



Application for Conditional Use Permit

Applicant Name: Carbox Racine, LLC

Address: 3317 Durand Ave City: Racine

State: WI Zip: 53405

Telephone: 8184418543 Cell Phone:

Email: Dooley917@gmail.com

Agent Name: Scott Dooley

Address: 6558 100th Place Unit D City: Pleasant Prairie

State: WI Zip: 53158

Telephone: 8184418543 Cell Phone:

Email: Dooley917@gmail.com

Property Address (Es): 3340 Douglas Ave Racine WI 53402

Current Zoning: B2

Current/Most Recent Property Use: UNSURE

Proposed Use: Auto Repair Facility or Dealership



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;

it will not

- (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;

it will not

- (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;

It will not

- (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;

Yes

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

It is not

- (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	<input type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none">a. Hours of operationb. Anticipated delivery schedulec. Maintenance pland. General use of the building and lot	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none">a. Fully dimensioned property boundaryb. All buildings (existing and proposed)c. Setbacks from property linesd. Identification as to whether all elements are "Existing" or "Proposed"e. Dimensioned parking spaces and drive aisle layoutf. Trash enclosure location and materialsg. Loading spacesh. Fire hydrant locationsi. Location of signage, with setbacks	<input type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none">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 structuresg. Percentage of greenspace (landscaped areas divided by lot area)h. Parking spaces	<input type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none">a. Bufferyardsb. Parking Areasc. Screening and fencing locationsd. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	<input type="checkbox"/>	





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 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 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): _____ Date: _____

Applicant Signature (acknowledgement):  _____ Date: 4/30/25



Cook, Michelle

From: Scott Dooley <dooley917@gmail.com>
Sent: Monday, May 12, 2025 12:55 PM
To: Cook, Michelle
Subject: Re:
Attachments: Conditional use permit.pdf

STOP! External Message. Think before you click.

On Mon, May 12, 2025 at 12:52 PM Scott Dooley <dooley917@gmail.com> wrote:

Conditional Use Permit Application Submission – 3340 Douglas Avenue

Applicant Information

- **Applicant Name:** Scott Dooley
- **Address:** 6858 100th Place Unit D
- **City / State / Zip:** Pleasant Prairie, WI 53158
- **Phone:** 818-441-8543
- **Email:** dooley917@gmail.com
- **Property Address:** 3340 Douglas Avenue, Racine, WI
- **Zoning District:** B2 General Commercial District
- **Current/Most Recent Use:** Storage for heavy equipment
- **Proposed Use:** Auto mechanic shop or preferably used car dealership

Written Description of Project

a. Hours of Operation

- Monday to Friday: 9:00 AM – 8:00 PM
- Saturday: 9:00 AM – 5:00 PM
- Sunday: Closed

b. Anticipated Delivery Schedule

Deliveries are expected 2–3 times per week during business hours via box trucks or vans. No overnight freight or semi deliveries are anticipated.

c. Maintenance Plan

- Weekly garbage pickup

- Biweekly lot sweeping and trash removal
- Winter snow removal
- Monthly building systems inspections
- Proper handling and disposal of all automotive fluids per regulatory standards

d. General Use of the Building and Lot

The site will operate as an auto mechanic shop for standard vehicle repairs and diagnostics (e.g., oil changes, brakes, engine checks). No long-term vehicle storage is planned. The existing building and lot will be used without structural or layout changes.

Justification for Conditional Use (Per Section 121-324)

1. Public Health, Safety, and Welfare

The shop will comply with environmental and safety codes. All hazardous materials will be managed responsibly, and the site will be kept clean and secure.

2. Compatibility with Nearby Uses and Property Values

Auto service is consistent with nearby commercial uses. It will enhance the utility of the property without negatively affecting surrounding values.

3. Impact on Development in the Area

The use activates a previously underutilized space and complements nearby businesses. It encourages economic revitalization without disrupting neighborhood patterns.

4. Infrastructure (Utilities, Drainage, etc.)

All required utilities are in place. No changes to drainage or utility demand are anticipated.

5. Traffic and Access Management

The business will generate light-to-moderate traffic typical for a small auto shop. No modifications to access or parking are proposed.

6. Consistency with Land Use Plan

This use aligns with the City's goals for supporting commercial redevelopment in the Douglas Avenue corridor.

7. Zoning Conformity

The use is conditionally allowed in the B2 district and adheres to all zoning requirements as currently built.

Item-by-Item Submittal Checklist

3. Site Plan

No changes to the site layout are proposed. All buildings, driveways, parking, and enclosures remain unchanged.

Label all elements as "Existing."

4. Zoning Analysis Table

No changes are proposed. Existing zoning compliance remains unchanged.

5. Landscape Plan

No landscaping changes are proposed. Existing plantings, buffers, and fencing remain as-is.

6. Lighting Plan

No exterior lighting changes are proposed.

7. Floor Plan

No interior renovations or space reconfigurations are planned.

8. Engineering Plan

No grading, stormwater, or traffic circulation changes are proposed.

9. Signage Plan

A new sign will be put on the north side and east side of the building. North side will be 3X7 feet and the west side will be 4X15 feet

10. Building/Site Elevations

No exterior changes are proposed. other than a new signs

11. Building Material Samples

Not applicable – no new materials or exterior renovations are planned. Other than signs.

12. Review Fee

Will be included as required at the time of submission.



