



Application for Conditional Use Review

Applicant Name: Smith Welding and Fabrication Inc.

Address: 1225 Washington Ave. City: Racine

State: WI Zip: 53403

Telephone: (262) 633-4355 Cell Phone: (262) 939-5947

Email: tim.swaf@gmail.com

Agent Name: Tim Callaghan

Address: 901 William St. City: Racine

State: WI Zip: 53403

Telephone: (262) 939-5947 Cell Phone: (262) 939-5947

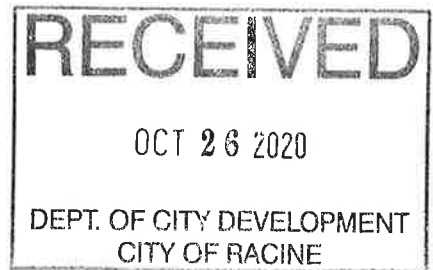
Email: tim.swaf@gmail.com

Property Address (Es): 854 Washington Ave.

Current Zoning: Commercial (B-3)

Current/Most Recent Property Use: Unoccupied/Distribution center for All Tool Sales

Proposed Use: Welding and fabrication shop





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;

They are already there, or They are in the process of 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;

Yes, they have been.

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

It is not.

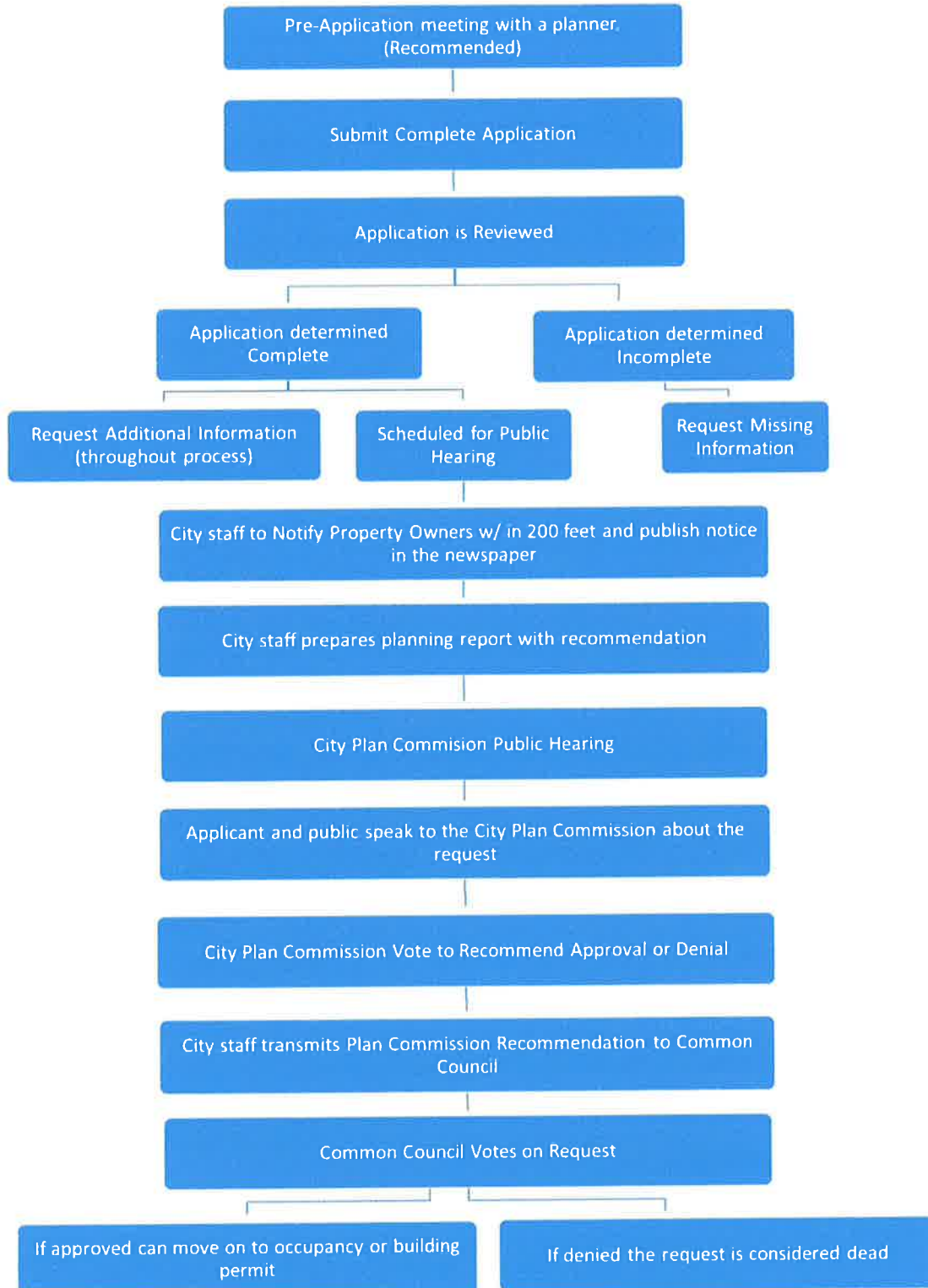
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

Yes, it will.





Application Review Process



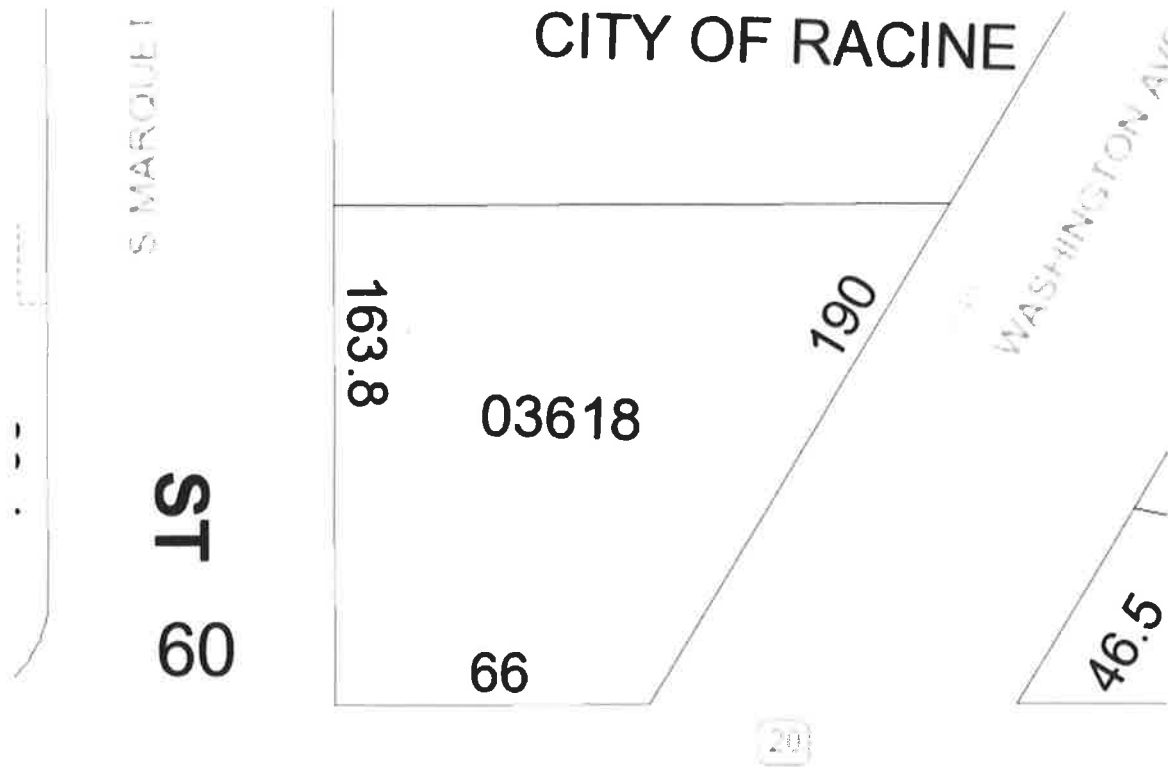
Application for Conditional Use Review

- Conditional use review application
- Written description of project:

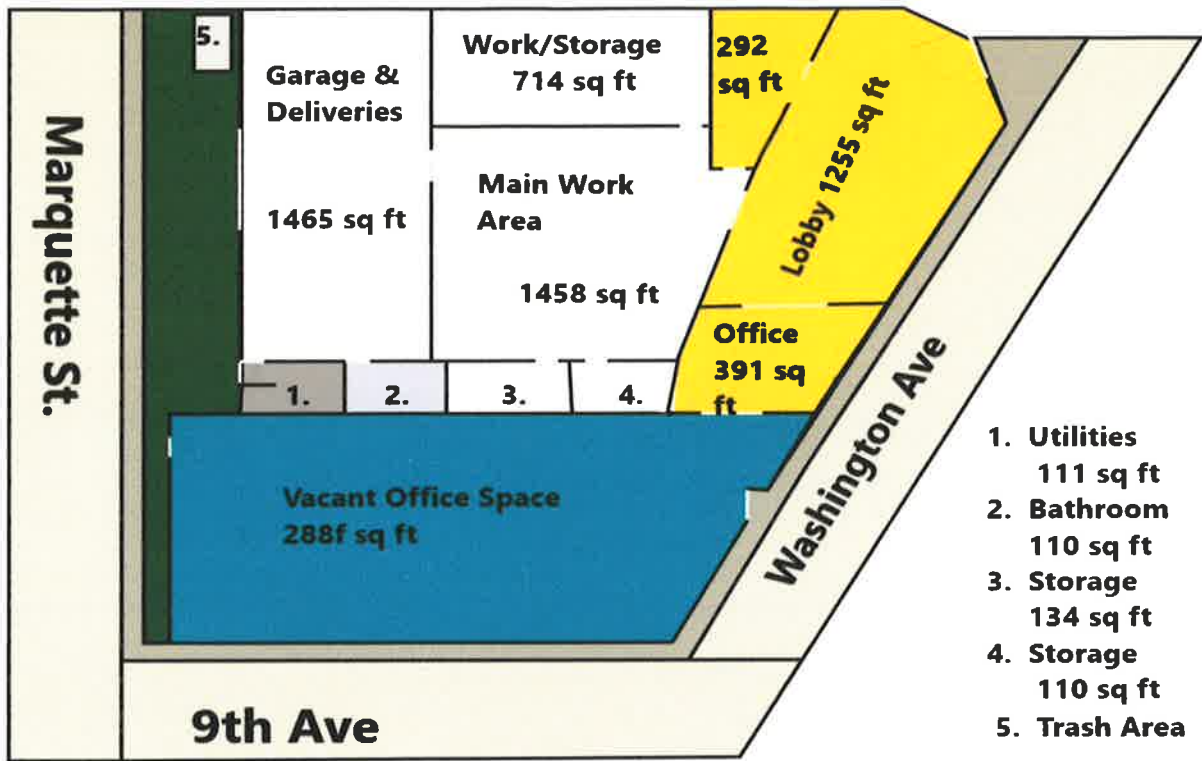
Smith Welding and Fabrication (SWF) is looking to move their business to the building on parcel 03618 located at 854 Washington Avenue in Racine, WI. SWF would be renting out the north half of the property, allowing the owner to rent out the office area to someone else. SWF is hoping to relocate in order to expand future business opportunities and improve their work area. Smith Welding and Fabrication, originally known as Stellman Welding, has been providing welding services such as repair, fabrication, and manufacturing to the local communities and businesses, for over forty years. Smith Welding and Fabrication is opened to the public Monday thru Friday between the hours of 7:00 a.m. and 3:00 p.m. Occasionally, the amount of work required may cause for additional hours of operation, beyond the days and hours listed. In that case, SWF would be closed to the public. Deliveries would be delivered thru the garage door located on the West side of the building off Marquette St. The building's owner would be responsible for all maintenance and upkeep that may be required at that location. The general use of the building would be a welding and fabrication shop used to continue serving the needs of our community and its local businesses.

- **Site Plan:** See attachment
 - All buildings: Included in attached Site Plan
 - Setbacks from property lines: 19 feet in the parking area on the west side, and 12 feet in the area on the west side of the vacant offices. All others are flush to the sidewalk and are zero.
 - Identification as to whether all elements are "existing" or "proposed": The only "proposed" element is a dumpster on the west side of the building. All other buildings in the site plan are currently existing.
 - The parking lot (marked in green on the site plan) is located west of the building, off Marquette St. is approximately 945 square feet and will allow my customers to enter thru the garage or back door. The lot is 19 feet wide and can allow the appropriate amount of parking spaces to accommodate my customers.
 - Trash enclosure location and materials would be located north of the garage door on the west side of the building.
 - Loading spaces: All deliveries will come through the garage door entrance on the west side of the building off Marquette St.
 - Fire hydrant is located South of the building on 9th Avenue, just west of Washington Ave.
 - Location of signage: No current plan.
- **Zoning analysis table:** No changes planned.

- **Landscape plan:** No changes planned.
- **Lighting plan:** No changes planned.
- **Floor plan :** See attachment.
- **Engineering plan:** No changes planned.
- **Signage:** No changes planned
- **Building/Site elevation:** No changes planned.



Racine County, SEWRPC, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Land area: .43 acres
 Building area: 4582 ft² - renting
 7464 ft² total



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		
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 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 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 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 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): Tim Callaghan Date: 10/25/20

Applicant Signature (acknowledgement): Tim Callaghan Date: 10/25/20

