

Business Name: Power Petroleum Inc.
Business Address: 2500 Lathrop Ave
Racine WI 53405
Tel No: 414 364 7860
Email: POWERPETROLEUMINC@GMAIL.COM

APPLICANT

Property Owner: ASF CORPORATION (AZIZ ABDUL)
Address: 5055 W Evergreen Street
Franklin WI 53132
Tel No: 414 364 7860
Email: ASFCORPORATION@GMAIL.COM

Plan Of Operation

Sep-03-2019

Hometown Gas Station
2500 Lathrop Ave
Racine, WI 53405

Applicant & Owner: ASF Corporation (Aziz Abdul)

Applicant Contact Info: 5055 W Evergreen St
Franklin WI 53132
414.364.7860
asfcorporation@gmail.com

Type Of business: Gas station & convenience store

Description of proposal: The existing gas station and convenience store shall remain and addition is proposed for the north and south side of the existing building. The addition would be for the creation of a fried fish & Chicken restaurant that would serve to carry out customers only.

Hours of operation: Monday to Saturday: 6am to Midnight
Sunday & Holidays: 7am to 11pm
Restaurant Hours:

Monday to Saturday: 10 am to 9 pm
Sunday & Holidays: 10 am to 8pm
Number of employees: 6 totals, this is an addition of 4 employees from existing business.

Parking: 9 onsite parking stalls, 1 handicap parking, 8 at-pump parking spaces

Deliveries; No change from existing; (4) per week under current conditions,
Loading occurs through the front entry door

The existing use conforms to 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: Advance Disposal
Snow removal: Contracted out
Litter pick-up: Employee task

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



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: ASF CORPORATION
ADDRESS: STREET: 5055 W EVERGREEN STREET **CITY:** FRANKLIN **STATE:** WI **ZIP:** 53132
TELEPHONE: 414 364 7860 **CELL PHONE:** 414 364 7860
EMAIL: ASFCORPORATION@GMAIL.COM

AGENT NAME (IF APPLICABLE): AZIZ ABDUL
ADDRESS: STREET: 5055 W EVERGREEN STREET **CITY:** FRANKLIN **STATE:** WI **ZIP:** 53132
TELEPHONE: 414 364 7860 **CELL PHONE:** 414 364 7860
EMAIL: ASFCORPORATION@GMAIL.COM

PROPERTY ADDRESS (ES): 2500 LATHROP AVE RACINE WI 53405
CURRENT ZONING: _____
CURRENT/MOST RECENT PROPERTY USE: GAS STATION & CONVENIENCE STORE
PROPOSED USE: SAME WITH ADDITION OF CARRY OUT RESTAURANT
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: _____ **Date** SEP-05-19
Print Name: AZIZ ABDUL

Applicant (s) Signature: _____ **Date** SEP-05-19
Print Name: _____



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: ASF CORPORATION
ADDRESS: STREET: 5055 W EVERGREEN STREET **CITY:** FRANKLIN **STATE:** WI **ZIP:** 53132
TELEPHONE: 414 364 7860 **CELL PHONE:** 414 364 7860
EMAIL: ASFCORPORATION@GMAIL.COM

AGENT NAME (IF APPLICABLE): AZIZ ABDUL
ADDRESS: STREET: 5055 W EVERGREEN STREET **CITY:** FRANKLIN **STATE:** WI **ZIP:** 53132
TELEPHONE: 414 364 7860 **CELL PHONE:** 414 364 7860
EMAIL: ASFCORPORATION@GMAIL.COM

PROPERTY ADDRESS (ES): 2500 LATHROP AVE RACINE WI 53405
CURRENT ZONING: _____
CURRENT/MOST RECENT PROPERTY USE: GAS STATION & CONVENIENCE STORE
PROPOSED USE: SAME WITH ADDITION OF CARRY OUT RESTAURANT
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: *Aziz Abdul* **Date** SEP-05-19
Print Name: AZIZ ABDUL

Applicant (s) Signature: *Aziz Abdul* **Date** SEP-05-19
Print Name: AZIZ ABDUL

- 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: *Asadul* **DATE:** SEP-05-19



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.

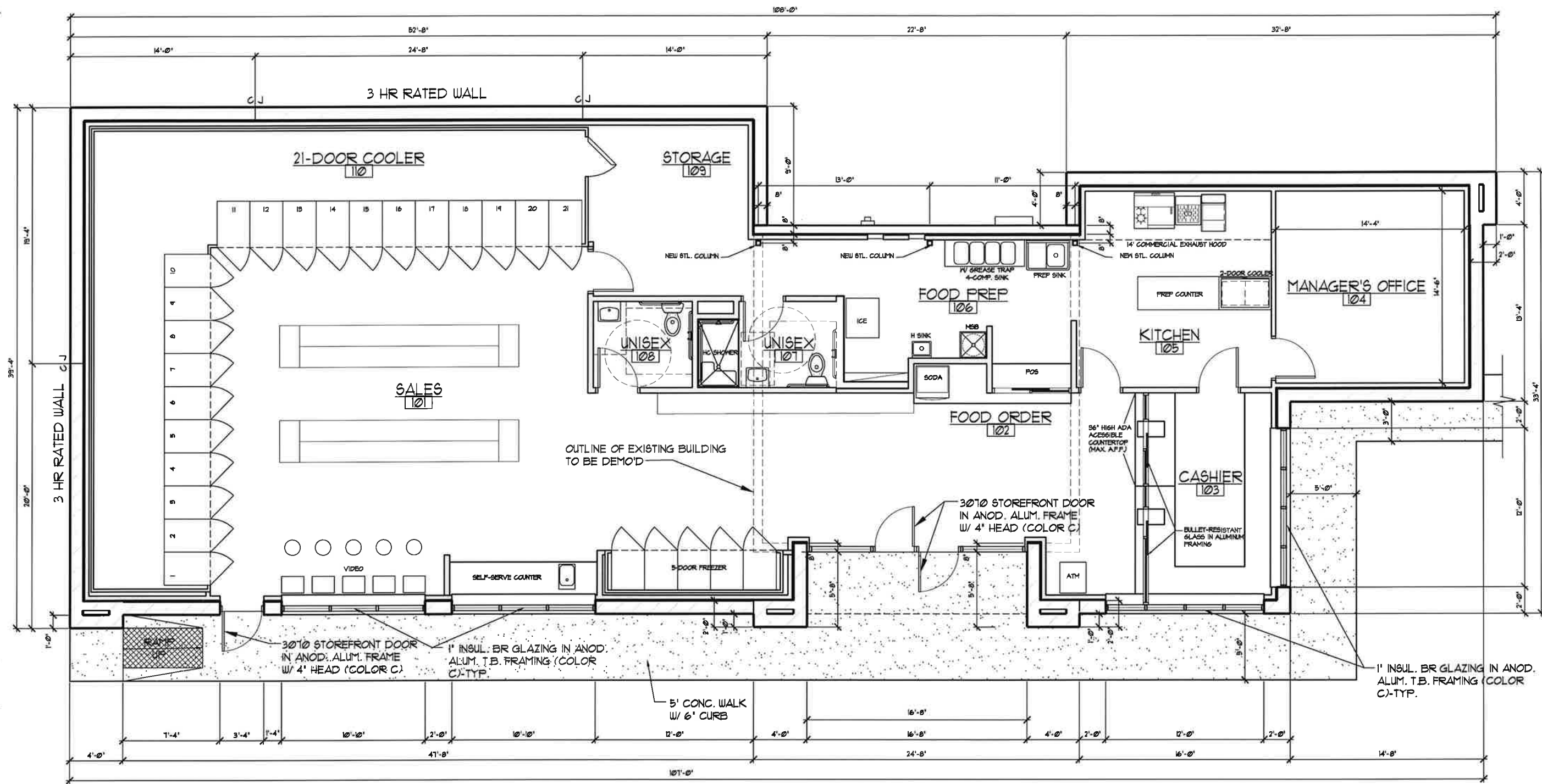
Landscaping

- 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.



Robert Wold
Architects, LLC
N56 W37815 Sunset Lane
Oconomowoc, WI 53066
262.370.8118
robwoldarch@gmail.com

© 2019 Robert Wold Architects, LLC
All rights reserved. This document is an instrument of service and is the property of Robert Wold Architects, LLC and may not be used without prior written consent.



Project

ASF Corporation
C - Store
2500 Lathrop Ave
Racine, WI 53406

Date

9.27.19

Project No.

2019-07

Sheet No.

A.1

Proposed Floor Plan

SCALE: 1/8"=1'-0"

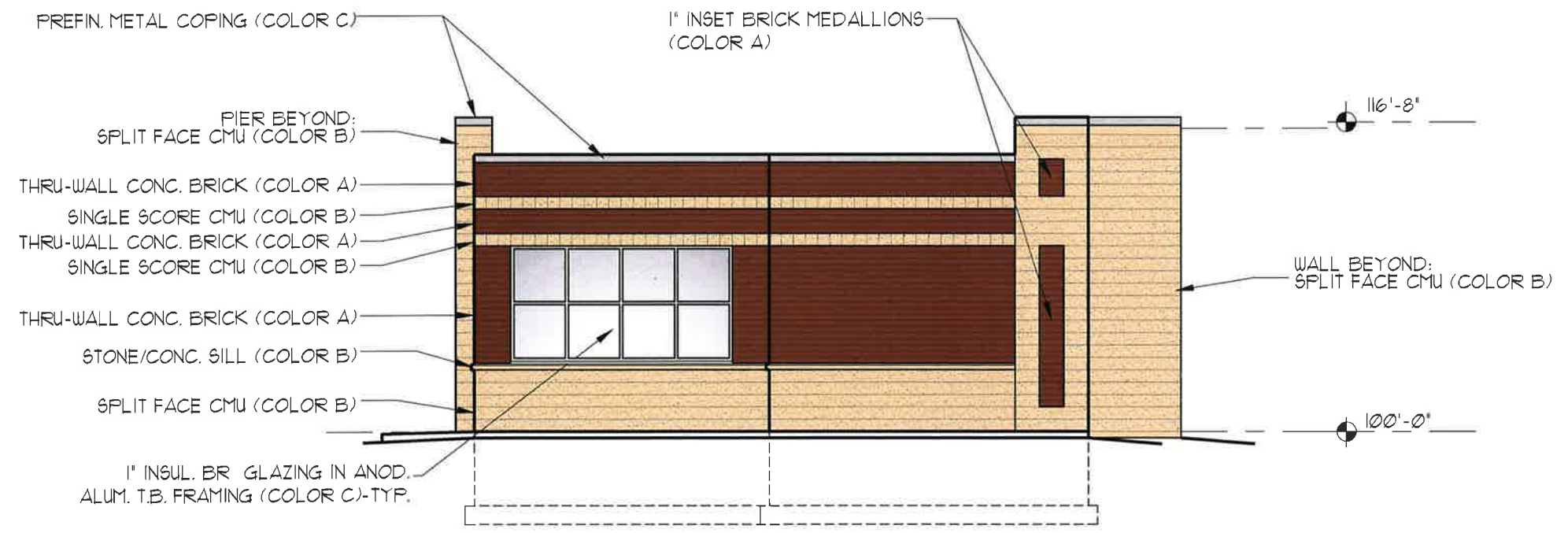




East Elevation

SCALE 1/8"=1'-0"

MASONRY NOTE: ALL BRICK AND CMU MASONRY TO BE INTEGRAL COLOR.



North Elevation

SCALE 1/8"=1'-0"



Robert Wold
Architects, LLC
N56 W37815 Sunset Lane
Oconomowoc, WI 53066
262.370.8118
robwoldarch@gmail.com

© 2019 Robert Wold Architects, LLC
All rights reserved. This document is an instrument of service and is the property of Robert Wold Architects, LLC and may not be used without prior written consent.

Project

ASF Corporation
C - Store
2500 Lathrop Ave
Racine, WI 53406

Date

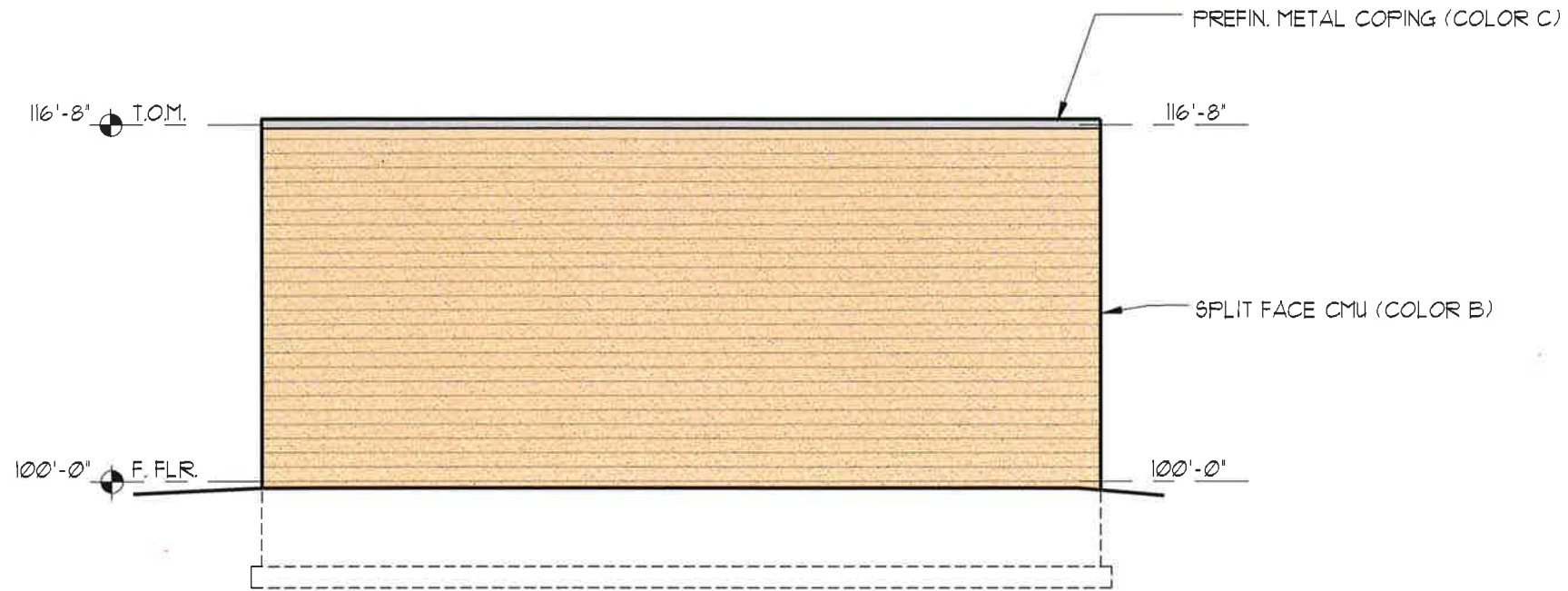
8.30.19

Project No.

2019-07

Sheet No.

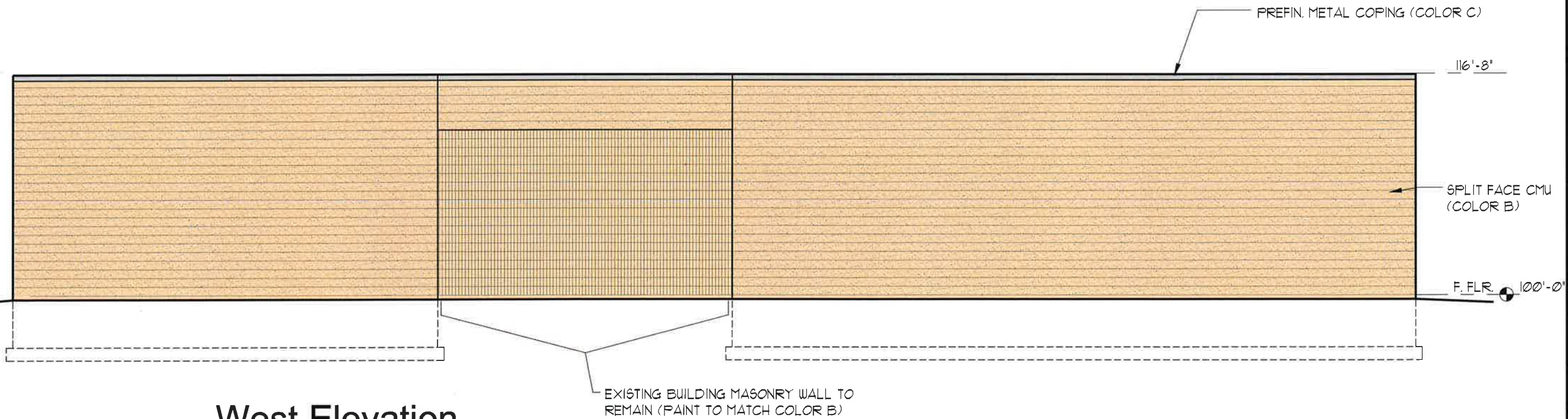
A.2



South Elevation

SCALE 1/8"=1'-0"

MASONRY NOTE: ALL BRICK AND CMU MASONRY TO BE INTEGRAL COLOR.



West Elevation

SCALE 1/8"=1'-0"



Robert Wold
Architects, LLC
N56 W37815 Sunset Lane
Oconomowoc, WI 53066
262 . 370 . 8118
robwoldarch@gmail.com

© 2019 Robert Wold Architects, LLC
All rights reserved. This document is an instrument of service and is the property of Robert Wold Architects, LLC and may not be used without prior written consent.

Project

ASF Corporation
C - Store
2500 Lathrop Ave
Racine, WI 53406

Date

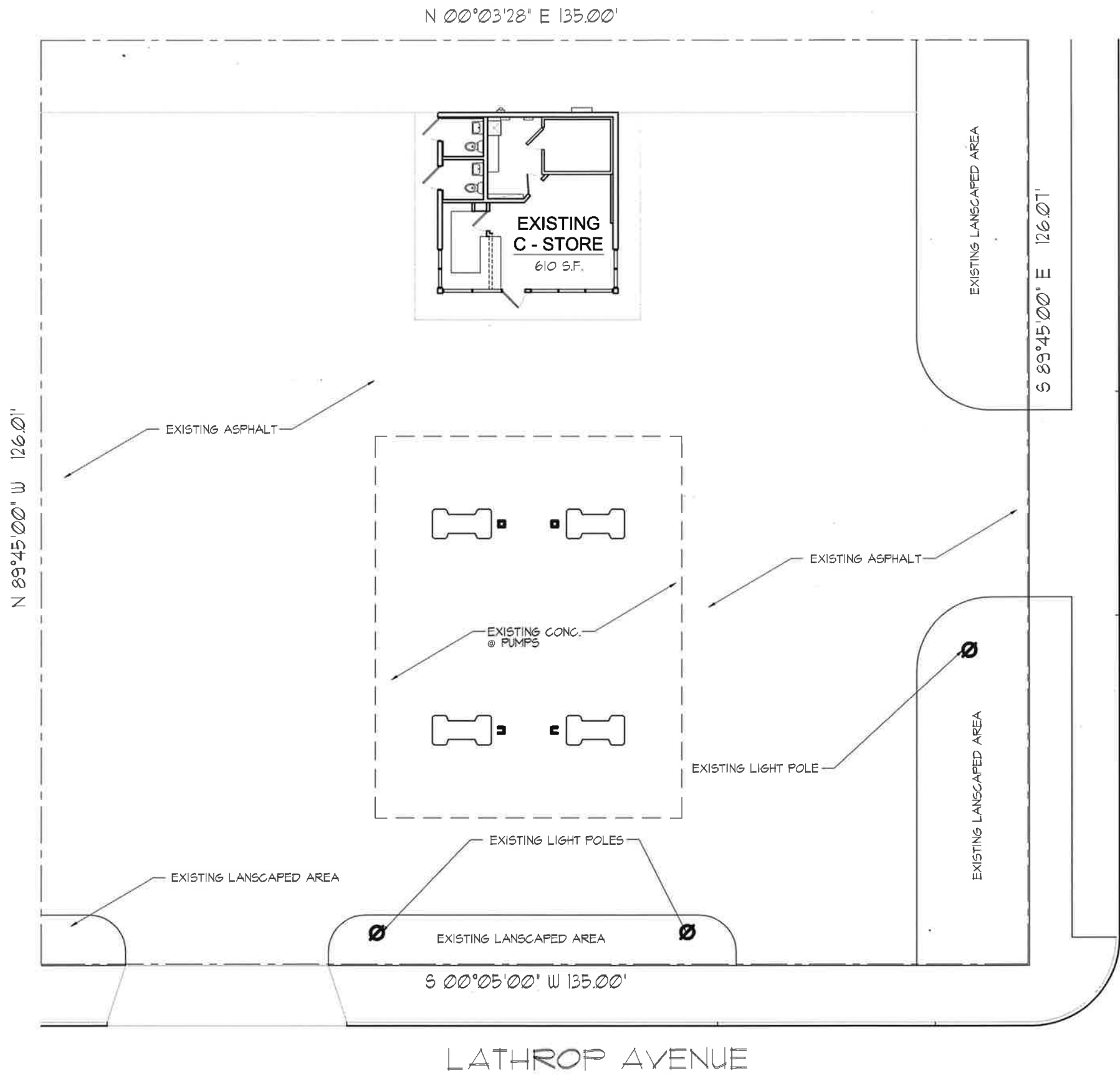
8.30.19

Project No.

2019-07

Sheet No.

A.3



Existing Site Plan

SCALE: 1"=10'

Robert Wold
 Architects, LLC
 N56 W37815 Sunset Lane
 Oconomowoc, WI 53066
 262 . 370 . 8118
 robwoldarch@gmail.com

© 2019 Robert Wold Architects, LLC
 All rights reserved. This document is an instrument of service and is the property of Robert Wold Architects, LLC and may not be used without prior written consent.

Project

ASF Corporation
C - Store
 2500 Lathrop Ave
 Racine, WI 53406

Date

8.30.19

Project No.

2019-07

Sheet No.

X SP.1



East Elevation

SCALE N.T.S.



South Elevation

SCALE N.T.S.



North Elevation

SCALE N.T.S.



West Elevation

SCALE N.T.S.



Robert Wold
Architects, LLC

N56 W37815 Sunset Lane
Oconomowoc, WI 53066
262.370.8118
robwoldarch@gmail.com

© 2019 Robert Wold Architects, LLC
All rights reserved. This document is an
instrument of service and is the property
of Robert Wold Architects, LLC and may
not be used without prior written consent

Project

ASF Corporation
C - Store
2500 Lathrop Ave
Racine, WI 53406

Date

8.30.19

Project No.

2019-07

Sheet No.

X A.2