



"We Project Your Image"

October 21, 2019

Department City of Development
730 Washington Avenue
Racine, WI 53403

Re: Lutheran High School, 251 Luedtke Avenue

Michael's Signs, Inc. is proposing to add a new monument sign, with a double-sided electronic message center for Lutheran High School. This sign will be a replacement sign for the one that was destroyed in an automotive accident. To conform to the City of Racine ordinances they will be moving the proposed sign east on Spring Street.

The sign will be placed:

- At least 200 feet from the property line for homes on the west side of Luedtke Avenue, and
- 25 feet from all other property lines.

The proposed monument sign will be 8' 5" wide by 8' 8" tall, or 72-73 square feet.

The electronic message center specs are:

- 16mm, LED, RGB, double-sided
- Cabinet Size: 41" high x 7' 3" wide
- Viewing Area: 36" high x 7' wide

Attached with the application are the site plans for the sign, along with the drawing of the proposed sign.

Thank you.

Chris Henkes

Chris Henkes
Sales Consultant
(262) 554-6066





CITY OF RACINE

General Application Form

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

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: Lutheran High School
 ADDRESS: STREET: 251 Luedtke Ave. CITY: Racine STATE: WI ZIP: 53405
 TELEPHONE: (262) 637-6538 CELL PHONE: —
 EMAIL: dburgess@racine.lutheran.org

AGENT NAME (IF APPLICABLE): Michael's Signs (Chris Henkes)
 ADDRESS: STREET: 3914 S. Memorial Drive CITY: Racine STATE: WI ZIP: 53403
 TELEPHONE: (262) 554-6066 CELL PHONE: —
 EMAIL: chris@michaelsigns.com

PROPERTY ADDRESS (ES): 251 Luedtke Avenue, Racine, WI 53405
 CURRENT ZONING: R-3
 CURRENT/MOST RECENT PROPERTY USE: School (high school)
 PROPOSED USE: same - school (high school)
 PROPOSED ZONING (only if applicable): —
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): —

CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) —
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) —

Are you the owner of the property included in the area of the requested zoning?

- Yes
- No
- Option to Purchase
- Lease

*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: David S Burgess Date 10-17-19
 Print Name: DAVID S. BURGESS

Applicant (s) Signature: Same as above Date —
 Print Name: —



CITY OF RACINE

Conditional Use Permit Checklist

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

Applicant

General Development Application Form

SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION** (Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

Lot Information

- Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').

Structure Location

- Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.

Ingress/Egress

- Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.

Parking Lot

- Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.

Trash/Utility Areas

- Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.

Fencing/Walls

- Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.

Outdoor Lighting

- Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.

Landscaping

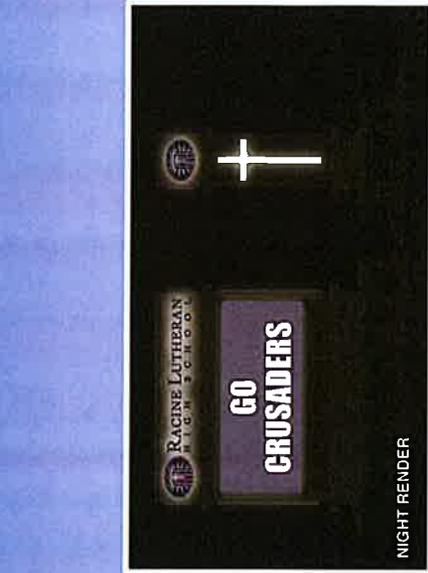
- Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

- Surface Details**
 - Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).
- Sewer/Water**
 - Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).
- Signage**
 - Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).
- Drainage/Grading**
 - Show on-site surface water drainage and grading, and building and ground elevations (new construction only).
- FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**
- Scaled Floor Plans**
 - Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.
- Architecture**
 - Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).
- OTHER INFORMATION**
- Written Description**
 - Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.
- Deliveries**
 - Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.
- Maintenance Plan**
 - Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.
- Indicate any plans for future expansion, if applicable**
- Review Fee**
 - **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: Chryis Henkes DATE: 10/21/19

MONUMENT SIGN



SIDE VIEW

RACINE LUTHERAN HIGH SCHOOL / MONUMENT SIGN

ONE (1) DOUBLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISH (MAP BRUSHED ALUMINUM & BUILDING COLOR)
 SIGN CABINET CAPS TO BE FABRICATED ALUMINUM W/ MAP PAINTED FINISH & TEXTURED TO MIMIC THE LOOK OF CONCRETE
 ROUTED 1/8" ALUMINUM FACES W/ MAP BRUSHED ALUMINUM FINISH & 1/2" PUSH THROUGH PLEXI
 SIGN INTERNALLY ILLUMINATED W/ WHITE LEDS
 CROSSES TO BE 1/2" PUSH THROUGH PLEXI W/ 3M VINYL OVERLAY (3M WHITE)
 7' 3" LONG X 3' 5" HIGH WATCHFIRE EMC CABINET SIZE - VIEWING AREA (MONITER) 7' LONG X 3' HIGH
 "ADDRESS" TO BE 1/4" SINTRA LETTERING W/ MAP PAINTED FINISH
 CONCRETE CAP & BASE
 BRICK TO MATCH COLOR OF BUILDING MASONRY

Client: RACINE LUTHERAN HIGH SCHOOL
Address: 251 LUEDTKE AVENUE
City, State: RACINE, WI 53405
Sales Rep: CHRIS HENKES

Date: 10-15-19
Drawing #: 1(1)
Sheet: 1 of 1
Scale: 3/8"=1'
Designer: AM

REVISION
 10-15-19
 10-15-19

LED
 YES
 NO
Quantity: 1

Paint Colors (Assemblies):
 TO MATCH SCHOOL BUILDING
 MAP BRUSHED ALUMINUM
 MAP BLACK
 TO MIMIC CONCRETE

Vinyl Film Colors (assemblies):
 DIGITALLY PRINTED
 DIGITALLY PRINTED
 3M WHITE

Client Signature:
 Signature: _____ Date: _____

NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS**
 The ideas and designs contained in this original and unaltered drawing are the sole property of Michael's Signs, Inc. and **MAY NOT BE USED OR REPRODUCED** in whole or in part without written permission.

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

251 LUEDTKE AVE X Q

Show search results for 251...



SPRING

80

North

Luedtke Avenue

ST

(VACATED)

MARY Z AV

Advanced Measurement x

Distance **Area**

Segment (ft.): Total (ft.):

259.48 259.48

Show labels while drawing

Toggle measurement labels

Stream Mode

Clear Last **Clear**

- The proposed sign will be at least 200ft from the homes on Luedtke Ave, and then also 25ft. from all other property lines.
- There is plenty of room, with above measurement.

This photo is looking south.

previous sign, no longer on property



- proposed location of the new sign
- positioned perpendicular on the property, so that it can be viewed from both directions on Spring Street.

• The sign will be at least 200 ft. from the property line for homes on the west side of Luetke Avenue, and 25 ft. from the other property lines.

ArcGIS Web Map



MONUMENT SIGN



RACINE LUTHERAN HIGHSCHOOL / MONUMENT SIGN

- ONE (1) DOUBLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN
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- WATCHFIRE EMC - 29" X 87" CABINET W/ 24" X 84" VIEWING AREA
- "ADDRESS" TO BE 1/4" SINTRA LETTERING W/ MAP PAINTED FINISH
- CONCRETE CAP & BASE
- BRICK TO MATCH COLOR OF BUILDING MASONRY



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PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: RACINE LUTHERAN HIGH SCHOOL Address: 251 LUEDTKE AVENUE City, State: RACINE, WI 53405 Sales Rep: CHRIS HENKES	Date: 10-15-19 Drawing #: 1(2)	REVISION 1 10-15-19 2 11-8-19	Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	<input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED Quantity: 1	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> TO MATCH SCHOOL BUILDING <input checked="" type="checkbox"/> MAP BRUSHED ALUMINUM <input checked="" type="checkbox"/> MAP BLACK <input checked="" type="checkbox"/> TO MIMIC CONCRETE	Vinyl Film Colors (3M Scotchcal): <input checked="" type="checkbox"/> DIGITALLY PRINTED <input checked="" type="checkbox"/> DIGITALLY PRINTED <input checked="" type="checkbox"/> 3M WHITE	Client Signature: Signature _____ Date _____ NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	Sheet: 1 of 1 Scale: 3/8"=1'	(Empty)	Sign Specifications: NOTED ABOVE				
	Designer: AM						

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