



## Application for Conditional Use Review

Applicant Name: Building Waters Inc

Address: 2101 Lathrop Ave City: Racine

State: WI Zip: 53405

Telephone: 2629891001 Cell Phone: 2623835111

Email: buildingwaters@gmail.com

Agent Name: WESLEY ROSENBERG,

Address: 2101 LATHROP AVE City: RACINE

State: WI Zip: 53405

Telephone: 262-383-5111 Cell Phone: 262-383-5111

Email: BUILDINGWATERS @ Gmail . com

Property Address (Es): 3811 21st St

Current Zoning: \_\_\_\_\_

Current/Most Recent Property Use: storage / WAREHOUSE.

Proposed Use: Warehouse





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;

agreed.

- (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;

agreed.

- (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;

agreed.

- (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;

IN THE PROCESS. / AFTER OCCUPANCY agreed

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

agreed

- (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





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: <ul style="list-style-type: none"> <li>a. Hours of operation 7:00 - 8:30 hours</li> <li>b. Anticipated delivery schedule 8:30 - 2:00 pm</li> <li>c. Maintenance plan containers</li> <li>d. General use of the building and lot WARE HOUSE</li> </ul>	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ul style="list-style-type: none"> <li>a. Fully dimensioned property boundary</li> <li>b. All buildings (existing and proposed)</li> <li>c. Setbacks from property lines</li> <li>d. Identification as to whether all elements are “Existing” or “Proposed”</li> <li>e. Dimensioned parking spaces and drive aisle layout</li> <li>f. Trash enclosure location and materials</li> <li>g. Loading spaces</li> <li>h. Fire hydrant locations</li> <li>i. Location of signage, with setbacks</li> </ul>	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ul style="list-style-type: none"> <li>a. Land area (in acres and square feet)</li> <li>b. Building area (in square feet)</li> <li>c. Setbacks (required yards in feet)</li> <li>d. Floor Area Ratio (building area divided by lot area)</li> <li>e. Lot Coverage (building footprint divided by lot area)</li> <li>f. Height of all buildings and structures</li> <li>g. Percentage of greenspace (landscaped areas divided by lot area)</li> <li>h. Parking spaces</li> </ul>	<input checked="" type="checkbox"/>	
5. Landscape Plan <ul style="list-style-type: none"> <li>a. Bufferyards</li> <li>b. Parking Areas</li> <li>c. Screening and fencing locations</li> <li>d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.</li> </ul>	<input checked="" type="checkbox"/>	





Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. <u>Location</u> 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 checked="" 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 checked="" type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input checked="" 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 checked="" type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input checked="" type="checkbox"/>	
12. Review Fee	795.00	

**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): Sherry Rowley Date: 3-4-2020

Applicant Signature (acknowledgement): \_\_\_\_\_ Date: \_\_\_\_\_

3/6/2020

1. Conditional Use Review Application – Completed

- 2a. Hours of operation – 7:00 a.m. to 3:30 p.m. Monday thru Friday. Occasionally more due to offering 24-hour emergency service
- 2b. Anticipated delivery schedule – 8:30 a.m. to 2:00 p.m. Monday thru Friday.
- 2c. Maintenance plan – continuous Monday thru Friday.
- 2d. General use of building and lot – Warehouse and storage
  
- 3. Site Plan – submitted
  
- 4. Zoning Analysis Table – submitted
  
- 5. Landscape Plan – Remove (2) dead trees on north side of building and replace with grass or sod
  
- 6. Lighting Plan – No changes – use existing lighting
  
- 7. Floor Plan – submitted
  
- 8. Engineering Plan – submitted
  
- 9. Signage Plan – submitted

Building Waters, Inc., continued.

3/6/2020

1. Conditional Use Review Application – Completed

10. Building/site elevations - submitted
11. Building Material Samples - submitted
12. Review Fee - \$795.00

MONROE AVE

2101 LATHROP PROPERTY DRIVEWAY

PROPOSED

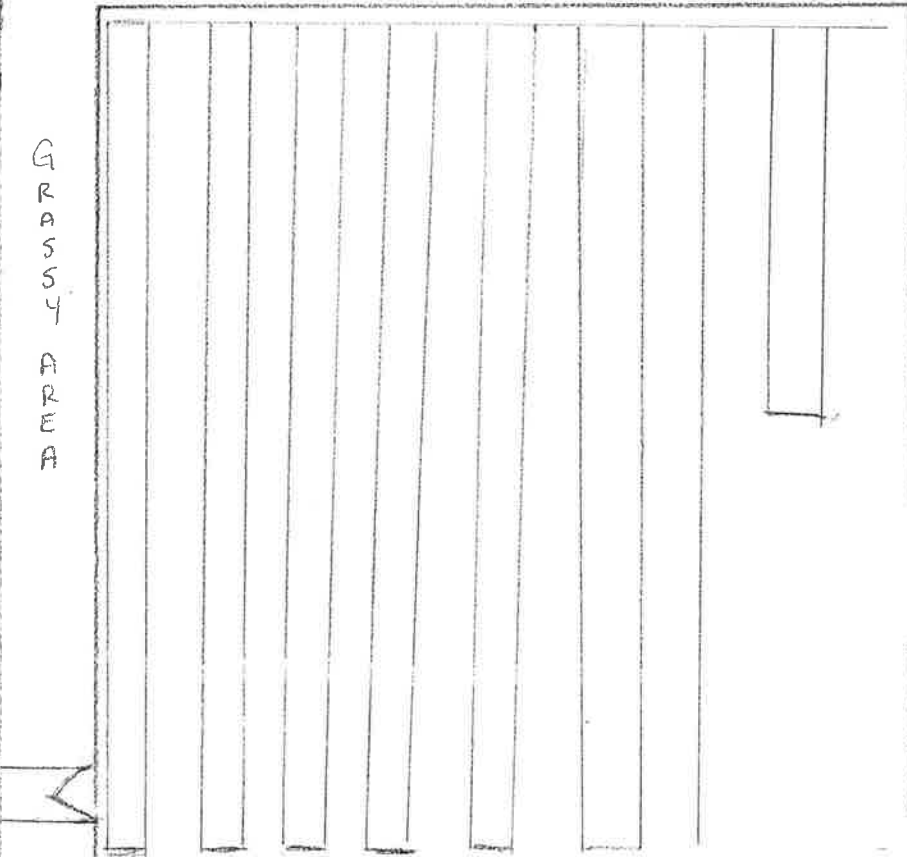
21st ST.

1/16 PER FT

WARD LATHROP

GRASSY AREA

GRASSY AREA



STORAGE

OFFICE

K5

TOOL ROOM

OFFICE

OFFICE

OFFICE

SIDE WALK DOOR

GRASSY AREA

SIDEWALK

DRIVE WAY

EXISTING LIGHTS

EXISTING Dying TREES, To be Removed.

20 YRD DUMPSTER

PROPOSED GATE

EXISTING FENCE w/ LATTIS WOVEN IN FENCE