



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: HABEEB ALI B HASAN
 ADDRESS: STREET: 3024 RAPIDS DRIVE CITY: RACINE STATE: WI ZIP: 53404
 TELEPHONE: 414.795.2411 CELL PHONE: 414.795.2411
 EMAIL: habeebali11c@yahoo.com

AGENT NAME (IF APPLICABLE): THOMAS STACHOWIAK; STACK DESIGN GROUP
 ADDRESS: STREET: 413 N. 2ND STREET CITY: MILWAUKEE STATE: WI ZIP: 53203
 TELEPHONE: 414.807.8033 CELL PHONE: 414.807.8033
 EMAIL: stackgroup@aol.com

PROPERTY ADDRESS (ES): 3024 RAPIDS DRIVE
 CURRENT ZONING: _____
 CURRENT/MOST RECENT PROPERTY USE: GAS STATION & CONVENIENCE STORE
 PROPOSED USE: GAS STATION & CONVENIENCE STORE
 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

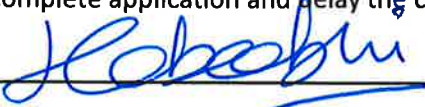
The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, 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: Habeeb Ali B. Hasan Date: 9/12/18
 Print Name: Habeeb Ali B. Hasan

Applicant (s) Signature: Habeeb Ali B. Hasan Date: 9/12/18
 Print Name: Habeeb Ali B. Hasan

- 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:  DATE: 9/12/18

Plan of Operation

Marathon Gas Station

3024 Rapids Drive
Racine, WI 53404

Applicant & owner: Habeeb Ali B Hasan

Applicant contact info: 3024 Rapids Drive
Racine, WI 53404
414-795-2411
habeebalillc@yahoo.com

Type of business: Gas station and convenience store

Description of proposal: The existing gas station and convenience store shall remain and an addition is proposed for the west side on the existing building. The addition would be for the creation of a fried chicken and seafood restaurant that would serve mostly carry out customers but would include a few seats or counter stools for on-site dining.

Hours of operation: Sunday through Thursday 9 am to 9 pm
Friday and Saturday 9 am to midnight

Number of employees: 5 total in restaurant and convenience store
This is an addition of 2 employees from existing business

Parking: (7) on site parking stalls plus (8) at-pump parking spaces

Deliveries: No change from existing; (3) per week under current conditions
Loading occurs through the front entry door

Neighboring uses: The existing use conforms with the current zoning and the proposed use also conforms to the current zoning. Adjacent uses are all commercial business uses. Proposed use is appropriate for the high traffic street this business is located on.

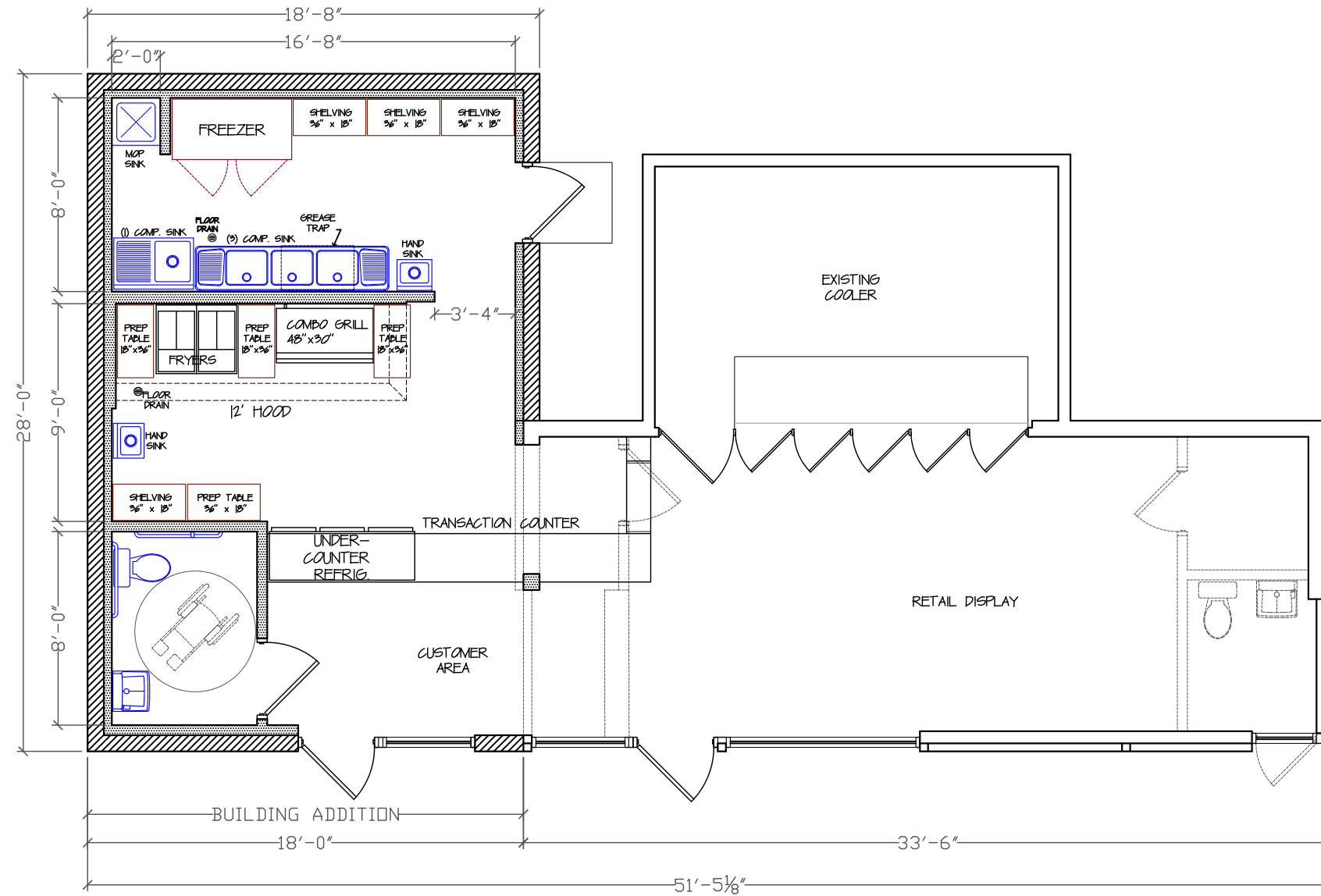
Maintenance plan: Lawn service: contracted out
Trash service: Eagle Disposal
Snow removal: contracted out
Litter pick-up: employee task

Expansion plan: No additional phases or plans for expansion beyond this proposal



ARCHITECTURE

413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034



FLOOR PLAN

1/4" = 1'-0"

GAS STATION & CONVENIENCE STORE
Renovation & Addition
3024 Rapids Drive
Racine, Wisconsin 53404

02-27-19

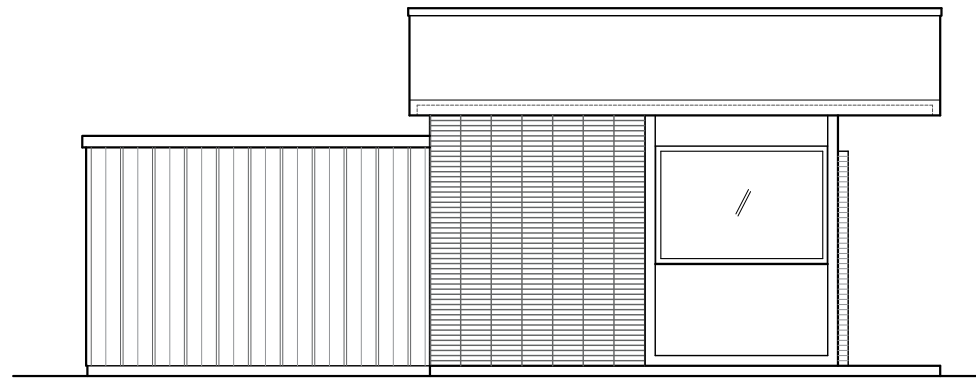
FLOOR PLAN

A-1



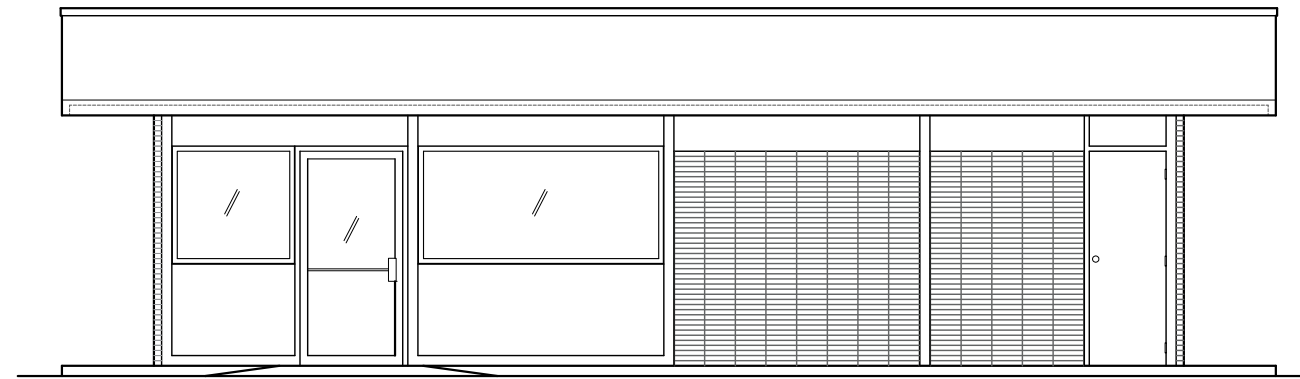
ARCHITECTURE

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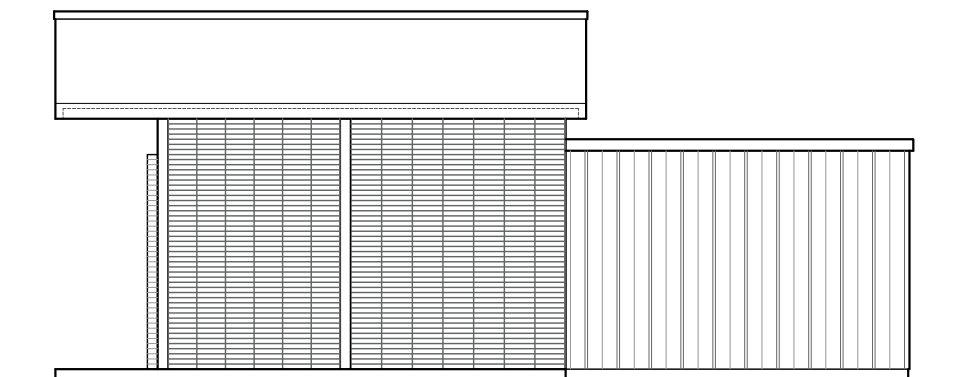
EXISTING WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$



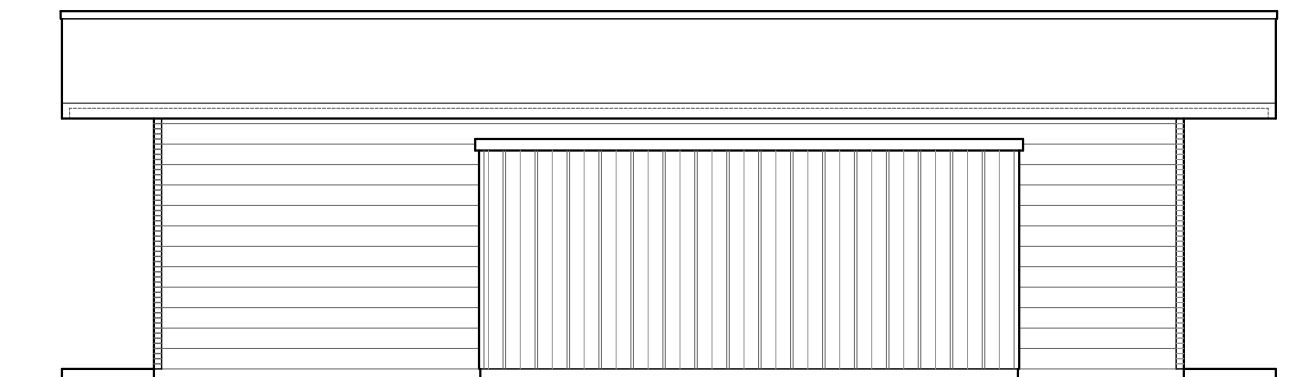
EXISTING SOUTH ELEVATION

$\frac{1}{4}'' = 1'-0''$



EXISTING EAST ELEVATION

$\frac{1}{4}'' = 1'-0''$



EXISTING NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

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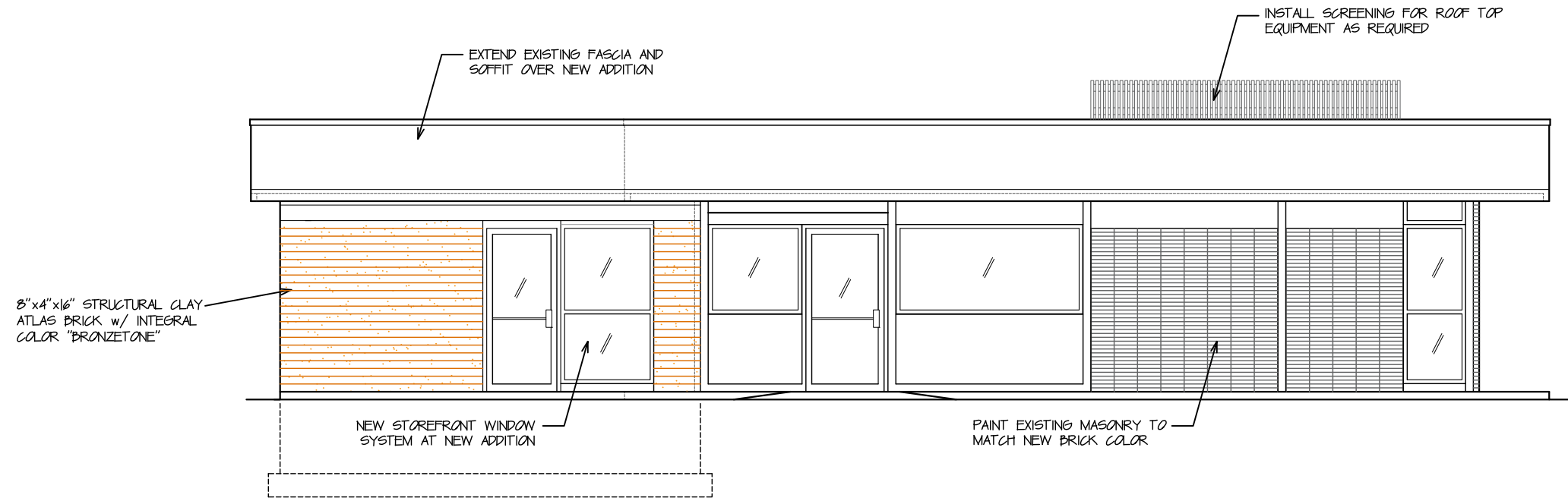
EXISTING
ELEVATIONS

A-2



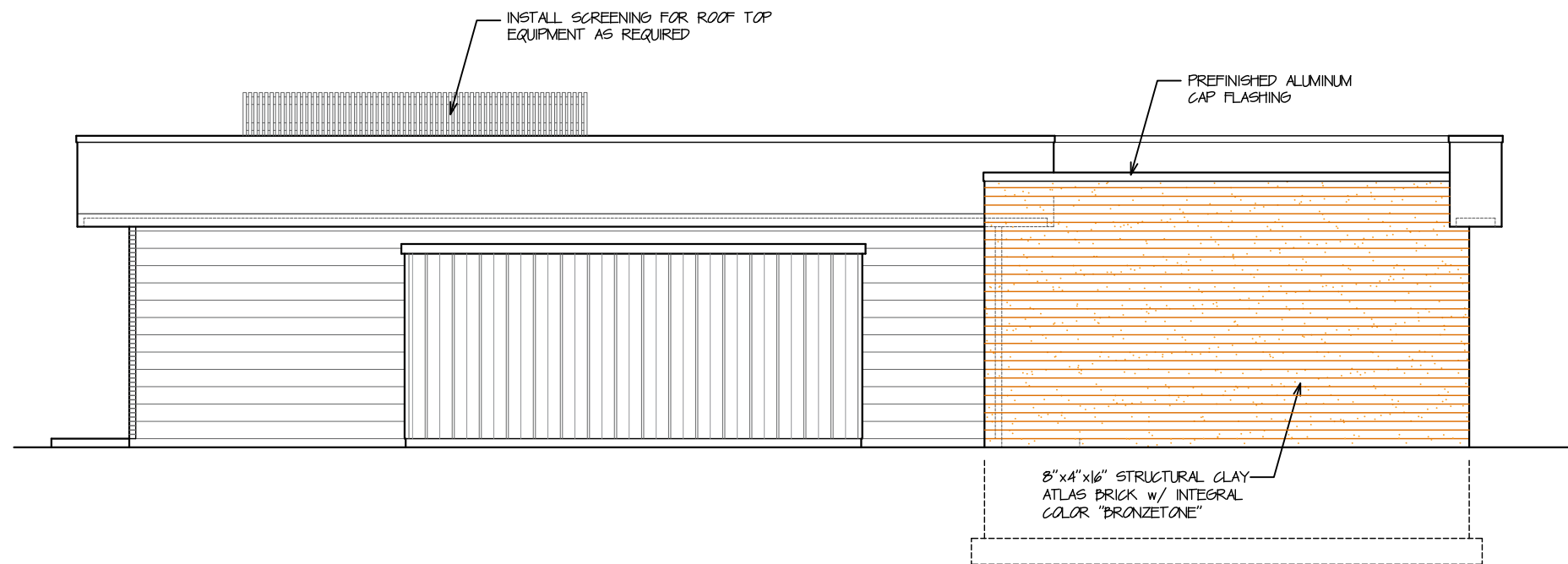
ARCHITECTURE

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PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

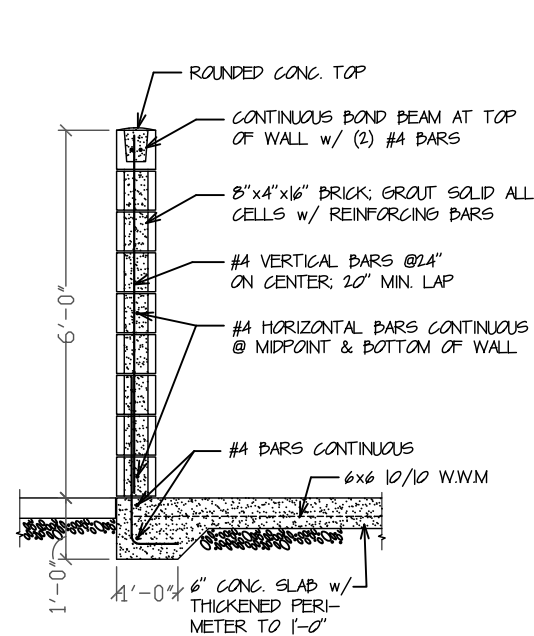
1/4" = 1'-0"

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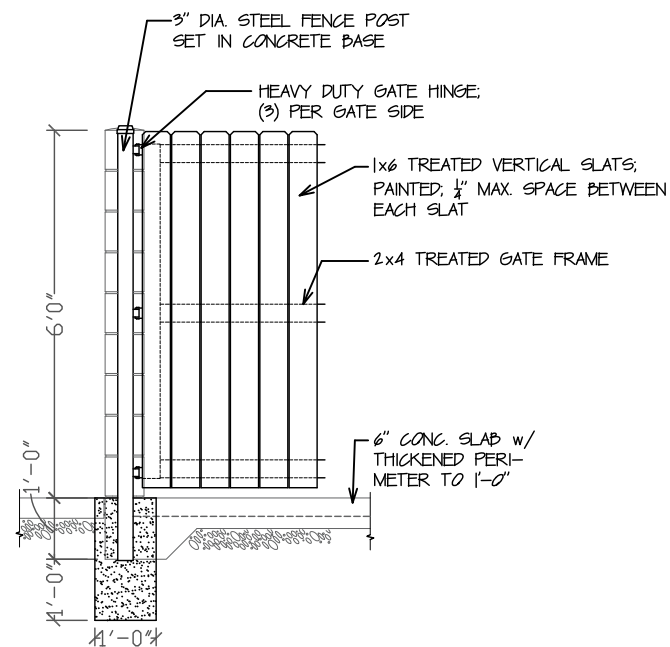
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PROPOSED ELEVATIONS

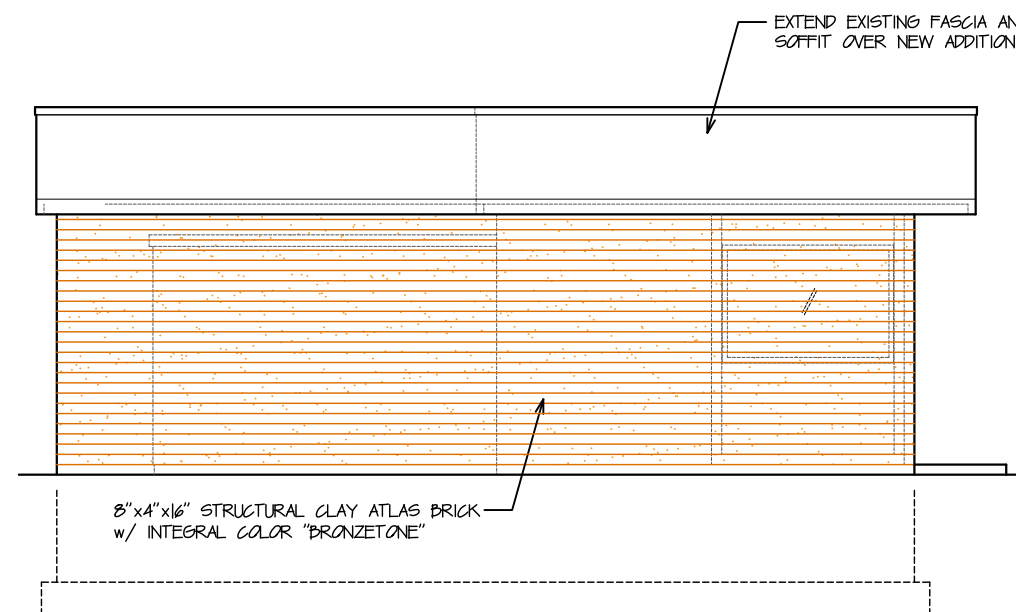
A-3



2 ENCLOSURE WALL SECTION
1/2" = 1'-0"

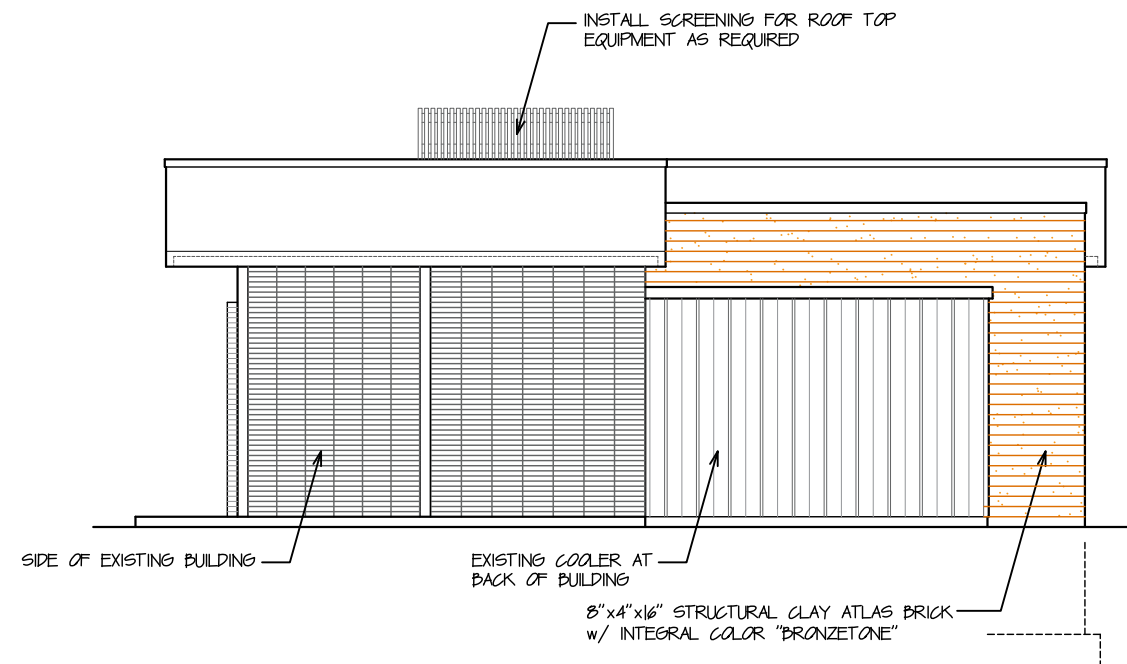


3 DUMPSTER GATE DOOR DETAIL
1/2" = 1'-0"



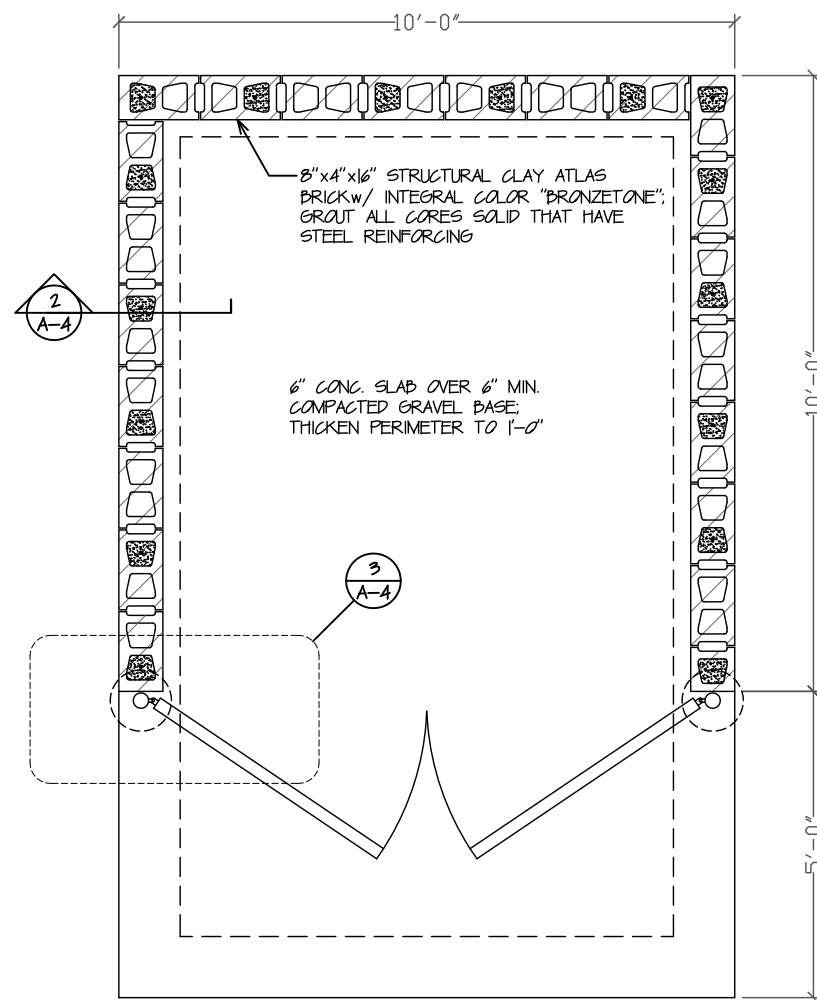
PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

1/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN VIEW
1/2" = 1'-0"

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PROPOSED
ELEVATIONS

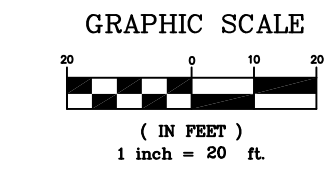
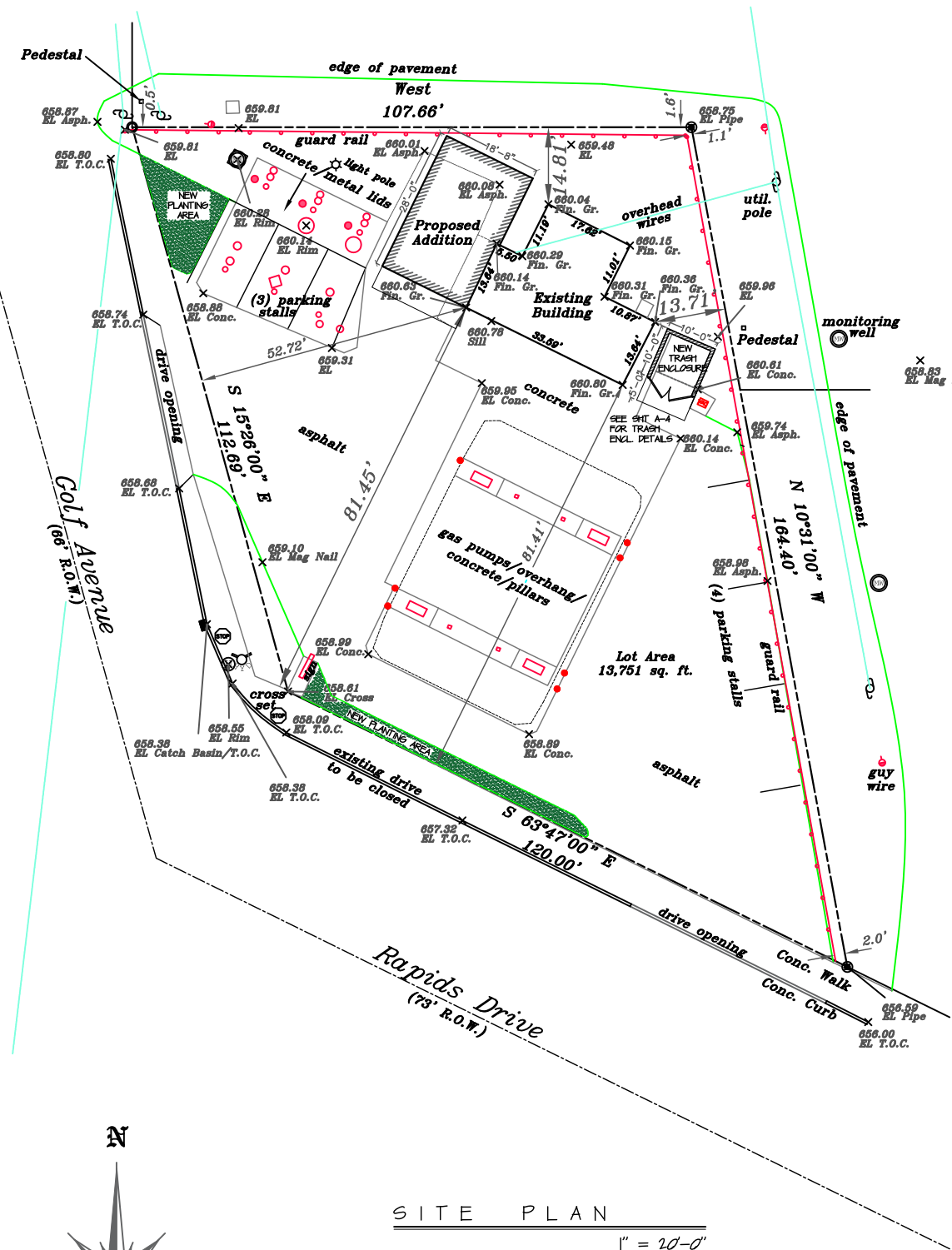
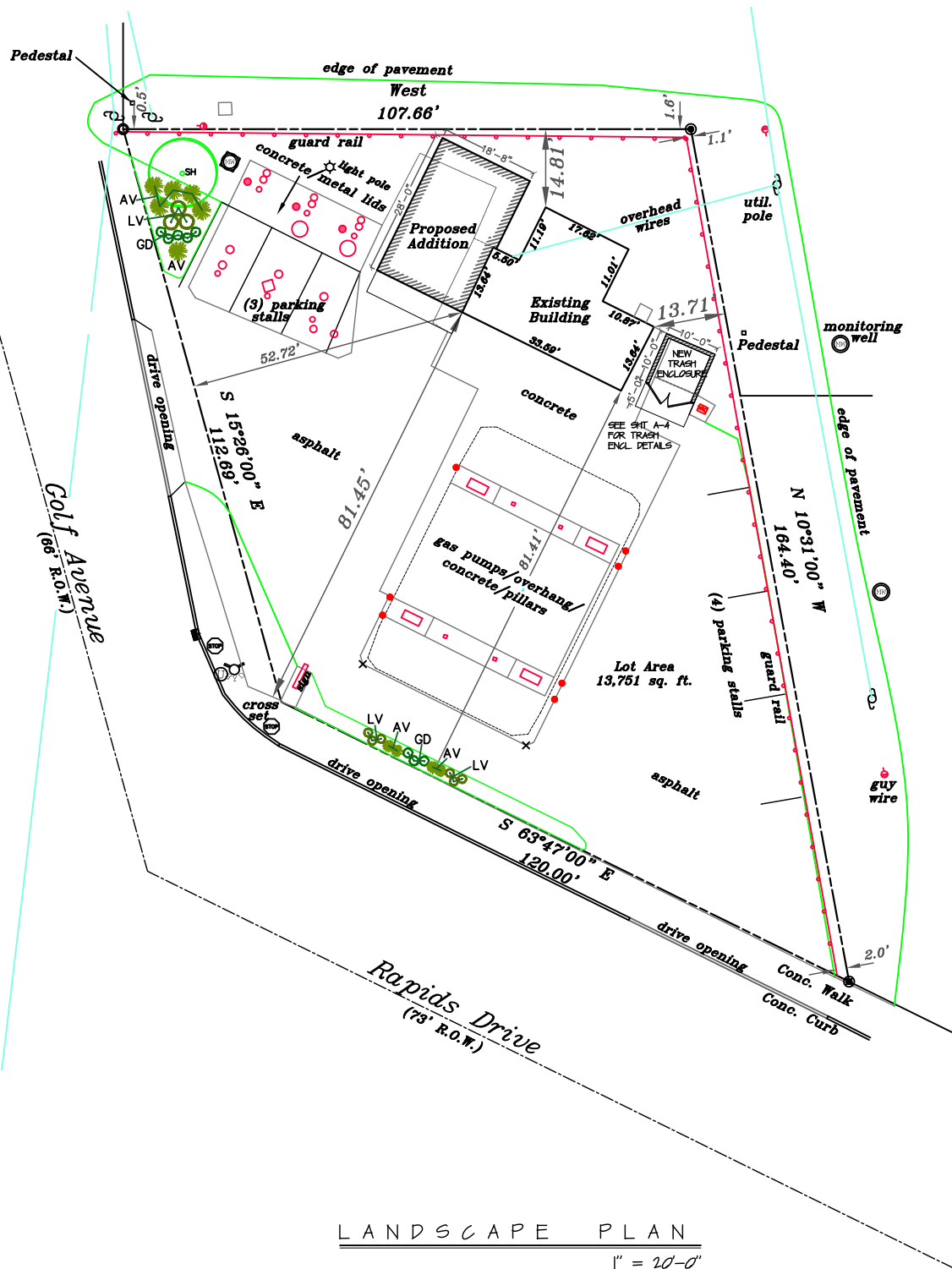
A-4



ARCHITECTURE

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LANDSCAPE SCHEDULE

| SYMBOL | QUAN. | COMMON NAME | BOTANICAL NAME | SIZE |
|--------|-------|----------------------|---------------------------------|----------------|
| GD | 8 | Gray Dogwood | Cornus Racemosa | 30" - 36" |
| AV | 10 | Arrowwood Viburnun | Viburnun Dentatum | 30" - 36" |
| LV | 9 | Leatherleaf Viburnun | Viburnun Rhytidophylloides | 30" - 36" |
| SH | 1 | Skyline Honeylocust | Gleditsia Triacanthos 'skyline' | 2 1/2" caliper |

02-27-19

SITE PLAN

S-1