the south end of the property for a community garden to be used by participants of TLC. TLC will not be adding any additional parking spaces.

EXISTING AND PROPOSED STRUCTURE:

No exterior changes to the structure are proposed at this time. The structure is in the fashion of a grade school in the center with two "wings" on each side providing office space. The exterior structure will remain as is. Currently the structure is a cream brick building with brown aluminum wrap and will remain this color unless paint and labor is donated to TLC and WRC approves a change, it would be then painted a light grey.

Interior changes to the structure will include: TLC will also be painting and cleaning the interior prior to occupancy.



SERVICES TO BE PROVIDED OUT OF THE PROPERTY AND STRUCTURE:

TLC will be providing shelter for women and children who are homeless in Western Racine County. All services strive to meet the mission and uphold the core values of the organization.

TLC's mission is to provide individuals temporary shelter and basic necessities, while assisting them in developing the skills to be self-sufficient, gainfully employed, and live independently.

It is the vision of TLC to ensure homeless persons in Western Racine County have access to safe shelter and services as they transition back into the community. We look to provide services that are client focused, effective and delivered with dignity and respect. TLC believes in the importance of collaborative efforts to meet the needs of the homeless population, with much focus on identifying gaps in services, prevention and raising awareness.

The focus of our emergency shelter and transitional living program is creating self-sufficient individuals, and in turn, strong, stable families. We offer programming that can be accessed alone or in combination to better ensure families achieve self-reliance. This comprehensive approach quickly identifies and initiates appropriate services to support each individual's goals by bringing together their strengths with the structured framework of the shelter program.

By making available temporary shelter to those in need, this allows the individual time to make life changes with a goal of becoming a more positive contributor to the community. Ways in which the individual can improve are, children enrolled in school, increasing income, developing basic living skills, addressing addiction issues, learning more effective coping skills, and gaining financial independence.

These families are placed in permanent housing in the community, secure employment at local businesses, and utilize the community's resources. All of which have a positive impact on the community.

