



Application for Design Review

Applicant Name: Sankalp Benwa of Benwa LLC
Address: 5304 Norman St City: Mt Pleasant
State: WI Zip: 53406
Telephone: _____ Cell Phone: 9062759745
Email: sankalp.benwa@yahoo.com

Agent Name: Steve Ketterhagen
Address: 2821 Virginia St. City: Racine
State: WI Zip: 53405
Telephone: 262.664.4066 Cell Phone: 262.822.9104
Email: SteveK@KetterhagenArch.com

Property Address (Es): 312 6th St Racine
Current Zoning: _____
Current/Most Recent Property Use: Mixed mercantile & residential
Proposed Use: Renovating facade - seeking approval

Numerous areas of the City have design guidelines which are specific to projects and must be adhered to. The design guidelines can be found at the following link under the design review district heading on the page: <https://www.buildupracine.org/business-tools/planning/>





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. Design Area Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: 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: 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. Location of signage, with setbacks	<input type="checkbox"/>	
4. Landscape Plan 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"/>	
5. 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"/>	
6. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
7. Building/site elevations a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input type="checkbox"/>	
8. Building Material Samples (if making exterior changes)	<input checked="" type="checkbox"/>	





Acknowledgement and authorization signatures

Design Review 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 occupancy of the building, approval of the final work, or otherwise specified. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements.

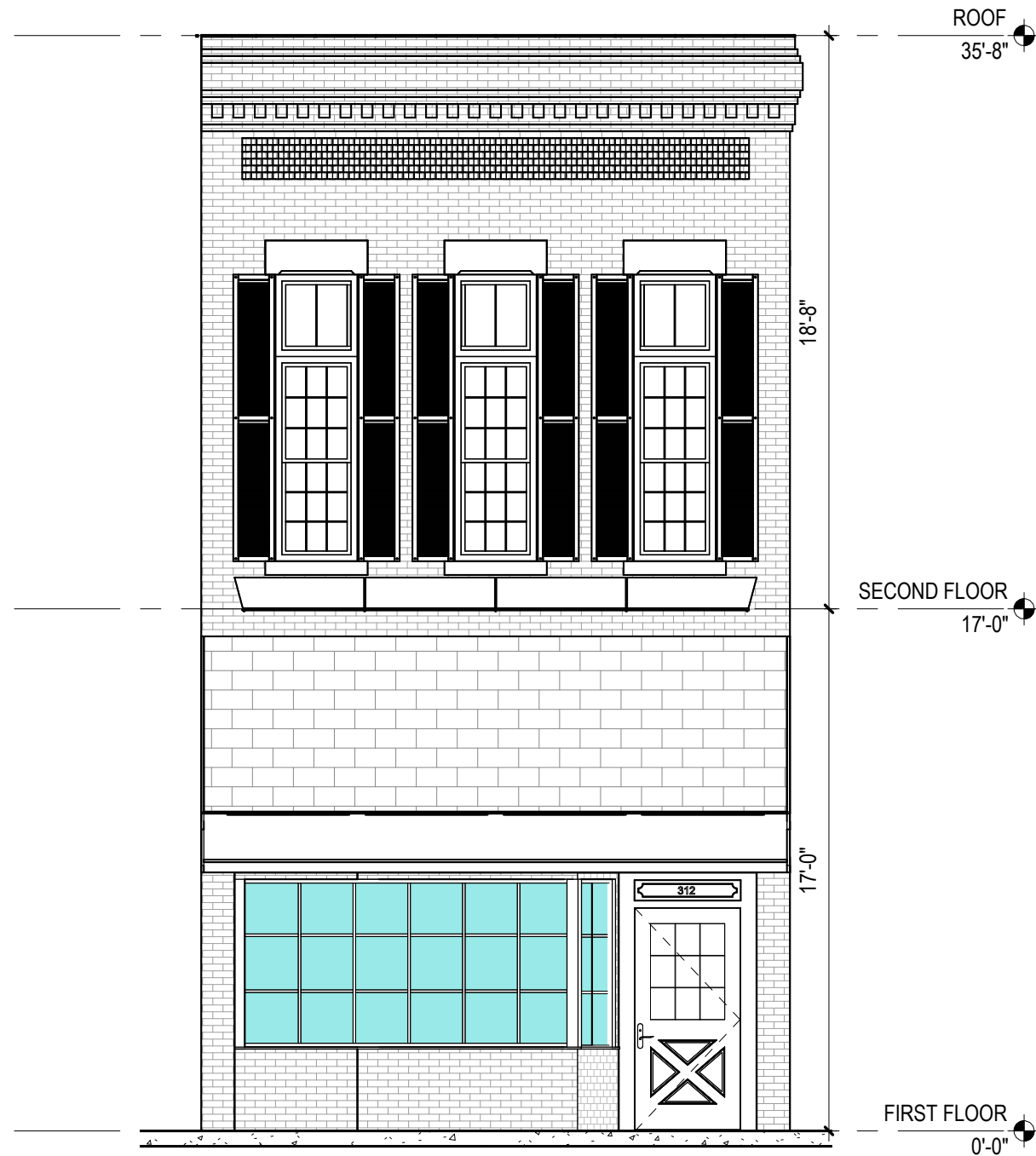
The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): Sankalp Benwa Date: 2/24/2025

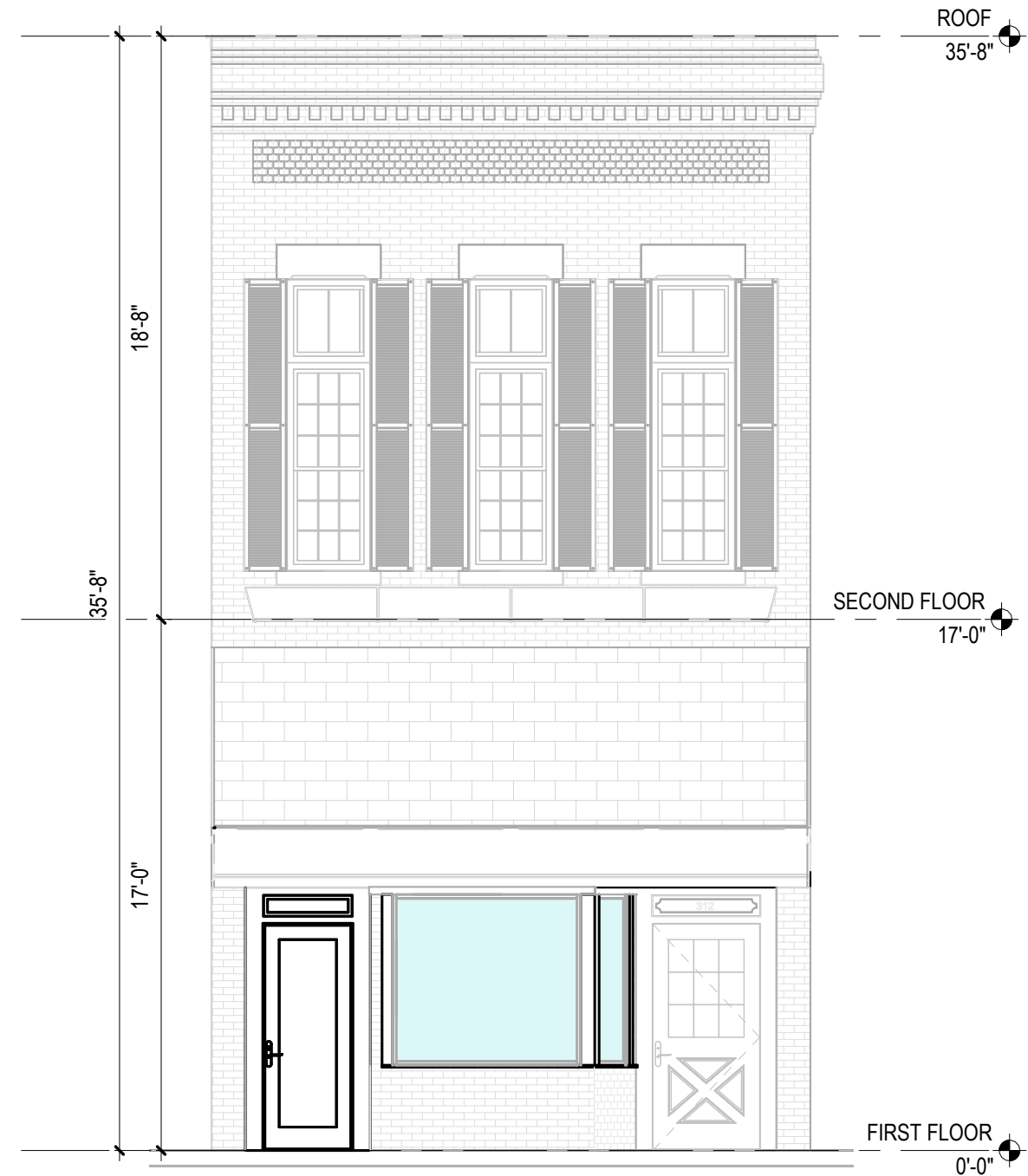
Applicant Signature (acknowledgement): Steve Ketterhagen Date: _____

Digitally signed by Steve Ketterhagen
Location: Racine, WI
Reason: I attest to the accuracy and integrity of this document
Contact Info: 262.822.9104
Date: 2025.02.27 04:39:49-06'00'





1 EXISTING ELEVATION - SOUTH
3/16" = 1'-0"



2 PROPOSED ELEVATION - SOUTH
3/16" = 1'-0"



EXISTING ELEVATION



PROPOSED ELEVATION

