



## Application for Conditional Use Permit

Applicant Name: Trinity Lutheran Church & School

Address: 2065 Geneva St

City: Racine

State: WI Zip: 53402

Telephone: 414-254-1033

Cell Phone: 414-254-1033

Email: znichols@lembergelectric.com

Agent Name: Lemberg Electric ( Zane Nichols, Reggie Peters)

Address: 4085 N 128th

City: Brookfield

State: WI Zip: 53005

Telephone: 414-254-1033

Cell Phone: 414-254-1033

Email: znichols@lembergelectric.com

Property Address (Es): 2065 Geneva St, Racine, WI, 53402

Current Zoning: R-3 276000017872000

Current/Most Recent Property Use: Trinity Lutheran Church & School

Proposed Use: Trinity Lutheran Church and School





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;

The purpose of our proposed EMC will not be detrimental to public health or safety, in fact it will have the opposite effect as is the purpose of signs. Through the EMC they will be able to clearly communicate important messages to their members and the community at large.

- (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;

The message center has automatic dimming capabilities via a photocell as well as specific scheduling to make the sign go dark during certain times of day or night. When used correctly these features help minimize intrusion on neighboring properties and communicate the message clearly to the public at the same time.

- (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;

This message center will improve upon the immediate property by helping to create an organized and thriving parish community. These benefits will help the surrounding neighborhood by generating a sense of safety and community, helping to improve the lives of those that share the neighborhood.

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

The sign will have no effect on these items.

- (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 and egress are already in place and up to code. The location of the proposed sign was chosen specifically to minimize impact on surrounding roads. The nearest side residential property line is 75ft away and the nearest direct property line is 200ft away.

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

The proposed sign will not be in conflict with any of the objectives, the current use of this property closely aligns with the land use plan for the city. This proposed sign will help them meet their current objective of adding value to the community.

- (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.

The proposed sign is in compliance with all other city signage regulations, and meets the signage goals of communicating clear information while being unobtrusive, by correctly using sign placement and dimming features to minimize impact on the surrounding environment.





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"> <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 checked="" 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 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 type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input checked="" 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: 7/28/22

Applicant Signature (acknowledgement): Zane Nichols Digitally signed by Zane Nichols  
Date: 2022.07.29 13:54:26 -05'00' Date: 7/29/22





4085 North 128th Street, Brookfield, WI 53005  
phone 262.781.1500 - fax 262.781.1540  
www.LembergElectric.com



SERVICE



SIGNS



DATA COMM



ENERGY TECH



CONSTRUCTION

July 29th, 2022

City of Racine- Department of City Development  
730 Washington Ave, room 102  
Racine, WI 53403

RE: Trinity Lutheran Church & School Proposed Electronic Message Center

To Whom It May Concern:

Lemberg Electric, on behalf of Trinity Lutheran Church & School requests approval to install new electronic message center on their primary building. Approval is requested to allow (1) wall mounted electronic message center facing a residential property within the 25ft setback.

The church has been a staple of the community for many years and has deep roots embedded in the community. The church would like to add this message center as a means of communication to the community and its members. The sign is very high tech and has automatic dimming capabilities and scheduling software to turn it off at desired hours. Adding the sign as proposed will be a welcome addition to the church.

Thank you for your consideration of the request. Please do not hesitate to contact me directly with any questions or comments. My direct line is (414)-254-1033 and my email is [znichols@lembergelectric.com](mailto:znichols@lembergelectric.com).

Sincerely,  
Lemberg Electric Company, Inc.

Zane Nichols  
Project Manager









Electronic Message Center Specifications

One (1) Full Color Electronic Message Center (EMC)

Single Sided  
EMC Size: 3'-5" H x 10'-3" W (active area: 3' x 10')

(A) Full Color EMC:  
10mm or 16mm Watchfire, includes software, wireless communications & web based training.

Installation Method:  
Mount new EMC to masonry wall, (survey required).  
Separate electrical circuits required.

Colors:  
Black paint, (satin finish)



**LEMBERG**



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Trinity Lutheran Church & School

Address: 2065 Geneva Street

Location: Racine, Wisconsin 53402

Sales Representative: Justin Silva

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: 1/2"=1'-0"

Paper Size: 11x17

Signature / Date:

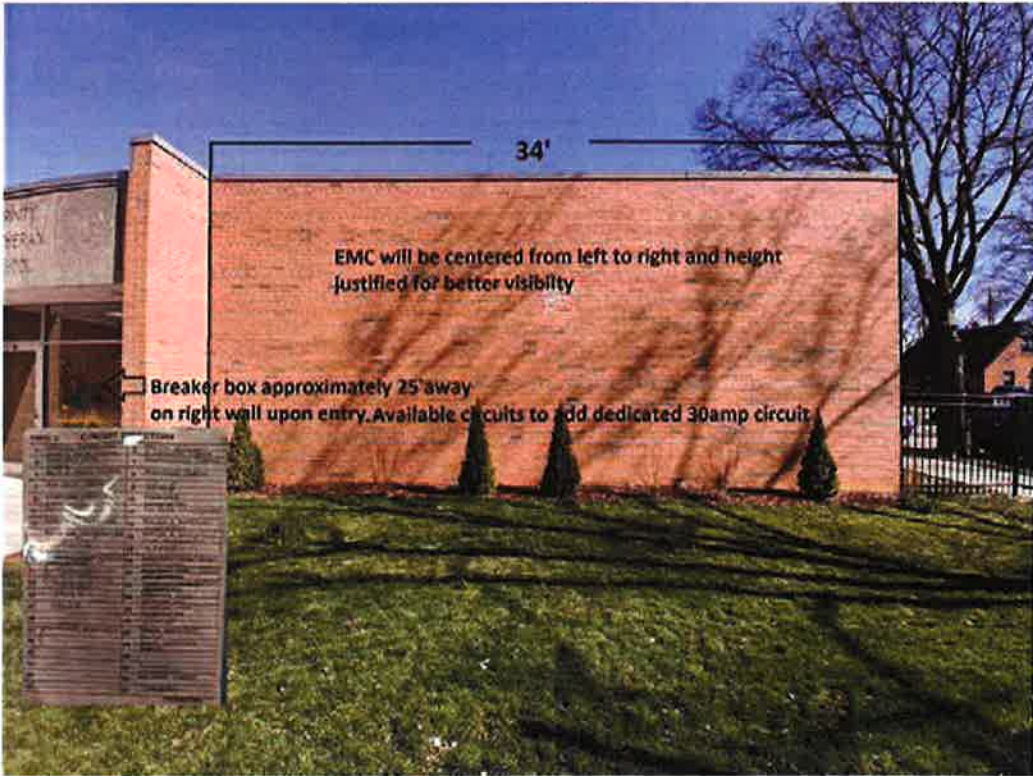
Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Trinity\_Lutheran EMC\_v01\_r00\_D

Date:  
04-29-22

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.



Overview Photos



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Trinity Lutheran Church & School

Address: 2065 Geneva Street

Location: Racine, Wisconsin 53402

Sales Representative: Justin Silva

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: N/A

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Trinity\_Lutheran\_OVERVIEW\_r00\_D

Date:  
04-29-22

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.





Trinity Lutheran Church & School

Racine, WI LCMS

Trinity Lutheran Church - Racine  
2065 Geneva Street - Racine, Wisconsin 53402

Drawing Package Title: Trinity\_Lutheran\_Racine\_1\_(0).pdf

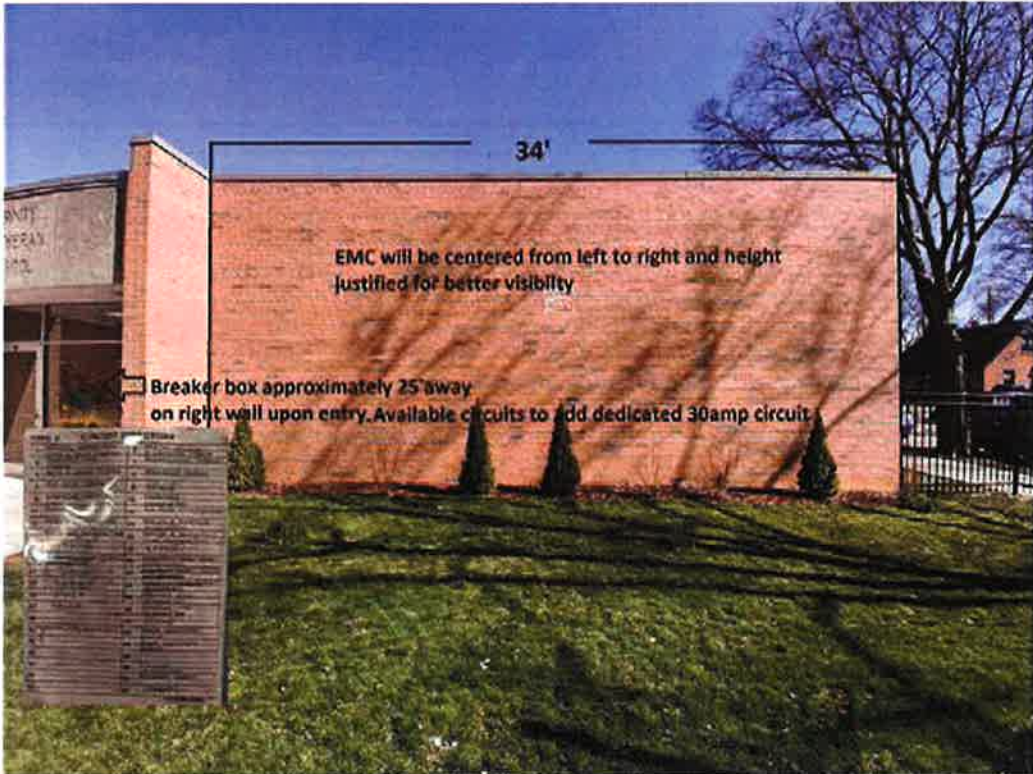
Date: 04-29-22



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
[www.LembergElectric.com](http://www.LembergElectric.com)





4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Trinity Lutheran Church & School

Address: 2065 Geneva Street

Location: Racine, Wisconsin 53402

Sales Representative: Justin Silva

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: N/A

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Trinity\_Lutheran\_OVERVIEW\_r00\_D

Date:  
04-29-22

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.





Electronic Message Center Specifications

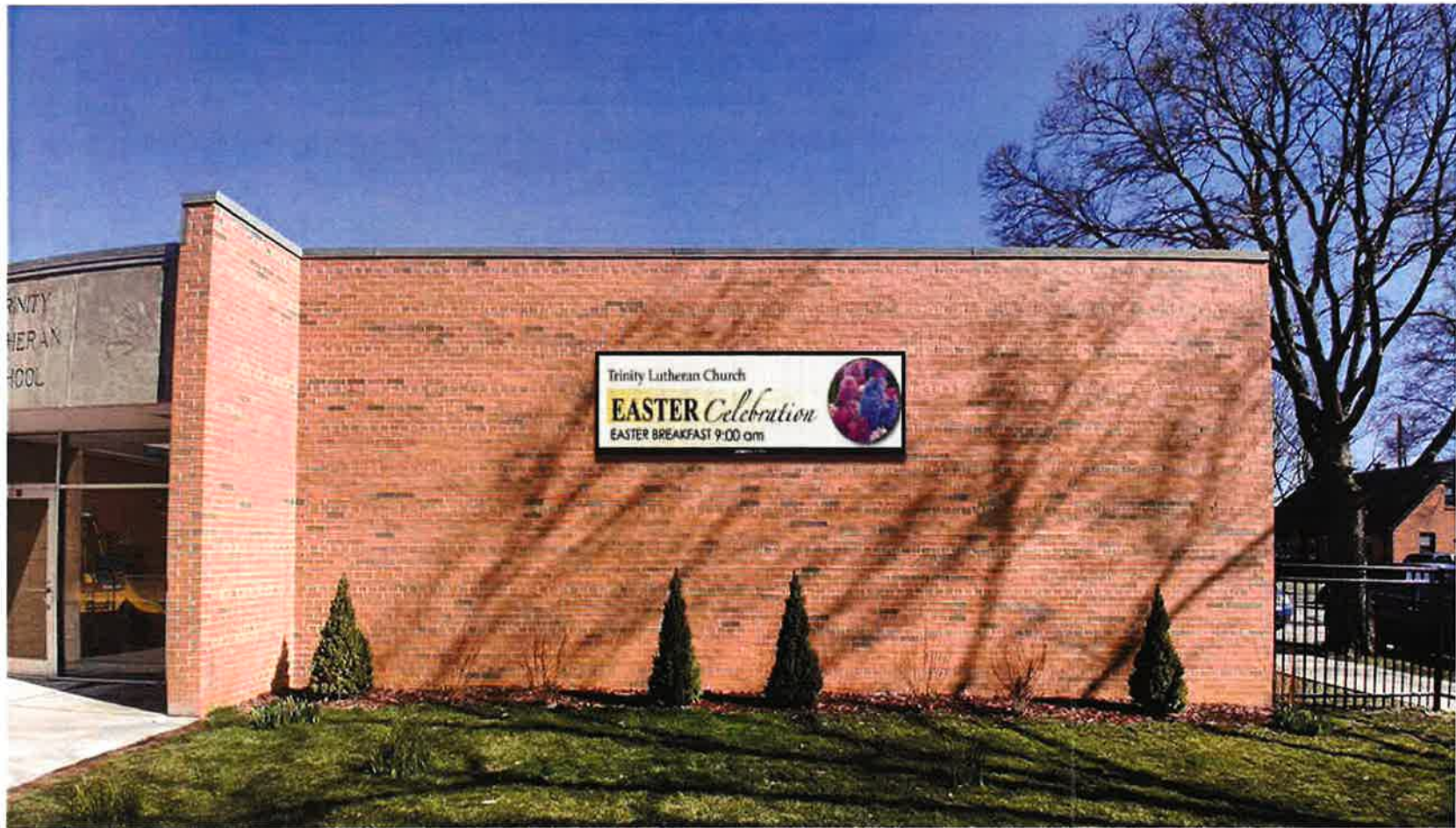
One (1) Full Color Electronic Message Center (EMC)

Single Sided  
EMC Size: 3'-5" H x 10'-3" W (active area: 3' x 10')

(A) Full Color EMC:  
10mm or 16mm Watchfire, includes software, wireless communications & web based training.

Installation Method:  
Mount new EMC to masonry wall, (survey required).  
Separate electrical circuits required.

Colors:  
Black paint, (satin finish)



4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Trinity Lutheran Church & School

Address: 2065 Geneva Street

Location: Racine, Wisconsin 53402

Sales Representative: Justin Silva

Project Manager: T.B.D.

Designer: Mark Mayzik

Scale: 1/2"=1'-0"

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Trinity\_Lutheran\_EMC\_v01\_r00\_D

Date:  
04-29-22

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.