



Application for Conditional Use Permit

Applicant Name:

Petro Iuna

Address:

3026 Stonebridge Dr

City:

Racine

State:

WI

Zip:

53404

Telephone:

Cell Phone:

262-672-1614

Email:

lunatawnservices@yahoo.com

Agent Name:

Address:

City:

State:

Zip:

Telephone:

Cell Phone:

Email:

Property Address (Es):

2625 1st St AU

Current Zoning:

B2

Current/Most Recent Property Use:

Retail Shop

Proposed Use:

For my landscape business

for event room





The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

My landscaping company don't effect public health

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

It won't be neighborhood problem

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

NO is more commercial building arounds

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

yes

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

~~no~~ yes it was the Adequate

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

NO

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

yes





| Required Submittal Item | Applicant Submitted | City Received |
|---|-------------------------------------|---------------|
| 6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property. | <input type="checkbox"/> | |
| 7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area | <input checked="" type="checkbox"/> | |
| 8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access | <input type="checkbox"/> | |
| 9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage | <input type="checkbox"/> | |
| 10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area | <input type="checkbox"/> | |
| 11. Building Material Samples (if making exterior changes) | <input type="checkbox"/> | |
| 12. Review Fee | <input type="checkbox"/> | |

Acknowledgement and authorization signatures

A conditional use 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 issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. 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: 5-27-2025

Applicant Signature (acknowledgement): Date: 5-27-2025





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

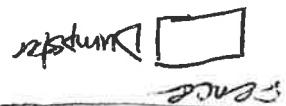
1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

| Required Submittal Item | Applicant Submitted | City Received |
|--|-------------------------------------|---------------|
| 1. Conditional Use Review Application | <input type="checkbox"/> | |
| 2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot | <input checked="" type="checkbox"/> | |
| 3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks | <input checked="" type="checkbox"/> | |
| 4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces | <input type="checkbox"/> | |
| 5. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. | <input type="checkbox"/> | |



Materials

Parking



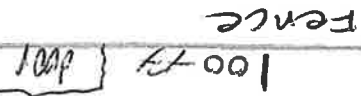
to on 1

Storage material

Fix equipment

Event room

Parking



Parking for event room

Parking for event room

CONDITIONAL USE APPLICATION FOR LUNA LANDSCAPE PRO

Description:

a. Hours of Operation

Monday through Friday 7:00AM - 5:00PM

Saturday 7:00AM - 4:00PM

b. Anticipated Delivery Schedule

As needed during business hours. Deliveries will not be frequent.

c. Maintenance Plan

All landscaping material will be kept behind a fence. The fenced area is set-back from the road 200 feet and not visible from the road.

d. General Use of Building and Lot

Retail for landscaping material such as topsoil, mulch, gravel and salt. All landscaping material will be kept behind the fence. Trucks will be parked in the parking lot. The parking lot is also set back from the road approximately 150 feet and shielded by another building. This parking lot was used by the previous owner to park trucks and equipment.

Site Plan:

a. Attached

b. See drawing; no additional buildings are planned. We plan on using existing space.

c. The building is setback from the road 200 feet. But for the sign by the road, you could drive by the building and not know it was back there.

d. All elements are existing. The screened fence is existing and has been used to store large equipment for years by previous owners.

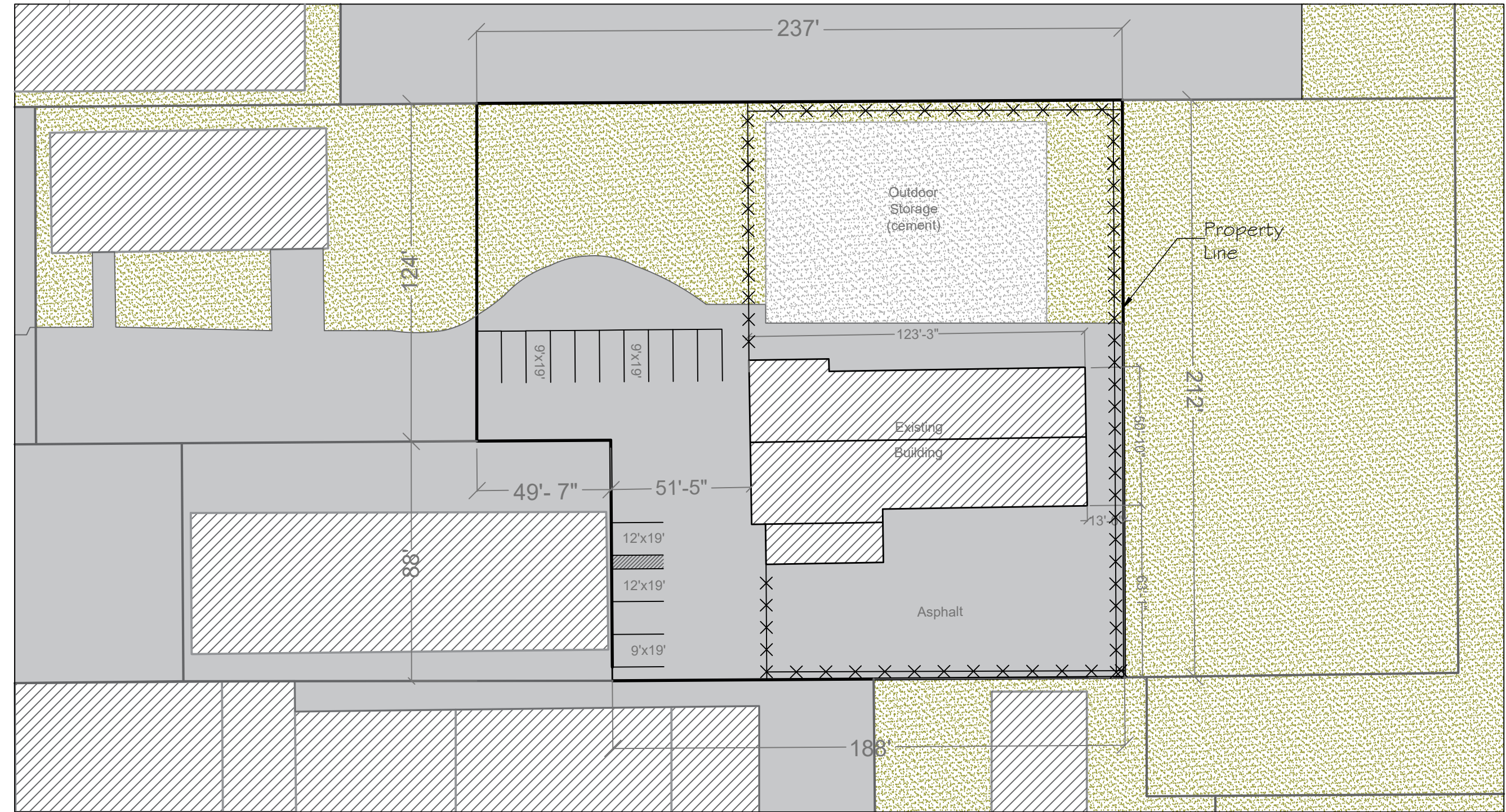
e. see drawing.

f. Dumpster will be kept behind the fence. See Drawing.

g. Loading in the back behind the fence.

h. Fire hydrant is located in the street.

i. Signage is in the front of the parking lot closer to the street. It is an existing sign that needs to be updated to reflect new business names.



SITE PLAN



LOCATION: 2625 Lathrop Ave
Racine, WI, 53405

BY: Kiké Baldeon (414-458-8611)

STAMP:

A001