



Application for Conditional Use Permit

Applicant Name: *Kreiman-Laitinen Heating + A/C Inc.*
Address: *1500 Durand Ave* City: *Racine*
State: *WI* Zip: *53403*
Telephone: *262-637-0156* Cell Phone: *262-909-6147*
Email: *Jon@KLHVAC.com*

Agent Name: *Jon Laitinen*
Address: *2215 LaSalle St.* City: *Racine*
State: *WI* Zip: *53402*
Telephone: *262-909-6147* Cell Phone:
Email: *Jon@KLHVAC.com*

Property Address (Es): *931 Carroll St. Racine WI 53403*
Current Zoning: *Industrial*
Current/Most Recent Property Use: *Factory/Manufacturing*
Proposed Use: *Heating and A/C office and shop*





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.

All below items are answered on a separate page.

- (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;

[Redacted area]

- (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;

[Redacted area]

- (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;

[Redacted area]

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

[Redacted area]

- (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;

[Redacted area]

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

[Redacted area]

- (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.

[Redacted area]





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 checked="" type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol 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 checked="" 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 structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input checked="" type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none"> 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 checked="" type="checkbox"/>	





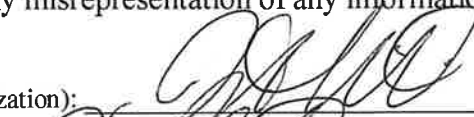

Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input checked="" type="checkbox"/>	
7. Floor Plan 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 checked="" 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 checked="" type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input checked="" 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: 6/10/24
 Applicant Signature (acknowledgement):  Date: 6/10/24



KIERNAN & LAITINEN

Heating & Air Conditioning
Inc.

Your Comfort... Is Our #1 Concern

To Racine Department of City Development:

The following are our questionnaire answers and responses in regards to Sec. 114-154 of the Municipal Code for the process of a conditional use permit for 931 Carroll St, located in the City of Racine.

- 1) The nature of our business in the building will not endanger or be detrimental to the neighborhood in any form or fashion, in fact the presence of a striving local business will bring the neighborhood up in many ways. We intend to do upgrades to the property over the course of our ownership of it.
- 2) There are no other businesses nearby that do similar work to ours. Again, the property values should not be negatively impacted by our presence. In my opinion, they may actually go up due to making repairs to our building that will improve the aesthetics of the exterior.
- 3) The normal and orderly development of the surrounding property faces no change negatively. There may be a positive impact because of others seeing the improvements we are making.
- 4) The utilities are more than adequate for our use. The previous occupant of the space was a manufacturer, we will be using the space for office, warehousing and sheet metal fabrication.
- 5) Traffic will not be an issue as most if not all of our work is done at the residences and businesses of our customers.
- 6) The proposed use should align with the city's ideas for keeping local businesses in the city and the use of the space will be also aligned with further growth for our city.
- 7) Our proposed use of this space will be done with all applicable regulations in mind.

www.KLHVAC.com

1500 Durand Ave.

Racine, WI 53403

Phone: 262.637.0156

Fax: 262.637.6822



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To Racine Department of City Development:

The following is the written description of the project for 931 Carroll St.

Our main goal is to continue to strive and grow in the city of Racine as our business has for over thirty years. We are a local home grown company with roots in the city and want the best for our city.

Our hours of operation will be as they have been for many years. The office will be open from 8-5 Monday through Friday. We will have an occasional Saturday open during peak seasons (really hot or cold weather). Most of our work is done at the residences and businesses of our customers. In addition to having regular office hours, as you know, we provide 24 hour service to our customers. But with that being said, our "on call" technicians take their service vehicles home with them at the end of the regular work day.

We do have regular deliveries during normal working hours, although most if not all of them will be delivered with delivery trucks not semi trucks as the last occupant did. We never have deliveries after regular office hours or on the weekends.

Our outlook for the building and attached land in regards to maintenance is to not only keep what is currently there attractive to the eye, clean and orderly but also to improve the grounds and our property in general.

As far as the use of the building is concerned, it will house our main office, showroom, fabrication shop and warehouse. There will be an orderly parking of some work related vehicles on the lot. I will be attaching a drawn parking plan. We will operate in the same fashion as our business has in the past at our current location, 1500 Durand Avenue.

www.KLHVAC.com

1500 Durand Ave.

Racine, WI 53403

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Current signage

Will propose to replace with same size signs

- Loading dock sign size - 4' x 8'
- 12th St sign size - 3' x 8'

DRAWING SCHEDULE

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

⊕ - drain for loading dock area.

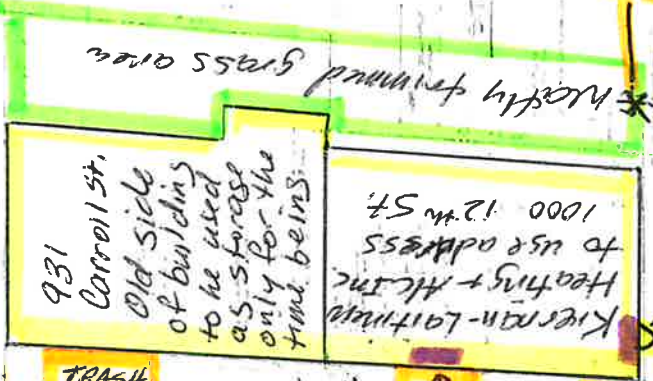
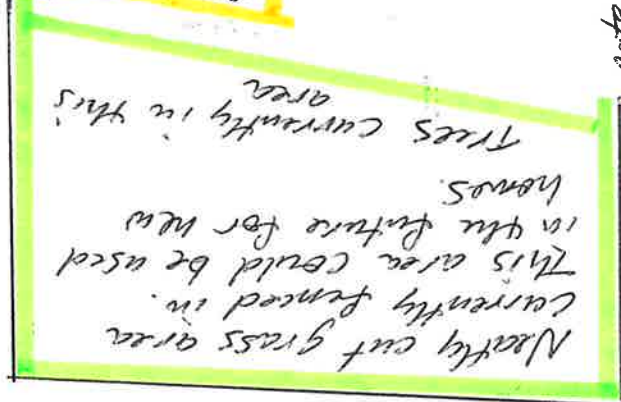
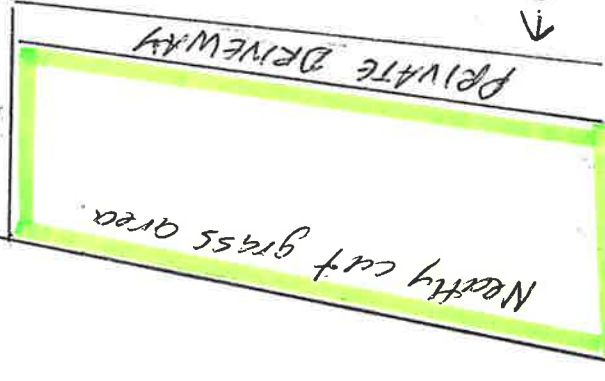
* - Further down facing lighting will be installed at a later date on exterior of building.

* - Building exterior to remain unchanged until further notice. It is comprised of all brick, masonry or cement.

← 11th St →

Total acres: approx - 1.9
Total building square feet: approx - 16,000

← Carroll St. →



TRASH ENCLOSURE

current lot parking 115 ft *

LOADING DOCKS

removal of 3 large pines to make customer parking

proposed new office entry door.

FIRE HYDRANT

* Neatly trimmed grass area

← 12th St →

← Trivia Pl. →

← 12th St →

Proposed future office entry

current door

Sheet Metal Fabrication AREA

FUTURE office and Showroom

Kiernan-Laitinen Heating + A/C Inc 1000 12th St.

NO ACTUAL WALLS

WAREHOUSING

STAGING AREA for Jobs

current door

Current GARAGE DOOR

LOADING DOORS

Shelving

Current 2ND FLOOR office to be used as main office for foreseeable future

current door

This space shall be used for storage only for the time being.

Current GARAGE DOOR

Future use.

Future use office 931 Carroll St.

