



## Application for Conditional Use Permit

Applicant Name: First Call Heating & Cooling Inc.  
Address: 4603 Durand Ave. City: Racine  
State: WI Zip: 53405  
Telephone: 262-634-9025 Cell Phone: 262-770-0040  
Email: joel@firstcallheating.com

Agent Name: Joel Venn  
Address: 4603 Durand Ave. City: Racine  
State: WI Zip: 53405  
Telephone: 262622-898-5501 Cell Phone:  
Email: *same as above*

Property Address (Es): 2040 Grove Ave.  
Current Zoning: *I 1*  
Current/Most Recent Property Use: Cabinetry and carpentry contractor  
Proposed Use: Same/ addition of HVAC contracting as additional location for HVAC contractor First Call





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;

Our intention is to add no more disruption to community than current business subjects them to.

- (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;

We would only be using the property Mon-Fri 7am-5pm with the exception of occasional stops by for parts etc.

- (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;

We can accommodate all our vehicles in its current parking and storage facilities.

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

Currently and ongoing

- (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;

Current and will be maintained

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

Offers a long term community member (First Call Heating and Cooling Inc. Est. in Racine in 1995) with a track record of operating HVAC contracting business with office locations in residential areas since inception. An ability to work with neighbors, and a track record of success doing so.

- (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.

True







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"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</li> <li>d. General use of the building and lot</li> </ol>	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> <li>a. Fully dimensioned property boundary</li> <li>b. All buildings (existing and proposed)</li> <li>c. Setbacks from property lines</li> <li>d. Identification as to whether all elements are “Existing” or “Proposed”</li> <li>e. Dimensioned parking spaces and drive aisle layout</li> <li>f. Trash enclosure location and materials</li> <li>g. Loading spaces</li> <li>h. Fire hydrant locations</li> <li>i. Location of signage, with setbacks</li> </ol>	<input type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none"> <li>a. Land area (in acres and square feet)</li> <li>b. Building area (in square feet)</li> <li>c. Setbacks (required yards in feet)</li> <li>d. Floor Area Ratio (building area divided by lot area)</li> <li>e. Lot Coverage (building footprint divided by lot area)</li> <li>f. Height of all buildings and structures</li> <li>g. Percentage of greenspace (landscaped areas divided by lot area)</li> <li>h. Parking spaces</li> </ol>	<input type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none"> <li>a. Bufferyards</li> <li>b. Parking Areas</li> <li>c. Screening and fencing locations</li> <li>d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.</li> </ol>	<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): *John J. [Signature]* Date: 2-21-22

Applicant Signature (acknowledgement): *John J. [Signature]* Date: 2-21-22





Required Submittal Item Responses at this stage of building ownership:

Written Description of project:

- a. Hours of operation: We offer services to our customers 24 hours a day via our dispatchers located in our current facility which we intend to keep. We service our customers at their residence or business installing and repairing HVAC systems for them. Our offices are open 7-5 Monday-Friday and would expect us to primarily be at this Grove Ave. extension of our business during the same time periods. Deliveries are generally between 10am-2pm Mon-Fri as well and will mostly be directed to our current location for accounting/purchasing control. Inter-company deliveries will be the primary use of this facility for First Call Heating. Our current location has become too small for the growth of our HVAC business. We do not wish to build a larger building there as it is cost prohibitive at this time for us. What we need is additional storage for purchasing power, Space to build a larger training facility to heed the demand of the consumers and tremendous deficit in workforce vs. adding additional costs to consumers. And will use this facility as such until we grow into a much larger facility over the next 5-10 years est.

Additionally, since the Grove Ave. facility contained a large cabinet making shop for the last 25 years or so and is currently zoned and approved for such, I am attempting to keep it intact and in place so that I may see if there is a use for it for an up-and-coming carpenter/cabinet maker out there. If I were to find such a tenant, I would rent it as is to them with proper insurance, licensing as needed, etc. If their business did well over the same 5-10-year period and they wanted to purchase the building from us, we would entertain the idea and have them seek City Approval as needed if needed.

We have been embedded in residential areas since our inception in 1995. We have received little to no complaints from any of our neighbors in various neighborhoods about our operations as they are generally everywhere except our shop. We do get some deliveries and even occasional walk-in traffic for parts or filters. But for the most part I think all our previous, existing, and future neighbors would agree that we are generally helpful to our neighbors and not nuisances.

- b. Maintenance plan so far before taking ownership would include: sealing and striping the parking lot which it needs. Maintain exterior and landscaping as is currently. Replace broken windows and paint exterior by Spring weather permitting. We will not be changing anything on the exterior of the property otherwise. Once we get access as owners if we see anything major, we would apply for permit etc. but current inspections revealed no need to change anything structurally or landscaping at this time.
- c. Above summarized our intentions for use at this time and on Grove Ave. the parking lot would be for employee parking while at the facility. We would also ask permission to park Vehicles that are fully functioning but may be between technicians, or for similar reasons not in use. I would predict this to be 2-3. Leaving 15+ spaces available at all times which is far more than we will need here on Grove.

Site Plan:

- a. I have not taken ownership of this property. I do not intend to make any structural or Landscape changes to the building for my purposes. I have attached the documents I have received so far in regards to the property. Some were hard to see dimensions so I added them by hand for clarity.

Please let me know if there is anything else needed at this time and I will do my diligence to secure.

- b. All Buildings are existing and marked generally for the purposes we intend them to be for currently.
- c. Setbacks are existing and will remain unchanged.
- d. All are existing
- e. I did try and hand draw this in but I realize the striping contractor may change this some from their expertise.
- f. We intend to keep our trash pickup area at our main location on Durand but I did hand draw where we would put trash receptacles if we had a need for them here or the woodshop did.
- g. Loading space is indicated
- h. I am not aware of the hydrant locations at this time
- i. We will be utilizing the same style front door sticker as the woodshop is using currently. No more signage is needed or useful on our part currently. Should this change we would seek permit and approval.

#### Zoning Analysis Table:

I assume this is only needed if we were not intending to use the facility as is where is. Which is our intention.

#### Landscape Plan:

I assume since we intend to change no landscaping this is not needed.

#### Lighting Plan:

I did add where I would like to make sure there was a motion sensing security light that would be set to around 0 ft proximity so not turning on unless a break in was occurring or an employee was accessing the building. This is our only input on lighting until we take possession.

#### Floor Plan:

- a. Marked but approximate until approval.
- b. Labeled on drawing same as above.
- c. Please note these are approximate but presumed adequate for the request of use at hand. Please make me aware of anything else I could provide currently that may be of help.

#### Engineering Plan:

Assumed unnecessary due to lack of changes.

Signage Plan:

Assumed unnecessary due to lack of sign request at this time.

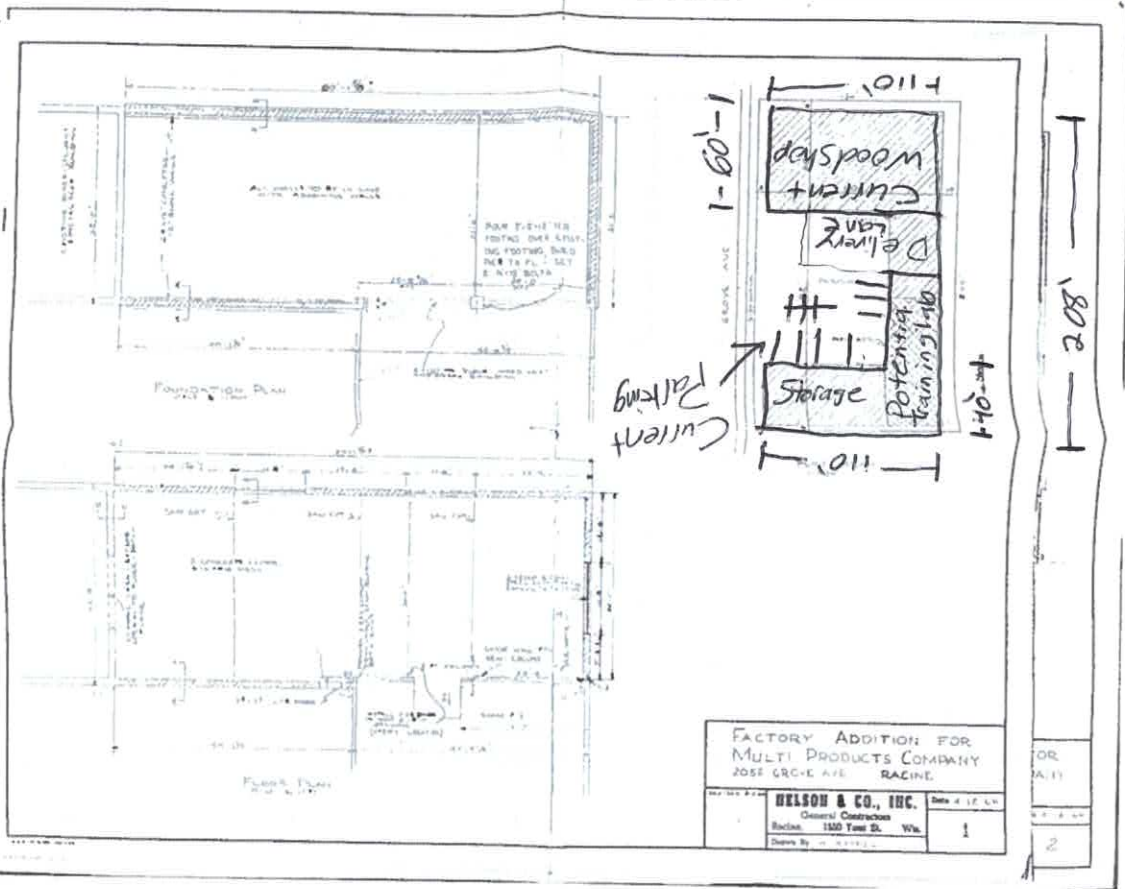
Building site elevations:

Assumed unnecessary due to lack of changes, but I have attached what I have so far.

I hope this information is useful for these purposes. Please let me know personally anything I can provide additionally that may help with your proceedings.

Sincerely,

Joel Venn President  
First Call Heating and Cooling Inc.  
4603 Durand Ave.  
Racine, WI. 53405  
[Joel@firstcallheating.com](mailto:Joel@firstcallheating.com)  
262-898-5501 Direct Line Office  
262-770-0040 Cell Phone



FACTORY ADDITION FOR  
MULTI PRODUCTS COMPANY  
2057 GROVE AVE RACINE

**NELSON & CO., INC.** Date of 12-1-54  
General Contractors  
Racine, 1500 Third St. Wis. 1  
Drawn By - H. J. ...





**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$5,833  
**Tax Key:** 15761000  
**County:** Racine

**List Price:** \$429,900  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 0.58  
**Tax Year:** 2020  
**Days On Market:** 130

**Est. Total Sq. Ft.:** 13,944  
**Lot Description:** 200.42 x 126.31  
**Flood Plain:** No  
**Occ. Permit Required:**  
**Zoning:** I1

**Est. Year Built:** 1954  
**Year Established:** 1997  
**Parking:** 25  
**Occupied:** Y

**Bus/Com/Ind:** Business  
**Name of Business:** Perrelle Wood prod.  
**Industrial Park Name:**  
**Lease Amount:** \$ /  
**Avg Rent/SqFt:** \$0

**Sched. Gross Income:** \$0  
**Gross Operating Inc:** \$0  
**Net Operating Income:** \$0  
**Total Operating Exp:** \$0  
**Vacancy Allowance:** \$

**Directions:** Take 21st. St. North of Lathrop to Grove turn left (Northbound) on Grove. Building on Westside of the road.

<b>Commercial:</b>	Office(s); Warehouse; Special Purpose; Manufacturing; Storage	<b>Heating/Cooling:</b>	Natural Gas; Electric; Central Air; Forced Air; Hot Water/Steam; Heat Pump; Indiv. Heating Units
<b>Use of Business:</b>	Other	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b>Location:</b>	Business District; Near Public Transit	<b>Municipality:</b>	City
<b>Stories:</b>	1	<b>Miscellaneous:</b>	Security Equipment; Fixtures; Furniture; Compressor Rest Rooms; 220 Volt Power; Inside Storage; Handicap Access; Security Lighting; Office(s); Fence Yard
<b>Proximity to HWY:</b>	0-1 Miles	<b>Occupied:</b>	Not Vacant
<b>Frontage:</b>	Town/City Road; Paved Road; Paved Lot; Near Public Transit	<b>Basement:</b>	None
<b>Exterior:</b>	Brick	<b>Expenses Include:</b>	Other
<b>Roofing:</b>	Rubber	<b>Sale Includes:</b>	Real Estate
<b>Ceiling Height:</b>	11'-15'; 16'-20'	<b>Documents:</b>	Seller Condition; Zoning; Floor Plans
<b>Front Door Height:</b>	9'-12'	<b>Occupancy:</b>	See Listing Broker

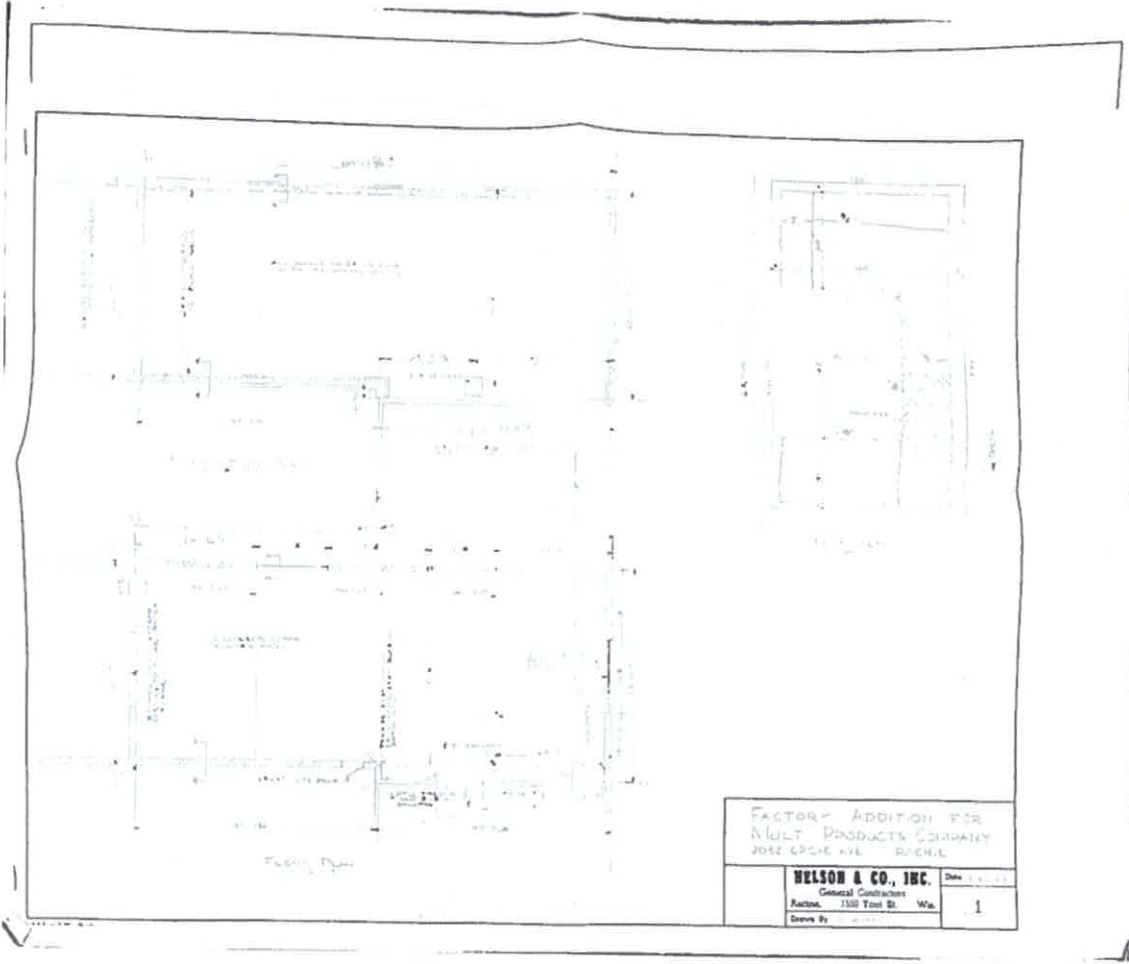
**Remarks:** Well maintained brick building located in prime Racine location. Building used for Manufacturing(cabinet maker business and warehouse storage) or electrical three phase for machinery, or many different uses. Office area in front with a total of 5 bathrooms throughout. Overhead doors for easy access to building from both ends. Large parking area measuring 78' x 92'.

**Listing Office:** Modesti Realty: 00167

**LO License #:** 834924-91

Information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, you should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage, acreage, lot area, acreage figures, land, building or room dimensions and all other measurements of any sort of type. Equal housing opportunity listing.

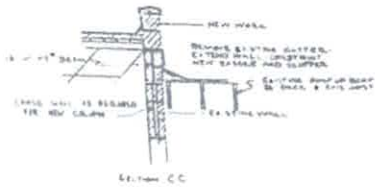
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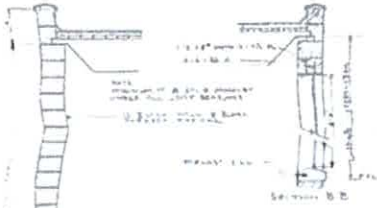
Terrible Quality but all I could  
get from current owner of 25+ years.



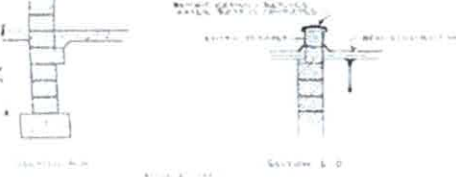




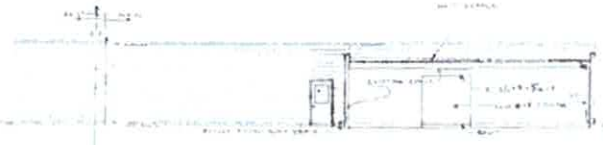
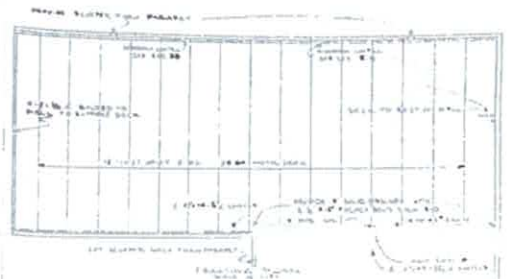
SECTION CC



SECTION B-D



SECTION B-D



ELEVATION

FACTORY ADDITION FOR MULTI PRODUCTS COMPANY 2052 GROVE AVE. RACINE	
<b>NELSON &amp; CO., INC.</b> General Contractors Racine, 1550 First St. Wis. Drawn By: H. W. H.	Date: 8/1/34 2