



## Application for Conditional Use Permit

Applicant Name: PHESAL KADAN

Address: 1812 16TH STREET

City: RACINE

State: WI

Zip: 53403

Telephone: 414-419-8888

Cell Phone: 262-308-7777

Email: twinsfoodmart@yahoo.com

Agent Name: Karim Qedan

Address: 1812 16th Street

City: Racine

State: WI

Zip: 53403

Telephone: 262-909-8622

Cell Phone: 262-909-8622

Email: kqedan@gmail.com

Property Address (Es): 1812 16th Street Racine, WI 53403

Current Zoning:

Current/Most Recent Property Use:

Proposed Use:





## DEPARTMENT OF CITY DEVELOPMENT



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;

- (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;

- (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;

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

- (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;

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

- (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.





## DEPARTMENT OF CITY DEVELOPMENT



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	<input 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. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks	<input type="checkbox"/>	
4. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces	<input type="checkbox"/>	
5. 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"/>	





## DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. 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"/>	
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 type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input 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 type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/>	

### 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): *Paula Dan* Date: 3/24/25

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





To whom it may concern,

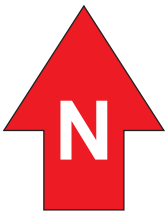
We are requesting conditional approval to add a new led display signage that has the ability to be programmed and play displayed advertisement. We have included the specifications for the new signage and we are respectfully requesting permission to use the signage in accordance within the perimeters that may exist per City Ordinance.

The current permitted use of the establishment is a Market and Grocery store. Hours of operation is Mon-Sat 9am to 9pm and Sunday 10am to 7pm. Thank you we appreciate you in advance.



 1812 16th Street,  
Racine, WI.

SITE PLAN



SIGN SCHEDULE

- A WALL SIGN - CHANNEL LETTERS
- B WALL SIGN - CHANNEL LETTERS
- C WALL SIGN - CHANNEL LETTERS
- D WALL SIGN - CHANNEL LETTERS

SIGN LOCATION

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY LED SUPPLY & SIGNS, IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY LED SUPPLY & SIGNS. IT IS NOT TO SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Init.      **Overlays are for illustrative purposes only.**  
**Final result, size of sign & scale may vary very slightly.**

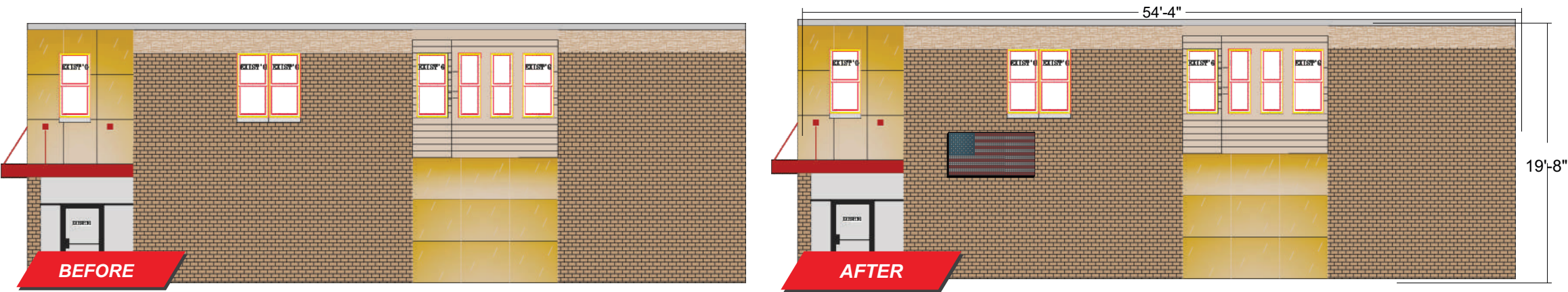
SCALE

P-1/1

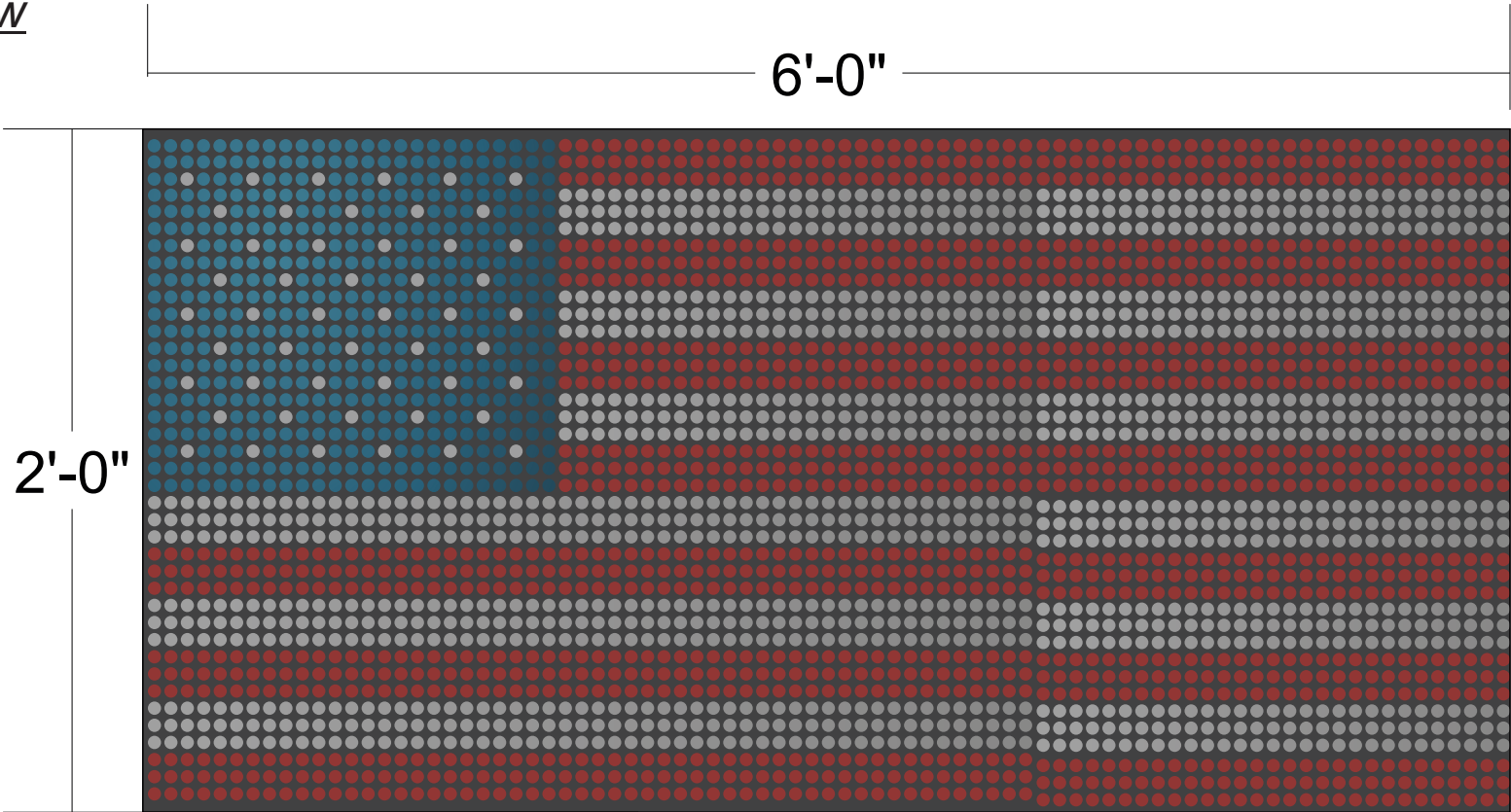
COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED



PROPOSED FULL COLOR LED MESSAGE BOARD.

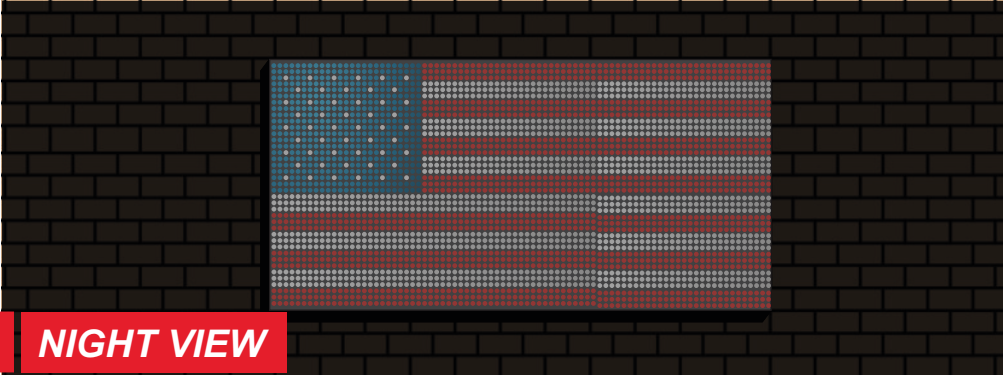
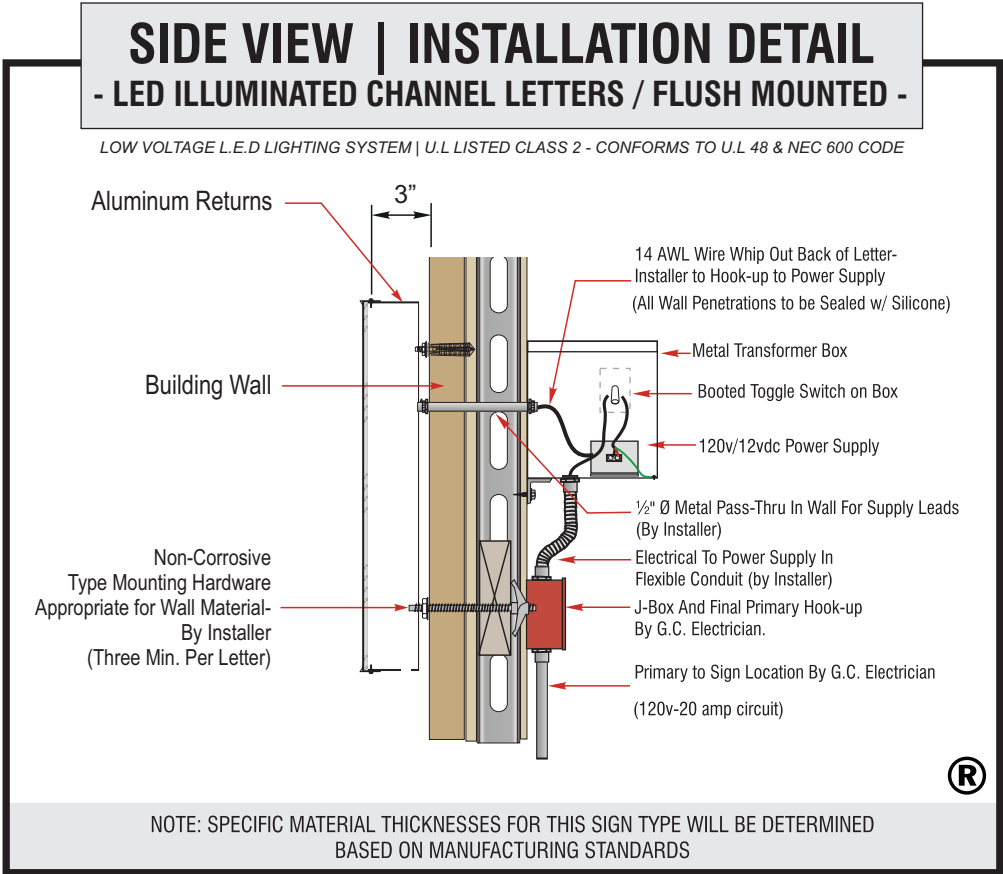


Front View



SOUTH ELEVATION:

**CUSTOMER TO PROVIDE:**  
ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIDE (W/IN 6' FT.) TO BE BY CERTIFIED ELECTRICIAN:  
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.  
D. Number and size of circuits for each sign to meet Sign Company Sign's requirement.  
Any deviation from the above recommendations may result in:  
1. Damage to or improper operation of the sign(s).  
2. Delays and additional costs.



SQFT CALCULATION		ELECTRICAL
Wide:	6'-0"	<b>120/277 VOLTS 20 AMPS</b>  PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS
High:	2'-0"	
Total SQFT:	12.00	

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DATE
10-30-24
REVISION
A
PROJECT NAME
TWINS FOOD MART
ADDRESS
1812 16th Street, Racine, WI
SIGN TYPE
FRONT-LIT CHANNEL LETTERS
PM
Erik
DESIGNER
IU

SCALE

P-1/1

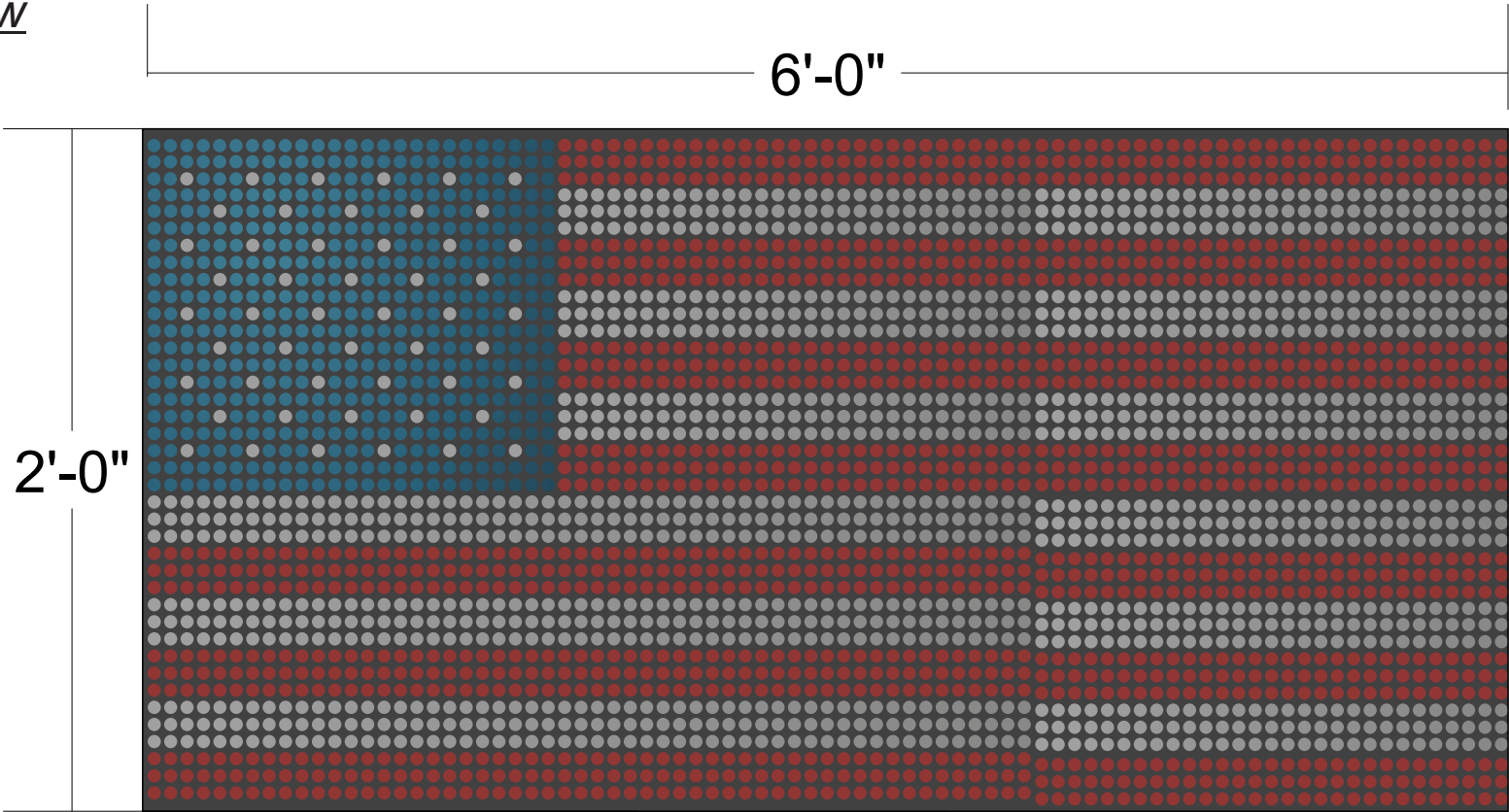
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PROPOSED FULL COLOR LED MESSAGE BOARD.



Front View



WEST ELEVATION:

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SIDE VIEW | INSTALLATION DETAIL

- LED ILLUMINATED CHANNEL LETTERS / FLUSH MOUNTED -

LOW VOLTAGE L.E.D LIGHTING SYSTEM | U.L LISTED CLASS 2 - CONFORMS TO U.L 48 & NEC 600 CODE

Aluminum Returns

Building Wall

Non-Corrosive Type Mounting Hardware Appropriate for Wall Material- By Installer (Three Min. Per Letter)

3"

14 AWL Wire Whip Out Back of Letter- Installer to Hook-up to Power Supply (All Wall Penetrations to be Sealed w/ Silicone)

Metal Transformer Box

Booted Toggle Switch on Box

120v/12vdc Power Supply

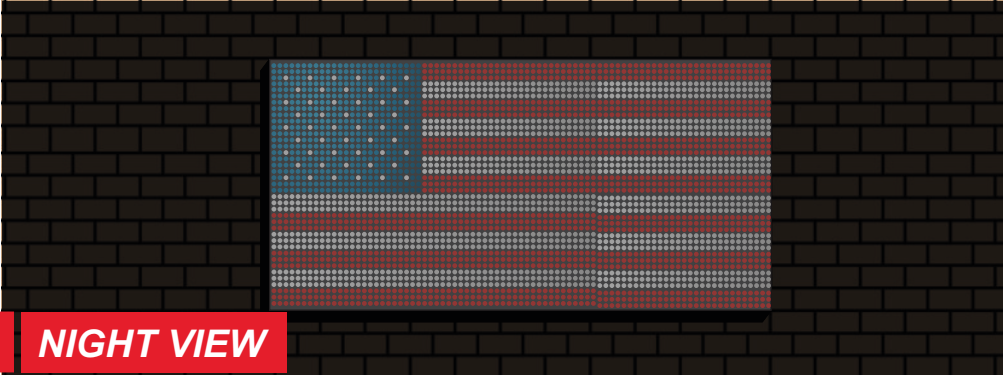
1/2" Ø Metal Pass-Thru In Wall For Supply Leads (By Installer)

Electrical To Power Supply In Flexible Conduit (by Installer)

J-Box And Final Primary Hook-up By G.C. Electrician.

Primary to Sign Location By G.C. Electrician (120v-20 amp circuit)

NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS



SQFT CALCULATION		ELECTRICAL
Wide:	6'-0"	120/277 VOLTS 20 AMPS  PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS
High:	2'-0"	
Total SQFT:	12.0	

**CUSTOMER TO PROVIDE:**  
ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIDE (W/IN & F.C.) TO BE BY CERTIFIED ELECTRICIAN:  
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.  
D. Number and size of circuits for each sign to meet Sign Company Sign's requirement.  
Any deviation from the above recommendations may result in:  
1. Damage to or improper operation of the sign(s).  
2. Delays and additional costs.

Init. Overlays are for illustrative purposes only. Final result, size of sign & scale may vary very slightly.

LED SUPPLY & SIGNS

DATE

10-30-24

REVISION

A

PROJECT NAME

TWINS FOOD MART

ADDRESS

1812 16th Street, Racine, WI

SIGN TYPE

FRONT-LIT CHANNEL LETTERS

PM

Erik

DESIGNER

IU

SCALE

P-1/1

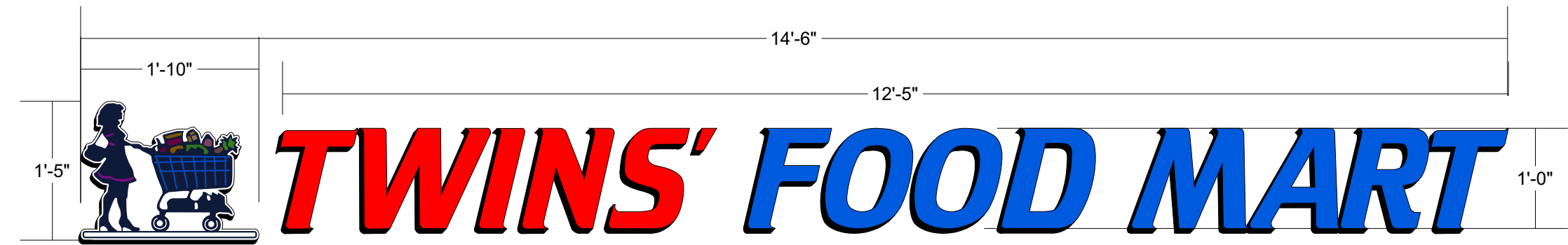
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PROPOSED FULL COLOR LED MESSAGE BOARD.

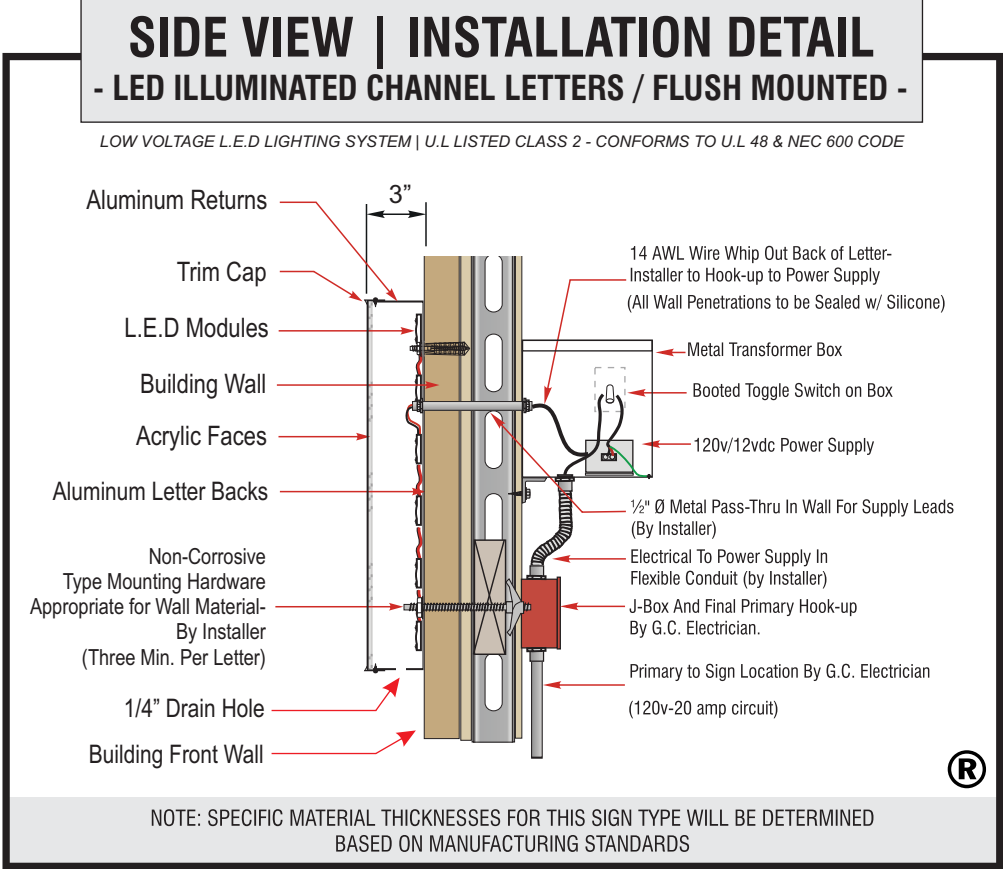


Front View



WEST ELEVATION:

**CUSTOMER TO PROVIDE:**  
ALL BRANCH (PRIMARY ELECTRICAL SERVICES) CIRCUITS & FINAL CONNECTION TO EACH SIDE (WITHIN 6 FT.) TO BE BY CERTIFIED ELECTRICIAN:  
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SQFT CALCULATION		ELECTRICAL	
Wide:	14'-6"	<b>120/277 VOLTS</b> <b>20 AMPS</b>	
High:	1'-5"		
Total SQFT:	20.55	PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS	

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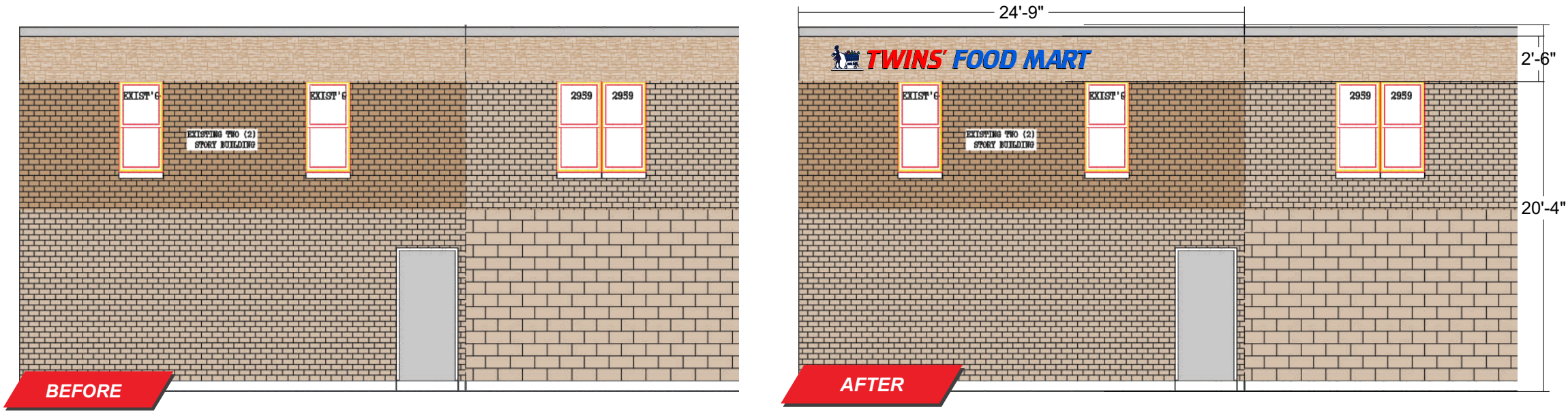
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Designer
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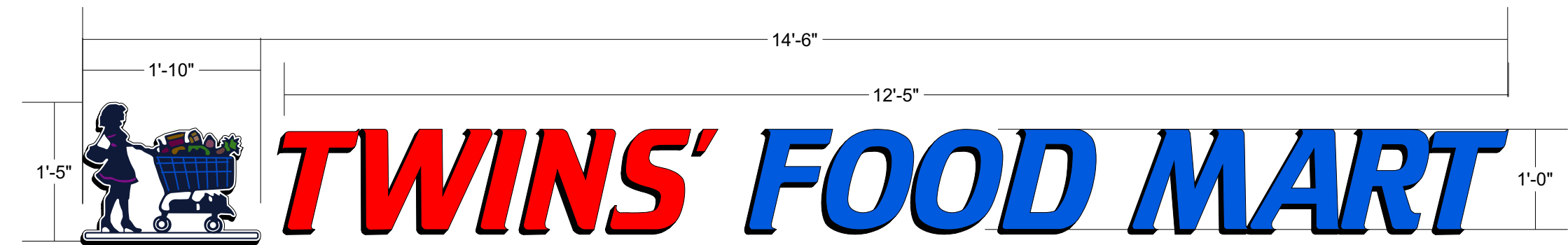
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PROPOSED FULL COLOR LED MESSAGE BOARD.



Front View



EAST ELEVATION

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Aluminum Returns

Trim Cap

L.E.D Modules

Building Wall

Acrylic Faces

Aluminum Letter Backs

Non-Corrosive Type Mounting Hardware Appropriate for Wall Material- By Installer (Three Min. Per Letter)

1/4" Drain Hole

Building Front Wall

3"

14 AWL Wire Whip Out Back of Letter- Installer to Hook-up to Power Supply (All Wall Penetrations to be Sealed w/ Silicone)

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Primary to Sign Location By G.C. Electrician (120v-20 amp circuit)

NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS

NIGHT VIEW

SQFT CALCULATION

Wide: 14'-6"

High: 1'-5"

Total SQFT: 20.55

ELECTRICAL

120/277 VOLTS

20 AMPS

PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS

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LED SUPPLY & SIGNS

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10-30-24

REVISION

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ADDRESS

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SIGN TYPE

FRONT-LIT CHANNEL LETTERS

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DESIGNER

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