



**CITY OF RACINE**

**APPLICATION FOR CONDITIONAL USE**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

**NOTE:** Incomplete or illegible submittals will not be scheduled for Plan Commission or Common Council Consideration.  
PLEASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

**APPLICANT NAME:** JOHN CONNER  
**ADDRESS: STREET** 2400 LATHROP AVE. **CITY:** RACINE **STATE:** WI **ZIP:** 53405  
**EMAIL ADDRESS:** john@johnconnerplumbing.com  
**TELEPHONE:** 262-510-0577 **CELL PHONE:** 414-477-0612 **FAX:** \_\_\_\_\_

**AGENT NAME:** \_\_\_\_\_  
**ADDRESS: STREET** \_\_\_\_\_ **CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_  
**EMAIL ADDRESS:** \_\_\_\_\_  
**TELEPHONE:** \_\_\_\_\_ **CELL PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**ADDRESS OF PROPOSED CONDITIONAL USE:** 3457 DOUGLAS AVE.  
**CURRENT / MOST RECENT PROPERTY USE:** AUTOMOTIVE REPAIR SHOP  
**PROPOSED USE:** PLUMBING OFFICE / SHOWROOM  
**NUMBER OF LEGAL, ON-SITE PARKING SPACES:** 10+  
**NUMBER OF DWELLING UNITS:** 0  
**SQUARE FEET OF BUILDING (PER FLOOR):** 4,000 SQ. FT.  
**SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR):** 4,000 SQ. FT.

**NUMBER OF EMPLOYEES: FULL-TIME** 2 **PART-TIME:** 1  
**PROPOSED HOURS/DAYS OF OPERATION:** 8am - 5pm M-Sat.  
**ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.)** None

**PLEASE CHECK THE APPROPRIATE BOX REGARDING YOUR INTEREST IN THE PROPERTY:**  
**OWNER** \_\_\_\_\_ **OPTION TO PURCHASE**  **LEASE** \_\_\_\_\_ **LAND CONTRACT** \_\_\_\_\_ **OTHER** \_\_\_\_\_

**OWNER & APPLICANT AUTHORIZATION**

If you currently are not the owner of the property for which the Conditional Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

**Applicant:** Date: 05/22/2017 **Signature:** [Signature]  
**Print Name:** John Conner  
**Property Owner's Consent:** Date: \_\_\_\_\_ **Signature:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**\*\*Please submit this application and submittal requirements together with a non-refundable fee of \$695.00. If request is submitted with a rezoning request, the combined non-refundable fee is \$1,120.00.**

**(Go to Page 2 for Submittal Requirements)...**



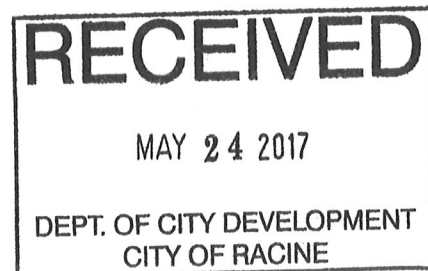
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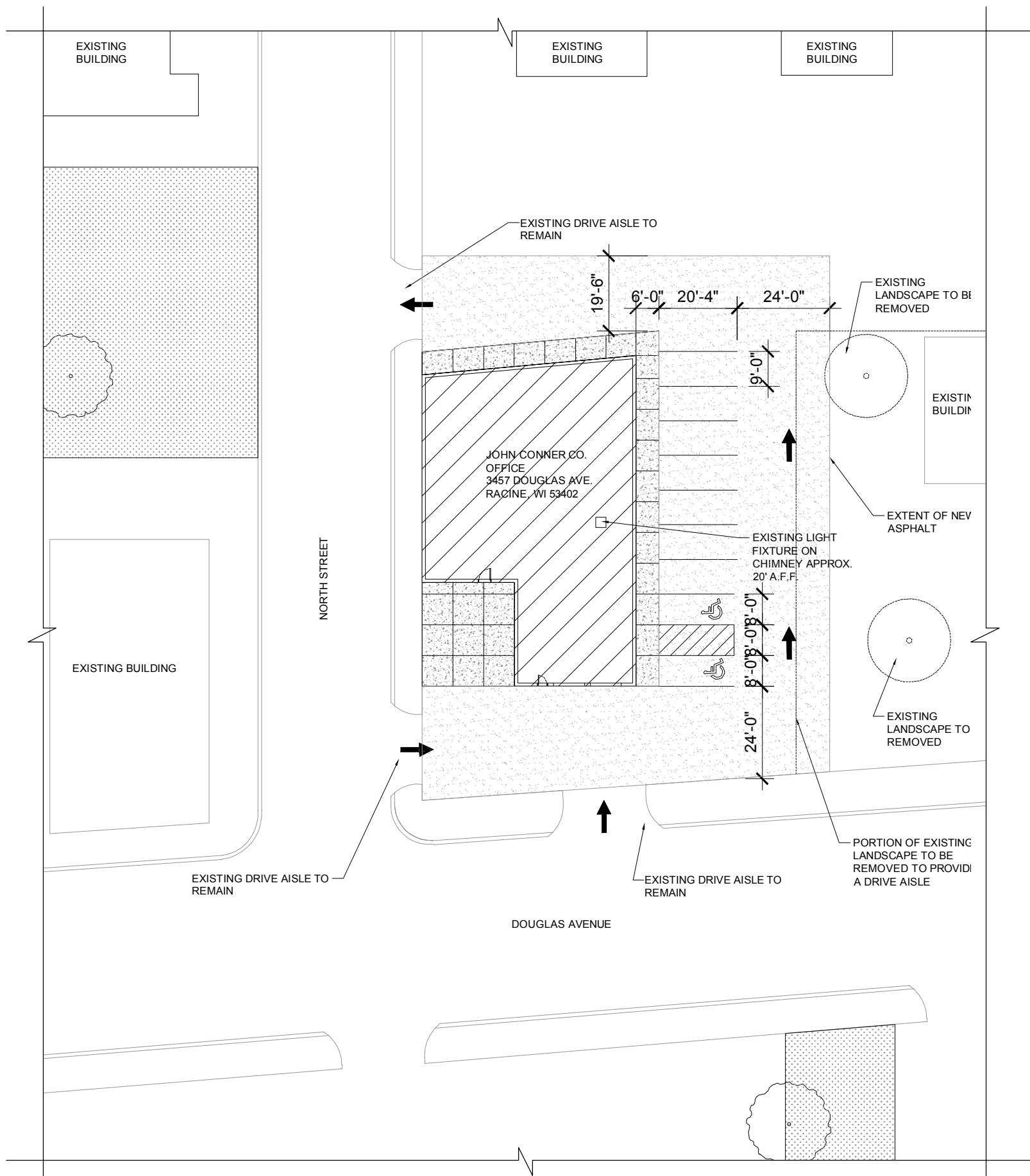
## BUSINESS PROPOSAL

### BUSINESS DESCRIPTION

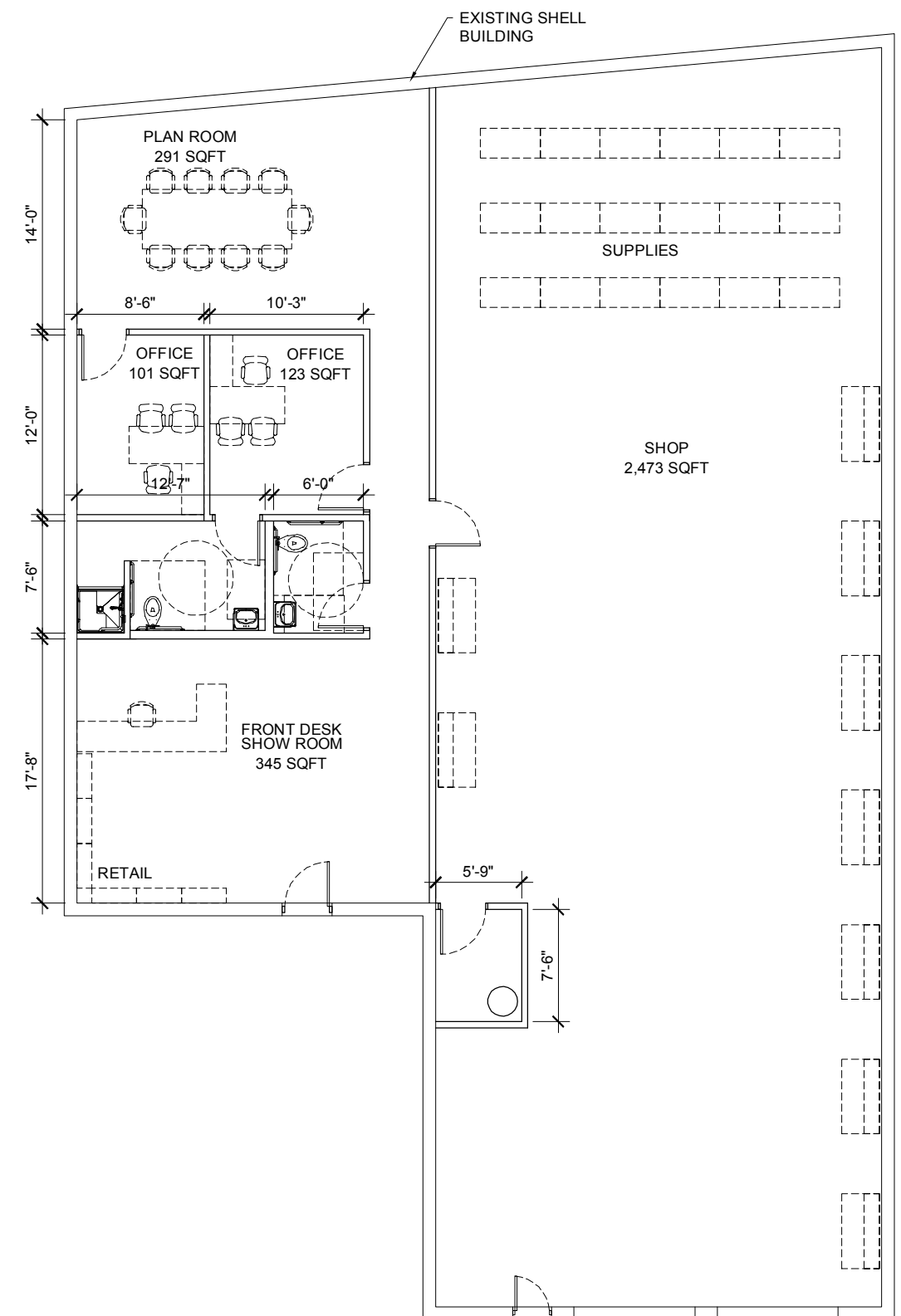
John Conner Co., LLC is a small Plumbing Contractor, we've been operating for about 3 years. We install Plumbing to and from residential and commercial buildings. All of our work will be performed at customers location, the building is only used for offices, showroom and storage. The purpose for the new facility located at 3457 Douglas Ave. Racine, Wi., would be to have our offices and showroom/ small retail located inside of the building, we are also looking to have storage for materials in the facility. There are a total of 2-3 employees working for the company, office hours are to be 8am-5pm M-F and 8am-12pm Sat. The building will not contain any loud machinery. The only Truck traffic we'll have is for material Deliveries which will occur 1-2 times per week. John Conner Co. plans to service and maintain his own building as needed including, lawn cutting, snow removal and garbage dumpsters shall be located on inside of building. Plumbing parts and fixtures will be some of the items sold in the showroom part of the building.

John Conner





**2** SITE PLAN  
SCALE: 1/32" = 1'-0"



**1** FLOOR PLAN  
SCALE: 3/32" = 1'-0"

JOHN CONNER CO. OFFICE

3457 DOUGLAS AVE. RACINE, WI 53402



P. O. BOX 044053  
RACINE, WI 53404  
PHONE 262-510-0077  
FAX 262-510-0072  
WWW.JOHNCONNERCO.COM

DRAWN BY	SHEET NUMBER
ARP	A1
DATE	SCALE
06/08/17	AS NOTED

# STEPHAN SURVEYING CO

4112 NORTH GREEN BAY ROAD  
 RACINE, WISCONSIN 53404  
 PHONE (414) 681-1659

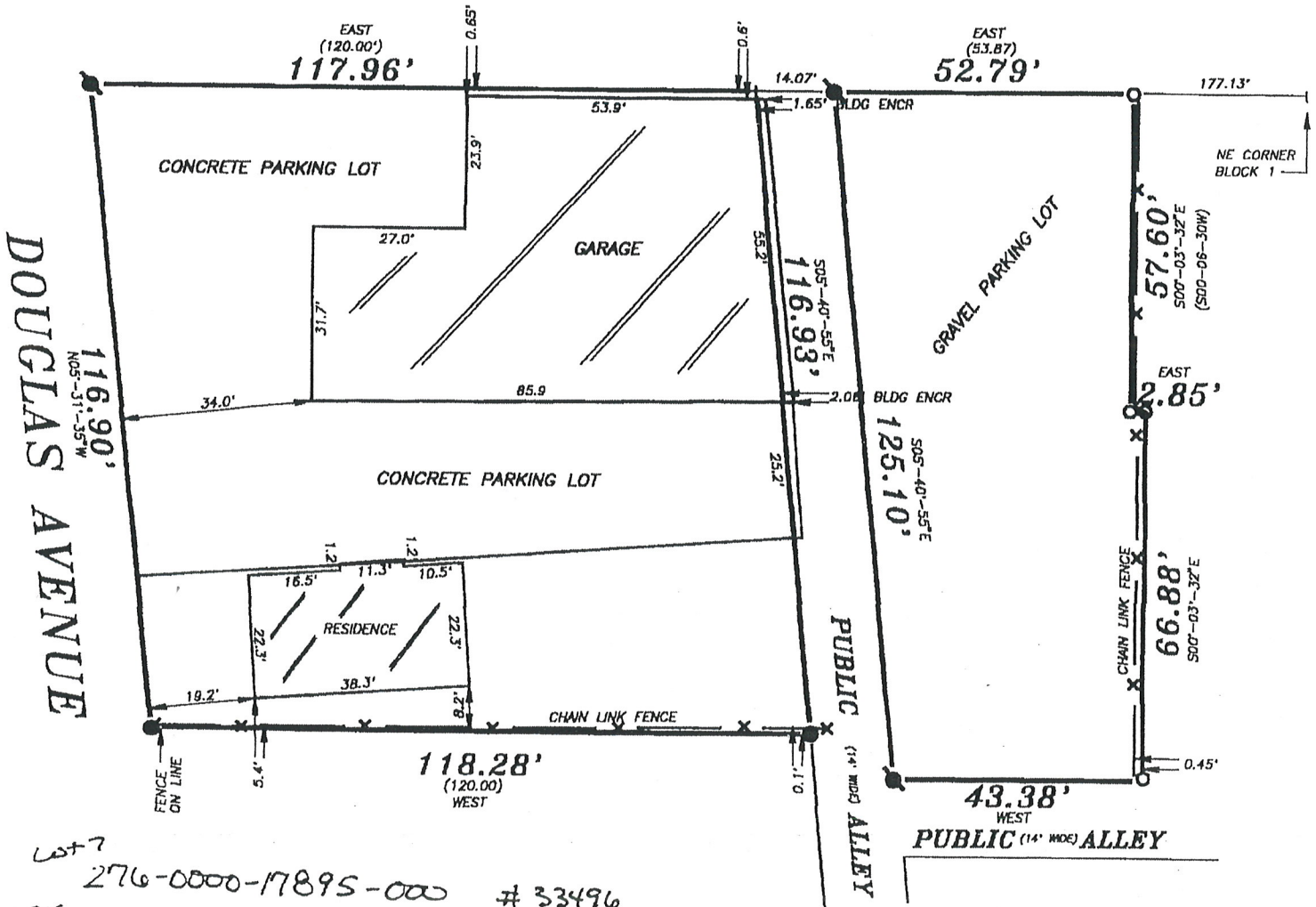
DENNIS W. STEPHAN, RLS

## PLAT OF A SURVEY FOR JACK OAKES AUTO SERVICE

Lots 7, 8, 9, 10, and 11, Block 1, North Racine (Caledonia), being part of the South-east 1/4 of Section 32 and part of the Southwest 1/4 of Section 33, Township 4 North, Range 23 East. EXCEPTING therefrom the following described parcel of land: Part of Block 1, North Racine, being a subdivision located in the City of Racine, Racine County, Wisconsin described as follows: Begin at a 1" diameter iron pipe on the North line of said Block 1 located 177.13 feet West of the Northeast corner of said Block 1; run thence South 00°06'30" West 57.60 feet to a 3/4" diameter iron pipe located 6.00 feet from the Southwest corner of the Martin Hyatt residence as it existed on January 18, 1986; thence West 2.85 feet to a 3/4" diameter iron pipe; thence North 00°06'30" East 57.60 feet to a 3/4" diameter iron pipe on the North line of said Block 1; thence East on said North line 2.85 feet to the point of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

ADDRESS: 3457 Douglas Avenue

## NORTH STREET



- Lot 7 276-0000-17895-000 # 33496
- Lot 8+9 276-0000-17896-000 # 58002
- Lot 10+11 276-0000-17899-000 # 58003

EAST SIDE



# SOUTH SIDE



COMMERCIAL  
Marty Defatta  
262-498-8608  
SunWest  
↑

NO  
TAG









BURGER  
KING

exit only one way



WEST SIDE



**NORTH SIDE**

