



JUN 04 2024

Application for Design Review  
DEPT. OF CITY DEVELOPMENT  
CITY OF RACINE, WI

Applicant Name: Brian Lee - Roanoke Family / MCA

Address: 141 Main St City: Racine

State: WI Zip: 53403

Telephone: \_\_\_\_\_ Cell Phone: 262-995-4599

Email: balee3@gmail.com

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Address (Es): 141 Main St.

Current Zoning: \_\_\_\_\_

Current/Most Recent Property Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Numerous areas of the City have design guidelines which are specific to projects and must be adhered to. The design guidelines can be found at the following link under the design review district heading on the page: <https://www.buildupracine.org/business-tools/planning/>





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. Design Area Review Application	<input type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</li> <li>d. General use of the building and lot</li> </ol>	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> <li>a. Fully dimensioned property boundary</li> <li>b. All buildings (existing and proposed)</li> <li>c. Setbacks from property lines</li> <li>d. Identification as to whether all elements are "Existing" or "Proposed"</li> <li>e. Dimensioned parking spaces and drive aisle layout</li> <li>f. Trash enclosure location and materials</li> <li>g. Location of signage, with setbacks</li> </ol>	<input type="checkbox"/>	
4. Landscape Plan <ol style="list-style-type: none"> <li>a. Bufferyards</li> <li>b. Parking Areas</li> <li>c. Screening and fencing locations</li> <li>d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.</li> </ol>	<input type="checkbox"/>	
5. Lighting Plan <ol style="list-style-type: none"> <li>a. Location of light fixtures</li> <li>b. A cut sheet of light fixtures with indication of cut-offs or shielding</li> <li>c. Illumination diagram indicating intensity of lighting on the property.</li> </ol>	<input type="checkbox"/>	
6. Signage Plan <ol style="list-style-type: none"> <li>a. dimensioned color elevations of signage</li> <li>b. A diagram showing the location of the proposed signage</li> </ol>	6/1/24	Via email to M. Cook
7. Building/site elevations <ol style="list-style-type: none"> <li>a. Building elevations showing all four sides of the buildings in color</li> <li>b. Elevation of trash enclosure area</li> </ol>	<input type="checkbox"/>	
8. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	






**Acknowledgement and authorization signatures**

Design Review 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 occupancy of the building, approval of the final work, or otherwise specified. 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: 6/4/24

Applicant Signature (acknowledgement):  Date: 6/4/24  
(Board of Directors)



## Cook, Michelle

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**From:** Brian Lee <[REDACTED]>  
**Sent:** Tuesday, June 4, 2024 10:30 AM  
**To:** Cook, Michelle  
**Subject:** Approval of YMCA (141 Main St) Window Signage

STOP! External Message. Think before you click.

Hi Michele,

The following is a simulation of the window clink signage we are proposing for the Riverside y branch.



Sent from my iPad