



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: Chad Solon
ADDRESS: STREET: 25001 Emery Road, Ste 400 **CITY:** WarrensVille Heights **STATE:** OH **ZIP:** 44128
TELEPHONE: (216) 223-3206 **CELL PHONE:** _____
EMAIL: csolon@onyxcreative.com

AGENT NAME (IF APPLICABLE): _____
ADDRESS: STREET _____ **CITY:** _____ **STATE:** _____ **ZIP:** _____
TELEPHONE: _____ **CELL PHONE:** _____
EMAIL: _____

PROPERTY ADDRESS (ES): 2433 South Green Bay Road, Racine, WI 53406
CURRENT ZONING: _____
CURRENT/MOST RECENT PROPERTY USE: Retail
PROPOSED USE: Retail
PROPOSED ZONING (only if applicable): _____
LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____

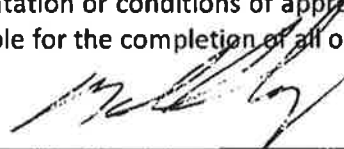
CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

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** 5/3/19
Print Name: Mark S. Ungar

Applicant (s) Signature:  **Date** 5/3/19
Print Name: Chad Solon, Onyx Creative



CITY OF RACINE

Conditional Use Permit Checklist

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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.

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.

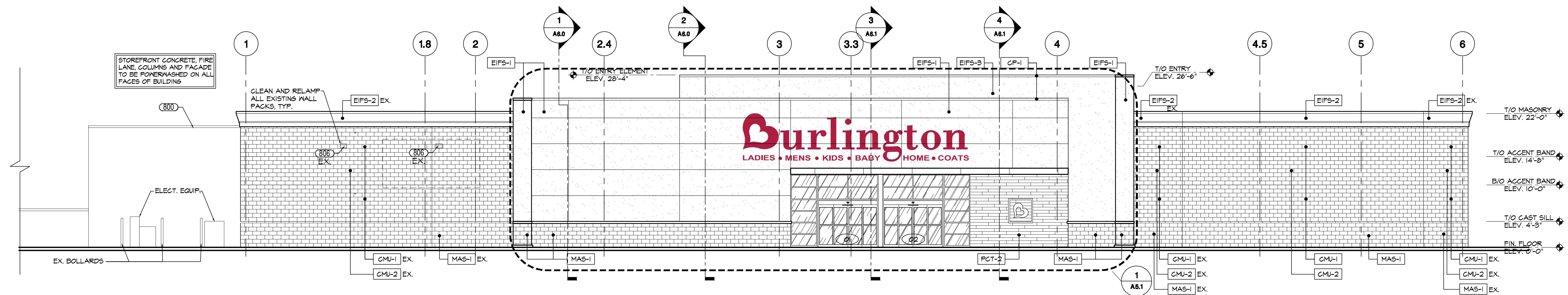
Indicate any plans for future expansion, if applicable

Review Fee

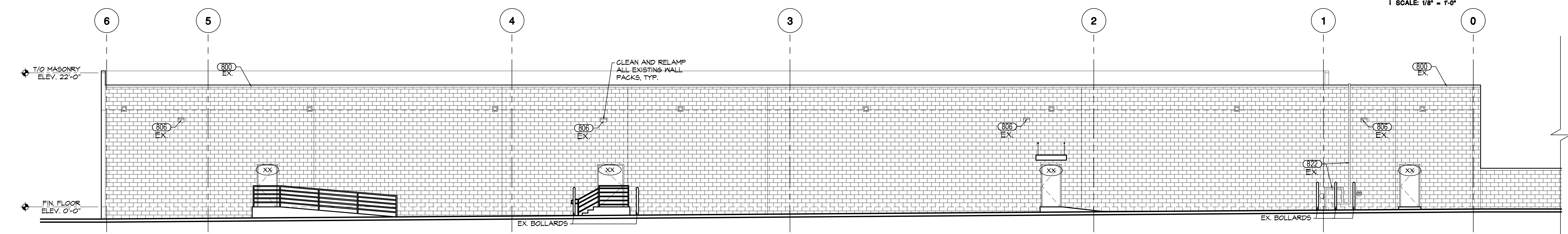
- **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

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.

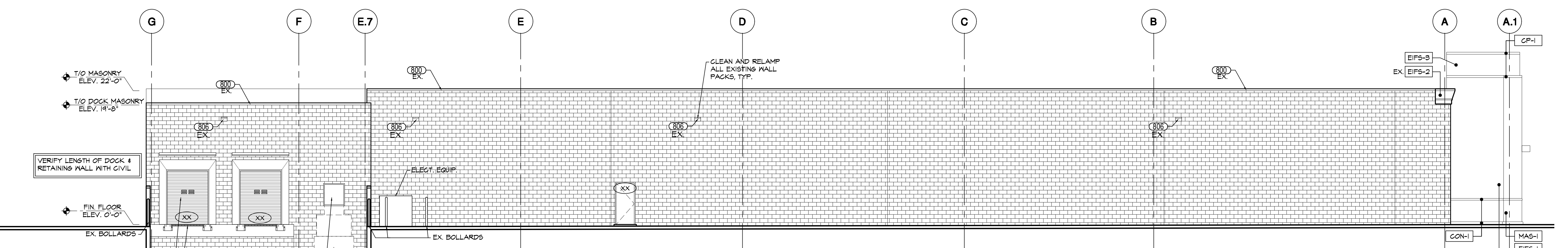
SIGNATURE: Chad W. Nelson DATE: 5/3/19



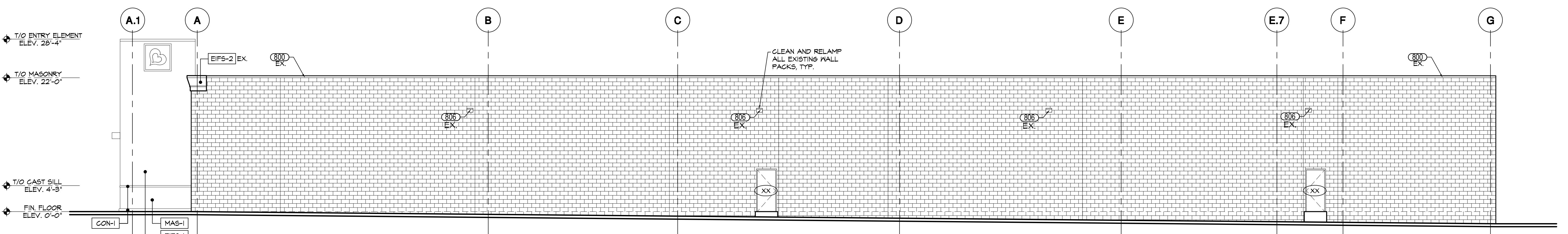
1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

CODED NOTES

800. PARAPET COPING
801. LINE OF PARAPET (BEYOND)
802. DASHED LINE INDICATES ROOF LINE BEYOND
803. OVERHEAD DOOR AT GRADE. SEE DOOR SCHEDULE ON A4.0 AND SPECIFICATIONS FOR MORE DETAIL.
804. APPROXIMATE LOCATION OF FROST PROOF HOSE BIB. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
805. LINE OF ENTRY FACADE (BEYOND)
806. WALL PACK / LIGHT FEATURE. REFER TO ELECTRICAL DRAWINGS
807. COMPACTOR DOOR, PAINT EP-1
808. PIT STYLE AIR ACTIVATED DOCK LEVELER. SEE SECTIONS ON A6.3 AND SPECIFICATIONS FOR MORE DETAIL.
809. OVERHEAD DOORS W/ DOCK SEALS & BUMPERS. SEE DOOR SCHEDULE ON SHEET A4.0 AND SPECIFICATIONS FOR MORE DETAIL.
810. COMPACTOR PAD. REFER TO SECTIONS ON SHEET A6.3
811. NOT USED
812. 42" HIGH BOLLARD. SEE 171A.2 FOR DETAILS
813. WALL PAINTED SW 7005 PURE WHITE BEHIND SIGNAGE (EXTENT OF PAINTING TO BE COORDINATED WITH SIZE OF SIGNAGE)
814. TRANSFORMER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
815. 6" X 6" PRE-FINISHED ALUMINUM DOWNSPOUT, COLOR TO MATCH BUILDING. SEE A1.7 ROOF PLAN FOR DETAILS
816. TRENCH DRAIN. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
817. ROOF TOP UNIT. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
818. COLUMN ENCLOSURE. SEE 21A.1 FOR DETAILS
819. SIGNAGE APPLICABLE IF FACADE FACING STREET OR PER SIGNAGE PACKAGE
820. 6" PRE-FINISHED ALUMINUM QUILTER, COLOR TO MATCH BUILDING
821. ROOF ACCESS HATCH BEYOND. PARAPET WALL @ ROOF ACCESS HATCH TO BE 42" MIN. ABOVE TOP OF ROOF MEMBRANE.
822. GAS PIPE TO BE PRIMED THEN PAINTED WITH (2) COATS OF METAL ADHERING RUST RESISTANT PAINT. PAINT COLOR TO MATCH EXTERIOR OF BUILDING. SEE FINISH SCHEDULE THIS SHEET FOR MORE INFORMATION.

ELEVATION GENERAL NOTES

- DO NOT SCALE DRAWING
- DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE. (U.N.O.)
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE STRUCTURAL AND ELECTRICAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/ INSTALLATION OF STEEL AND ELECTRICAL WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION.
- NOTIFY BURLINGTON PROJECT MANAGER IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES IN THE LOCATION OF THE PROJECT.
- WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
- EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER MINIMUM 1/2" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER 1/2" PLYWOOD SHEATHING OVER MTL.
- ALL EIFS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
- PROVIDE FIRE RATED BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
- ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
◆	PARTITION TYPE (SEE SCHEDULE ON A4.0)
XXX	CODED NOTE (SEE SPECIFIC SHEET CODED NOTES)
NAME	ROOM NAME & NUMBER (SEE SCHEDULE ON A4.0)

EXTERIOR PAINT & FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	DESCRIPTION	COLORS	LOCATION	REMARKS
CP-1	PREFINISHED METAL COPING	PAC-CLAD	CONTINUOUS CLEAT COPING	BONE WHITE		
CMF-1	ALUMINUM COMPOSITE PANEL	RDS	PRE-ENGINEERED PORTAL	BURLINGTON RED XT208	PORTAL AND VESTIBULE	
CON-1	CAST-IN-PLACE CONCRETE		EXTERIOR PAINT	PAINT SW #6149 RELAXED #9491	REAR WALL	
EIFS-1	EXTERIOR INSULATION & FINISH SYSTEM. TEXTURE TO MATCH EXISTING	STO	STOLT LOTUSAN LIMESTONE	MATCH SW #7005 PURE WHITE	ENTRY FACADE	
EIFS-2	EXTERIOR INSULATION & FINISH SYSTEM. TEXTURE TO MATCH EXISTING	STO	MATCH EXISTING	MATCH SW #6105 DIVINE WHITE	CORNICHE	
EIFS-3	EXTERIOR INSULATION & FINISH SYSTEM. TEXTURE TO MATCH EXISTING	STO	MATCH EXISTING	MATCH SW #6187 ROSEMARY	ENTRY FACADE ACCENT PLANE	
EP-1	EXTERIOR DOORS & FRAMES D.S.	SHERWIN WILLIAMS	EXTERIOR PAINT	SW #6107 NOMADIC DESERT	EXTERIOR WALLS DOORS, FRAMES & D.S.	USE SEMI-GLOSS AT DOORSTRIM
PCT-2	PORCELAIN TILE	DALTILE	36" X 6" SADDLE BROOK TILE	OAK TRAIL	PORTAL AND VESTIBULE ENTRY FACADE	3/16" GROUT SEAM MAPLE COLOR TO MATCH TILE SUBMIT SAMPLES TO ARCHITECT
MAS-1	CLAY BRICK		MATCH EXIST. MASONRY BASE COLOR			
CMU-1	SMOOTH FACE CONCRETE MASONRY UNIT		MATCH EXIST. FIELD BLOCK. PAINT TO MATCH SW # 6107 - NOMADIC DESERT		EXTERIOR WALL & DOCK	SUBMIT SAMPLES TO ARCHITECT
CMU-2	SMOOTH FACE CONCRETE MASONRY UNIT		MATCH EXIST. FIELD BLOCK. PAINT TO MATCH SW # 6105 - DIVINE WHITE		EXTERIOR WALL & DOCK	SUBMIT SAMPLES TO ARCHITECT

NOTE: NOT ALL FINISHES ARE USED, REFER TO EXTERIOR ELEVATIONS

Design and construction documents are prepared by onyx creative in accordance with the standards of the American Institute of Architects. The use of the onyx creative logo and these construction documents is strictly prohibited without the written consent of Onyx Creative.









EXTERIOR SIGN: DESIGN STUDY

This exhibit is for sign scope only (not exterior elevation scope)

HIGH RIDGE CENTER
2433 South Green Bay Road
Racine, WI 53406

OPTION #1

Property Evaluation Report: Sign Code Research

Code research is done to the best of our ability by confirming with city and obtaining code in writing – nothing is 100% guaranteed until permits are in hand.

I. Location

Address: **2433 S. Green Bay Rd**
City/St./Zip: **Racine, WI**
Shopping Center Name: **N/A**
Former Tenant: **Toys R Us**

II. Exterior Signage

This report is based upon the
o city/county sign code **Zone/District: B2 Business**

A. Building Wall Sign(s)

Total Quantity Allowed per tenant: **2 signs allowed per tenant**
Total Quantity Allowed per elevation: **2 per street frontage**
Sq. Ft. Allowed (storefront/primary sign): **N/A**
Sq. Ft for bldg. sides/rear: **N/A** sq. ft.
Sq. Ft. Allowed/Aggregate: **504 sq. ft. allowed for building (including wall signs and freestanding)**
Transferable: **No**
Max. Height Allowed: **Cannot exceed roofline**
Max. Width Allowed: **Not regulated. Follow overall allowance.**
How is sq. ft measured? **Box in individual words & add their total.**

B. Boxed heart logo:

- o Is it counted as part of the primary storefront sign? **(Yes/No)**
- o If counted separately as secondary wall sign, max size allowed for secondary wall sign: **To be taken from aggregate allowance of 504 sq. ft. for entire building.**

C. Pylon Sign(s) & D. Monument Sign(s)

Qty Allowed: **Existing**
Sq.Ft. Allowed: **504 sq. ft. max for wall signs and freestanding.**
Height Allowed: **N/A**

III. Temporary Signage

- A. Banners **(yes/no): 32 sf max. Allowed for 30 days. Permit required.**
- B. Construction Signs **(yes/no): 32sf max. Allowed during construction only. Permit required.**
- C. Adware signs **(yes/no): 32sf max, 15' high. Allowed for 30 days (grand opening). Permits required.**

IV. Permit Procedure

- A. Permit: **2 week processing time. \$2 fee/square foot.**
- o Over-the-counter **YES or NO**
 - o Design Review **YES or NO**

B. Variance: **Meetings every 2nd & 4th Wednesdays. 60-90 days processing time. Estimated fees \$250**

- o Probability of variance approval (84" set): **10%**
- o Probability of variance approval (72" set): **20%**

City was not forthcoming about chances of achieving a variance

Comments: _____

C. Spoke with **Jeffrey Hintz**
In the **Planning** Department.
Contact: **262-636-9329 | Jeffrey.hintz@cityofracine.org**

D. Form of Landlord Approval for permits
Letterhead and/or Signed Plans

V. Additional Information

VI. Restrictive Issues: _____



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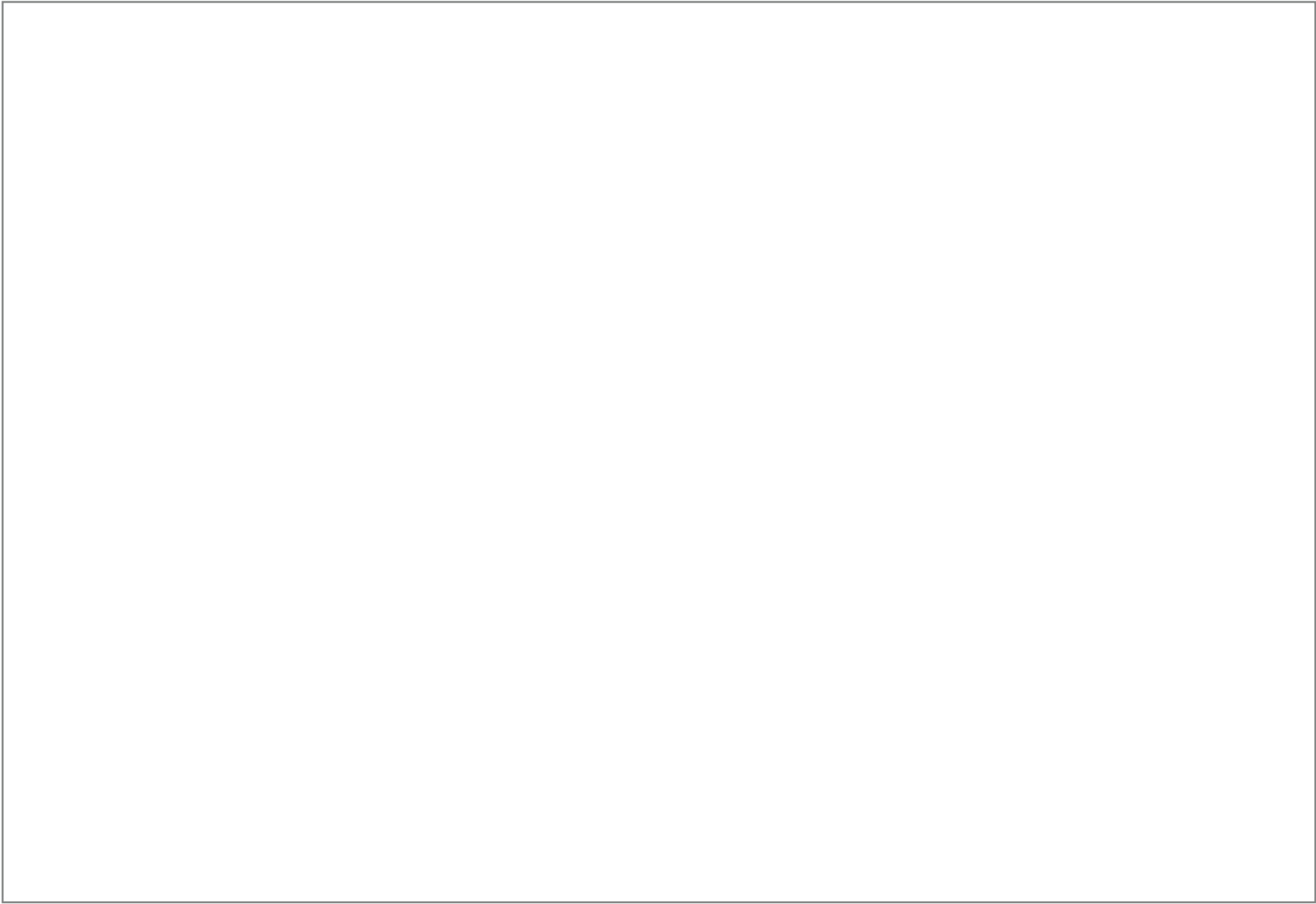
Nick Zahner
9932 Prospect Ave Studio 137
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nickz@blairsign.net

Burlington

PROJECT:
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2433 South Green Bay Road
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Rev. 4

PERMIT REPORT



**BLAIR SIGN
PROGRAMS**

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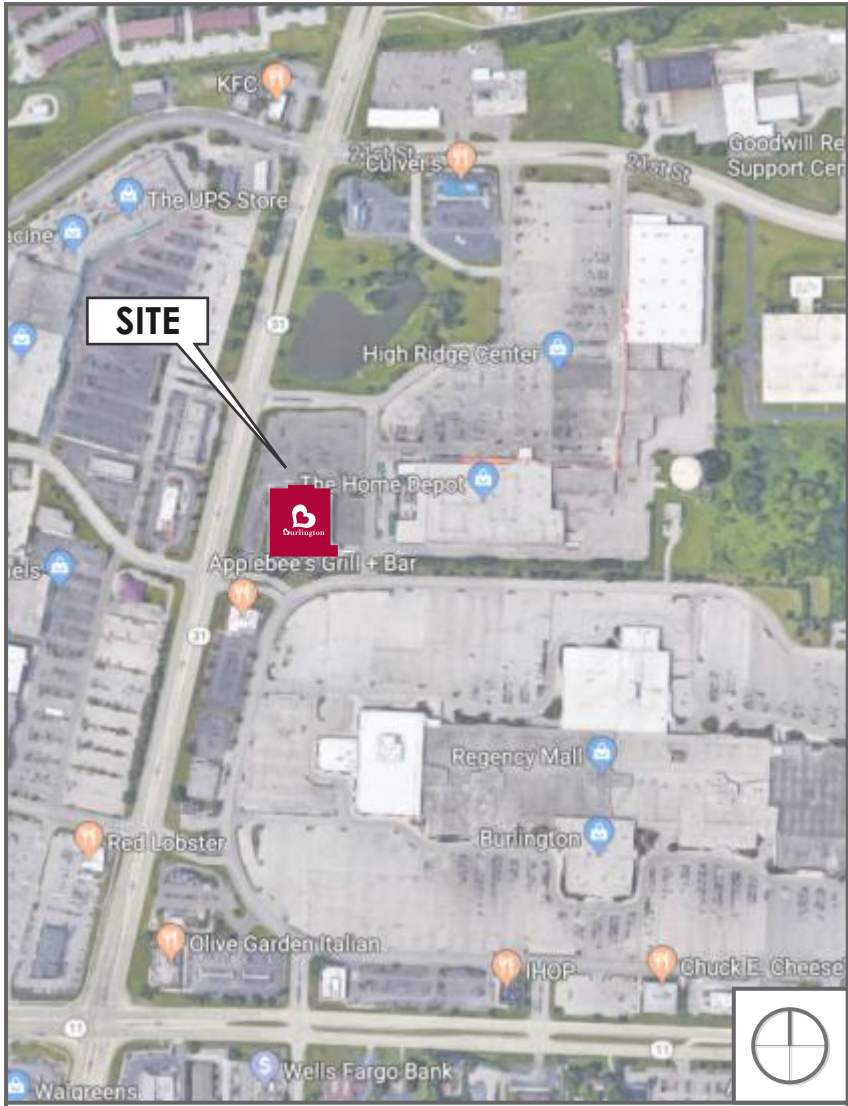
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Burlington

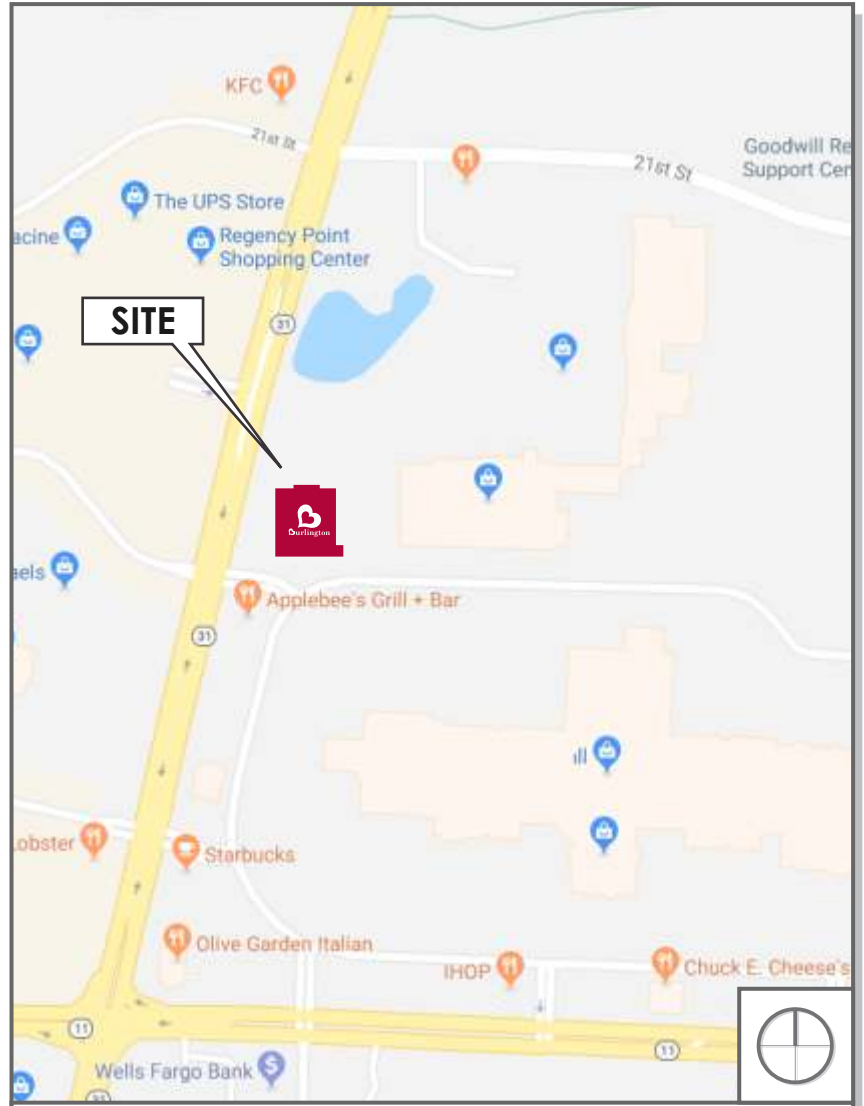
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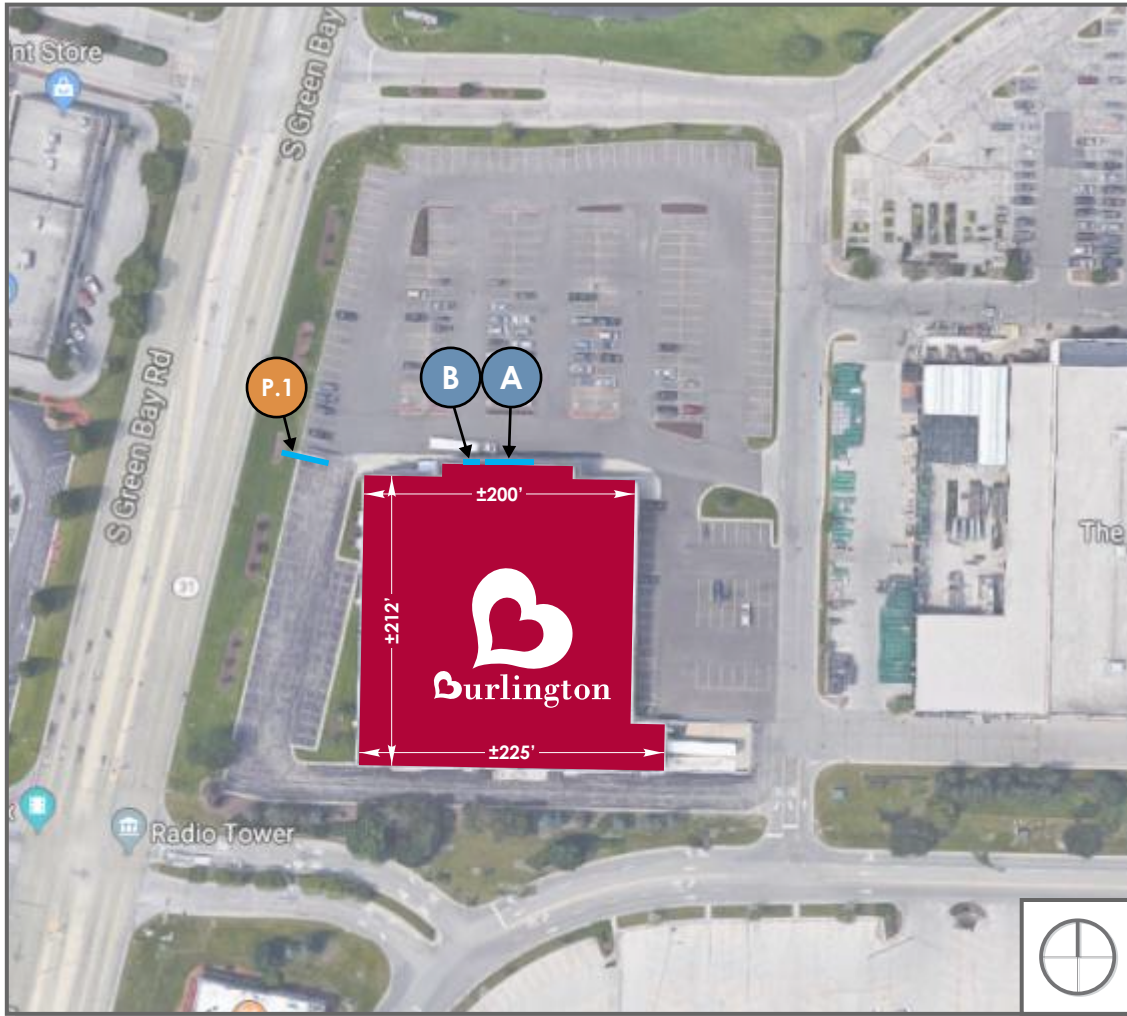
BUDGET REPORT



SATELLITE MAP



VICINITY MAP



SECTION I: BUILDING SIGNS			
SIGN TYPE	SIGN DESCRIPTION	ALLOWED	PROPOSED
A	Channel Letters		297 Sq. Ft.
B	"Heart B" Logo		16 Sq. Ft.
SECTION II: GROUND SIGNS			
P.1	Pylon, Tenant Panel		±100 Sq. Ft.
AGGREGATE TOTAL		504 Sq. Ft.	413 Sq. Ft.

NOTES:
 The design contents of this document are for evaluation only.
 Final design to be determined.



EXISTING ELEVATION



SIGN TYPE: A, B

NORTH ELEVATION

Not to Scale

NOTES:
All dimensions and site conditions to be verified.



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ELEVATION

SECTION I
SHEET 2

SCOPE OF WORK

Sign(s) Type: A

Manufacture and Install:

(1) One Set of Internally (LED) Illuminated Remote Channel Letters

"Burlington" Letters:

- Body:
5" Deep, .040" Aluminum Returns
Pre-painted Black (Satin Finish)
w/ .063" Aluminum Backs.
- Faces:
3/16" White Acrylic with 1st Surface
Burlington Red Translucent Vinyl,
1" Black Trim Cap.
- Illumination:
Red LED's.

"Tag Line" Letters:

- Body:
3" Deep, .040" Aluminum Returns
Pre-painted Black (Satin Finish)
w/ .050" Aluminum Letter Backs.
- Faces:
3/16" Clear Plex with 1st Surface
3M #3635-222 Perforated Black Vinyl
2nd Surface 3M 30% Diffuser,
1" Black Trim Cap.
- Illumination:
White 6500k LED's.

Incoming Power/Access:

Primary Circuit(s) by Others, Reasonable
Access Required within Six Feet (6') of
Center of Sign (Behind Wall).

NOTES:

Installation conditions including access,
attachment methods, etc. to be verified.



SIGN TYPE: A

72" ILLUMINATED CHANNEL LETTERS w/ TAG LINE

297 SQ. FT.

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



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SPECIFICATIONS

SECTION I
SHEET 3

SCOPE OF WORK

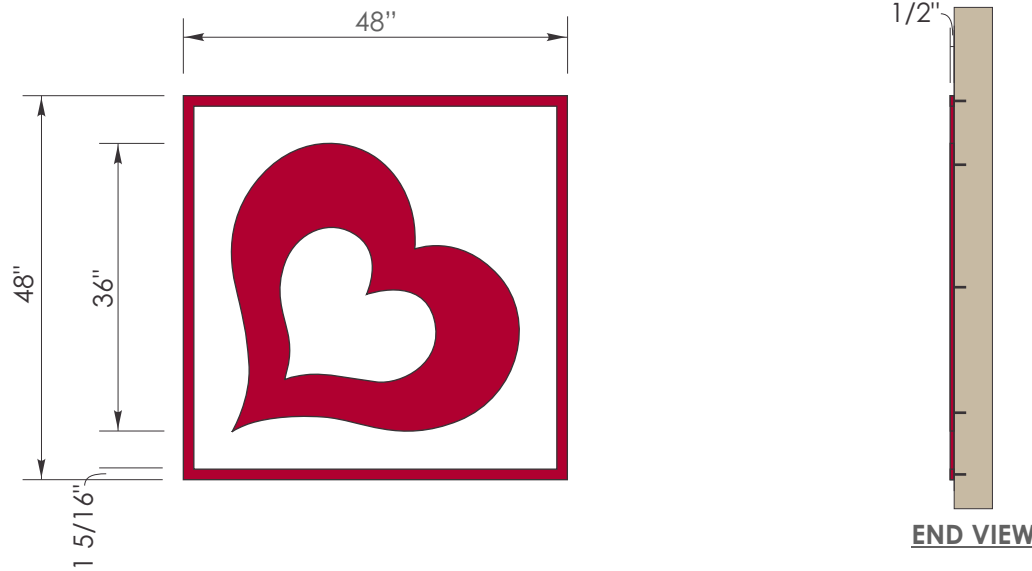
Sign(s) Type: B

Manufacture and Install:

(1) One Non-Illuminated "Heart-B" Logo

"Heart-B" Logo:

1/2" Thk. FCO Acrylic painted to match PMS 207c, satin finish on face and returns. Stud mount, flush to wall with epoxy and clear silicone on backs.



SIGN TYPE: B

NON-ILLUMINATED "HEART-B" LOGO - RED

16 SQ. FT.

SCALE: 1/2" = 1'-0"

NOTES:

Installation conditions including access, attachment methods, etc. to be verified.



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SPECIFICATIONS

SECTION I
SHEET 4

P.1



EXISTING PYLON



SIGN TYPE: P.1

PYLON, TENANT PANEL

SCALE: 3/8" = 1'-0"

NOTES:
All dimensions and site conditions
to be verified.



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ELEVATION

SECTION II
SHEET 5

SCOPE OF WORK

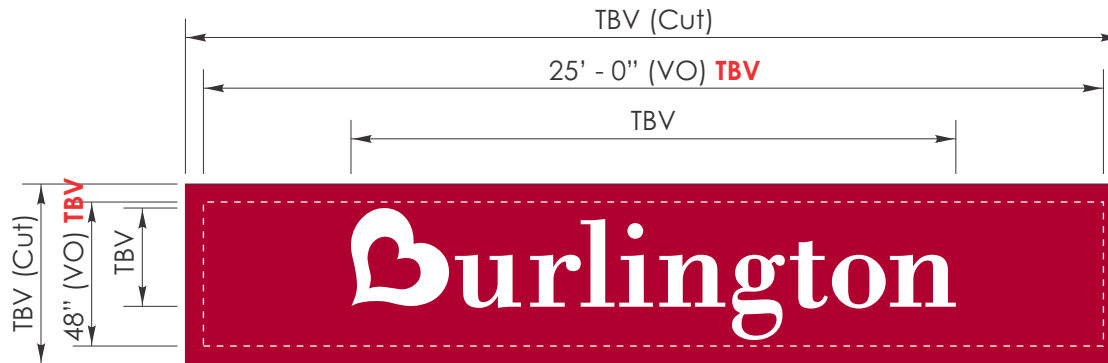
Sign(s) Type: P.1

Manufacture and Install:

(2) Two faces on (1) One double-sided pylon as shown and as follows:

Pana-Flex Faces:

White 3M Pana-Flex w/ digitally printed graphics w/ UV inks to match PMS 207C Red (Copy to be White)



SIGN TYPE: P.1

D/S PYLON, TENANT PANEL

SCALE: 3/8" = 1'-0"

NOTES:
Specifications including materials, installation, etc. to be verified



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SPECIFICATIONS

SECTION II
SHEET 6