



## Application for Design Review

Applicant Name: LAKEVIEW PHARMACY  
Address: 516 Monument Square City: RACINE  
State: WI Zip: 53403  
Telephone: 262 632 0520 Cell Phone: \_\_\_\_\_  
Email: MATTHEW@LAKEVIEWPHARMACY.COM

Agent Name: Michael's Signs  
Address: 3914 S. Memorial Drive City: Racine  
State: WI Zip: 53403  
Telephone: 800.554.8110 Cell Phone: 414-915-5135  
Email: Justin@Michaelsigns.com

Property Address (Es): 516 Monument Square, Racine, WI 53403  
Current Zoning: B4  
Current/Most Recent Property Use: Pharmacy  
Proposed Use: Currently Pharmacy

Numerous areas of the City have design guidelines which are specific to projects and must be adhered to. The design guidelines can be found at the following link under the design review district heading on the page: <https://www.buildupracine.org/business-tools/planning/>



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.

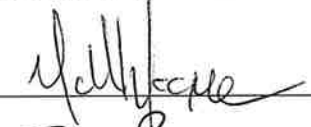
Required Submittal Item	Applicant Submitted	City Received
1. Design Area Review Application	<input type="checkbox"/>	
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input type="checkbox"/>	
3. Site Plan (drawn to scale), including: 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. Location of signage, with setbacks	<input type="checkbox"/>	
4. Landscape Plan 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"/>	
5. 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"/>	
6. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
7. Building/site elevations a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input type="checkbox"/>	
8. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	

### Acknowledgement and authorization signatures

Design Review 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 occupancy of the building, approval of the final work, or otherwise specified. 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: 1/18/23

Applicant Signature (acknowledgement):  Date: 1/18/23

Downtown Area Design Review Committee  
Department of City Development  
730 Washington Ave. Room 306  
Racine, WI 53403

#### Description

Michael's Signs, Inc. is proposing to install two (2) exterior illuminated projecting signs with gooseneck lights and two (2) sets of painted flat cut aluminum letters with ten (10) (5 per elevation total) new overhead gooseneck lights. One (1) projecting blade sign and one (1) letter set with exterior gooseneck lights for Lakeview Pharmacy is located at 516 Wisconsin Avenue. One (1) projecting blade sign and one (1) letter set with exterior gooseneck lights for Lakeview Pharmacy is located at 516 Monument Square.

Thank you,

  
  
*"We Project Your Image"*

**Justin Silva**  
Sales Representative  
Michael's Signs, Inc.  
justin@michaelsigns.com  
414.915.5135 mobile

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800.554.8110 • 262.554.0574 Fax • 3914 S. Memorial Dr. • Racine, WI 53403 • [www.michaelsigns.com](http://www.michaelsigns.com)

Monument  
Square

Monument  
Square

MONUMENT SQ

MONUMENT SQ

Tax Parcels: 516 Main St

Parcel# 00301004

Frankenmuhpit, LLC

[Click](#) here to view Tax Info

[Click](#) here to view Assessment Info

Acres: 0.1286 a

Year Built: 1931

Property Class: Commercial

Assessing Use: Commercial

Land Value: \$53,800

Current Assessed Value: \$378,000

Zoning: B4 -

[Zoom to](#)





BUILDING SIGNAGE



FIELD VERIFY

9 1/4"

**PRESCRIPTIONS**

QTY: 2 - WINDOW GRAPHICS

**GIFTS**

QTY: 2 - WINDOW GRAPHICS

**REMEDIES**

QTY: 2 - WINDOW GRAPHICS

**PERSONAL CARE**

QTY: 2 - WINDOW GRAPHICS

**GIFTS**

QTY: 3 - WINDOW GRAPHICS

**LAKEVIEW PHARMACY / BUILDING SIGNAGE**  
TWO (2) SETS OF NON-ILLUMINATED, DIMENSIONAL LETTERING  
1/4" ALUMINUM PLATE LETTERING W/ MAP PAINTED FINISHES  
LETTERING STOOD OFF WOOD PANELING 1" W/ THREADED ROD  
**WOOD PANELING & BORDER BY OTHERS**

ELEVEN (11) SETS OF WINDOW GRAPHICS  
DIGITALLY PRINTED VINYL GRAPHICS APPLIED FIRST SURFACE TO GLASS

**\*FIELD VERIFY DIMENSIONS**

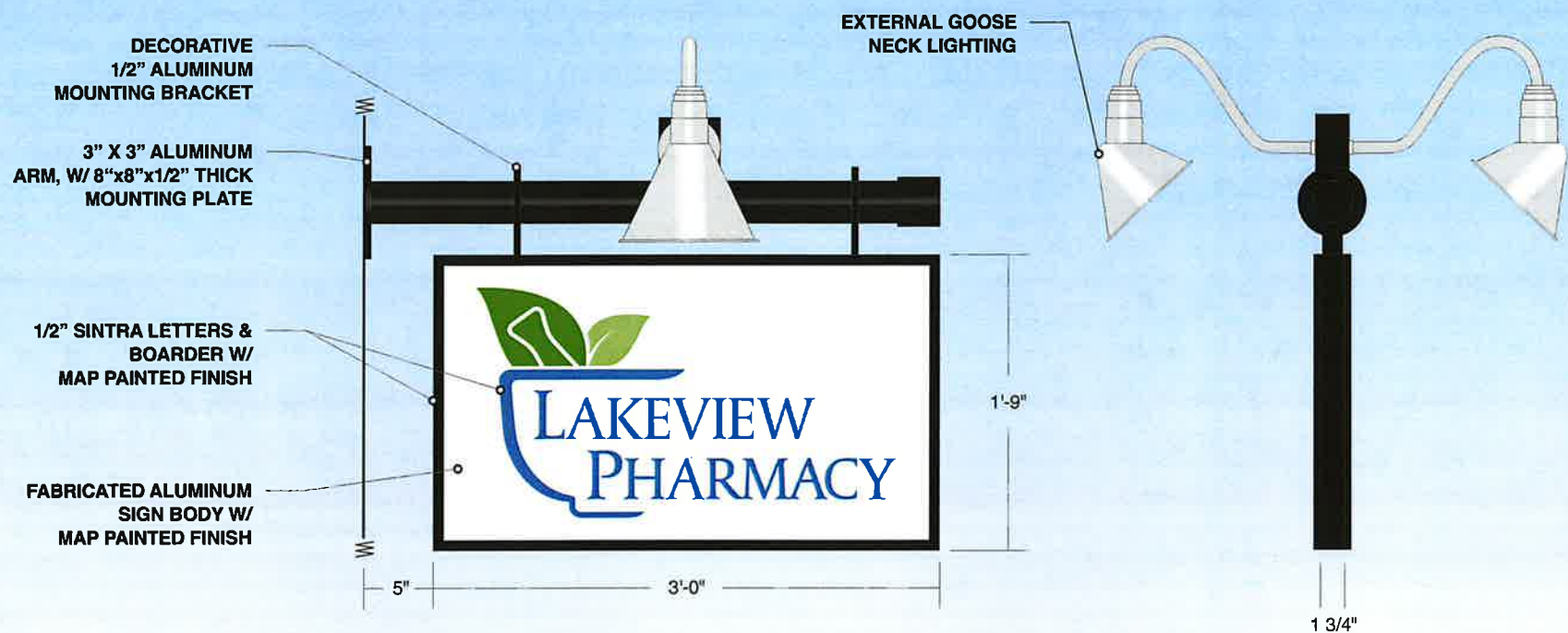


	<b>Client:</b> LAKEVIEW PHARMACY	<b>Date:</b> 9-28-22	<b>REVISION</b>		<b>Illumination:</b> <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____	<input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	<b>Paint Colors (AkzoNobel):</b> MAP BLACK PMS 363C PMS 2261C PMS 2383C	<b>Vinyl Film Colors (3M Scotchcal):</b> <input type="checkbox"/> DIGITALLY PRINTED (WINDOW GRAPHICS) <input type="checkbox"/> 3M WHITE	<b>Client Signature:</b> _____ Signature _____ Date _____ <b>NOTICE:</b> Michael's Signs, Inc. does NOT provide primary electrical to sign location - <b>RESPONSIBILITY OF OTHERS</b>  The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	<b>Address:</b> 515 MONUMENT SQUARE	<b>Drawing #:</b> 3(7)	<input type="checkbox"/> 1 9-30-22 <input type="checkbox"/> 2 10-21-22	<input type="checkbox"/> 3 10-6-22 <input type="checkbox"/> 4 12-2-22	<b>Electrical Requirements:</b> <input type="checkbox"/> 120 <input type="checkbox"/> 277	<b>Quantity:</b> -			
	<b>City, State:</b> RACINE, WI 53403	<b>Sheet:</b> 1 of 1	<input type="checkbox"/> 1 10-6-22 <input type="checkbox"/> 2 12-2-22	<input type="checkbox"/> 3 10-6-22 <input type="checkbox"/> 4 12-6-22	<b>Sign Specifications:</b> NOTED ABOVE				
	<b>Sales Rep:</b> JUSTIN SILVA	<b>Designer:</b> KD	<input type="checkbox"/> 1 10-21-22 <input type="checkbox"/> 2						

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.



BUILDING SIGNAGE



**LAKEVIEW PHARMACY / BUILDING SIGN**  
TWO (2) DOUBLE SIDED, EXTERNALLY ILLUMINATED FLAG MOUNTED SIGNS  
1 3/4" DEEP ALUMINUM BODY W/ MAP BLACK PAINTED FINISH  
ROUTED 1/2" SINTRA LETTERING & BORDER W/ MAP PAINTED FINISH  
SIGN SECURED TO BUILDING W/ 1/2" THICK MOUNTING PLATE



PH: (262) 554-6066  
TOLL FREE: (800) 554-8110

Client: LAKEVIEW PHARMACY	Date: 9-28-22	REVISION		Illumination: <input type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____	<input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input type="checkbox"/> PMS COOL GRAY 1C <input type="checkbox"/> PMS 363C <input type="checkbox"/> PMS 2261C <input type="checkbox"/> PMS 2383C <input type="checkbox"/> MAP BLACK <input type="checkbox"/> <input type="checkbox"/>	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Client Signature: _____  Signature _____ Date _____	
	Drawing #: 4(4)	<input checked="" type="checkbox"/> 1 9-30-22 <input type="checkbox"/>	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: -	Sign Specifications:  NOTED ABOVE				
Address: 516 MONUMENT SQUARE	Sheet: 1 of 1	<input checked="" type="checkbox"/> 2 10-6-22 <input type="checkbox"/>							
City, State: RACINE, WI 53403	Scale: 1"=1'	<input checked="" type="checkbox"/> 3 10-6-22 <input type="checkbox"/>							
Sales Rep: JUSTIN SILVA	Designer: KD	<input checked="" type="checkbox"/> 4 12-2-22 <input type="checkbox"/>						NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS  The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.	

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Lakeview Pharmacy  
516 Monument Square, Racine, WI 53403

