



**CITY OF RACINE**

**General Application Form**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

**Type of Reviews**

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: L2L RE LLC & Green Door Trust  
 ADDRESS: STREET: 735 W River Edge Ct CITY: Oak Creek STATE: WI ZIP: 53154  
 TELEPHONE: 262 229 2226 CELL PHONE: 414 241 0251  
 EMAIL: DUSTIN@L2LRE.COM

AGENT NAME (IF APPLICABLE): \_\_\_\_\_  
 ADDRESS: STREET \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

PROPERTY ADDRESS (ES): 1442 N Memorial Dr  
 CURRENT ZONING: I-2  
 CURRENT/MOST RECENT PROPERTY USE: daycare, office, storage  
 PROPOSED USE: Daycare, church, storage, retail  
 PROPOSED ZONING (only if applicable): \_\_\_\_\_  
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): \_\_\_\_\_  
276-00-00-07-394-000 Blake Ave Development  
 CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) \_\_\_\_\_  
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) \_\_\_\_\_

Are you the owner of the property included in the area of the requested zoning?  
 Yes     No     Option to Purchase     Lease

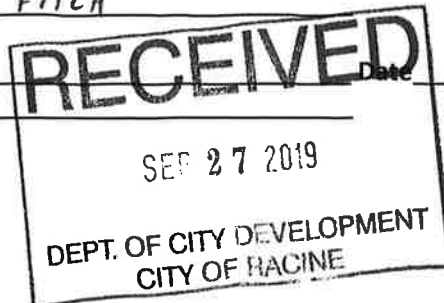
\*NOTE: The owner of the property (if different than the applicant) must sign this application.

**OWNER & APPLICANT AUTHORIZATION**

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: Dustin Young    Eric Fitch    Date 9-30-19  
 Print Name: Dustin Young    ERIC FITCH

Applicant (s) Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_





## CITY OF RACINE

### Conditional Use Permit Checklist

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

#### Applicant

- General Development Application Form
- SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**  
(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

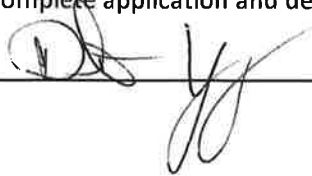
#### Plans Should Include

- Lot Information**
  - Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').
- Structure Location**
  - Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.
- Ingress/Egress**
  - Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.
- Parking Lot**
  - Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.
- Trash/Utility Areas**
  - Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.
- Fencing/Walls**
  - Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.
- Outdoor Lighting**
  - Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.
- Landscaping**
  - Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

- Surface Details**
  - Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).
- Sewer/Water**
  - Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).
- Signage**
  - Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).
- Drainage/Grading**
  - Show on-site surface water drainage and grading, and building and ground elevations (new construction only).
- FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**
- Scaled Floor Plans**
  - Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.
- Architecture**
  - Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).
- OTHER INFORMATION**
- Written Description**
  - Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.
- Deliveries**
  - Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.
- Maintenance Plan**
  - Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.
- Indicate any plans for future expansion, if applicable**
- Review Fee**
  - **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: \_\_\_\_\_



DATE: \_\_\_\_\_

9-30-19

L2L RE LLC & Green Door Trust  
PO BOX 747  
Oak Creek, WI 53154  
[dustin@l2lre.com](mailto:dustin@l2lre.com)  
414-241-0251

Re: 1442 N Memorial Dr Proposal for rezoning, flex development and conditional use.

The parcel has 3 structures sitting on 1.5 acres of land. It is currently zoned I-2. The history of the site has had uses such as banking, accounting, church, office space, a daycare, automotive repair, and storage within the last couple decades.

They are uses we would like to restore along with the possibilities of a gym, tae kwon do studio, woodworking shop, outdoor storage, automotive detailing, furniture repair and sales, small engine repair, lawnmower and snowblower storage, and I'm sure a few more ideas that we haven't been approached about yet.

#### **The NW Building**

Single story concrete and stone veneer construction with a full basement. The roof is pitched over a flat roof with shingles. It previously housed the daycare would return to that use with no structural changes. The interior is still set up and decorated as a daycare.

#### **The NE Building**

Single story brick construction with full basement and attic space. It has a partial pitched roof with shingles as well as a flat roof with rubber covering. It was previously used as office space but would become the church. Attached are as purchased and proposed floor plans.

#### **The SE Building**

Single story brick on slab with a flat rubber roof. It would remain in its as purchased state as the previous owners rehabbed it.

#### **Trash**

Recycling and refuse containers would be enclosed in a wood privacy fence enclosure either by the parking lot gate or near the west border behind a garage on the other side of the fence so as to not disrupt our neighbors view.

#### **Fence**

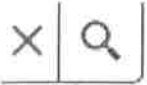
Currently on the west border, which is zoned residential, there is a wood privacy fence where there are houses. It is 6' tall and of dog eared slat construction. Along the remaining 3 borders also zoned I-2 it is chain link fence. There is a small section of wrought iron fence between the NE and SE buildings.

#### **Ingress/Egress**

There are two driveways on the east border from Memorial Dr. The north drive enters the asphalt parking lot just south of the SE building and continues through a gate to the main lot. The south drive leads through a gravel drive to a gated entrance of the property.

#### **Outdoor Lighting**

All 3 buildings have their own exterior lighting and fixtures. There are also at least 4 pole lights around the perimeter.



KEWAUNEE ST  
KEWAUNEE ST

60<sup>500</sup>

N MEMO

1498

BLAKE AV

1498

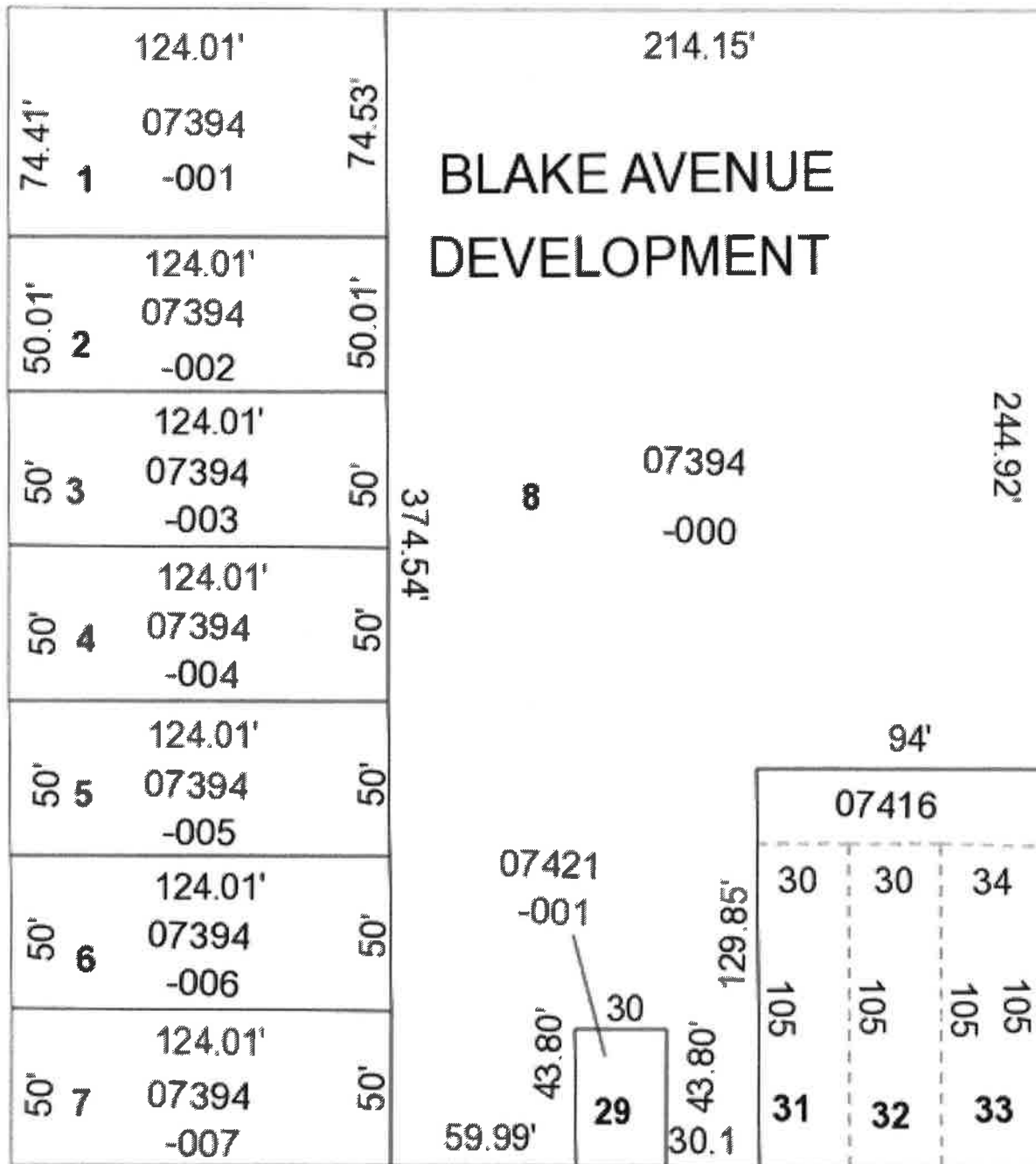
1498

BLAKE AVE

N MEMORIAL

1498

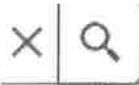
N MEMORIAL DR



LLEWELLYN PARK LAND

5

10



KEWAUNEE ST

60

BLAKE AV

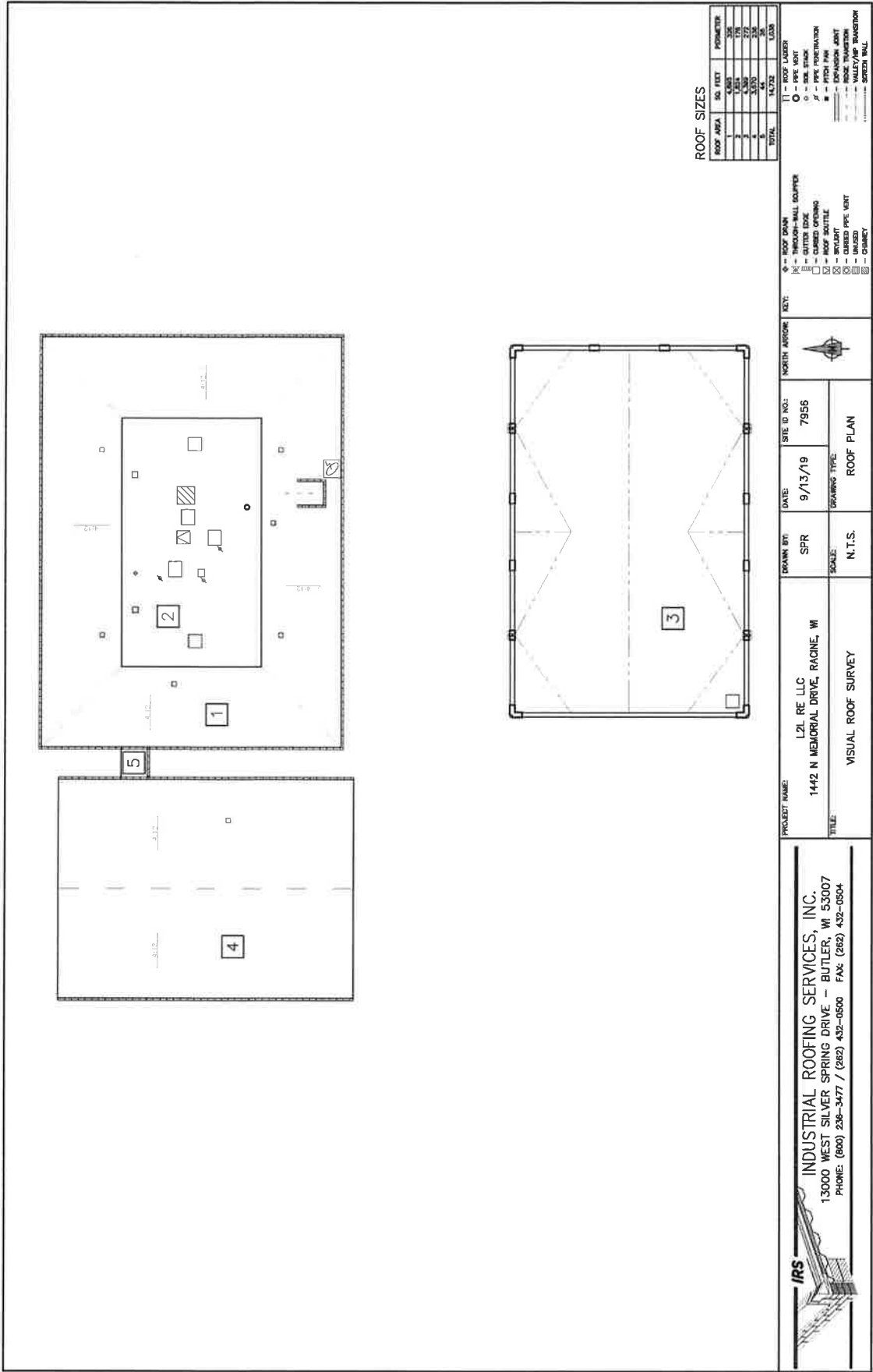
N MEMORIAL



10

10





**ROOF SIZES**

ROOF AREA	SQ. FEET	PERIMETER
1	1,624	176
2	1,000	112
3	44	36
4	1,172	108
TOTAL	4,840	432

- KEY:**
- ⊕ - ROOF DRAIN
  - ⊖ - THROUGH-WALL DRAINAGE
  - ⊗ - CURVED ROOFING
  - ⊘ - ROOF SCUTTLE
  - ⊙ - INSULANT
  - ⊚ - CLASSED PIPE VENT
  - ⊛ - CHIMNEY
  - ⊜ - ROOF LADDER
  - - PIPE JOINT
  - ⊝ - PIPE PENETRATION
  - ⊞ - PITCH PAN
  - ⊟ - EXPANSION JOINT
  - ⊠ - ROOF PENETRATION
  - ⊡ - INSULATION
  - ⊢ - SCREEN WALL

PROJECT NAME: L2L RE LLC  
 1442 N MEMORIAL DRIVE, RACINE, WI  
 TITLE: VISUAL ROOF SURVEY

DATE: 9/13/19  
 DRAWING TYPE: ROOF PLAN

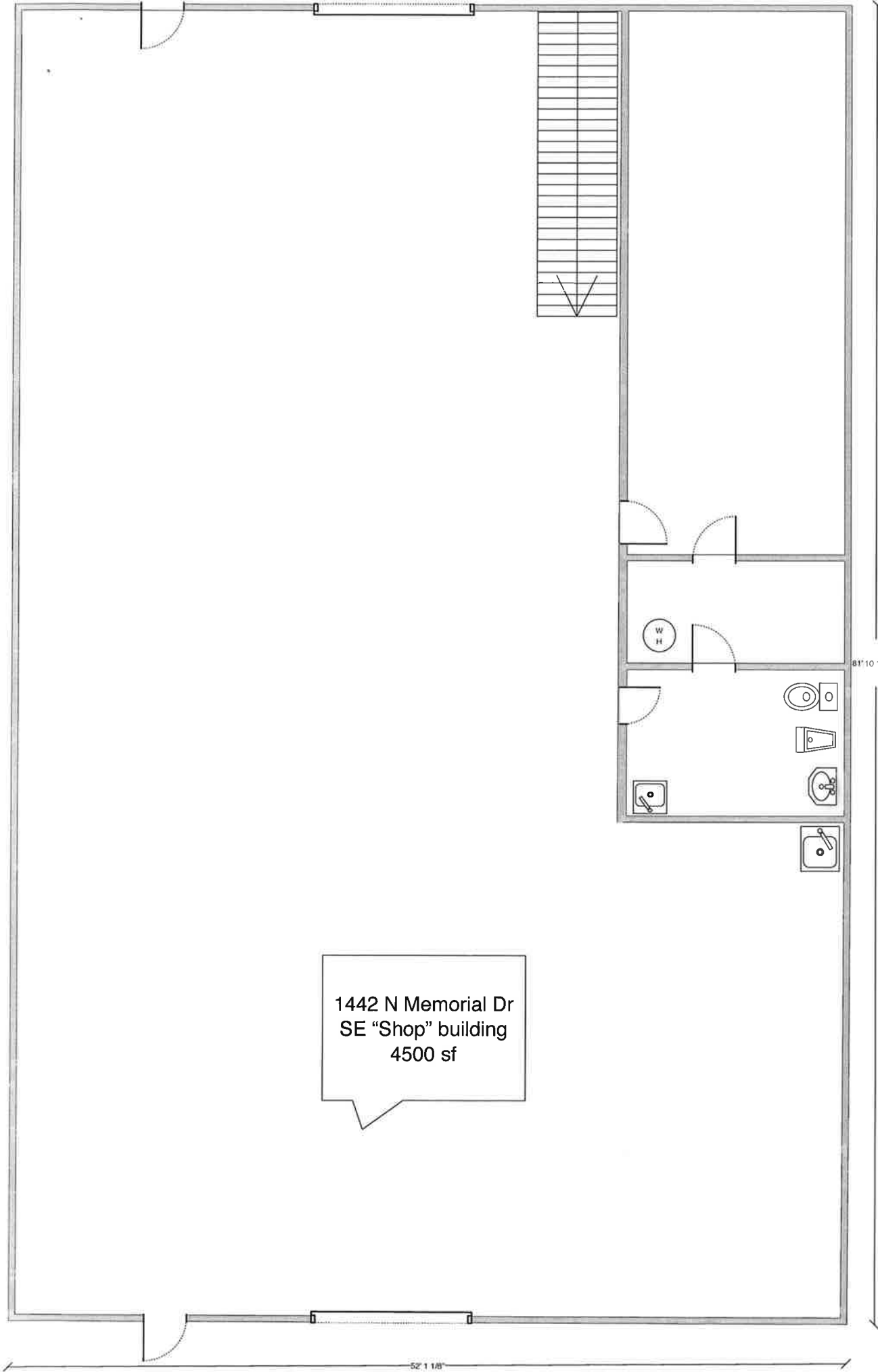
DRAWN BY: SPR  
 SCALE: N.T.S.

SITE ID NO.: 7956  
 NORTH ARROW

**INDUSTRIAL ROOFING SERVICES, INC.**  
 13000 WEST SILVER SPRING DRIVE - BUTLER, WI 53007  
 PHONE: (800) 236-3477 / (262) 432-0500 FAX: (262) 432-0504







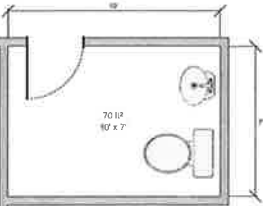
1442 N Memorial Dr  
SE "Shop" building  
4500 sf

81' 10 15/16"

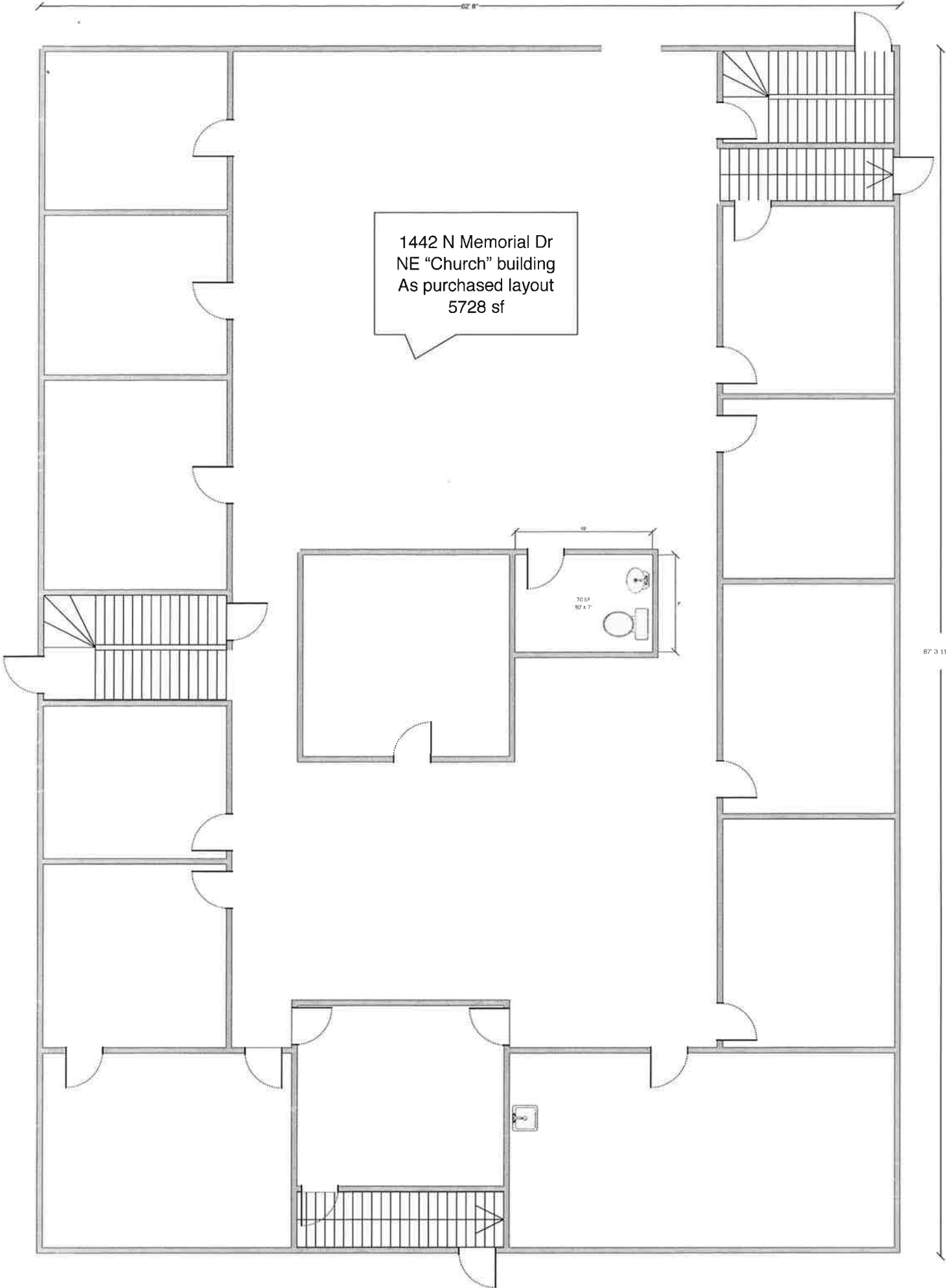
52' 1 1/8"

62'

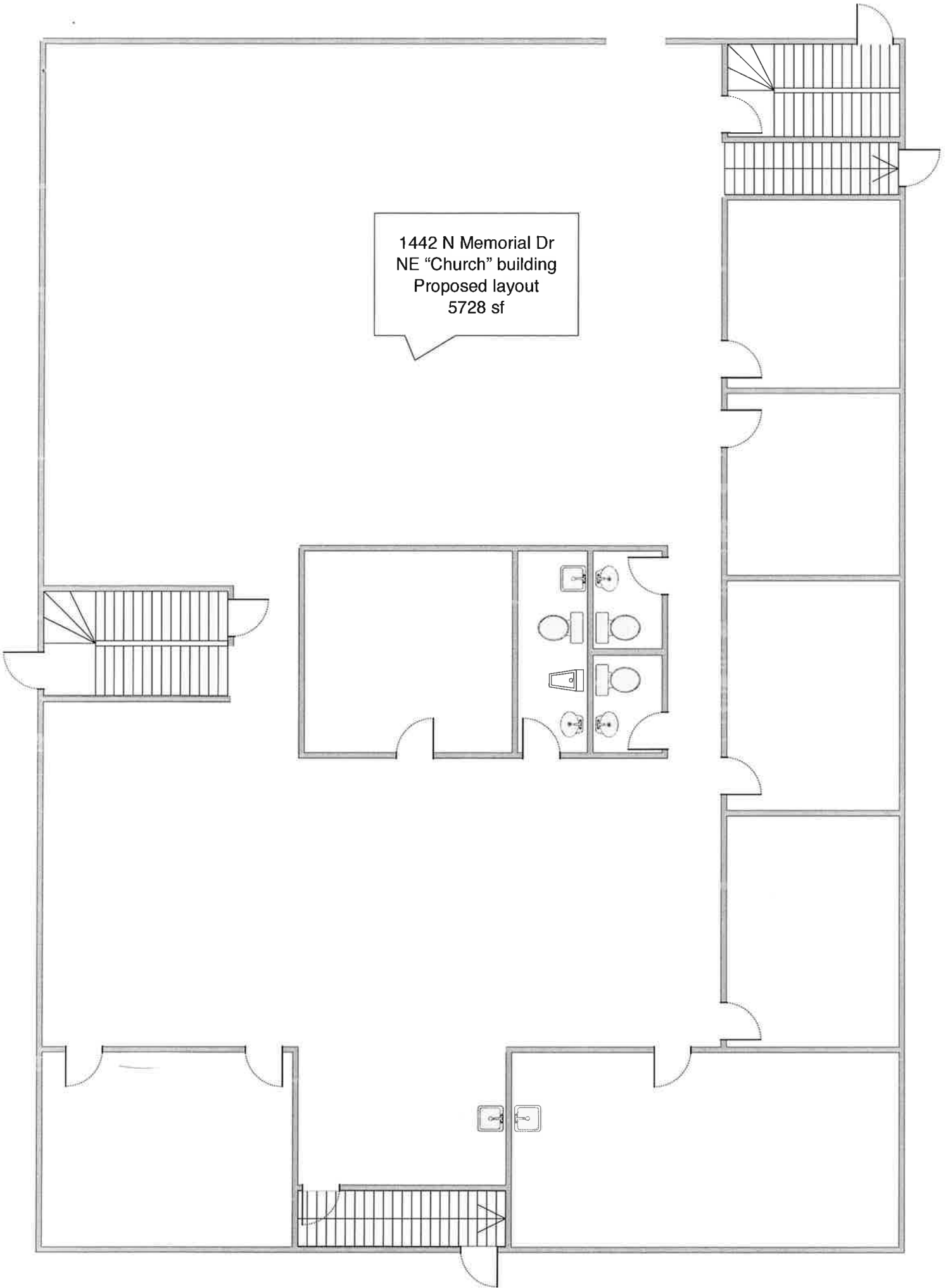
1442 N Memorial Dr  
NE "Church" building  
As purchased layout  
5728 sf

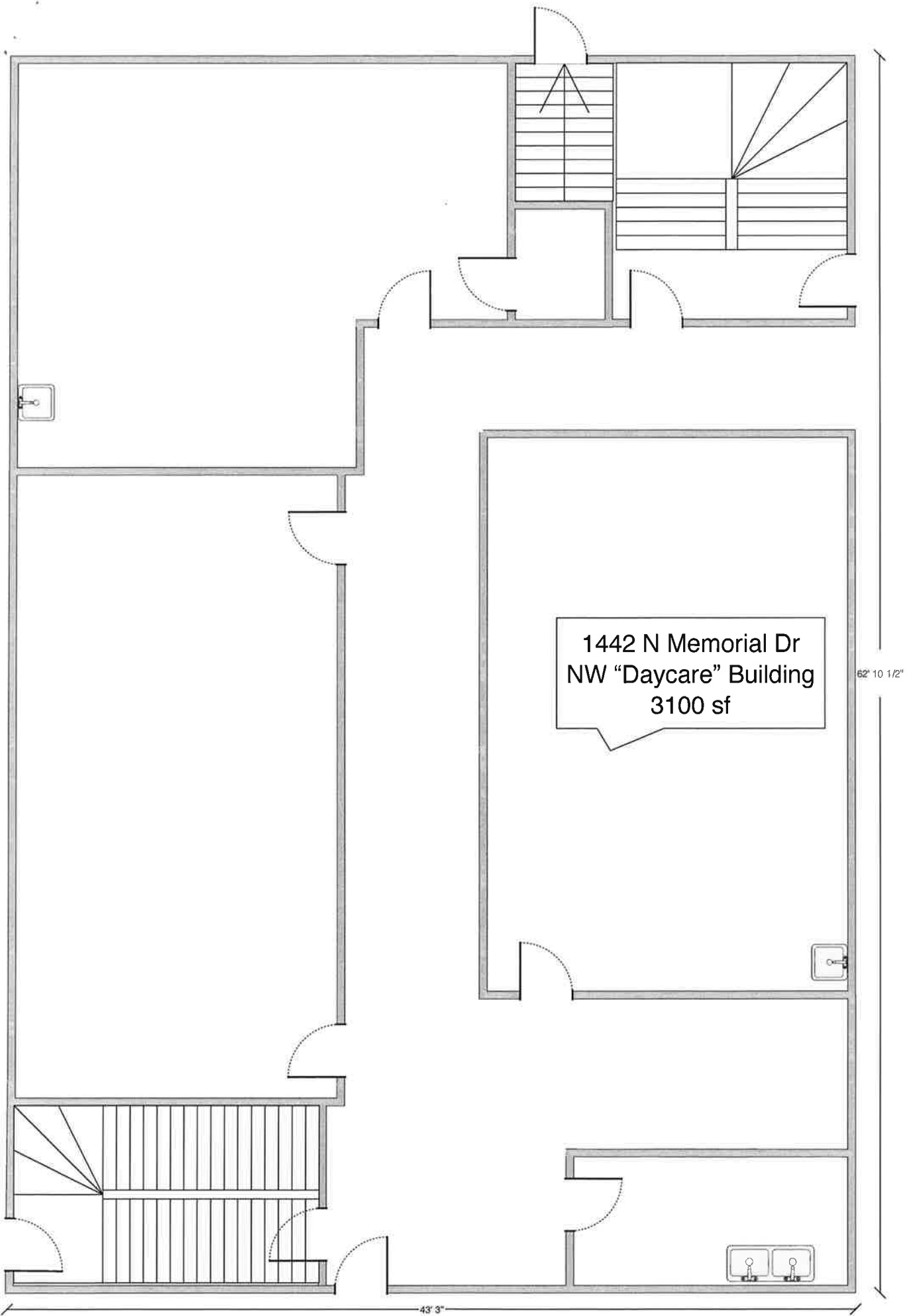


87' 3 11/16"



1442 N Memorial Dr  
NE "Church" building  
Proposed layout  
5728 sf





1442 N Memorial Dr  
NW "Daycare" Building  
basement

