



Back to Dec. 16

Application for Conditional Use Review

Applicant Name: AHMED MOSTAFA

Address: 3430 DOUGLASS AVE City: RACINE

* State: WI Zip: 53402

Telephone: 224-422-7465 Cell Phone: _____

Email: MEDD MOSTAFA 9543@GMAIL.COM

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 3430 Douglas Avenue

Current Zoning: B-2

Current/Most Recent Property Use: _____

Proposed Use: HAND CAR WASH

1



DEPARTMENT OF
CITY DEVELOPMENT



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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;

*THE SURROUNDING ESTABLISHMENTS ARE MIX OF
BUSINESSES*

- (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;

*20 MOTORS WILL OCCUPY
A VACANT BUILDING WHICH WILL HOLD FULL &
PART TIME BUILDINGS*

- (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;

*20 MOTORS WILL BE PRETTY CLOSE TO
WHAT PREVIOUS TENANTS / BUSINESS*

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

*THE BUILDING IS EXISTING & DOLLAR GENERAL
TO THE NORTH IS ALL PAVED ASPHALT DRIVEWAYS
& PARKING ALL GO TO STORM SEWERS OR SHED
TO GARAGE*

- (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;

*NEW SIGNAGE & STRIPPED PARKING WILL
DIRECT PARKING & ENTER & EXIT TO & FROM
DOLLAR AVE*

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

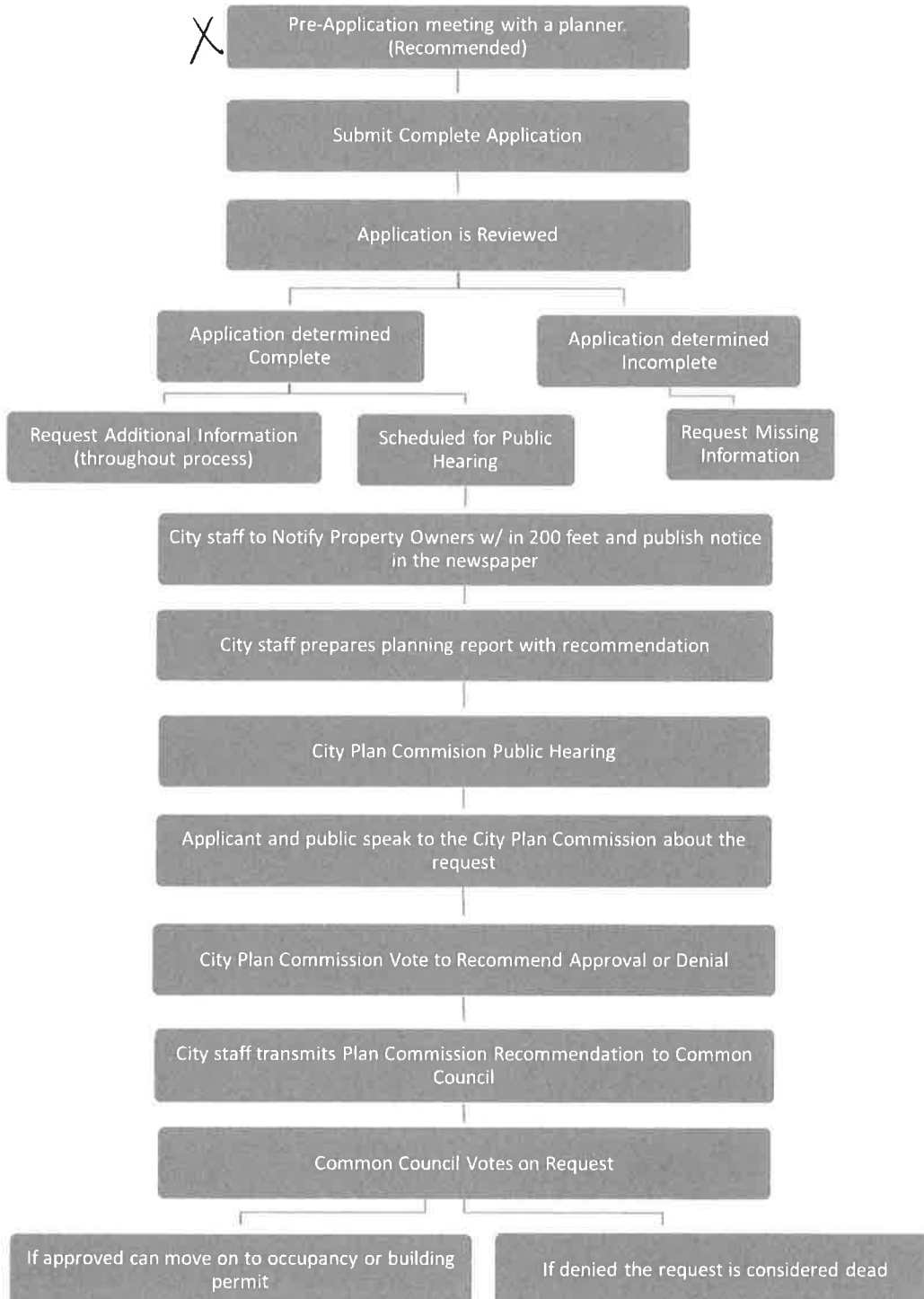
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

*WE FEEL 20 MOTORS CONFORM TO THE
DISTRICT THAT IS ZONED.*





Application Review Process





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		
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 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 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"/>	



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 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: _____

Applicant Signature (acknowledgement): _____ Date: _____



Hintz, Jeffrey

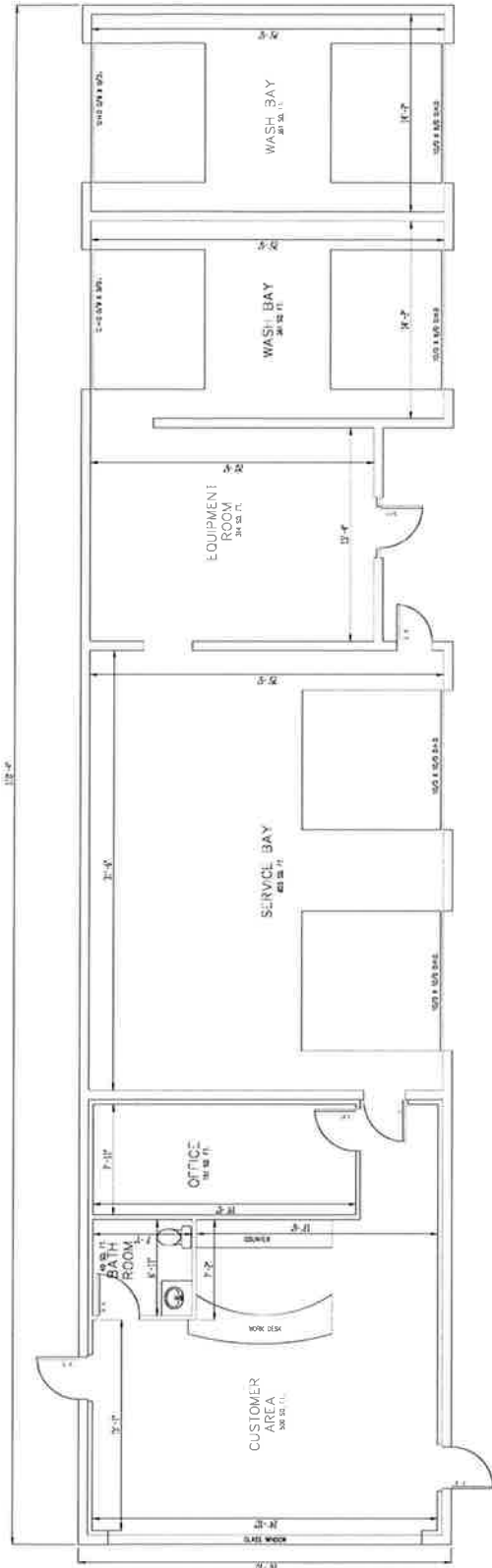
From: medo mostafa <medomostafa9543@gmail.com>
Sent: Thursday, December 19, 2019 11:11 AM
To: Hintz, Jeffrey
Subject: 20 Motors inc

To Mr Jeff Hintz,

At 3430 Douglas ave Racine Wisconsin 53402 we've applied for a hand car wash license ' non mechanical' if your honors would accept we plan on using the best chemicals, professional detailers and car wash employees in a very nice secure facility that's also secured with cameras surrounding the building and a 20 chair in the lobby waiting area for the customers that was previously a car wash as well we plan on hiring local and using the last 2 bays that have in and out access and we plan on being open if accepted from 8-6 Monday thru Saturday if given the chance from your honors we will bring a very nice hand car wash service to are great town of Racine and also top quality employees that will be 8 car washers 1 cashier maybe 2 part time and a Car wash manger as well.

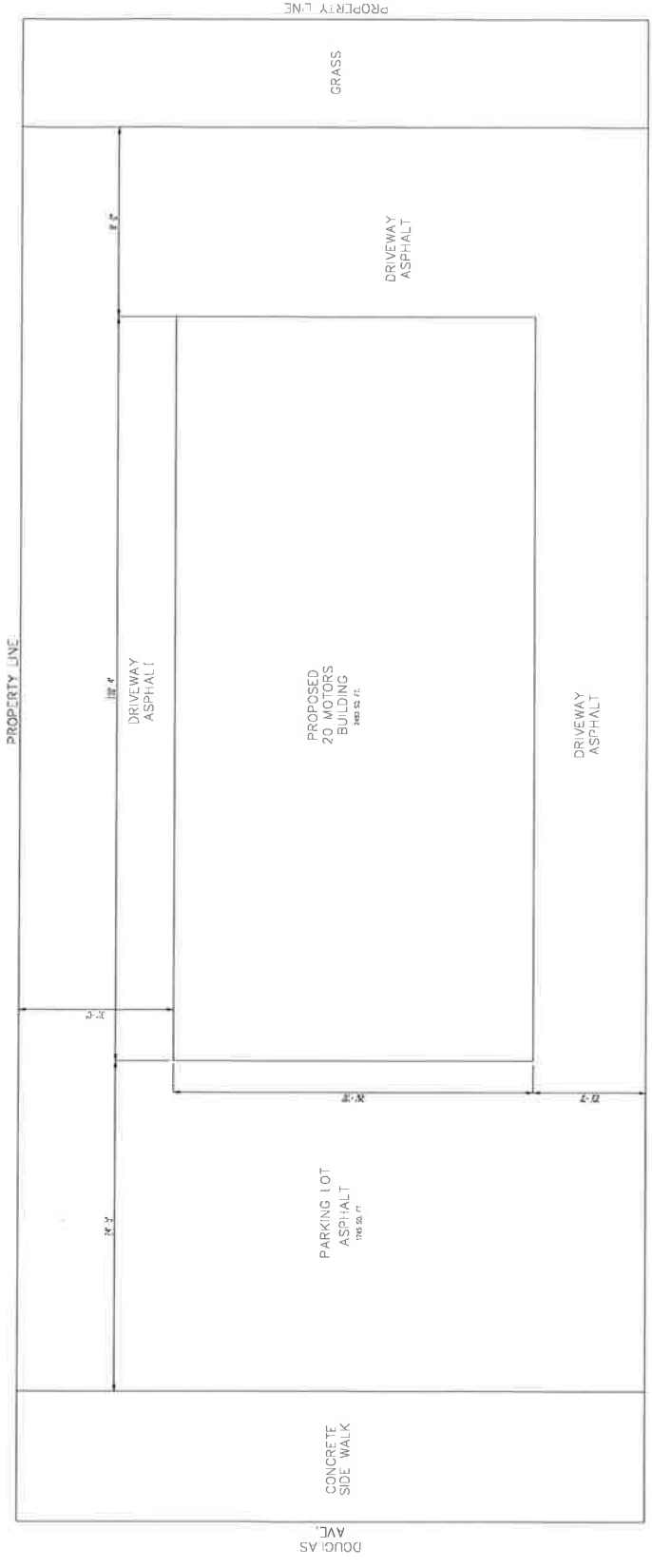
Thanks Mr. Jeff Hintz and Happy Holidays

PROPOSED RESIDENCE FOR: 20 MOTORS: 3430 DOUGLAS AVE	
SHEET NUMBER: 1 OF 2	DRAWN BY: DATE:
PROJECT NO.: DATE:	
CHECKED BY: DATE:	
APPROVED BY: DATE:	
TITLE:	



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROPOSED RESIDENCE FOR: 20 MOTORS 3430 DOUGLAS AVE		SHEET NO. 2 OF 2 DATE: 11/15/2011 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO. 11-1111 CLIENT: [Name] ADDRESS: [Address]	SCALE: 1/4" = 1'-0" DATE: 11/15/2011	SITE PLAN 2 OF 2
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SITE PLAN
 SCALE: N.T.S.