

Application for Conditional Use Permit

Applicant Name: GEORGE ROSEN

Address: 2320 DOUGLASS AVE City: Racine

State: WI Zip: 53402

Telephone: 262-498-5648 Cell Phone: [REDACTED]

Email: racineautomospecialist@yahoo.com

Agent Name: KIRIT PATEL

Address: 307 Eagles Cove Cir City: North Prairie

State: WI Zip: 53153

Telephone: 414-736-5232 Cell Phone: 414-736-5232

Email: KIRITPATEL5358@GMAIL.COM

Property Address (Es): 2320 DOUGLAS AVE

Current Zoning: B-2

Current/Most Recent Property Use: AUTO REPAIRS

Proposed Use: AUTO REPAIR



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;

EXISTING USE WILL BE IMPROVED HAVING ADDITIONAL SPACE FOR SERVICES PROVIDED. IT WILL IMPROVE.

- (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;

WILL NOT DIMINISH VALUE OF NEIGHBORHOOD PROPERTIES. IMPROVE CONVIENCE TO 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;

WILL NOT IMPACT OTHER PROPERTIES.

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

CURRENT FACILITY IS PROVIDED WITH ADEQUATE UTILITIES, ACCESS ROAD, DRAINAGE ETC AND WILL NOT CHANGE ANY OF IT.

- (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;

INGRESS & EGRESS WILL REMAIN AS IS WHICH IS ADEQUATE. WILL NOT EFFECT TRAFFIC.

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

NO CHANGE IN USE IS PROPOSED.

- (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.

AGREE.

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: <ul style="list-style-type: none"> a. Hours of operation — b. Anticipated delivery schedule TWICE A WEEK c. Maintenance plan d. General use of the building and lot AUTO REPAIR SHOP / CUSTOMER PARKING 	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> a. Land area (in acres and square feet) 16980 SF b. Building area (in square feet) 5133 SF c. Setbacks (required yards in feet) NONE d. Floor Area Ratio (building area divided by lot area) 0.302 e. Lot Coverage (building footprint divided by lot area) 0.302 f. Height of all buildings and structures 21' MAX g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 22 $1702 / 16980 = 0.100 = 10\%$ 	<input type="checkbox"/>	
5. Landscape Plan <ul style="list-style-type: none"> a. Bufferyards — None b. Parking Areas — AS SHOWN c. Screening and fencing locations EXISTING FENCING FOR North Side d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. No new planting. All existing. 	<input type="checkbox"/>	

Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures <i>Wall Fixtures</i> 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) <i>N/A</i> b. Existing and proposed roadway and access configurations c. Cross access <i>N/A</i>	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage <i>EXIST TO REMAIN AS IS</i> 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 <i>Will create</i>	<input type="checkbox"/>	
11. Building Material Samples (if making exterior changes) <i>will submit</i>	<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.

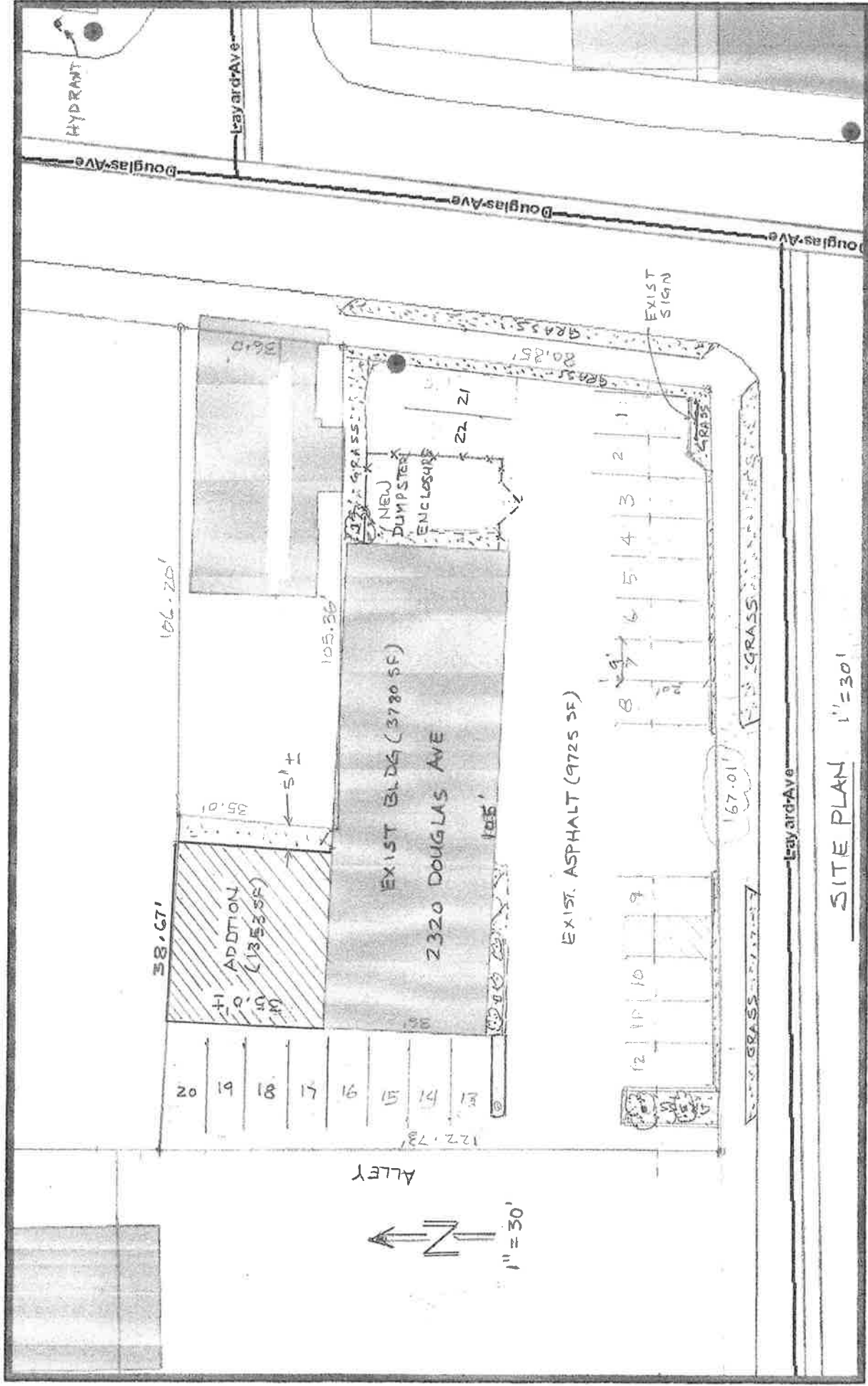
The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance 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: _____

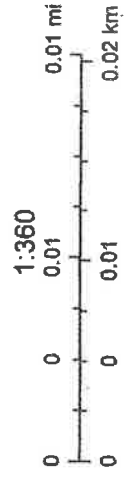




March 11, 2022

- Street Light Manhole
- WE Energies Poles
- Electrical Conduit
- Lightpoles
- Abandoned Electrical Conduit
- Electrical Cable
- Abandoned Electrical Cable
- Control Cabinet

- Roads
- Centerline
- Alley



City of Racine - Symbiont

ArcGIS WebApp Builder

Untitled Map

Write a description for your map.

Legend

- 2320 Douglas Ave
- Amoco
- Coin Laundry
- Rudy's
- Smokers Choice



Google Earth
© 2022 Google

kerit #

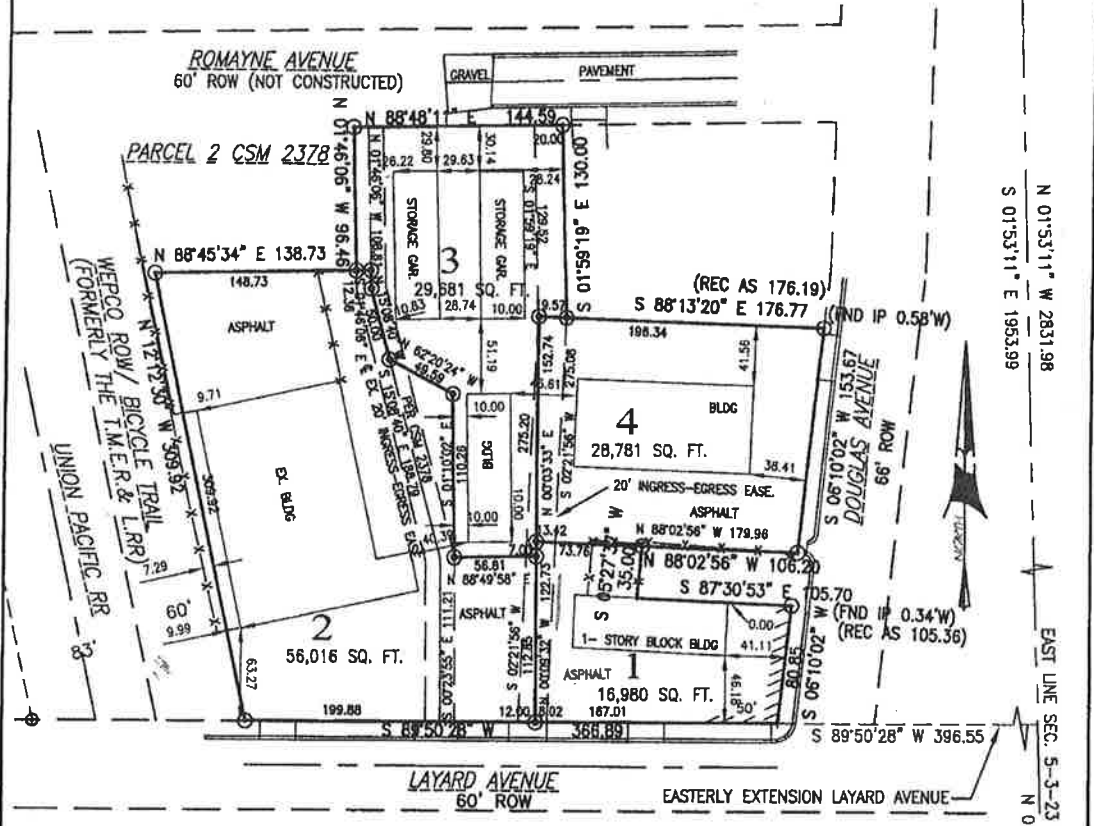


CERTIFIED SURVEY MAP NO. 2868

THE REDIVISION OF PARCEL 1 OF CSM 2378 AND BEING
 PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5,
 TOWNSHIP 3 NORTH, RANGE 23 EAST, IN THE CITY OF
 RACINE, RACINE COUNTY, WISCONSIN.

From: 276000020958004
 TO:
 Lot 1: 276000020958006
 Lot 2: 276000020958007
 Lot 3: 276000020958008
 Lot 4: 276000020958009

NE COR. 5-3-23
 CAST IRON MON/ BRASS PLATE
 N 283,156.85
 E 2,591,655.87



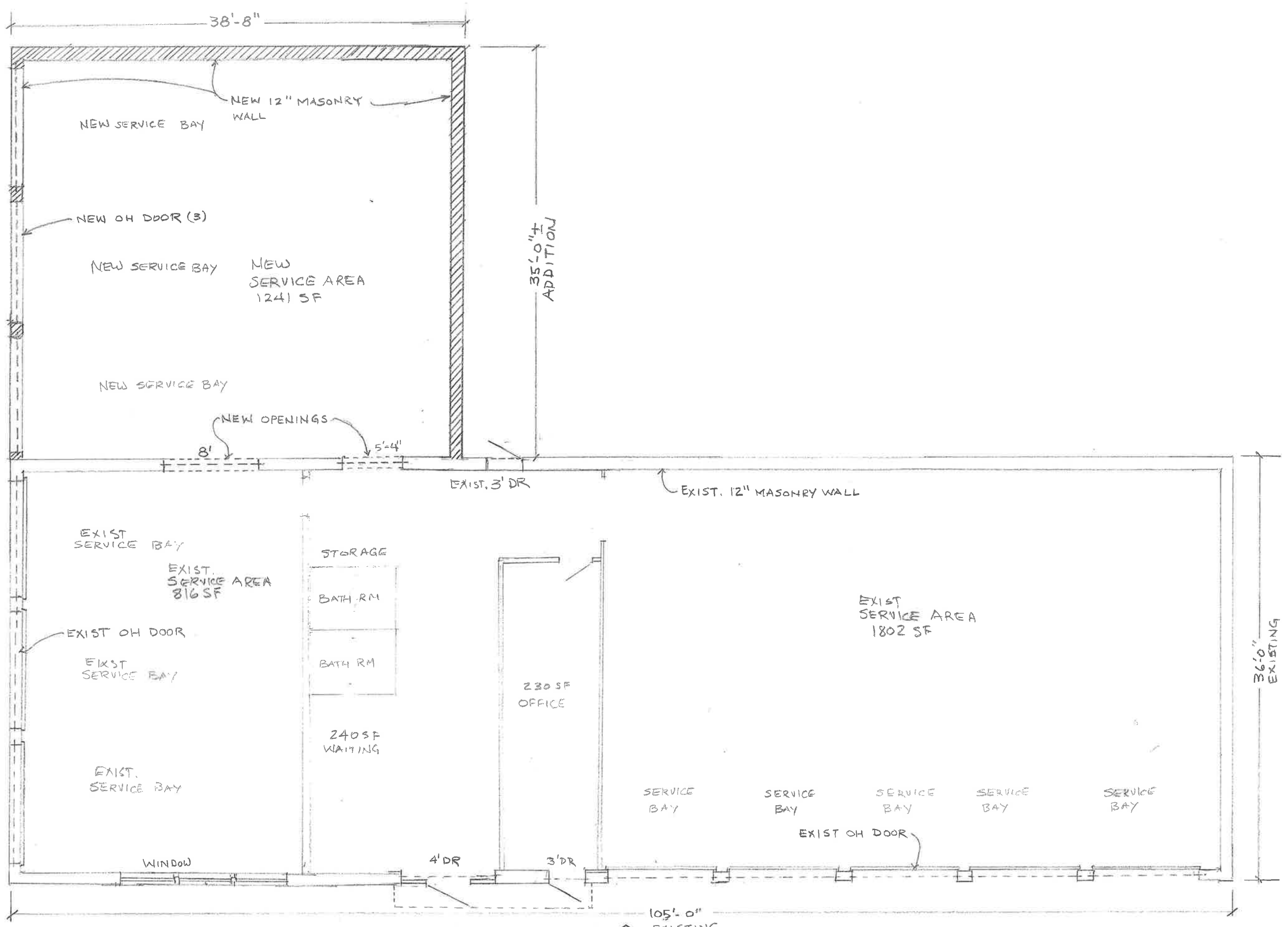
N 01°53'11" W 2831.98
 S 01°53'11" E 1953.99
 EAST LINE SEC. 5-3-23
 N 01°53'11" W 877.99

E 1/4 COR. 5-3-23
 CONC MON/ BRASS CAP
 N 280,326.50
 E 2,591,749.08



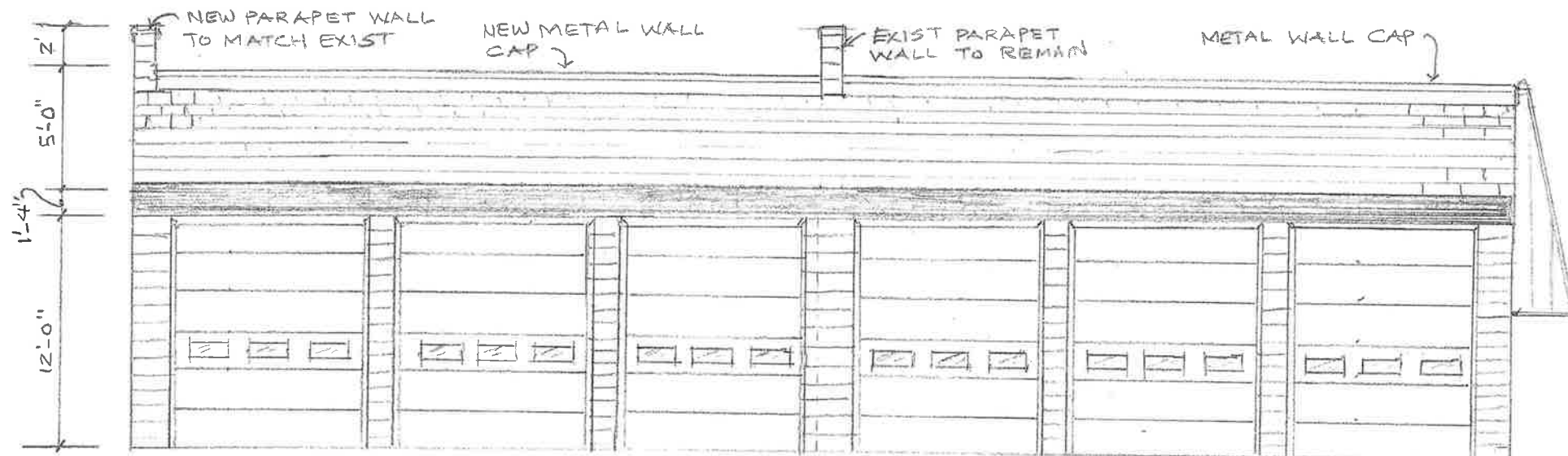
James E. Robinson

- BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
 ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.
- ⊙ DENOTES MAG NAIL SET
 - DENOTES FOUND IRON STAKE
 - DENOTES 3/4" DIA. REBAR ROD SET WEIGHING 1.50 lbs./lin. ft.
 - + CHISEL + SET
 - //// NO VEHICULAR ACCESS



FLOOR PLAN
1/8" = 1'-0"

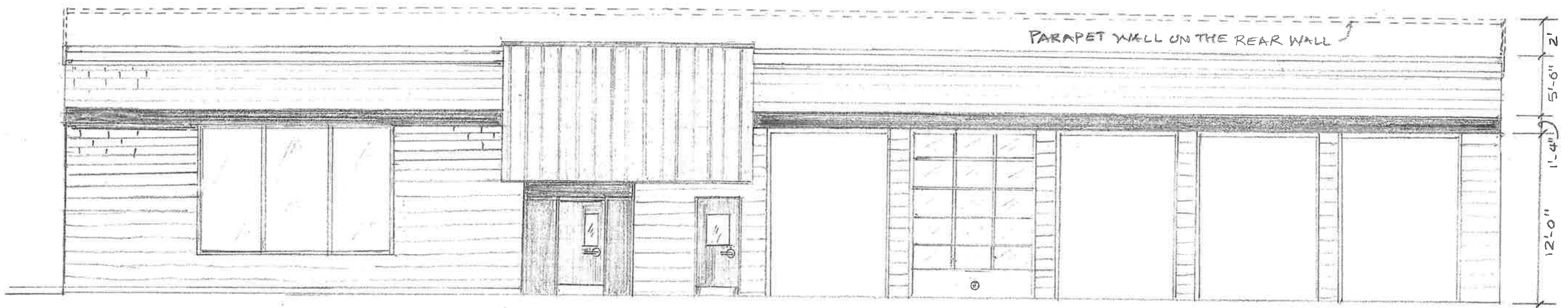




NEW PARAPET WALL TO MATCH EXIST. NEW METAL WALL CAP EXIST PARAPET WALL TO REMAIN METAL WALL CAP

ADDITION TO MATCH EXIST. 35'-0" EXIST. TO REMAIN 36'-0"

LEFT ELEVATION
1/8" = 1'-0"



MASONRY FRONT WALL, DOORS WINDOWS ETC TO REMAIN AS IS.

FRONT ELEVATION
1/8" = 1'-0"

